



ATTACHMENTS

Special Council Meeting
15 July 2026

PART C RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

4X Single Storey Modular Homes – Lot 104 (No.27) Currall Street, NAREMBEEN 6369 - (DK – NA2026/008)

DA Information			
Address:	Lot 104 (No.27) Currall Street, NAREMBEEN		
Development description:	4X Single Storey Modular Homes		
Application received:	15/06/2026	Owner	CEACA LIMITED
Assessment start date:	24/06/2026	Applicant:	MODULARIS PTY LTD
Estimated cost of development (\$)	\$1,905,502	TPS 2 Zoning:	Residential
DA Reference Number:	NA2026/008	Land Use	Vacant
Lot area:	2,258m ²	R-Code:	R30

Brief Description of the Application

This application is for 4X Single Storey Modular Homes

The subject site is zoned 'Residential' under the Shire's Town Planning Scheme 2. The 'Residential' land use is a 'P' (permitted use) within the 'Residential' zone and the site has a density coding of R30.

Reason why DA is required:

An application for planning approval is required in accordance with clause 61(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as 'grouped dwellings' are not exempt from requiring development approval AND/OR the development proposal does not satisfy the deemed-to-comply requirements of the R-Codes set out in Column 2 (b). These relate to the following:

Clause 2.2 Orientation of Major Openings

- (C2.2.1) The aggregate glazed area for the rear bedroom external window is 8% in lieu of 10%
- (C2.2.4) The major opening to the primary living area is covered with permanent roof cover.

Clause 3.3 Street setbacks

- (C3.3.5) Carport set back 1.9m from Primary Street in lieu of 4m

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Background Information/Compliance History

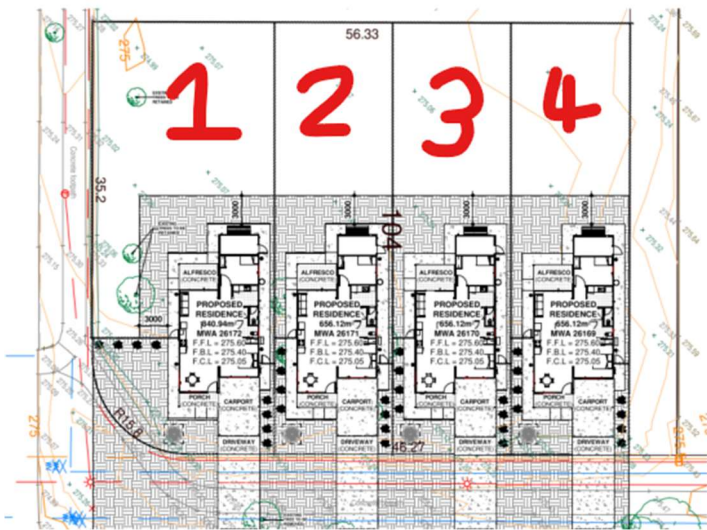
The development has been assessed as a grouped dwelling because it does not meet the definitions of

- **Single bedroom dwelling:** All the homes have more than one bedroom
- **Small dwelling:** All the homes exceed the 70sqm max internal floor area (109.4sqm)
- **Aged or dependent persons' dwellings:** exceeds the maximum 100sqm internal floor area (109.4sqm) and doesn't specify the occupants as aged or dependent people

The development is assessed with the each individual lot boundary because upon completion the dwellings act as standalone single dwellings.

As per clause **4.2 Modification of R-Codes**, given that the lot is a corner lot and has frontages to 2 constructed roads and as per the supplied cover letter the development is capable of being connected to reticulated water and sewer. This application will be assessed under Part C of the R-Codes as 4x grouped dwellings because the lots have not been subdivided, it is noted that upon completion of the project the dwellings will act as standalone structures.

As a reference the following dwellings and lots have been classified based on the numbers below.



Preliminary Checks	
Are the plans to scale?	YES

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Does the proposal involve the removal of a street tree?	NO
Bushfire Prone	NO

DCU Notes:

Date of DCU Meeting: 24/06/2026

- Full assessment
- Recommend refusal if it doesn't comply with minimum and average lot sizes
- Also check GSP (SPP2.9) requirements
- Check Narembeen scheme for any other requirements.

