

33 Market Street – DCP Analysis

Control	Requirement	Response
Setbacks	a) Setbacks must be compatible with the existing and/or future desired streetscape.	Complies
	b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.	Setbacks are in excess of minimum requirements and building form is located to minimise impact on neighbours. Complies
	c) Garages are to be setback a minimum of 5.5 metres from the front boundary.	Complies
	d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.	No walls within 900mm of boundary - Complies
	Zone-based Setbacks:	
	- R1, R2 and R3 (<900m ²): 4.5m to building line, 5.5m to garage, 900mm side/rear, 2m side for corner lots	Subject site is 909m ² . Neighbours (31 and 35 Market St.) are setback approximately 4.8m and 4.5m from front boundary. A setback of 5.0m is proposed for this development. This is very similar to the neighbouring properties and will improve the streetscape by aligning the façade of the proposed development with the existing dwellings. In addition, the subject site area is within 9m ² of falling within the 4.5m setback category, which would automatically comply.
	- R1, R2 and R3 (900-2000m ²): 6.5m to building, 7.5m to garage, 900mm side/rear, 2m side	
	- R1, R2 and R3 (900-2000m ²): 6.5m to building, 7.5m to garage, 900mm side/rear, 2m side	N/A
Building Height	a) Elevated housing must minimise impact in single storey areas.	N/A
	b) Must not cause overlooking/overshadowing.	N/A
	Deem to Satisfy: Single storey with FFL < 1m above natural ground.	Complies

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Site Coverage	a) Must not exceed infrastructure capacity.	Complies
	b) Appropriate scale for residential surrounds.	Complies
	c) Max 50% for dual occupancy.	N/A
	Deem to Satisfy: 35% site coverage.	33% - Complies
Solar Access	a) Maintain sunlight access to neighbours.	Complies
	b) Maximise access to living areas.	Complies
	c) Include shadow diagram (buildings, structures, topography).	Can be provided on request.
	d) Orient living/garden areas north.	The courtyard design of the main residence allows living spaces to have a north and eastern aspect. The secondary dwelling has a northern aspect. Complies.
	e) Incorporate pitched roofs for solar collectors.	Pitched roof incorporated into design and PV system incorporated. Complies
	f) Control sun within buildings.	All building have eaves and will have plantings to control solar access to glazing. Complies
	Deem to Satisfy: Living and open space to north/east.	The courtyard design of the main residence allows living spaces to have a north and eastern aspect. The secondary dwelling has a northern aspect. Complies
Privacy	a) Ensure reasonable privacy for new and existing dwellings.	Design is considerate of neighbouring dwellings and manages existing overlooking from neighbours – Complies
	Deem to Satisfy: Single storey, FFL < 1000mm above natural ground.	Max 550mm above FFL - Complies
Parking	a) Adequate off-street parking.	3 parking spaces in total – 2 in garage and 1 along house - Complies
	b) Functional and attractive design.	Upgrade to street crossover from dirt. Driveway incorporates pedestrian section and plantings. Complies

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	c) Safety and visibility for vehicles/pedestrians.	Driveway will have clear sightlines in both directions – Complies
	d) Bedroom count includes studies.	Yes - Complies
	e) Avoid driveways on major roads.	Complies
	Deem to Satisfy: 2 spaces per dwelling.	2 spaces in garage - Complies
Landscaping	a) Enhance built environment.	Complies
	b) Reduce heat gain/wind.	Complies
	c) Use low-maintenance, low-water plants.	Complies
Open Space	a) Functional and sunny open space.	Yes - Complies
	b) Submit a plan.	Yes - Complies
	c) Min 80m ² with 5m min dimension for dual occupancy.	Yes - Complies
	d) Behind front building line and on north/east/west side.	Yes - Complies
	Deem to Satisfy: 80m ² , 5m min dimension, north/east access from living areas.	DtS Achieved - Complies
Corner Lots	a) Address both streets.	N/A
	b) No utility windows to street unless integrated into design.	N/A
Fencing	a) Avoid extensive €~Colorbond€™ forward of building line.	No Colorbond - Complies
	b) Soft landscaping if solid fencing exceeds 30%.	Low picket fence - Complies
	Deem to Satisfy: 1.8m high to all boundaries, no Colorbond in front (excl. R5).	Yes DtS - Complies
Infrastructure	a) No surface infrastructure in front setback.	Complies.
	b) Not visible from street.	Complies.
	c) Screen garbage storage.	Yes, well behind building line.
Garages / Outbuildings	a) Must not affect amenity.	
	Size limits by lot size:	
	→750m²: 50m²	
	- 751-1000m ² : 80m ²	75m ² – Complies
	→1001-2000m²: 100m²	
	→2001-3000m²: 120m²	
	→3000m²: 150m²	
	Max height: 4.5m (for lots <2000m ²).	4.4m - Complies
Development Near Ridgelines	a) Protect key ridgelines and slopes.	N/A
	b) Not visually intrusive.	N/A
	c) Not visible above skyline.	N/A
	d) Use low-reflective, unobtrusive materials.	N/A

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Slopes	a) Retain natural levels.	Very minimal slope on site and minimal changes proposed – Complies.
	b) Prevent erosion.	Very minimal slope on site and minimal changes proposed – Complies.
	c) Setback earthworks to avoid privacy/water impacts.	Very minimal slope on site and minimal changes proposed – Complies.
	Deem to Satisfy:	
	- Max cut: 1000mm	Max cut 100mm - complies
	- Max fill: 600mm, clean, compacted, setback 300mm	Max fill 550mm - complies
	Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.	Cut and fill be incorporated into structural design of building. No change of landscape. Complies
	Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.	Water run off will be captured and stored/directed to street. No change to overland flow path/redirection of water to neighbours.
	Cut and fill is not permitted within water or sewer easements	No change to cut/fill over sewer easement in rear yard
Access	a) All-weather access for emergency services.	Complies
Adaptability	a) Design to suit all ages/abilities (e.g. hobless showers, wheelchair access, switch heights).	Design is intended to allow aging in place – level access, adaptable bathrooms, hobless showers.