

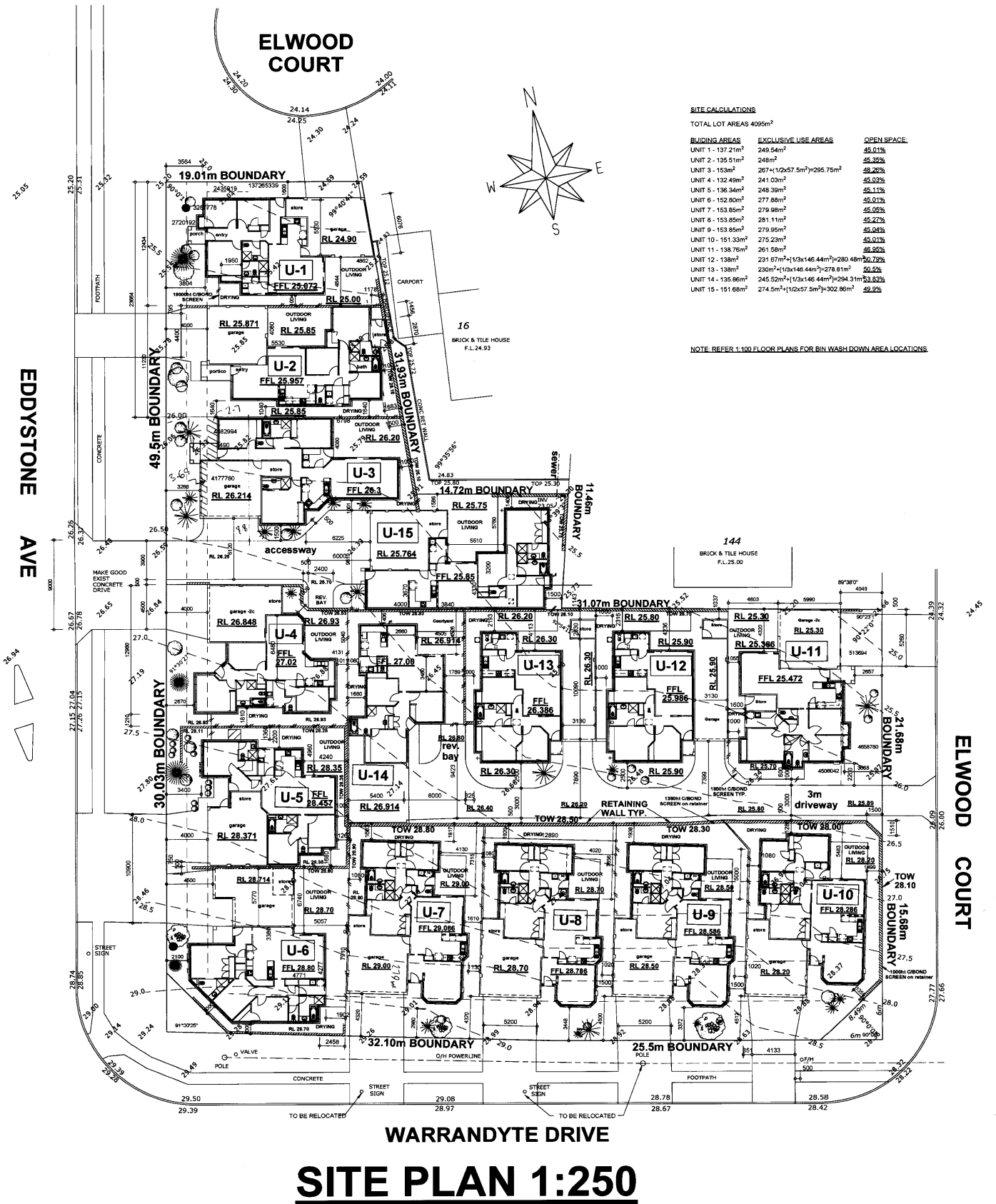
**SUBJECT SITES**  
Lot 1 - 110 Eddystone Ave  
Lot 2 - 112 Eddystone Ave  
lot 143 - 3 Elwood Ct





