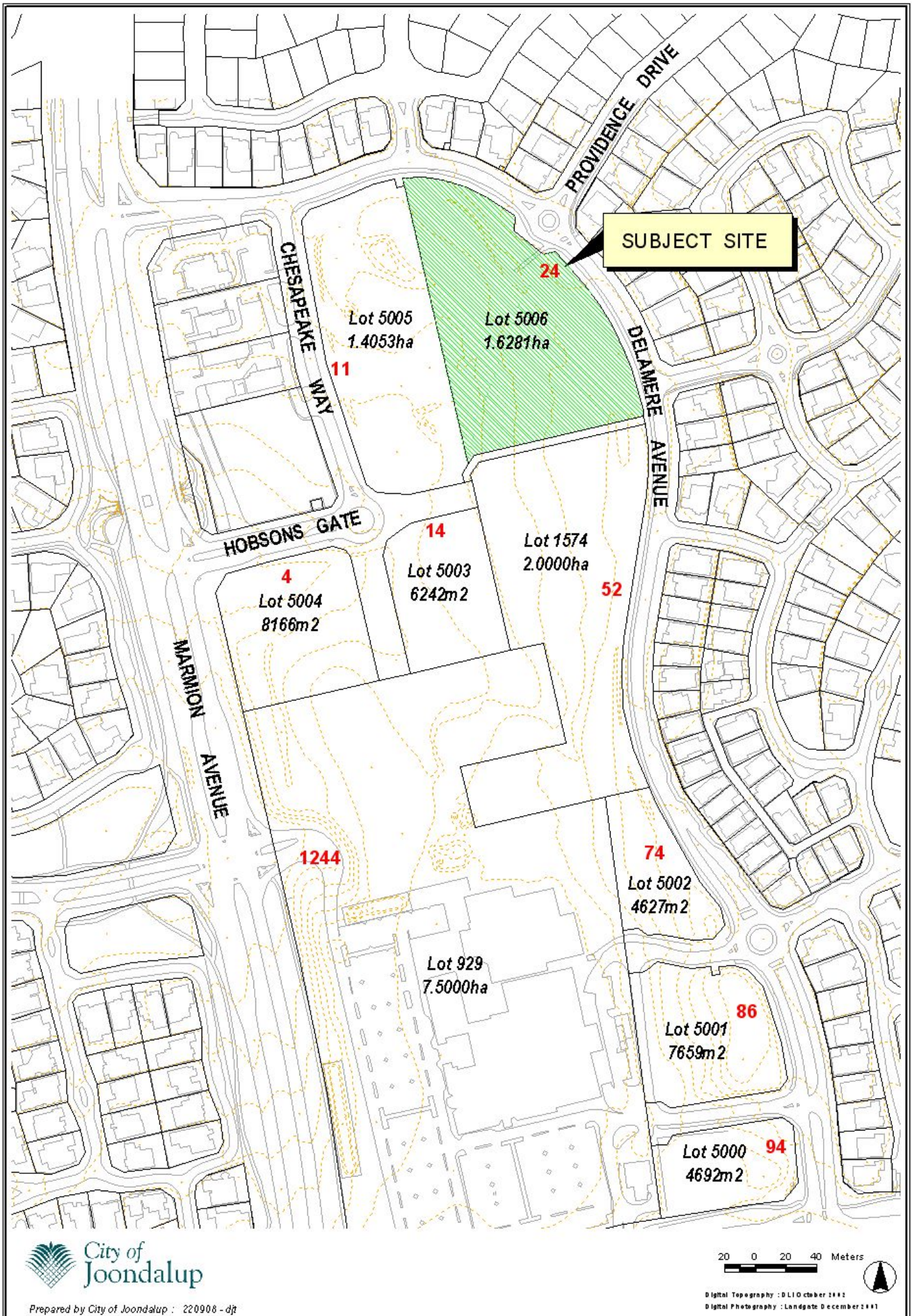
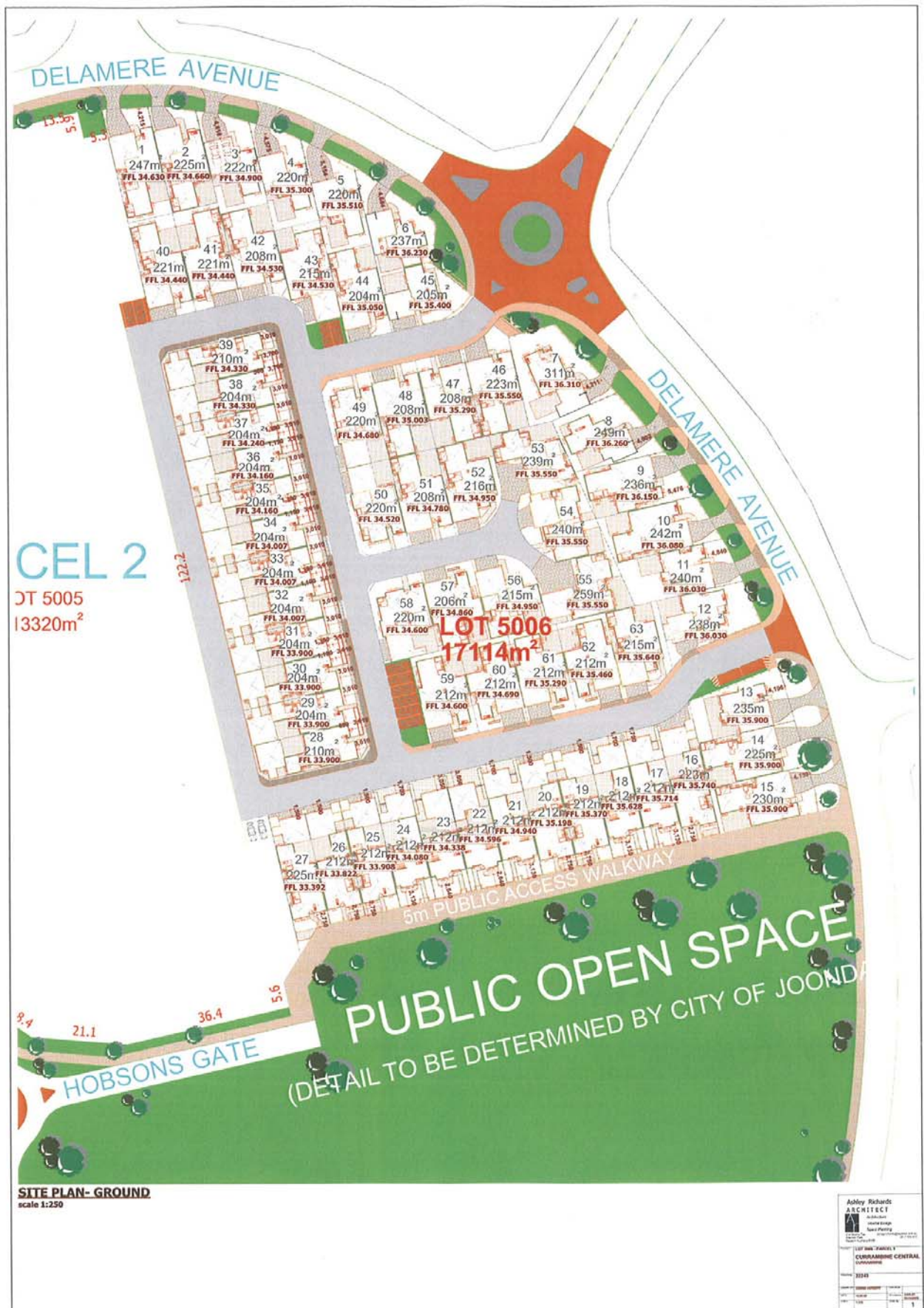
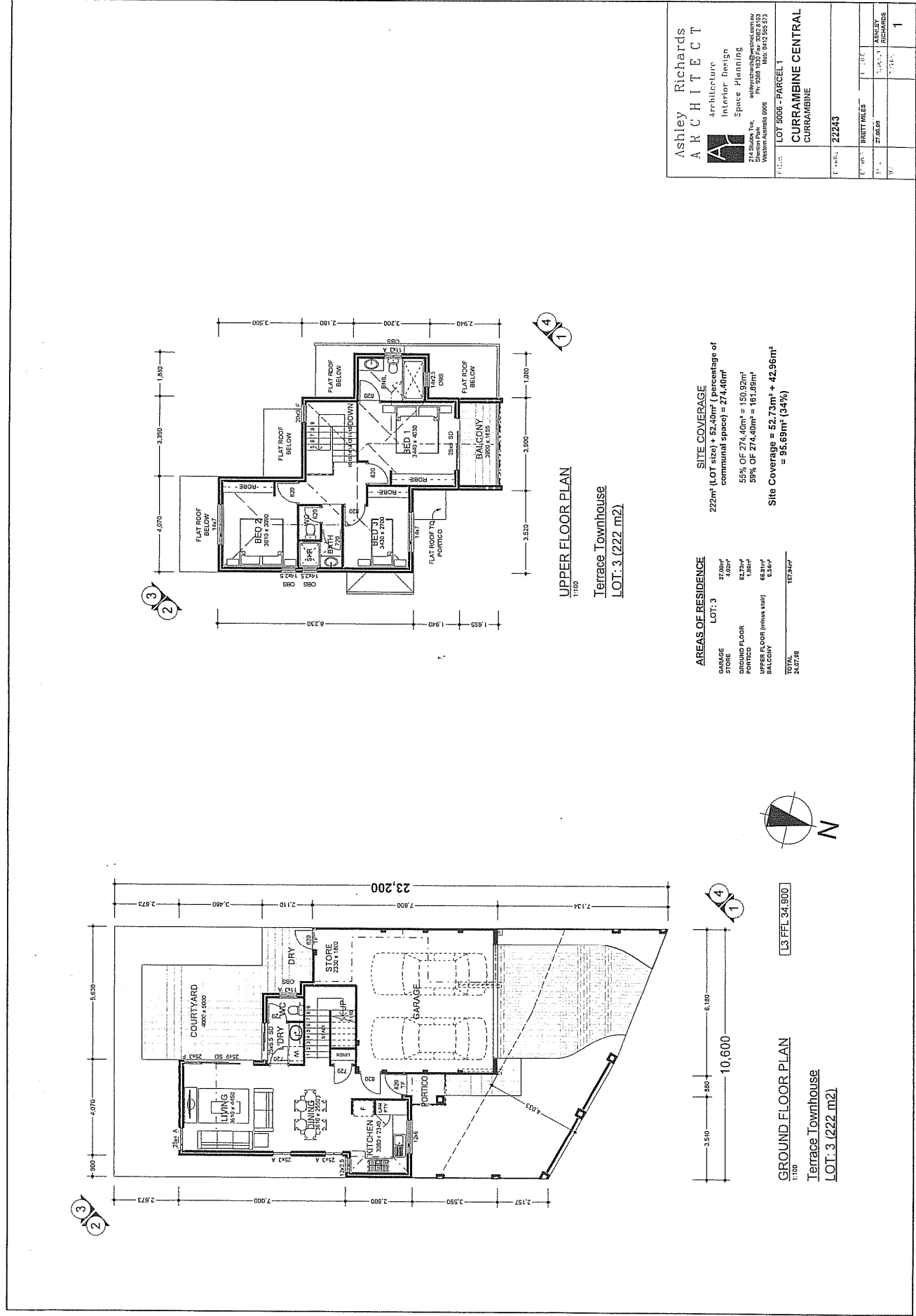
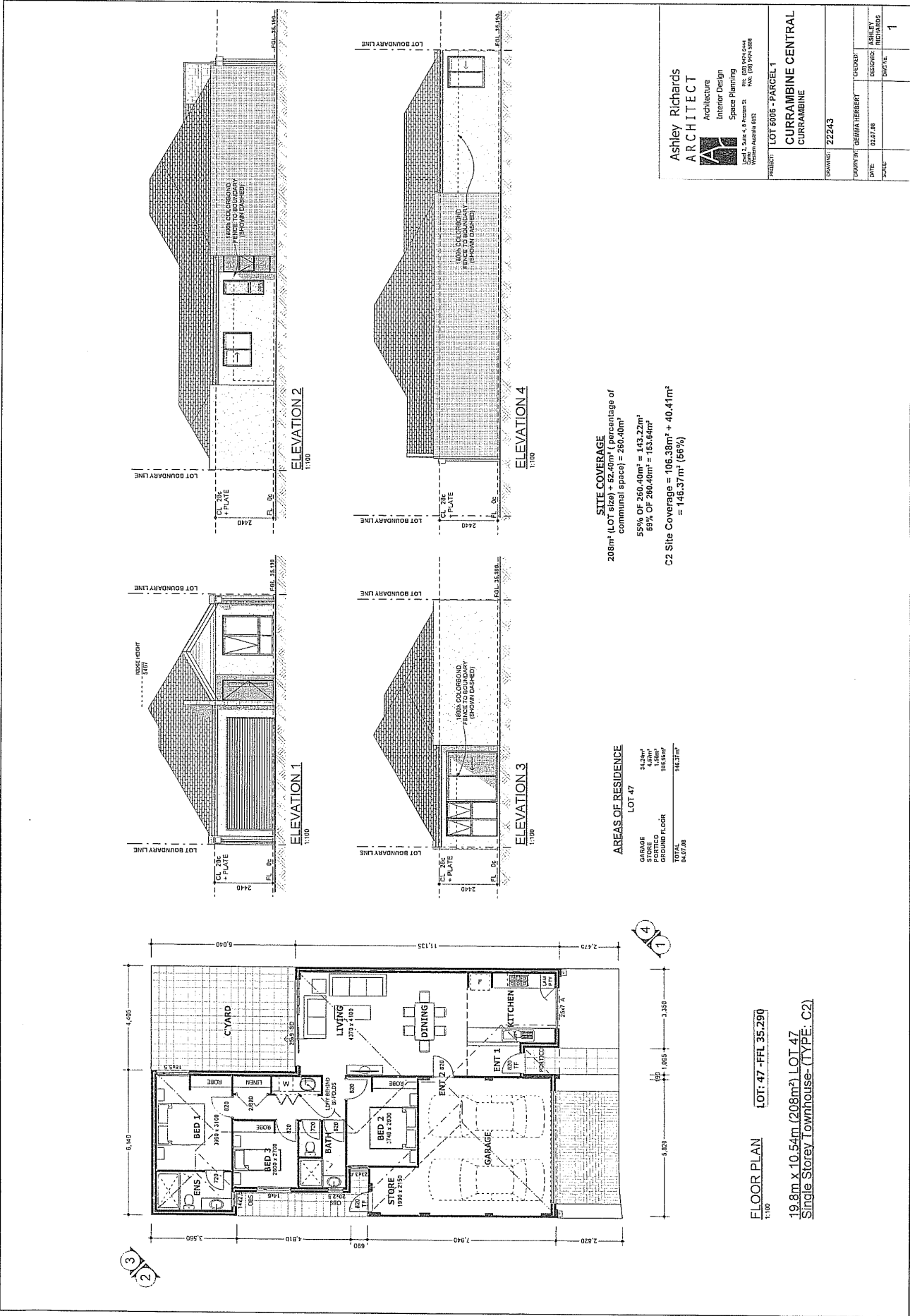


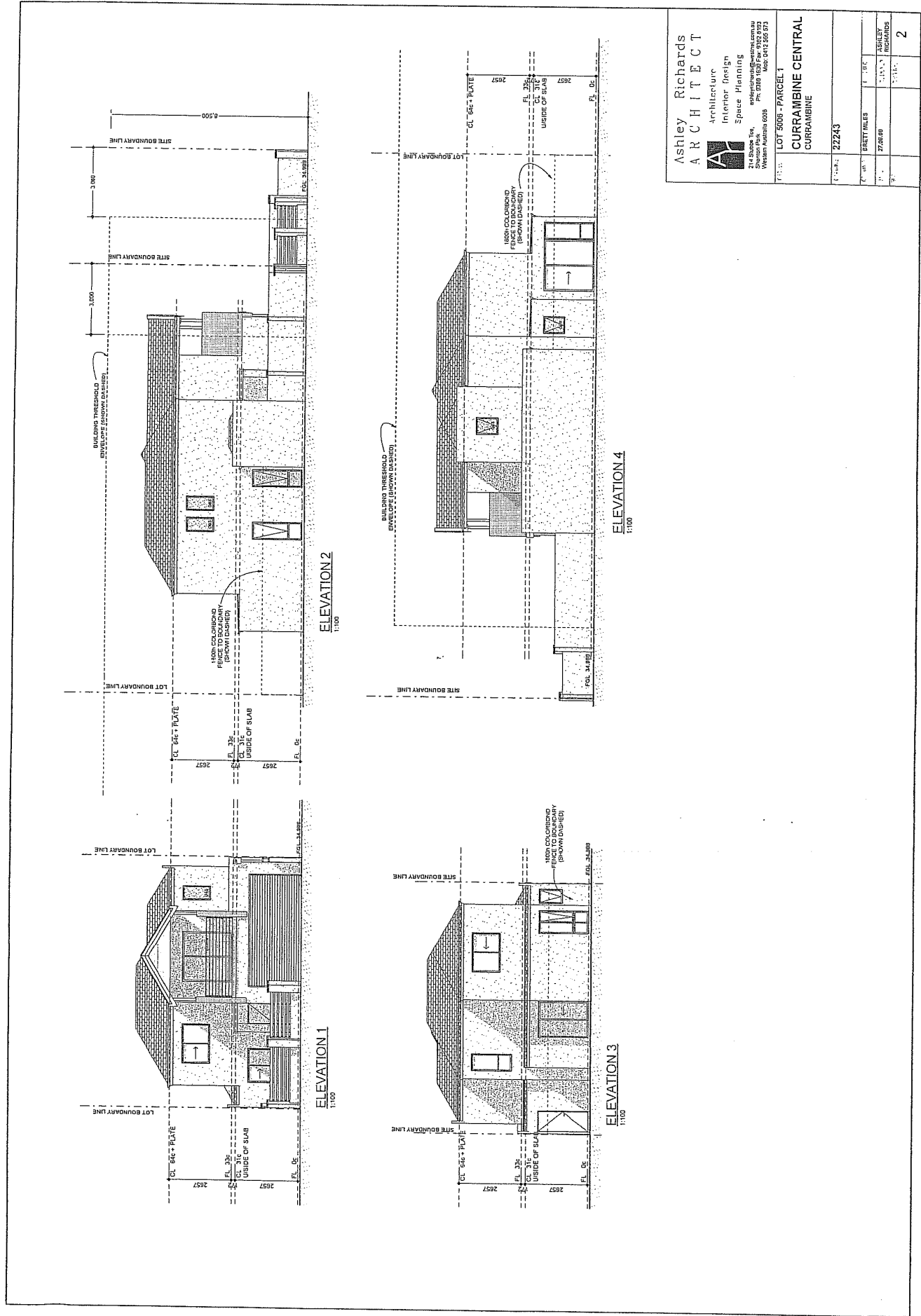


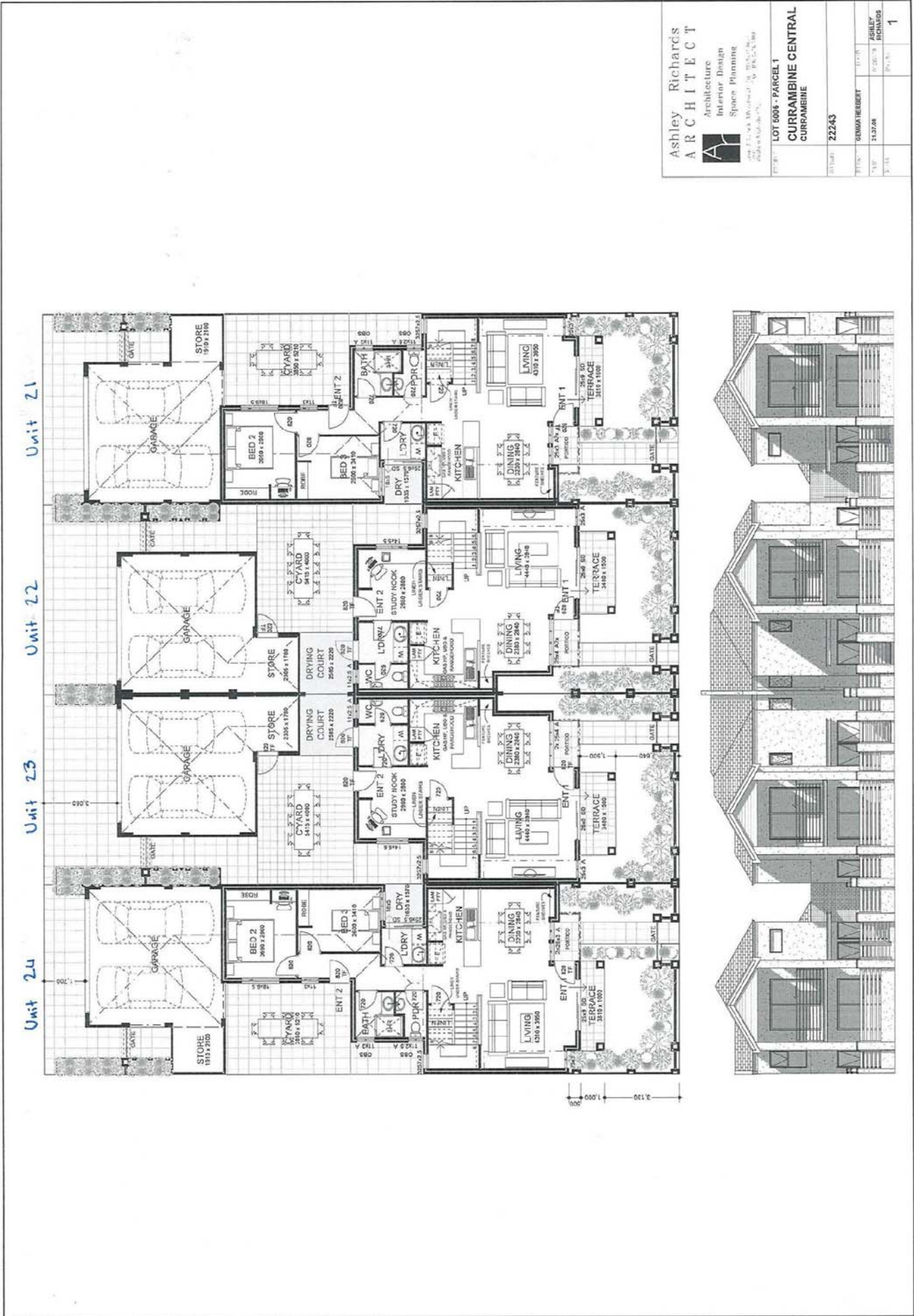














Southern side of Delamere Avenue entry