Assessment

PART D – LAND

1.1 – Site area			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
C1.1: Development which complies with the dwelling type and site area requirements set out in Table D and the following provisions.	4x Modular homes The modular homes do not meet the definitions of any special purpose dwellings. $2,258/4=564.5\text{sqm}$ per lot proposed	YES	
C1.2: The minimum site area set out in Table D is calculated as follows	The development proposes 4x single		
i. in the case of a single house, the area of a green title lot or survey-strata lot;	- Total site area = 2,258sqm - Lots proposed = 4 - R-Code = R30 (Single Houses) - o Avg: 300sqm - o Min:260sqm	YES	
ii. in the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling;	$2,258/4=564.5\text{sqm}$ per lot		

Design Element 1.0 – The Garden

1.1 Private Open Space			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Primary Garden Area – Single Houses and Grouped Dwellings Only.			

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C1.1.1 For single houses and grouped dwellings, a single consolidated primary garden area (PGA) provided behind the primary street setback, in accordance with Table 1.1a.
Table 1.1a – PGA Requirements

Site Area m ²	Min PGA	Max Permanent Roof Cover	Min Dimension
>220	40m ²	1/3 of the primary garden area provided	3.0m
191-220	35m ²		
161-190	30m ²		
131-160	25m ²	Nil	
100-130	20m ²		

*

Unit 1: 471sqm
Unit 2,3,4: 267sqm

YES

Rear of site
is used as
PGA

1.2 – Trees and Landscaping			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Landscaping			
C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m (refer Figure 1.2a).	Lot 1: - 202sqm (24%) - Achieves minimum dimensions Lot 2,3,4: - 115sqm (20%) - Achieves minimum dimensions	YES	
C1.2.2 The primary street setback area is to provide a minimum 30% soft landscaping (Figure 1.2b).	Refer to Landscaping Assessment Table Below	YES	
C1.2.3 The communal street (including any adjoining setbacks) and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas.			
Tree Canopy			
C1.2.4 A minimum number of trees to be planted in accordance with Tables 1.2a and provided with the required deep soil area per tree in accordance with Table 1.2b.	Refer to Landscaping Assessment Table Below	YES	
C1.2.5 For grouped and multiple dwellings, uncovered at-grade car parking to include shade trees planted at a minimum ratio of one small tree for every four car spaces, with the total required number of trees to be rounded up to the nearest whole number. Note: These trees are in addition to the trees required in accordance with C1.2.4.			
C1.2.6 For single houses and grouped dwellings, the soft landscaping requirement			

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of C1.2.1 may be reduced to 10% where a significant existing tree is retained on site. Note: The reduction of soft landscaping only applies to the site on which the tree is retained. A retained tree replaces a tree requirement in Table 1.2a on a like-for-like basis.			
C1.2.7 Where a significant existing tree is retained on site, a tree protection zone is to be provided in accordance with AS4970.	Condition for Lot 1		
Landscaping Plan			
C1.2.8 For multiple dwellings, or five or more grouped dwellings, provide a landscaping plan in accordance with Appendix A3.	Condition of Determination Required – Landscaping plan to be stamped as part of determination.		
DEFINITION: SIGNIFICANT EXISTING TREE - an existing tree that meets the following criteria: • healthy specimens with ongoing viability; and • species is not included on a State or local area weed register; and • height of at least 4m; and/or • trunk diameter of at least 160mm, measured 1m from the ground; and/or • average canopy diameter of at least 4m; or • as specified with the local planning framework.			

Table 1.2a – Minimum Tree Requirements		
Dwelling Type	Minimum Tree Requirements	
Single House (Per-Dwelling)	1 Small Tree	Where the primary street setback is 1.5m or greater:
Grouped Dwellings (Per-Dwelling)	1 Small Tree OR 2 small trees where the primary garden area is reduced in accordance with C1.1.2	- frontages less than 20m: 1 small tree in the primary street setback area; OR - frontages 20m or greater: 1 small tree in the primary street setback area per 10m frontage ¹ .
Multiple Dwellings (Per Lot)	Sites <700m ²	1 medium tree and 2 small trees
	Sites of 700m ² – 1000m ²	2 medium trees OR 1 large tree and 1 small tree
	Sites >1000m ²	2 medium trees or 1 large tree and 1 small tree PLUS 1 medium tree per 400m ² in excess of 1000m ² or part thereof
Notes: - Trees required within the street setback area are in addition to trees required in the primary garden area and where providing a secondary private open space. - ¹Frontage to be rounded down to the nearest 10m. - Tree requirements exclude ancillary dwellings. - Refer to Figure 1.2c for grouped dwelling tree requirements.		

