

Attachment B

First Floor Setback Summary

Attachment B: Coneill Place First Floor Setback Summary

The following table (figure 1) outlines the approved first floor setbacks within Coneill Place, measured from the first-floor building line to the site boundary.

Property	First Floor Side Setback	Private Open Space Location	Source	Attachment C Drawing Reference
2	419mm – 2502mm	Rear of site	D/2015/982:	Drawing A
2A	738mm – 1845mm	Rear of site	Approved plan titled 'First floor plan', prepared by Arkivis, dated 10/07/2015.	
4	827mm – 3200mm	Rear of site	D/2019/554:	Drawing B
4A	900-3900mm	Rear of site	Approved plan titled "First floor Plan" prepared by Arkhaus, dated 20/10/20.	
6	Eastern setback (from 5 Coneill Place): 1325mm – 4000mm Southwestern setback (from 6A Coneill Place): 1802mm – 3200mm	Rear and side	CDC/389-0314: Approved plan titled "Proposed first floor analysis", prepared by Development Design Pty Ltd, dated 26/03/2014	Drawing C
6A	Northern setback (from 6 Coneill Place): 900mm – 1499mm Southern setback (from 7 Coneill Place): 4087mm – 5340mm	Rear of site	CDC/389-0314: Approved plan titled "Proposed first floor analysis", prepared by Development Design Pty Ltd., dated 26/03/2014.	Drawing D
7	Northern setback (from 6A Coneill Place): 907mm - 5913mm	Rear of site	CDC/389-0314: Approved plan titled "Proposed first floor analysis",	Drawing E

	Southern setback (from 8 Coneill Place): 900mm – 1499mm		prepared by Development Design Pty Ltd, dated 16/01/014.	
9	Northern setback (from 8 Coneill Place): 3400mm – 6900mm Western setback (from 9B Coneill Place): 1600mm Southern setback (from 10 Coneill Place) : 2900m	Side boundary (north of site)	D/2009/2125: Approved plan titled “Proposed first floor analysis”, prepared by Development Design Pty Ltd, dated 18/09/09.	Drawing F
9B	Northern setback (from 8 Coneill Place): 2000mm - 2300mm North eastern setback (from 9B Coneill Place): 3900mm South eastern setback (from 10 Coneill Place): 1700mm to 9000mm	Rear of site	D/2015/501: Approved plan titled ‘First Floor Plan’, prepared by The Site Foreman.	Drawing G

Figure 1: Approved two storey developments in Coneill Place

The following table (figure 2) outlines the first-floor setbacks that are proposed under development applications that are currently under assessment by Council, or that have previously been approved but were not constructed. The proposed first floor setbacks have been measured from the first-floor building line to the site boundary.

Property	Existing Development	Proposed First Floor Side Setback	Private Open Space Location	Source	Attachment C Drawing Reference
1	Single story dwelling. Two storey dwelling proposed and currently under assessment.	1650mm	Rear of site	D/2022/610 (Under assessment): Amended architectural plans notified 26 April 2023.	Drawing H

				Drawing title 'First Floor Plan' Rev. C, prepared by Hecticrat architects dated 20/1/23.	
3	Single Storey dwelling. Two storey dwelling proposed and currently under assessment.	900mm – 4240mm	Rear of site	D/2022/1224 – (under assessment). Plans notified 30 November 2022	Drawing I
3A	N/A	900mm-3500mm	Rear of site	Proposed first floor plan titled "DA106 Issue 1", prepared by Vaughan architects dated 4/10/22.	
5	Single Storey dwelling	N/A	N/A	N/A	N/A
10	Single Storey Dwelling	Western setback (from 9 & 9B Coneill Place): 1700mm – 8200mm	Side and rear of site. Existing site contains POS at rear of site only.	D/2004/1663 A two-storey dwelling approved but not constructed and no longer a valid consent. Approved plan titled "upper floor plan", dated 10.12.04.	Drawing J

Figure 2: Other developments in Coneill Place