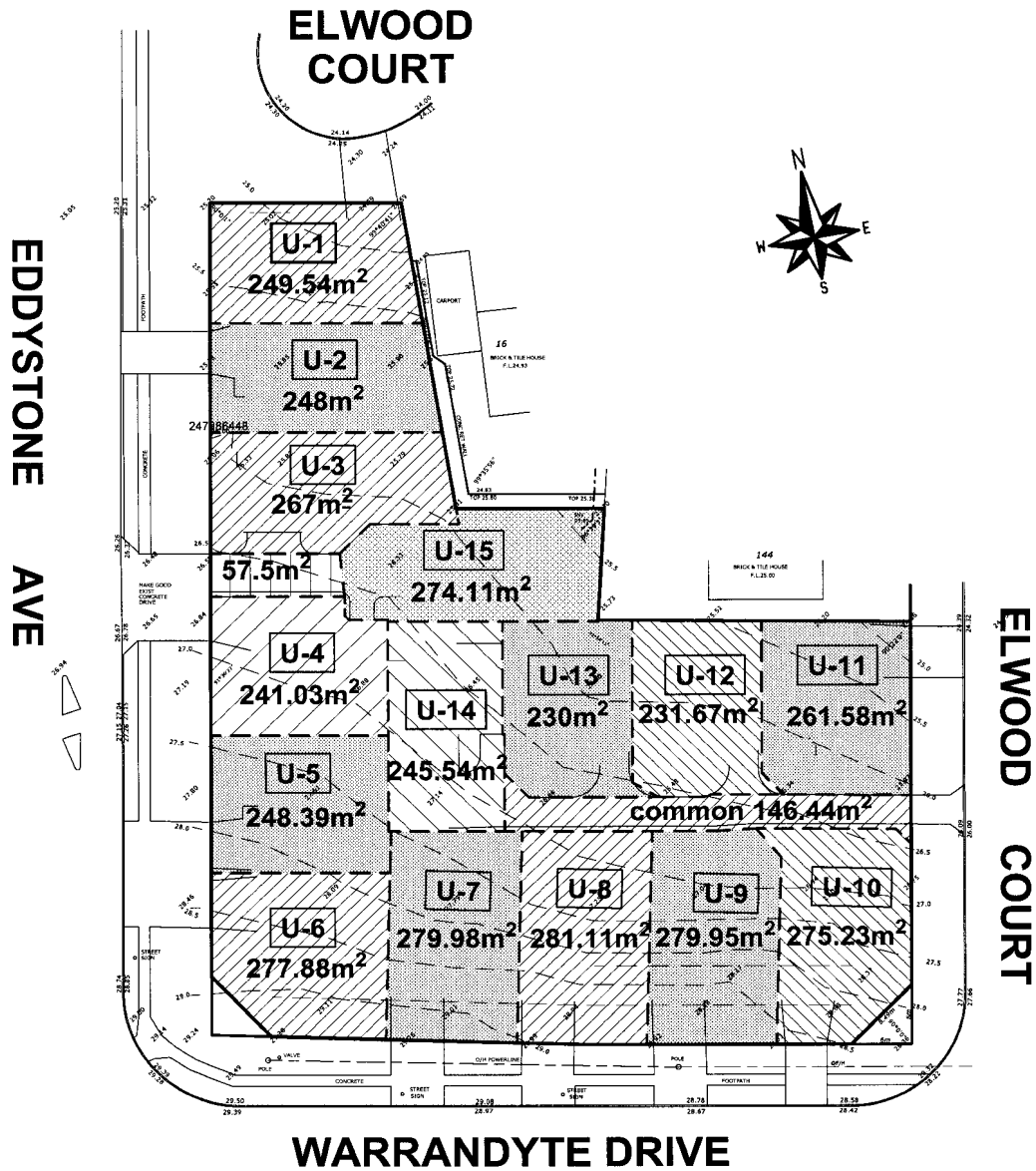
**SUBJECT SITES**  
Lot 1 - 110 Eddystone Ave  
Lot 2 - 112 Eddystone Ave  
lot 143 - 3 Elwood Ct