Table 1.2b – Tree Size and Deep Soil Area (DSA)

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Tree Size	Canopy Diameter at Maturity	Tree Height at Maturity	Minimum DSA	Minimum DSA Dimension
Small	2m-6m	3m-8m	9m ²	1.5m
Medium	6m-9m	8m-12m	36m ²	3.0m
Large	>9m	>12m	64m ²	6.0m

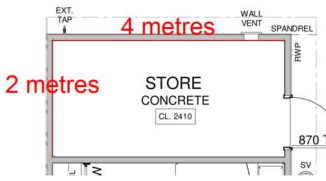
Landscaping Assessment Table				
Lot	Tree Planting Requirement	No. of Trees Proposed	% of front setback area proposed to be free of 'impervious' materials (softscaped).	Meets DTC?
Lot 1	1	1	68.6sqm free of impervious materials (55.4%)	YES
Lot 2,3,4	1	1	39.5sqm free of impervious materials (41.8%)	YES

1.4 – Water Management and Conservation			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
C1.4.1 Stormwater runoff draining from roofs, driveways, communal streets and other impervious surfaces generated by a small rainfall event to be retained on site, with run-off directed to garden areas, rainwater tanks and infiltration cells (e.g. soakwells), appropriate to climatic, local soil and groundwater conditions.	Box gutter & Fascia for each dwelling *CONDITION		
C1.4.2 Notwithstanding C1.4.1, stormwater may be directed to a district or local stormwater drainage system where required by the decisionmaker due to climatic, local soil or groundwater conditions.			

Design Element 2.0 – The Building

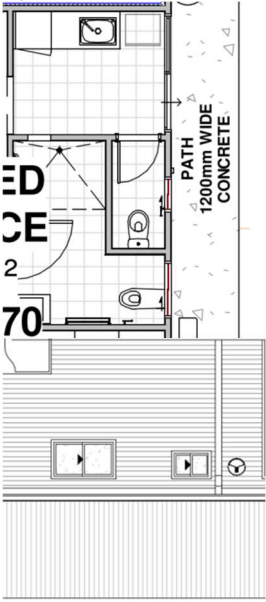
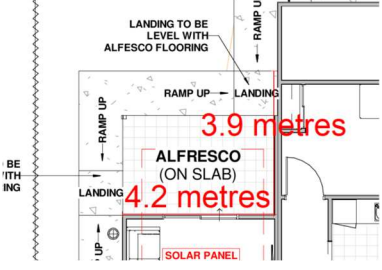
2.1 – Size and Layout of Dwellings			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Primary Living Space			
C2.1.1 Each dwelling is to have one room that is the designated primary living space, and for multiple dwellings in areas coded R30 to R60, this primary living space can accommodate a dimension of at least 3.8m x 3.8m ¹ (refer Figure 2.1a). ¹ Exclusive of built-in cabinetry along walls.	All Dwellings: - 4m x 10.7m - 43.3sqm	YES	
C2.1.2 For single house and grouped dwellings: i. where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or ii. where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a	All dwellings - Primary living space has direct access to the PGA through the exit to the alfresco	YES	

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private open space (such as a balcony or rooftop terrace) in accordance with Table 1.1b.						
Storage						
C2.1.9 Each dwelling has exclusive use of a dedicated, weatherproof storage area in accordance with Table 2.1b, that is located behind the primary street setback and accessible via an opening that does not open inwards.						
Dwelling Size	Min Storage Area	Min Storage Area Dimension	Min Storage Area Height			
Studio/1 Bed	3m ²	1.5m ¹	2.1m			
2 Bed	4m ²					
3+ Bed	Single House & Grouped Dwellings 4m ² Multiple Dwellings 5m ²					
- Minimum dimension refers to the minimum length and width of the storage area. - Storage can be co-located within a garage or carport but must provide a dedicated area. - Dimensions and areas are exclusive of services, plant, utilities, bin storage, bicycle parking and fixtures and facilities. - ¹Minimum dimension can be reduced in accordance with C2.1.10				All units have a 2m x 4m storage area with a 2.4m wall height 	YES	
C2.1.10 Notwithstanding C2.1.9, minimum storage area dimension can be reduced to 1m where: i. it can be demonstrated that an adjacent circulation space achieves 0.9m clearance; i. the door or opening is located on the greater dimension and is openable for a minimum 80 per cent of the length; and ii. the minimum storage area is still achieved (refer Figure 2.1d).						