Northern side of Delamere Avenue entry



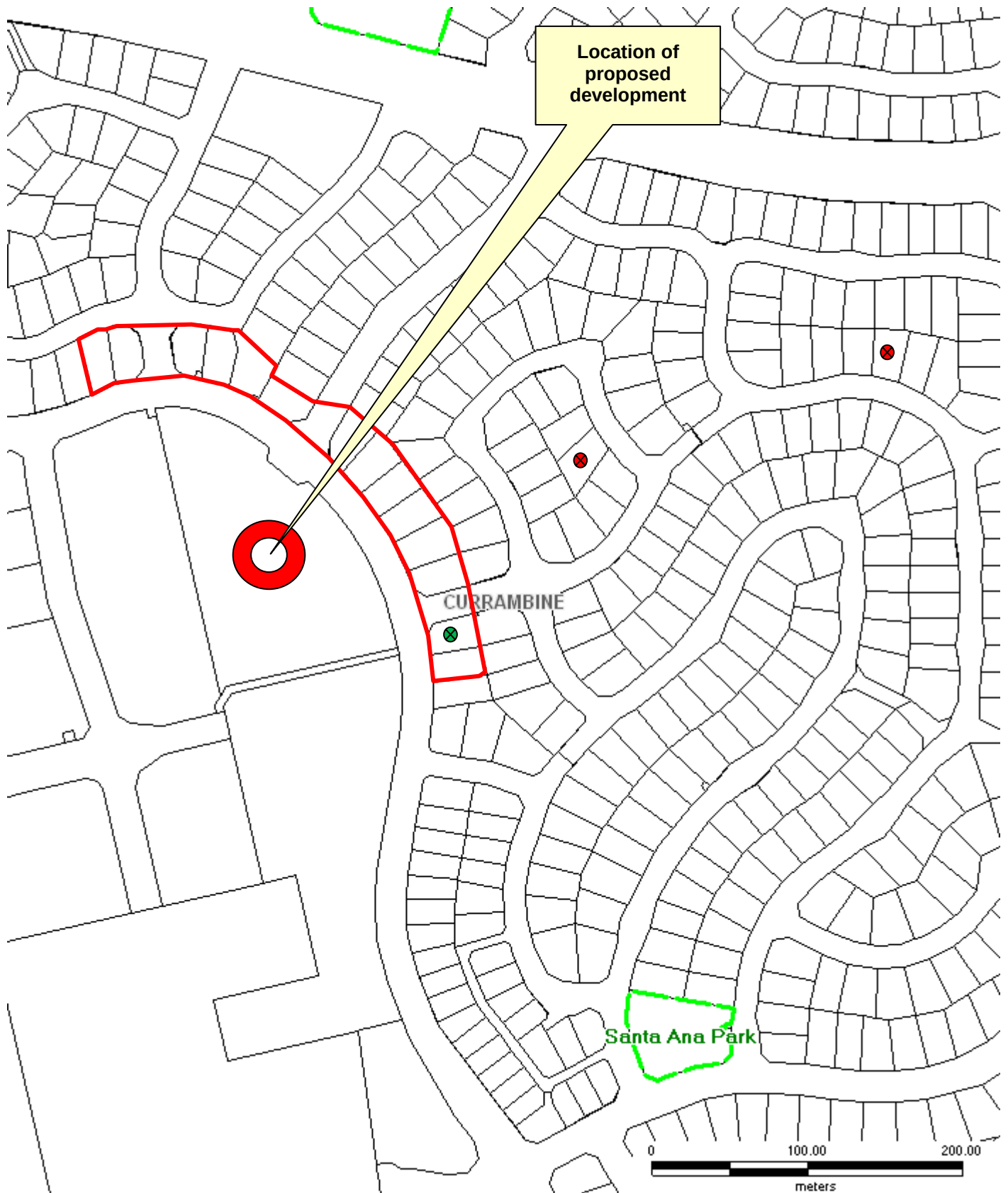
View of Units 16 to 27 along southern Communal Street



View of Units 28 to 39 from southern Communal Street



View from Public Open Space

**KEY**

- ✖ Objection
- ⊗ No Objection
- ◇ Neutral
- Area of letters sent to nearby owners

◇ No address provided