**SITE PLAN 1:250**

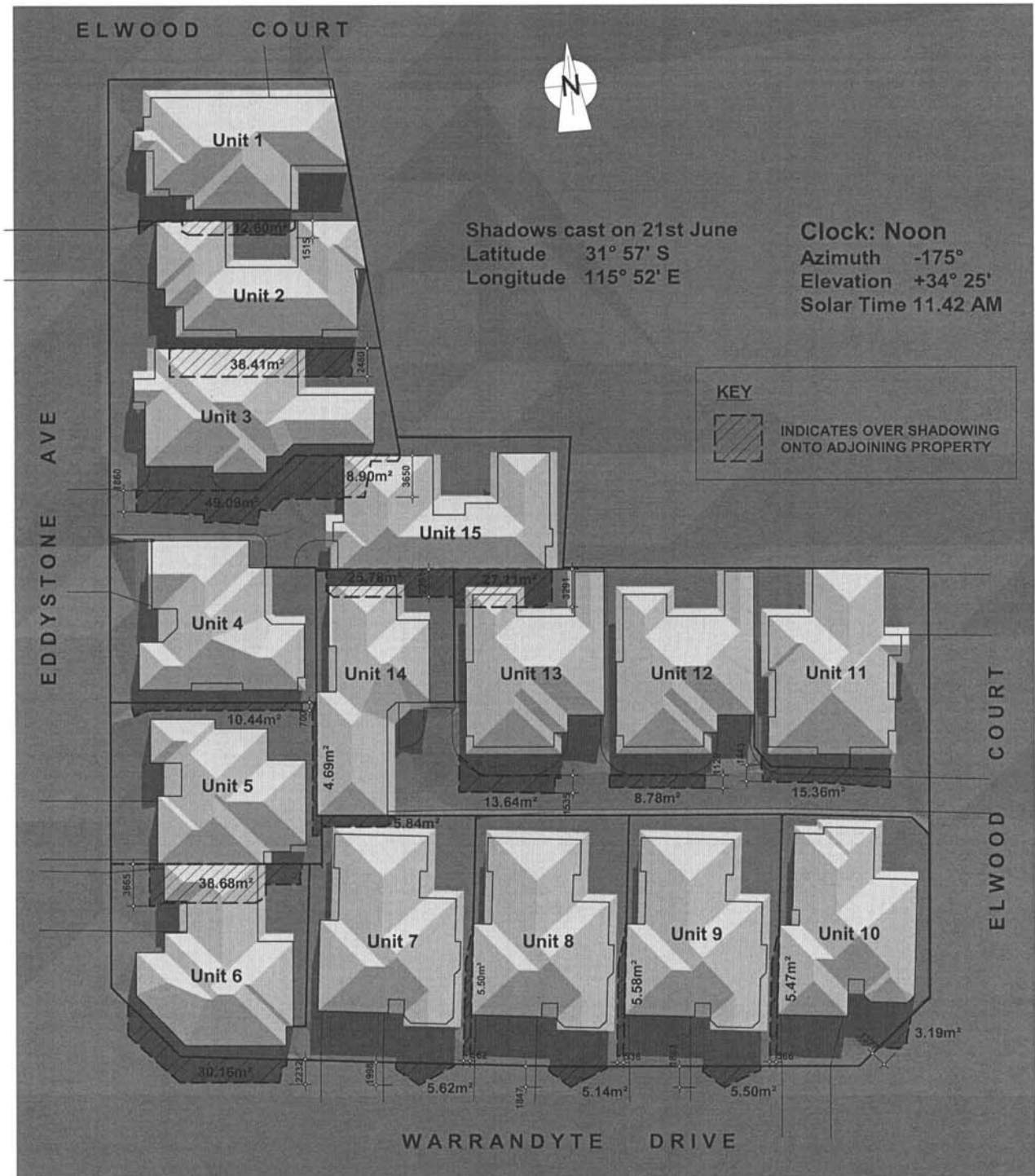
<b>VISTA DESIGNS</b> Architectural Drafting Design Service SUITE 4 201 SEVENHILLS ST QUEENSBURG PARK 0107 TEL. 94584895 FAX. 94584892 © copyright	DATE	REVISIONS	TITLE:	DATE:
	20-5-5	VARIOUS AMENDMENTS AS PER 11-5-5 DA ADDRESS.	PROPOSED DEVELOPMENT FOR I & A INVESTMENTS LOT 1 WARRANDYTE DR LOT 2 EDDYSTONE AV, CRAIGIE	8-03-05
	30-5-5	REPLACE US DESIGN, AMMEND LEVELS & CROSSOVER		SCALE:
	28-6-5	REDUCE BUILD AREA FOR UNITS 7-10 & MODIFY LOT SIZES FOR UNITS 5-10		1:250
	28-6-5	REDUCE BUILD AREA FOR UNITS 11-14 & INCREASE FRONT SETBACK TO UNITS 1 & 11		DRAWN BY:
	4-7-5	MODIFY LOT SIZES FOR UNITS 4, 5 & 12-14. REDUCE U2 BUILD AREA, INCREASE U10 OPEN SPACE, RELOCATE U12 & 13 STORES OFF BOUNDARY, INCREASE U3 FRONT AVERAGE SETBACK, REDUCE BOUNDARY WALL LENGTH TO U2, REDUCE LEVELS TO U5&6		T.M
				DWG. No.:
				2475
				SHEET No.:
				1 OF 15



# EXCLUSIVE USE AREAS

SCALE 1:500

<b>VISTA DESIGNS</b> <i>Building Designers</i> SUITE 4 201 SEVENOAKS ST QUEENS PARK 6107 TEL. 94584995 FAX. 94584093 © COPYRIGHT	DATE	No.	REVISIONS	TITLE: <b>PROPOSED DEVELOPMENT FOR I &amp; A INVESTMENTS LOT 1 WARRANDYTE DR LOT 143 ELWOOD CRT LOT 2 EDDYSTONE AVE CRAIGIE</b>	DATE:	8-03-05
		20-5-5	VARIOUS AMMENDMENTS AS PER 11-5-5 'DA ASSESS'		SCALE:	1:500
		4-7-5	VARIOUS AMMENDMENTS AS PER 'DA ASSESS' No 2		DRAWN BY:	TM
					DWG. No.:	2475
					SHEET No.:	2 OF 15