2.2 – Solar Access and Natural Ventilation			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Windows and Openings			

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C2.2.1 Every habitable room has a minimum of one openable external window: i. visible from all parts of the room; ii. with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and iii. comprising a minimum of 50 per cent of transparent glazing.	Refer Floor to Window Ratio Assessment Table Below	NO	
C2.2.2 Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky¹ with a: i. minimum area of 4m² ii. for multiple dwellings, a minimum dimension of 0.5 times the wall height ¹Excludes minor projections	All dwellings: Rear bedroom: 5.1sqm uncovered area Front bedroom: 6.7sqm uncovered area	YES	
C2.2.3 Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation.	All bathrooms have an openable window 		
Orientation of Major Openings			
C2.2.4 For single houses and grouped dwellings in climate zones 4,5 and 6, a major opening to the primary living space is oriented between north-west and east in accordance with Figure 2.2b, with an adjoining uncovered open area with: i. a minimum dimension 3m x 3m¹ in accordance with Figure 2.2c; and ii. the exception of eaves or shading devices up to 2m depth. ¹The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (Figure 2.2d).	Unit 1,2,3,4 : 3.9m x 4.2m covered area 	NO	Meets minimum dimensions but is under permanent roof cover.

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Floor to Window Ratio Assessment Table					
Room	Floor Area	Window Operable (Y/N)	Aggregate Window Size	Floor to Window Ratio %	Complies
Bedroom (Front)	16.3sqm	YES	1.8sqm	11%	YES
Bedroom (Rear)	12sqm	YES	1sqm	8%	NO
Primary Living Area	43.3sqm	YES	5.8sqm	13.4%	YES

2.3 – Parking			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Occupant Parking			
C2.3.1 Occupant car parking is provided on site and in accordance with Table 2.3a.	Refer to Parking Assessment Table Blow		
C2.3.2 Motorcycle/scooter parking for multiple dwellings is provided on site in accordance with Table 2.3a.			
C2.3.3 Car spaces and manoeuvring areas designed and provided in accordance with AS2890.1.			
Visitor Parking			
C2.3.4 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a.	Refer to Visitor Parking Assessment Table Blow		
C2.3.5 Visitor car parking spaces to be: i. marked and clearly signposted as dedicated for visitor use only; ii. located on common property; and iii. connected to building entries via a continuous path of travel.			
Bicycle Parking (Multiple Dwellings Only)			
C2.3.6 Bicycle parking is provided on site and in accordance with Table 2.3b and Figure 2.3a. Bike parking dimensions 1.8m x 1.2 x 0.5m	Occupant -		
	Visitor -		

Car Parking Ratio Tables (Extract From Table 2.3a)

Car Parking Ratio (Occupant Parking)			
Occupant car parking	Location A	Minimum parking space(s) (per dwelling)	Maximum garage and carport parking (per dwelling)
	Ancillary dwelling	0	1
	Studio and 1 bedroom dwelling	0	1
	2-bedroom dwelling	0	2
	3+ bedroom dwelling	1	2
	Location B	Minimum parking space(s) (per dwelling)	Maximum garage and carport parking (per dwelling)
	Ancillary dwelling	0	1

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Studio and 1 bedroom dwelling	1	1
2-bedroom dwelling	1	2
3+ bedroom dwelling	1	2

Minimum parking applies to all types of parking on site including (but not limited to) garages, carports, uncovered spaces, undercroft and basement parking.

Maximum carparking applies to garages and carports. Additional parking may be provided as uncovered spaces, undercroft or basement parking.

LOCATION A – includes all land located within:

- 800m walkable catchment of a train station on a high-frequency rail route;
- 250m walkable catchment of a transit stop:
 - o on a high-frequency transit route; or
 - o that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am –9am and 5pm – 7pm); or
 - o the defined boundaries of an activity centre.

LOCATION B – includes all land that is not within Location A.

Car Parking Ratio (Visitor Parking)		
Visitor carparking	Number of dwellings	Minimum Parking
	0-4 dwellings	No visitor car parking required
	5-8 dwellings	1
	9-12 dwellings	2
	13 or more dwellings	3, plus 1 additional space per four dwellings or part thereof

Occupant Bays Parking Assessment Table					
Dwelling/Unit	Min Occupant Bays	Max Covered Occupant Bays	Uncovered Bays Provided	Covered Car Bays	Complies
Unit 1,2,3,4	1	2	0	1	YES

Visitor and Motorcycle/Scooter Parking Assessment Table				
Min Visitor Bays	Proposed Visitor Bays	Min Mcycle/Scoot Bays	Proposed Mcycle/Scoot Bays	Complies
0	0	N/A	N/A	YES, no visitor carparking required for 0-4 dwellings

