ADCP 2010

Requirement	Yes	No	N/A	Comments
2.0 Built Form				
2.1 Site area **Development controls**				
D1 A multi dwelling housing development shall have a minimum frontage width of 18m.	☒	☐	☐	The site has a 20m frontage.
D2 Sites with a width frontage less than 18m shall be amalgamated with two (2) or more sites to provide sufficient width for good building design.	☐	☐	☒	N/A
D3 Development proposals shall not result in one adjacent allotment of less than 18m in width being left over.	☒	☐	☐	Complies.
D4 Where sites are isolated on corners, a site specific building envelope shall be developed.	☐	☐	☒	N/A
2.2 Site coverage **Development controls** **D1 Multi dwelling housing developments shall conform to the building envelopes and individual dwelling widths/depths controls as shown in the development control diagrams where possible.** **Multi dwelling housing developments shall:** • **build around the corner on corner sites so that development addresses both street frontages;** • **align with the street and/or new streets; and** • **be located across the site with a wing at the rear so as to form an L shape development.** **D2 Where a development control diagram does not apply to a site which meets the minimum site width of 18m, applicants shall prepare and submit a suitable site specific building envelope diagram that is consistent with the provisions of this Part.**	☐ ☐ ☒ ☐ ☐	☒ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☒	**The proposed development does not comply with the building envelope and individual dwelling width/depths.** **This is discussed in the body of the report.**
2.3 Setbacks **2.3.1 Front setback**				
D1 All street frontages shall have a minimum front setback of 4m.	☒	☐	☐	The front setback is 4m.
D2 Balconies/porticos/entrances shall not intrude more than 600mm into any setback, and ground floor terraces and entrance structures shall not protrude more than 1.2m into the front setback.	☒	☐	☐	The roof over the porch is maximum of 1.2m

2.3.2 Side setbacks				
D1 The minimum side setback shall be 1.2m.	☒	☐	☐	1.2m setback on northern side.
D2 Where pedestrian entry is required at the side boundary, the side setbacks shall be a minimum of 3.7m. This includes a 1.2m pedestrian footpath and at either side of the footpath, a 1m and 1.5m landscaped area.	☒	☐	☐	3.7 setback provided on the entry side.
2.3.3 Rear setbacks				
D1 The minimum rear building setback shall be 4m.	☒	☐	☐	4m rear setback proposed.
D2 Setbacks from a side party wall of one dwelling within the site and the rear of a dwelling facing the street shall be 7m.	☒	☐	☐	7m achieved between buildings.
D3 The rear aspect of a development shall not face any street, lane and/or public space.	☐	☐	☒	N/A
D4 Where dwellings are in parallel rows, the minimum distance between the two rows of dwellings shall be 12m.	☐	☐	☒	N/A
D5 Where dwellings are in parallel rows, and have a frontage of 45m or more, the minimum distance between the two rows of dwellings shall be 14m.	☐	☐	☒	N/A
2.3.4 Haslam's creek setback				
D1 A minimum 10m setback from the top of the creek bank of Haslam's Creek and its tributaries shall be required. Refer to the Stormwater Drainage Part of this DCP for additional controls.	☐	☐	☒	N/A
2.4 Number of storeys **Development controls** **D1** Multi dwelling housing shall be a maximum two (2) storeys above ground level (existing), except where basement car parking allows for natural ventilation up to less than 1m above ground level.	☒	☐	☐	The proposal is a maximum of 2 storeys. The basement does not protrude more than 1m.
2.5 Floor to ceiling heights **Development controls**				
D1 The minimum floor to ceiling height shall be 2.7m.	☒	☐	☐	2.7m proposed on both levels.
D2 The maximum floor to ceiling height shall be 3m on ground floor and 2.7m for upper levels.	☒	☐	☐	Complies.