### SHADOW DIAGRAMS

SCALE 1:350

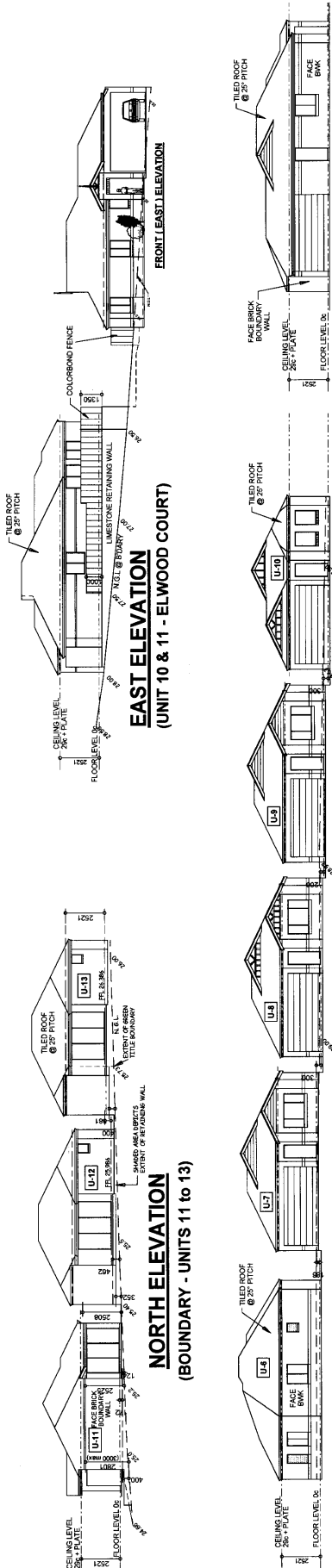
#### Vista Designs

Suite 4, 201 Sevenoaks Street  
 Queens Park WA 6107

Telephone: 08 9458 4995 Fax: 08 9458 4093  
 Email: vistadesigns@inet.net.au

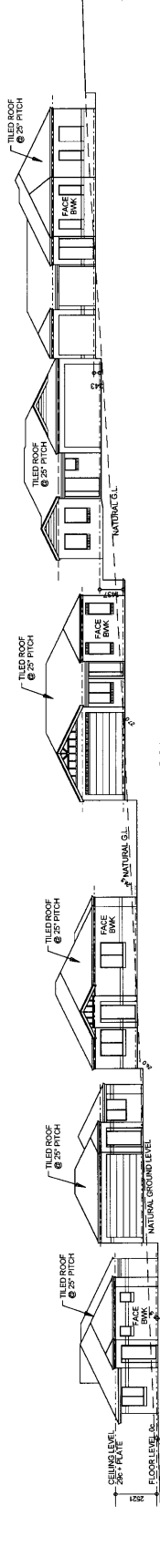
© 2004 VISTA DESIGNS

<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	DATE	REVISION				PROJECT Proposed Development CLIENT I & A Investments ADDRESS Lot 1 Warrandyte Drive Lot 143 Elwood Court Lot 2 Eddystone Ave	PROJECT # 2475 DWG # 03 OF 15
	ISSUE	DATE	REVISION					
	DWG DATE 1/06/2005 PLOT DATE SCALE 1:350	DRAWN JS ISSUE No.	DRAWING Shadow Diagrams					
This work is not to be copied or reproduced in any form without the prior written permission of the author	DRAWN JS ISSUE No.	DRAWING Shadow Diagrams						
This work is not to be copied or reproduced in any form without the prior written permission of the author	DRAWN JS ISSUE No.	DRAWING Shadow Diagrams						



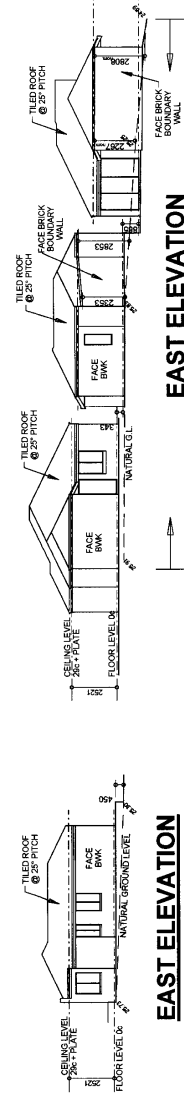
**NORTH ELEVATION**  
(UNIT 1 - ELWOOD ST)

