

e-PLAN

DCP/LEP ASSESSMENT

| | |
|-------------------------------|---------------------------------------|
| E-plan project number: | E001 |
| Project address: | Hardwick Street, Dover Heights |
| Project assessed as: | Single dwelling |
| Assessment date: | 3 August 2006 |
| E-plan contact name: | Claire Stevens |

| | |
|--------------------------|--|
| General Comments: | Your project is partially compliant. The major non-compliance relates to the minimum allotment size (LEP) requirement for which a SEPP1 objection will be required. The other non-compliances are probably minor, but will need some justification in the Statement of Environmental Effects as part of your DA. |
|--------------------------|--|

Waverley LEP

| Control | Standard | Proposed | Compliance |
|--------------------------------|-----------------|-----------------|-------------------|
| Minimum allotment sizes | Min 500sqm | 382sqm | No |
| Max height | 9m | 8.5m | Yes |
| Max FSR | 0.76:1 | 0.66:1 | Yes |

Waverley DCP 2 – Dwelling House Development

Controls for Single Dwellings

| Control | Standard | Proposed | Compliance |
|-----------------------------|---|---|------------------------|
| Max wall Height | Max wall height - 7.5m | Max wall height = 8m (but predominant wall height complies) | Predominantly complies |
| Side setbacks | One and two storey dwellings – 900mm | 1m | Yes |
| Front setback | Predominant | 6.8m | Yes |
| Rear setback | Predominant | Similar to adjoining allotments | Yes |
| Car parking | 1 space per dwelling of three-bedrooms or less | 2 spaces | Yes |
| Garages | To be located behind building line | 0.5m front setback to garage (in front of building line) | No |
| Landscaped area | Min 40% Min 50% of front setback to be landscaped Min 50% of front landscaped area to be soft landscaping | 42% 57% 65% | Yes Yes Yes |
| Soft landscaped area | Min 15% (included in total landscape area) | 40% | Yes |
| Private open space | Min 25sqm Min dimensions 3m x 4m | 35sqm 5m x 7m | Yes Yes |
| Fences | Max 1.8m & 50% transparent | Max 1.95m (semi-transparent) | Partly |

End Report