2.6 Head height of windows **Development controls** **D1 The head height and proportion of primary windows to main rooms and windows that face the street shall relate to floor to ceiling heights of the dwelling as follows:** **Floor to ceiling height (minimum) — Window head height (minimum)** **Ground Floor 2.7m 2.4m** **First Floor 2.7m 2.4m**	☐ ☐	☐ ☐	☒ ☒	**The front two units have large windows that are from the floor to the underside of eaves. The proposal includes attics and therefore the eves start lower to be able to provide sufficient space in the attic while still complying with the maximum building height.** **The windows have a head height of 2m.** **The ground floor include kitchen windows that have a head height of 1.15m because they are backsplash windows.** **The windows are found to be satisfactory**
2.7 Dwelling/block widths, depths and distances **Development controls** **D1 Refer to the development control diagrams in section 10.0 for:** • **individual dwelling width of blocks;** • **individual dwelling depth of blocks; and** • **distances between blocks.**	☐ ☐ ☒	☒ ☒ ☐	☐ ☐ ☐	**Refer to body of report**
2.8 Basement **Development controls** **D1 Below ground structures shall comply with a side setback of 1.2m to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls.** **D2 The maximum basement height shall be less than 1m above existing ground level.** **D3 Basement walls which are visible above the ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.**	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	**The setback has a 1.2m setback and in some case more than that for most of the site. There are three small portions were it does not meet this.** **This has been discussed in the body of the report.**
2.9 Heritage **Development controls** **D1** All developments adjacent to and/or adjoining a heritage items shall be: • responsive in terms of the curtilage and design; • accompanied by a Heritage Impact Statement; and	☐ ☐	☐ ☐	☒ ☒	There are no heritage items in the vicinity

• respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.	☐	☐	☒	
2.10 Building design **Development controls** **2.10.1 Building articulation**				
D1 All elevations shall be well proportioned and articulated by using balconies, terraces, verandahs, entrance porticos and blade walls.	☒	☐	☐	Elevations are considered to be well proportioned
D2 Elevations shall provide for variation and depth rather than relying on front façade treatment only. Varied massing projections and recesses shall be used to create a sense of articulation and depth.	☒	☐	☐	Elevations provide variation and depth
D3 Bay windows shall be permitted on the front elevations but not on the rear elevations of the building.	☐	☐	☒	No bay windows proposed
D4 Windows and doors in all facades shall be provided in a balanced manner and respond to the orientation and internal uses.	☒	☐	☐	Windows and doors provided in a balanced manner
D5 The facades of the front dwellings shall be orientated to the street, and where relevant, public spaces, to provide visual interest and to reinforce the importance of the street as a spatial system.	☒	☐	☐	The façade of the front dwellings is oriented towards the street
2.10.2 Materials				
D1 All development shall be constructed from durable high quality materials such as face brick.	☒	☐	☐	Face brick is proposed to be used
D2 Materials shall be selected to provide consistency in each locality. The use of cement rendering shall be minimised.	☐	☐	☒	Cement rendering not proposed
D3 The use of building materials and colours causing excessive glare and heat absorption shall be avoided.	☒	☐	☐	Avoided
2.10.3 Balustrades and balconies				
D1 Balustrades and balconies shall be designed to maximise views of the street. **D2** Opaque glazing and/or masonry for balustrading and balconies is encouraged. **D3** Clear glazing for balustrading and balconies is prohibited. **D3** Balustrades and balconies shall be designed to suit the function of the balcony and articulate the building. **D4** Juliette and French balconies shall have light open balustrades and are not permitted at the rear. **D5** All front and side balconies shall face a street or public open space. **D6** Service balconies shall be screened.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	No balconies have been proposed