**SOUTH ELEVATION**  
(UNITS 6 to 10 - WARRANDYTE DRIVE)

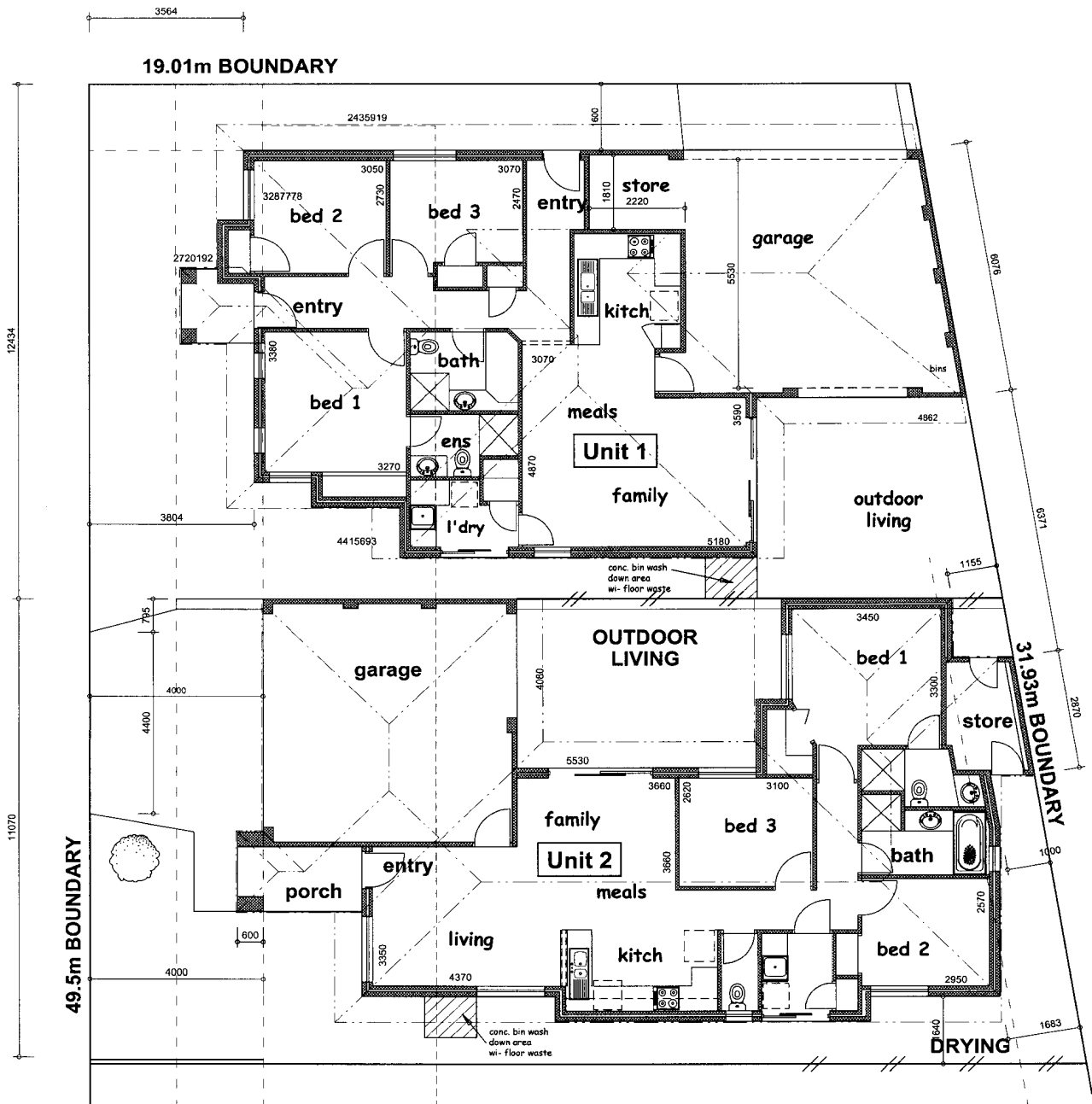


**EAST ELEVATION**  
(UNITS 1 to 3 - BOUNDARY)

**EAST ELEVATION**  
(UNIT 15 - BOUNDARY.)



<b>VISTA DESIGNS</b> Architectural Drafting Design Service SUITE 5 201 SEVENWAYS ST QUEENSLAND 4107 TEL: 08 3208 8888 WWW.VISTADIGNS.COM.AU	DATE: 23-5-5 30-5-5 4-7-5 REVISIONS MODIFY PLS & ELEVATIONS NEW DESIGN FOR US R. MODIFY PLS OF U. 8 & 6 U. 10 & 11 TO BE 2 STOREY DWELLING REMOVE U1, 2 & 3 BOUNDARY WALL	DATE: 8-03-05 SCALE: 1:200 DRAWN BY: T.M. DWG. NO.: 2475 SHEET NO.: 4 OF 15
TITLE: PROPOSED GROUP DWELLINGS GROUP DWELLINGS LOT 1 WARRANDYTE DR LOT 143 ELDYSTONE CT LOT 2 EDDYSTONE AVE CRAIGIE		