Appendix 1 – Variations to the Residential Design Codes

Criteria	R-Code Requirement	Proposed
<u>Communal street setback</u>		
Unit 12	2.5m or 1.5m for porch or balcony	1.892m
Unit 16, 19, 20, 25 – 27		1.5m
Unit 17, 18, 21, 24, 57, 63		2.0m
Unit 42, 43		2.4m
Unit 47		2.47m
Unit 52, 58		2.3m
Unit 54		2.4m
Unit 59 – 62		2.46m
<u>Side/rear boundary setbacks</u>		
Unit 1, 40, 41		
GF Bed 3	1.5m	1.0m
GF Bed 1	1.5m	1.0m
Unit 2, 14, 15, 46-48, 51, 52, 63		
GF Bed 3	1.5m	1.0m
Unit 3 – 5		
GF Dining room	1.5m	0.9m
UF Bed 2 & 3	1.2m	0.9m
Unit 8 GF Living room	1.5m	0.837m
Unit 9		
GF Bed 3	1.5m	1m
GF Dining room	1.5m	1.08m
Unit 10 GF Bed 3	1.5m	1.235m
Unit 11		
GF Dining room	1.5m	1m
UF Bed 2	1.2m	0.8m
UF Bed 3	1.2m	0.4m
Unit 12 GF Dining room	1.5m	0.72m
Unit 13 GF Living & dining room	1.5m	1.44m
Unit 22, 23		
UF Bed 1	1.2m	1m
UF Ensuite	1.2m	0.75m
Unit 42, 44 GF Bed 3	1.5m	1.1m
Unit 43 GF Bed 2	1.5m	1.1m
Unit 53 GF Dining room	1.5m	0.8m
Unit 54 GF Bed 1	1.5m	1m
Unit 55 GF Bed 1	1.5m	1m