2.10.4 Roof form **D1** A range of roof types shall be permitted. Hipped roofs shall be discouraged, other than on corner sites.	☐ ☒	☐ ☐	☒ ☐	Hipped roof proposed due to attics
2.11 Dwelling size **Development controls** **D1** The size of the dwelling shall determine the maximum number of bedrooms permitted. **Maximum number of bedrooms Minimum dwelling size** **1 bedroom 65m²** **2 bedrooms 85m²** **3 bedrooms 115m²** **4 bedrooms 130m²** **D2** At least one living area shall be spacious and connect to private outdoor areas. **D3** New development shall include a mix of dwelling sizes. **2.11.1 Bedroom size** **D1** New dwellings shall contain a minimum of one (1) master/double bedroom. The minimum size for master/double bedroom shall be 12m² excluding built-in wardrobes. **D2** The minimum size for a single bedroom shall be 10m² excluding built-in wardrobes. **Note:** Rooms capable of being used as a bedroom shall be counted as such for the purposes of determining dwelling size, Development Contributions (Section 94) and car parking requirements.	☒ ☐ ☒ ☐ ☐ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☒ ☐ ☐ ☐ ☐	Noted **Unit 4 fails to meet the minimum size being 115m². Unit 4 has 113m² as the attic is a little smaller than those of the other units. The development is required to delete one unit giving more space to the other three units. After deferred commencement all units shall meet minimum dwelling size.** Living areas considered specious Two bedroom and three bedroom proposed. All master bedrooms meet minimum size All master bedroom meet minimum size
3.0 Open Space and Landscaping				
3.2 Landscape area **Development controls** **D1** A minimum of 30% of the site shall be landscaped open space.	☒	☐	☐	30% landscaped proposed
3.3 Landscape setting **Development controls** **D1** Development on steeply sloping sites shall be stepped to minimise cut and fill. **D2** Development shall not impact adversely upon any adjoining public reserve or bushland.	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	Site not considered steep N/A N/A

D3 Buildings shall address and align with any public reserve and/or bushland on their boundary. **D4** Multi dwelling housing developments shall not make an impact on trees on adjoining sites.	☒	☐	☐	Complies
3.4 Protection of existing trees **Development controls** **D1** Development shall not disturb existing ground levels within the drip line of existing significant trees. This applies whether the tree is on the development site or an adjacent site. **D2** Where there is a conflict between the building envelope and existing trees, a site specific building envelope shall be prepared by the applicant. **Note:** For additional requirements, applicants shall refer to the Tree Preservation Part of this DCP.	☐ ☐	☐ ☐	☒ ☒	No significant trees have been identified on site N/A
3.5 Private open space **Development controls** **D1** A private rear courtyard shall be located at ground level and/or level with the ground floor of the dwelling. The courtyard shall have: • a minimum area of 35m^2 per dwelling; • a minimum dimension of 5m; and • direct access from a living area of the dwelling. **D2** Additional private open space, located above ground in the form of a balcony shall be permitted providing it overlooks the street. **D3** Open space around dwellings such as front and side gardens shall be allocated to individual multi dwelling housing units as far as practicable to facilitate management and minimise communal maintenance costs and optimise the use of the land.	 ☒ ☒ ☒ ☐ ☒	 ☐ ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☒ ☐	All units have close to 40m² in private open space with minimum 5m with direct access from the living room No balconies proposed Complies
3.6 Communal open space **Development controls** **D1** Where communal open space forms part of the development it shall: • contain and provide more deep soil planting; • be addressed by the dwellings; and • take into consideration the needs of children, the elderly and the disabled where necessary.	 ☐ ☐ ☐	 ☐ ☐ ☐	 ☒ ☒ ☒	N/A
3.7 Biodiversity				

Development controls **D1** A combination of native and exotic waterwise plant species shall be used in landscape plantings. Installation details, including botanical and common names of proposed planting species and pot sizes shall be included in the landscape plan. **D2** Planting of suitable trees in front and rear gardens shall be encouraged.	☒ ☒	☐ ☐	☐ ☐	The landscape plan was assessed by the landscape architect and was found to be satisfactory Acceptable
3.8 Street trees **Development controls** **D1** Driveways and services shall be located to preserve existing significant trees. **D2** Additional street trees shall be planted at an average spacing of 1 per 10 lineal metres of street frontage. **Note:** Where site has more than one street frontage, street tree planting shall be applied to all street frontages, excluding frontage to laneways.	☒ ☒	☐ ☐	☐ ☐	There are two street trees in front of the subject site. In order to make a driveway work one of the trees must be removed. The smaller of the two trees is to be removed which was found to be acceptable in this instance. Another street tree would be close to the existing street tree
3.9 Deep soil zones **Development controls** **D1** Impervious (paved) surfaces shall be minimised. **D2** Gardens shall have deep soil planting covering a minimum of 10% of the site.	☒ ☒	☐ ☐	☐ ☐	Complies 19% provided
4.0 Access and Car Parking				
Note: Applicants shall consult the Parking and Loading Part of this DCP. However, note that the access driveway width is illustrated in the development control diagrams held in section 10.0.	☒	☐	☐	The proposed development includes 2 x 2 bedroom units and 4 x 3 bedroom units 2 x 1.2 = 2.4 4 x 1.5 = 6 = 8.4 = 9 spaces Visitor: 6 x 0.2 = 1.2 = 2 spaces Proposed: 11 residential spaces and 2 visitor spaces
5.0 Privacy and Security				