2.4 – Waste Management			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
C2.4.1 A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local government and separate from any waste storage areas associated with the non-residential component of a mixed-use development.	All bin storage areas indicated on plans	YES	
C2.4.2 Where multiple dwellings, or five or more grouped dwellings are proposed, a		N/A	

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waste management plan to the satisfaction of the decision-maker, is to be provided.			
C2.4.3 Waste storage bins are screened from view from communal areas, the street, public open space, and other areas accessible to the public.	All waste storage bins are screened from the public realm and all units act as separate lots	YES	
C2.4.4 Where a communal waste storage area is provided, it is to be separated or screened from major openings, primary garden areas and communal open space to avoid the adverse impact of potential sources of noise and odour.		N/A	

2.5 – Utilities			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
C2.5.1 Service utilities are designed and located such that they: i. are accessible and can be safely maintained; ii. maintain clear sightlines for vehicle access; and iii. integrated into the design of the development and/or screened from view of the street.	Service utilities located behind the primary street setback and screened from the view of the street	YES	*Condition
C2.5.2 Functional utilities (with the exception of solar collectors and electric vehicle charging): i. are located behind the primary street setback and not visible from the primary street; ii. are designed to integrate with the development; and iii. are located and/or screened so that they are not visually obtrusive and minimise the impact of noise sources to habitable rooms and private open space both on the development site and adjoining properties.			
C2.5.3 Where provided, solar collectors are located on the roof or other parts of buildings and prioritise functional performance.			

2.6 – Outbuildings

N/A

2.7 – Universal Design (10 or more dwellings only)

N/A

2.8 – Ancillary Dwellings

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N/A

2.9 – Small Dwellings

N/A, The proposed units do not meet the definition of small dwellings

2.10 – Housing on Lots Less Than 100m²

N/A

Design Element 3.0 – Neighbourliness

3.1 – Site Cover

Deemed-to-Comply							Proposed	Meets DTC?	Comment
C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a.							Unit 1: 840sqm (Lot size) Unit 2,3,4: 559sqm (Lot size) Unit 1: 13% Site cover Unit 2,3,4: 19.6% Site Cover	YES	
R30	R35	R40	R50	R60	R80				
60%	60%	65%	65%	70%	70%				
R80 Code standards apply to <i>single houses and grouped dwellings</i> in areas coded R100, R160 and R-AC.									

3.2 – Building Height

Deemed-to-Comply							Proposed	Meets DTC?	Comment
C3.2.1 Building height complies with Table 3.2a. Refer Table Below							All dwellings Wall height: 2.9m Max build height: 4.5m	YES	Measured from NGL

Table 3.2a – Maximum Building Heights

R-Code	Max Storeys	Concealed/Skillion Roof	Pitched Roof	
		Max Build Height	Max Wall Height	Max Build Height
R30-R40	2	8.0m	7.0m	10.0m
R50-R60	3	11.0m	10.0m	13.0m
R80	4	14.0m	13.0m	16.0m

Note:

Where roof top terraces are proposed, the concealed or skillion roof controls apply.

3.3 – Street Setbacks

Deemed-to-Comply							Proposed	Meets DTC?	Comment
Setback of Buildings									
C3.3.1 Buildings are set back from the street boundary in accordance with Table 3.3a.							All dwellings are setback - 6.4m from Currall Street (primary street) - 8.8m from Stanley Street (secondary street) (Only applicable unit 1)	YES	
Street type	R30	R35	R40	R50	R60	R80			
Primary street	4m	4m	3m	2m	2m	2m			
Secondary street	1.5m	1.5m	1m	1m	1m	1m			
Adjoining communal street				0.5m					

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Adjoining laneway or right-of way where it is the primary street to the dwelling ¹	2m			
Adjoining laneway or right-of way	0.5m			
- R80 Code standards apply to single houses and grouped dwellings in areas coded R100, R160 and RAC. - Where road widening is required, street setbacks are to be calculated from the adjusted street boundary. - ¹Does not apply to ancillary dwellings.				
Setback of Garages and Carports				
C3.3.5 Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where: i. the carport is set back from the lot boundary in accordance with C3.4.3; ii. the carport width does not exceed the requirement of C3.6.6; iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.		All carports setback 1.9m from primary street	NO	Doesn't meet DTC even with 50% reduction
C3.3.6 Garages and carports are set back from a secondary street, right-of-way, and communal street in accordance with Table 3.3a.				