## FLOOR PLANS - UNIT 1 & 2

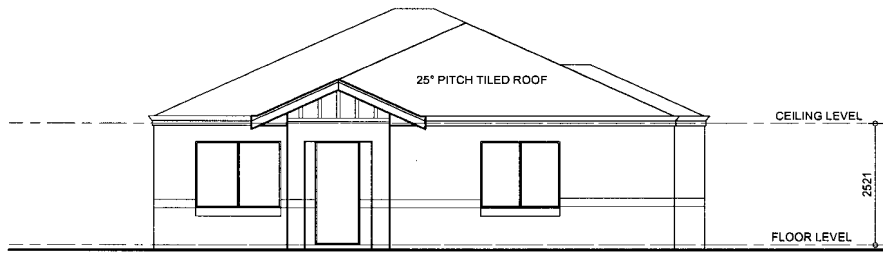
137265339

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 Design Service  
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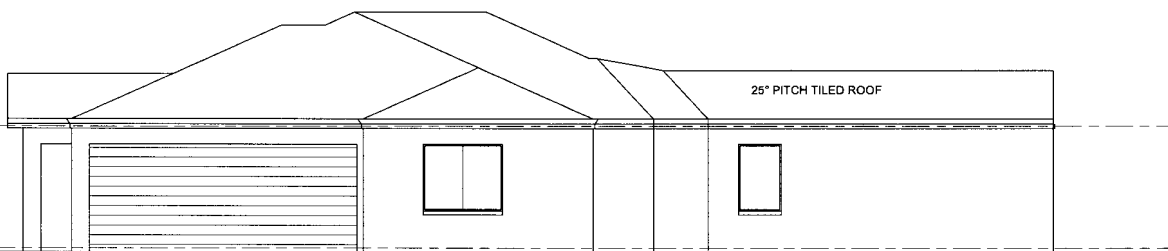
DATE	No.	REVISIONS
23-5-5		REDUCE BUILDING AREAS. U2-MODIFY REAR SETBACK. ADD BIN AREAS
1-7-5		REDUCE U2 BUILD. AREA

TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

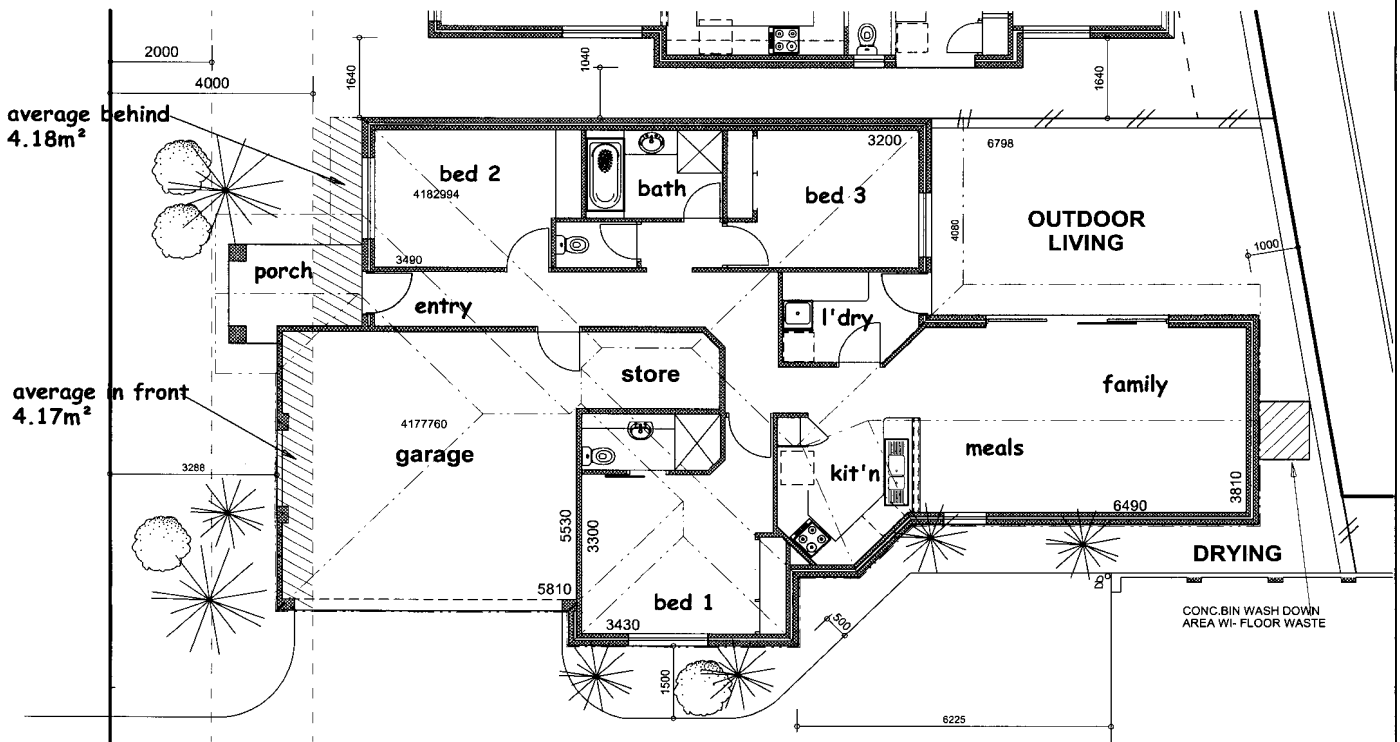
DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	5 OF 15