5.1 Privacy **Development controls** **5.1.1 Design for privacy** **D1** Site layout and building design shall ensure that windows do not provide direct and close views into windows, balconies or private open spaces of adjoining dwellings. **D2** Views onto adjoining private open space shall be screened with privacy screens whenever applicable with dense vegetation or new planting	☒ ☒	☐ ☐	☐ ☐	Privacy has been found compliant. The dwelling to the north has bedroom and bathroom windows only facing the site Planting proposed.
5.1.2 Courtyard walls **D1** All courtyard walls shall be well designed in masonry or masonry and timber to a height of 1.8m.	☒	☐	☐	A condition is imposed to ensure compliance
5.2 Noise **Development controls** **D1** For acoustic privacy, buildings shall: • be designed to locate noise sensitive rooms and private open space away from the noise source or by use of solid barriers where dwellings are close to high noise sources; • minimise transmission of sound through the building structure and in particular protect sleeping areas from noise intrusion; and • all shared floors and walls between dwellings to be constructed in accordance with noise transmission and insulation requirements of the BCA. **Note:** For development within or adjacent to a rail corridor, or major road corridor with an annual average daily traffic volume of more than 40,000 vehicles, applicants must consult *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning's Development Near Rail Corridors and Busy Roads – Interim Guidelines, 2008.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is found to comply with acoustic requirements and will generate residential noise at an acceptable level only
5.3 Security **Development controls** **D1** For dwellings that face the street, entries shall present clearly to the street and where possible, shall have individual entrances to the street. **D2** Buildings adjacent to streets or public spaces and/or communal walkways shall be designed to allow casual surveillance and shall have habitable room windows facing that area. **D3** Where dwellings face a park or public open space, dwellings shall be treated as a front entrance/garden for the length of the park.	☒ ☒ ☐	☐ ☐ ☐	☐ ☐ ☒	Front units have entries that face the street Casual surveillance to street proposed N/A

5.4 Fences **Development controls**				
D1 The front and side dividing fences, where located within the front area, shall not exceed a height of 1.2m as measured above existing ground level and shall be a minimum of 50% transparent. Front and side dividing fences, where located within the front area, shall not be constructed of solid pre-coated metal type materials such as Colorbond™ or similar.	☒	☐	☐	A condition of consent will be imposed to ensure compliance.
D2 All fences forward of the front building alignment shall be visually transparent above 600mm.	☒	☐	☐	Open style fencing proposed
D3 Fences located on side or rear boundaries of the premises, behind the main building line shall not exceed a maximum height of 1.8 metres.	☒	☐	☐	Complies
D4 Solid pre-coated metal fences shall be discouraged and shall not be located forward of the front building line.	☒	☐	☐	Complies
D5 Pre-coated solid metal side fences may be permitted with Council's discretion for the side and rear perimeter boundary fences of the multi dwelling housing developments that are not located on corner sites.	☒	☐	☐	Complies
6.0 Solar Amenity and Stormwater Use				
6.1 Solar amenity **Development controls**				
D1 Solar collectors proposed as part of a new development shall have unimpeded solar access between 9:00am to 3:00pm on June 21.	☐	☐	☒	No solar collectors proposed
Solar collectors existing on the adjoining properties shall not have their solar access impeded between 9:00am to 3:00pm on June 21.	☐	☐	☒	No solar collectors identified on neighbouring properties
Where adjoining properties do not have any solar collectors, a minimum of $3m^2$ of north facing roof space of the adjoining dwelling shall retain unimpeded solar access between 9:00am to 3:00pm on June 21. **Note:** Where the proposed development is located on an adjacent northern boundary this may not be possible.	☒	☐	☐	Shadow diagram show that the roof of the property to the south remains unaffected by overshadowing
D2 Buildings shall be designed to allow sunlight to at least 50% of the principal area of ground level private open space of adjoining properties for at least 3 hours between 9:00am and 3:00pm on June 21.	☒	☐	☐	Complies
If the principal area of ground level private open space of adjoining properties does not currently	☐	☐	☒	