3.4 – Lot Boundary Setbacks				
Deemed-to-Comply		Proposed	Meets DTC?	Comment
Lot Boundary Setbacks				
C3.4.1 Buildings are set back from lot boundaries in accordance with Table 3.4a.		Refer Lot Boundary Setback Assessment Table Below		
Wall height ¹	Minimum lot boundary setback			
Up to 3.5m	1m			
3.6 – 7.0m	1.5m			
7.1 – 10m	3m			
10.1m and above	3m			
¹ Rounded to the nearest 0.1m Minor projections, such as chimneys, eaves, window hoods and other architectural features, are acceptable provided they do not project more than 0.75m into the lot boundary setback.				
C3.4.2 The second storey of walls shall be set back in accordance with Table 3.4a for a maximum wall				

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length of 14m (including any balconies). For a portion of wall exceeding 14m in length: i. the wall is to be set back 3m from the lot boundary for the remainder of its length; or ii. contain a minimum 3m x 3m separation measured from the lot boundary (Refer Figure 3.4d). Note: This applies only to two storey walls as three and four storey walls are already required to be set back 3m.			
C3.4.3 Carports, patios, verandahs or equivalent structures are permitted to be built up to the lot boundary where the: i. structures are less than 10m in length; ii. structures do not exceed an equivalent wall height of 3m (measured to the top of pillar and/or post, refer Figure 3.4e); iii. structures do not exceed a ridge height of 4.2m; and iv. pillar and posts on the boundary are of a horizontal dimension of 450mm by 450mm or less. Note: Pillars or posts located on the boundary with a horizontal dimension of 450mm or less are to be excluded from the calculations of boundary wall length.			
Boundary Walls			
C3.4.4 Boundary walls may be built in accordance with Table 3.4b provided: i. boundary walls are located behind the street setback; i. overshadowing does not exceed the limits of C3.9.1, C3.9.2 and C3.9.3; and ii. they are finished to an equivalent standard to the rest of the development, to the satisfaction of the decision-maker.	Refer Boundary Wall Assessment Table Below		Standard condition for boundary wall finish required
C3.4.5 Where the boundary wall abuts an existing or simultaneously constructed wall of similar or greater dimension, that boundary wall may exceed the requirements of C3.4.4 up to the extent of height and length of the existing boundary wall.			
C3.4.6 For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries.			
C3.4.7 For multiple dwellings, buildings on the same lot or facing portions of the same building are to be set back from each other as though there is a lot boundary between them.			

Lot boundary setback table							
Floor – Direction – Room	Length	Height	Major openings?	Required setback	Proposed setback	Meets DTC?	Comment

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Unit 1 (Abutting Stanley Street)							
Secondary street setback	10.8m	2.4m	NO	2m	8.8m	YES	
Side lot boundary setback (EAST)	14.9m	2.4m	YES	1.5m	1.6m	YES	
Unit 2 & 3 (Middle 2 lots)							
Rear lot boundary setback	4.2m	2.4m	YES	6m	22.3m	YES	
Side lot boundary setback (WEST)	10.8m	2.4m	YES	1.5m	2.4m	YES	
Side lot boundary setback (EAST)	14.9m	2.4m	YES	1.5m	1.7m	YES	
Unit 4 (Abutting adjoining properties)							
Rear lot boundary setback	4.2m	2.4m	YES	6m	22.3m	YES	
Side lot boundary setback (WEST)	10.8m	2.4m	YES	1.5m	2.4m	YES	
Side lot boundary setback (EAST)	14.9m	2.4m	YES	1.5m	1.7m	YES	

3.5 – Site Works															
Deemed-to-Comply	Proposed	Meets DTC?	Comment												
C3.5.1 Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.	0.4m max fill proposed around the site	YES													
C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a. <table><tr><td>Height of retaining walls and fill ¹As measured from natural ground level</td><td>Setback required</td></tr><tr><td>1.0m or less</td><td>0m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2.0m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>>3.0m</td><td>3m</td></tr></table> - ¹Take the nearest higher value for all height calculations. - Measurement of the height of site works or retaining walls for the purpose of calculating Table 3.5a setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall. - The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.	Height of retaining walls and fill ¹ As measured from natural ground level	Setback required	1.0m or less	0m	1.5m	1.5m	2.0m	2m	2.5m	2.5m	>3.0m	3m	0.4m max site works for the entire lot Nil setback required	YES	
Height of retaining walls and fill ¹ As measured from natural ground level	Setback required														
1.0m or less	0m														
1.5m	1.5m														
2.0m	2m														
2.5m	2.5m														
>3.0m	3m														