Unit 57 GF Bed 1 & 3	1.5m	1m
Unit 59 – 62		
GF Bed 1 & 3	1.5m	1m
GF Dining room	1.5m	1.08m
<u>Open space</u>		
Unit 42	45%	43%
Unit 43	45%	44.6%
Unit 44	45%	44%
Unit 47	45%	44%
Unit 48	45%	44%
Unit 51	45%	44%
<u>Outdoor living</u>		
Unit 17, 18, 21, 24	Directly accessible from habitable room	Accessible from a hallway

Unit 22, 23	Min. dimension 4m Directly accessible from habitable room	Min. dimension 3.8m Accessible from a hallway
Unit 54	Min. dimension 4m	Min. dimension 3.65m
Unit 55	Min. dimension 4m	Min. dimension 3.42m
Unit 58	Min. dimension 4m	Min. dimension 3.9m
<u>Cone of vision</u>		
Unit 3 Bed 2	4.5m	2.8m east
Unit 3 Bed 2	4.5m	4.2m south
Unit 4 Bed 2	4.5m	2.4m east
Unit 5 Bed 2	4.5m	3.1m east
Unit 5 Bed 2	4.5m	4.1m south
Unit 6 Balcony	7.5m	3.5m south
Unit 8 Bed 2	4.5m	4.0m west
Unit 11 Bed 3	4.5m	1.6m north
Unit 12 Bed 2	4.5m	3.1m north
Unit 22 Bed 2	4.5m	1.3m west
Unit 22 Bed 3	4.5m	3.8m east
Unit 23 Bed 2	4.5m	1.3m east
Unit 23 Bed 3	4.5m	3.8m west