**FRONT ( WEST ) ELEVATION**



**SIDE ( SOUTH ) ELEVATION**



**FLOOR PLAN - UNIT 3**

157411437

BUILDING AREA 153m<sup>2</sup>

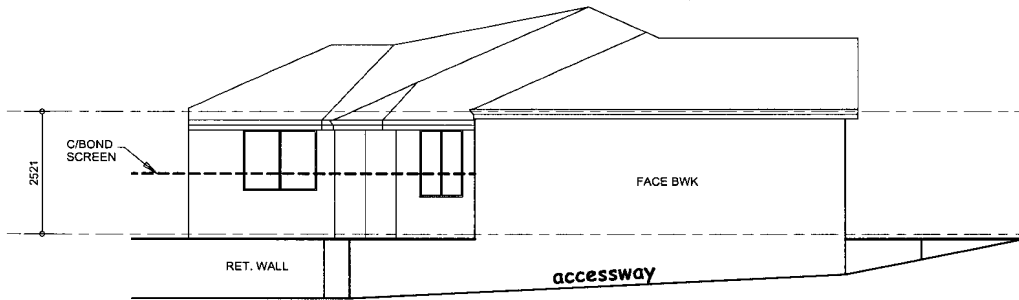
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DATE	No.	REVISIONS
23-5-5		REMOVE EAST WINDOW TO FAMILY
4-7-5		INCREASE U3 FRONT AVERAGE/SETBACK

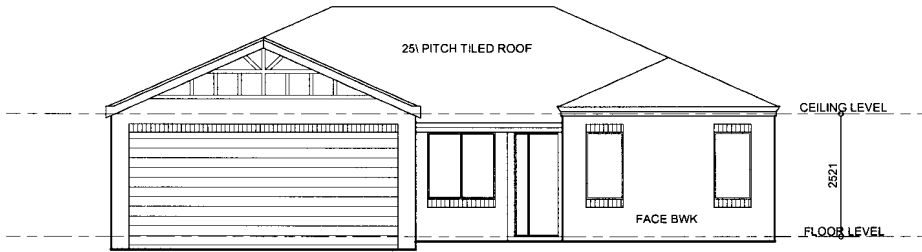
TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	6 OF 15