3.6 – Streetscape			
Deemed-to-Comply	Proposed	Meets DTC?	Comment

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Addressing the Street			
C3.6.1 Single houses and grouped dwellings to address the street (including a communal street or right-of-way where this is the primary frontage) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the street; and	All dwellings have a major opening from the primary living area facing the primary street.	YES	
ii. provide at least one major opening on the dwelling frontage with an outlook to the street.		YES	
C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m.	1.5m x 4.2m Porch provided for each dwelling	YES	
C3.6.6 Carports and supporting structure shall not exceed 60 per cent of the frontage where projected forward of the primary street setback line in accordance with C3.3.5.	Length of frontage: 9.7m Length of carport: 4.4m =45.4%	YES	
Street Walls and Fences			
C3.6.7 When provided, fences or walls within the primary street setback area are to be: i. a maximum height of 1.8m; and ii. visually permeable above 1.2m (refer Figure 3.6c); measured from natural ground level on the primary street side of the fence or wall.	1.2m max height colourbond fence in the primary street setback area	YES	
C3.6.8 Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7.			
C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback.	Corner lot (Unit 1) doesn't have fencing abutting the street corner	YES	

3.7 – Access			
Deemed-to-Comply	Proposed	Meets DTC?	Comment
Vehicle Access			
C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: i. where available, from a right-of-way or communal street available for lawful use to access the relevant site and which is trafficable and drained from the property boundary to a constructed street; or	All access provided from Currall Street *Upon completion all units are treated as standalone lots	YES	

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ii. from the secondary street or primary street where no right-of-way or communal street exists.			
C3.7.2 Vehicle access points are limited to one per lot except where: i. an existing dwelling is being retained that has an established access point that is not able to serve the other dwellings; ii. dwellings front the street and access is not available from a communal street or rear right-of-way, whereby a maximum of one vehicle access point is permitted per dwelling; or iii. the lot frontage exceeds 40m, two vehicle access points are permitted.			
Driveways			
C3.7.3 Driveways must be: i. a minimum 3m wide; ii. a maximum 6m wide at the street boundary; iii. set back 0.3m from a side lot boundary or street pole; iv. set back 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; and vi. adequately trafficable and drained.	All driveways are 4.4m wide All driveways located at least 1.6m from the side lot boundaries		
C3.7.4 Driveways designed to allow vehicles to exit to the street in forward gear where the driveway: i. serves five or more dwellings; ii. the distance from an on-site car parking space to the street boundary is 30m or more; or iii. the street to which it connects is a designated primary distributor or integrator arterial.		N/A	
C3.7.5 Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points are to be provided at least every 30m with driveways to be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers).		N/A	
C3.7.6 For grouped and multiple dwellings located on a designated primary distributor or integrator arterial road, driveways to allow for two vehicles to enter and exit simultaneously in forward gear. Driveways must be minimum 5.5m wide for a minimum 6.3m length (excluding manoeuvring tapers) from the street boundary.		N/A	
Sightlines			
C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m	Lot 1 (Corner):	YES	

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within 1.5m of where walls, fences, or other structures adjoin:	Fence within 1.5m of driveway reduced to 0.75m		
i. a driveway that intersects a street, right-of-way or communal street;	Lots 2,3,4: The 1.2m		
ii. a right-of-way or communal street that intersects a public street; and	Colourbond fence is not within the 1.5m setback of the driveway		
iii. two streets that intersect.			
Pedestrian access			
C3.7.8 For grouped and multiple dwellings, a legible, well defined, continuous path of travel is provided from the public footpath and car parking areas to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries. For mixed use development, residential building access areas such as lift lobbies, stairs, accessways and individual dwelling entries are separate from non-residential tenancy access.	All access provided from Currall Street *Upon completion all units are treated as standalone lots		
Communal Street and Battleaxe Legs			

3.8 – Retaining Existing Dwellings

N/A vacant lot

3.9 – Solar Access

All dwellings are single storey and don't exceed building heights.