	receive this amount of sunlight, then the new building shall not further reduce solar access.			
D3	North-facing windows to living areas of neighbouring dwellings shall not have sunlight reduced to less than 3 hours between 9:00am and 3:00pm on June 21 over a portion of their surface.	☒	☐	☐	There are no north facing living area windows. The neighbouring dwelling to the South was approved under DA-370/1998 and it shows a west facing family window, east facing living area window and a first floor east facing TV area that will all receive morning and afternoon sun.
D4	At least one internal living area and a minimum of 50% of the principal area of ground level private open space shall have access to a minimum of 3 hours of direct sunlight between the hours of 9:00am and 3:00pm on June 21.	☒	☐	☐	
D5	Where the proposed development is located on an adjacent northern boundary or located within an area undergoing transition compliance with D1, D2, D3 and D4 may not be possible.	☒	☐	☐	The subject site is in a R3 – Medium Density Zone that is considered to be going through transition
D6	The western walls of the multi dwelling housing development shall be suitably shaded. Where the proposed developments are south-facing, this shall not be possible.	☒	☐	☐	Complies
6.2 Ventilation **Development controls**					
D1	Multi dwelling housing shall be designed to ensure good cross ventilation.	☒	☐	☐	Complies
D2	Where possible multi dwelling housing units shall be designed with bathrooms, laundries, and kitchens positioned on an external wall with a window to allow for natural ventilation of the room.	☒	☐	☐	Kitchen have external windows. Mechanical ventilation is considered acceptable in the other rooms
D3	Natural ventilation shall be incorporated in basement car parks where practical.	☒	☐	☐	Complies
6.3 Rainwater tanks **Development controls**					
D1	Rainwater tanks shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding developments.	☒	☐	☐	Complies
D2	The suitability of any type of rainwater tanks erected within the setback areas of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback.	☒	☐	☐	Complies
D3	Rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards.	☐	☐	☒	N/A
D4	The overflow from domestic rainwater tanks shall discharge to the site stormwater disposal system.	☒	☐	☐	Complies

For details refer to the Stormwater Drainage Part of this DCP. **D5** Any rainwater tank shall comply with the relevant Australian Standards.	☒	☐	☐	Complies
6.4 Stormwater drainage Applicants shall refer to the Stormwater Drainage Part of this DCP for detail requirements relating to stormwater drainage.	☒	☐	☐	Complies
7.0 Ancillary Site Facilities				
7.1 Clothes washing and drying **Development controls** **D1** Each dwelling shall be provided with laundry facilities. **D2** Open air clothes drying facilities shall be provided per multi dwelling housing unit in a private open space in addition to the provision of the minimum 35m^2 requirement of private open space.	☒ ☒	☐ ☐	☐ ☐	Each dwelling has a laundry Provided
7.2 Storage **Development controls** **D1** Storage space of 8m^3 of space per dwelling shall be provided. This space may form part of a carport, garage or be a lockable unit at the side of the garage.	☒	☐	☐	Adequate storage provided
7.3 Waste disposal Applicants shall refer to the requirements held in the Waste Part of this DCP.	☒	☐	☐	Complies
7.4 Other site facilities **Development controls** **D1** A single TV/antenna for each building shall be provided. **D2** A mail box structure shall be centrally located close to the major street entry to the site and all boxes shall be lockable. **D3** Individual mail boxes shall be provided where ground floor units have separate entrances. **D4** Where an air conditioning unit is to be installed, the motor unit shall be located at the rear of the dwelling and shall be appropriately noise attenuated.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	Conditions of consent are to be imposed to ensure compliance with these development controls.
7.5 Undergrounding of services **Development controls** **D1** Where possible, services shall be underground.	☒	☐	☐	A condition of consent is to be imposed in this regard.