3.10 – Visual Privacy

Deemed-to-Comply	Proposed	Meets DTC?	Comment
C3.10.1 All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of vision does not capture major openings and/or active habitable spaces on an adjoining property. R50 or lower - Bedrooms and Studies – 4.5m - All other habitable rooms – 6.0m - Unenclosed outdoor active habitable spaces – 7.5m	Visual privacy not triggered, all lots have a max FFL of 0.5m from NGL	YES	
For Development Adjoining a Vacant or Unknown Site			
C3.10.5 Where an adjoining property is vacant residential zoned land, or when the location of a major opening or an active habitable space is unknown, all sources of overlooking are oriented, offset or set back in accordance with Table 3.10a so that the cone of vision does not extend beyond the lot boundaries.	Visual privacy not triggered, all lots have a max FFL of 0.5m from NGL. Lot 4 is the only adjoining property and the potential sources of overlooking have been addressed through a 1.8m colorbond fence along the boundary	YES	*Condition screening
C3.10.6 Notwithstanding C3.10.5 where the cone of vision extends beyond a lot boundary behind the street setback on an adjoining property, the			

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source of overlooking is designed to restrict the view in the direction of the adjoining property through one or more of the following: i. incorporate a permanent, fixed vertical or horizontal building element such as a fin or window hood; i. have permanent, obscure glazing in any part of the window below 1.6m above floor level; or ii. have permanent screening that is a minimum 75 percent obscure to any part of the window or active habitable below 1.6m above floor level.			
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State Planning Policy Requirements

SPP 2.9 (Not triggered because lots can be connected to existing reticulated water and sewer)

Identified Variations

Clause 2.2 Orientation of Major Openings

- (C2.2.1) The aggregate glazed area for the rear bedroom external window is 8% in lieu of 10%
- (C2.2.4) The major opening to the primary living area is covered with permanent roof cover.

Clause 3.3 Street setbacks

- (C3.3.5) Carport set back 1.9m from Primary Street in lieu of 4m

Design Principles Assessment

Clause 2.2 Orientation of Major Openings

- The orientation of the major opening into each unit's primary living area faces West and still achieves the design principles set out in the R-Codes
- The windows still allow outlook to the backyard area and there are major openings toward the front portion of the dwelling which is orientated East and achieves the DTC requirements. The opening at the front of the dwelling helps to optimise winter solar gain and offsets the impacts of the permanent roof cover at the rear of the dwelling
- Daylight, ventilation and outlook are not significantly impacted by the proposal and there are no impacts to the ventilation of the site as there is space in the rear of the site which provides natural ventilation.

Clause 3.3 Street Setbacks

- The setback of the carport is a minor 0.1m variation to C3.3.5 where the carport meets all the requirements of the setback reduction. The appearance of the dwelling is not impacted as the carport will act as part of the same build and have the same materials as the dwelling
- The sightlines are not impacted by the carport's reduced setback and the dwelling is still visible from the primary street
- The carport meets the length and width requirements to support 1 private vehicle and doesn't impede on any existing or planned adjoining dual-use paths.

Zone objective comments

- to retain the single house as the predominant form of residential development in the town.

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- Upon completion, the development acts as 4x single houses, there is no common property and all the units are essentially separate single houses.
- to provide for lifestyle choice in and around the town with a range of residential densities.
 - The development supports the zone objectives as it is developed at the R30 code, and this introduces a diverse range of residential densities within the Narembeen townsite.
- to allow for the establishment of non-residential uses subject to local amenities not being adversely affected.
 - N/A

The variations proposed are minimal and do not materially impact the neighbourliness of the locality. The impacts of the variations can be supported as the sunlight and ventilation concerns are mitigated through the larger uncovered space in the rear and the setbacks of the carport present a 0.1m variation from the DTC which will not detrimentally impact the neighbourhood. The lots sizes can be supported about Clause 4.2 Modification of R-Codes as per the Narembeen Town Planning Scheme 2, on the basis that the development can be connected to the existing reticulated water and sewerage. Additionally, the proposal for 4x modular dwellings achieves the objectives of the residential zone by providing a higher density within the Narembeen townsite.

Community Consultation:	
Required	NO, proposal is mostly DTC and no significant variations from the R-Codes.

Conditions of Approval:

- FFL to match plans
- Clean fill
- VP screening
- Stormwater
- External fixtures must be screened
- Crossovers to be designed to specification and satisfaction of Narembeen
- Footings within lot boundary
- Clearances from wastewater systems

Officer Recommendation

I have assessed the development against the requirements of the Local Planning Scheme, Council Policies, Planning Policies and the Residential Design Codes and **APPROVAL** is recommended, subject to conditions and advice notes identified in the determination letter.

Dion Koo	DK	29/06/2026
Assessing officer	Signature	Assessment Finish Date
Employee Disclosure under section 5.71 <i>Local Government Act 1995</i>	NIL	

CM	CM	6 JULY 2026
Delegated Authority Officer	Signature	Date of Determination
Employee Disclosure under section 5.71 <i>Local Government Act 1995</i>	NIL	