8.0 Subdivision				
Development controls				
D1 The community title or strata title subdivision of a multiple dwelling development shall be in accordance with the approved development application plans, particularly in regard to the allocation of private and communal open space and car parking spaces.	☐	☐	☒	N/A
D2 Where Council requires consolidation of development sites involving more than one lot. Plans of Consolidation shall be submitted to, and registered with, the NSW Land Property Management Authority.	☐	☐	☒	N/A
9.0 Adaptable Housing				
5.1 Design **Development controls** **D1** Developments shall include adaptive housing features into the design. External and internal considerations shall include:				Adaptable Unit proposed and found to be acceptable
• access from an adjoining road and footpath for people who use a wheel chair;	☒	☐	☐	
• doorways wide enough to provide unhindered access to a wheelchair;	☒	☐	☐	
• adequate circulation space in corridors and approaches to internal doorways;	☒	☐	☐	
• wheelchair access to bathroom and toilet;	☒	☐	☐	
• electrical circuits and lighting systems capable of producing adequate lighting for people with poor vision;	☒	☐	☐	
• avoiding physical barriers and obstacles;	☒	☐	☐	
• avoiding steps and steep end gradients;	☒	☐	☐	
• visual and tactile warning techniques;	☒	☐	☐	
• level or ramped, well lit, uncluttered approaches from pavement and parking areas;	☒	☐	☐	
• providing scope for ramp to AS 1428.1 at later stage, if necessary;	☒	☐	☐	
• providing easy to reach controls, taps, basins, sinks, cupboards, shelves, windows, fixtures and doors;	☒	☐	☐	
• internal staircase designs for adaptable housing units that ensure a staircase inclinator can be installed at any time in the future; and	☒	☐	☐	
• providing a disabled car space for each dwelling designated as adaptable.	☒	☐	☐	
D2 All development proposals with five or more residential units (Class C) shall be capable of being adapted under Australian Standards AS 4299. The minimum number of adaptable units shall be as follows:	☒	☐	☐	
Total number of dwellings in development/Minimum number of adaptable units				

5 -10 11-20 21-30 31-40 41-50 Over 50 (Plus 10% of additional dwellings beyond 60, rounded up to the nearest whole number) **D3 Physical barriers** Physical barriers, obstacles, steps and steep gradients shall be avoided.	1 2 3 4 5 6	☒ ☐ ☐ ☐ ☐ ☐ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒ ☒ ☐	
10.0 Development Control Diagrams – ***delete whichever is not applicable***					
20m wide site (Figure 3): Block A rear setback = 4m minimum. Block B front setback = 4m minimum. Block B side setback = 1.2m minimum (pedestrian entry at Block A requires 3.7m minimum with landscaping). **Distance X from side boundary to block A = 8m minimum.** Distance between blocks A & B = 7m minimum. **Individual dwelling width (Block B) = 5.5m minimum.** **Individual dwelling width (Block A) = 7m minimum.** **Individual dwelling depth = 8m minimum.** *** Note:** Where no adjoining walls to the basement ramp is proposed, a 5.5m driveway width is adequate.		☒ ☒ ☒ ☒ ☐ ☒ ☐ ☐ ☐ ☒	☐ ☐ ☐ ☐ ☒ ☐ ☒ ☒ ☒ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	A 4m rear setback has been proposed A 4m front setback has been proposed 1.2m side setback has been proposed A 3.7m side setback has been proposed adjacent to entries **A 7.09m setback has been proposed** 7m between blocks **5.3m width proposed for Block B** **5.3m width proposed for Block A** **7.43m depth proposed for Block B while 8.7m depth proposed for Block A** **The non-compliances above have been discussed in the body of the report.**