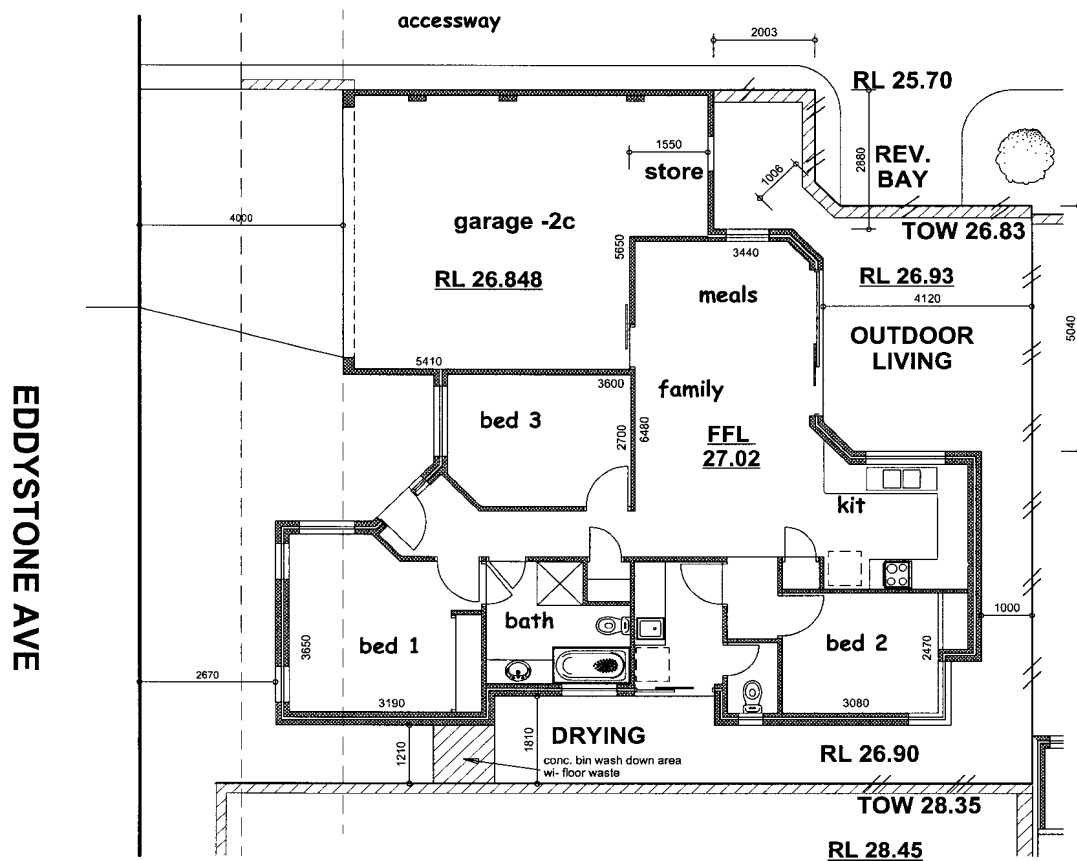




**SIDE ( NORTH ) ELEVATION**



**FRONT ( WEST ) ELEVATION**



**FLOOR PLAN - UNIT 4**

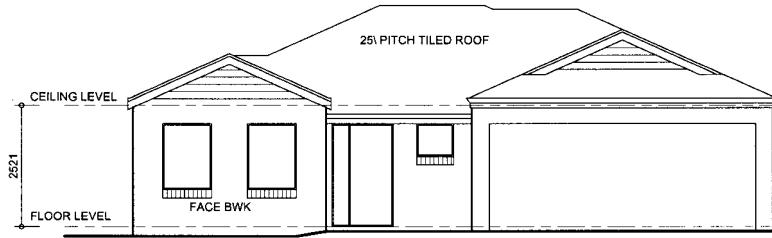
LIVING AREA -94.81m<sup>2</sup>  
 GARAGE/STORE AREA -37.68m<sup>2</sup>  
 TOTAL AREA -132.49m<sup>2</sup>

37681100  
 94819403  
**VISTA DESIGNS**  
*Architectural Drafting*  
*Design Service*  
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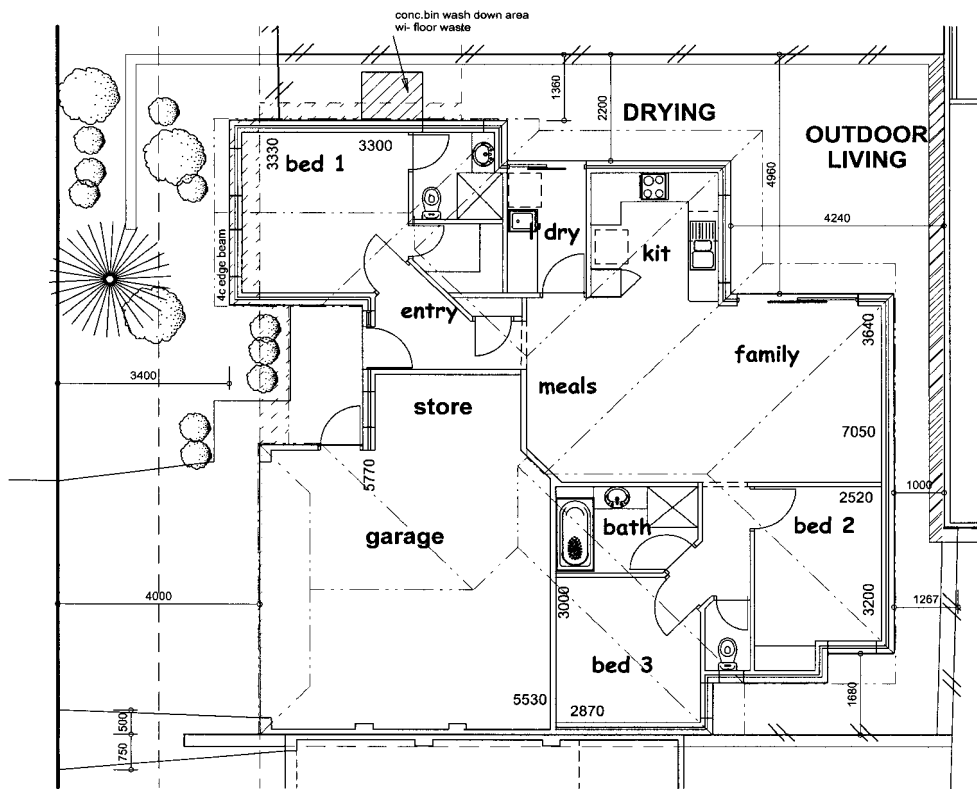
DATE	REVISIONS
23-5-5	REDUCE BUILDING SIZE & INCREASE EXC. USE. ADD ADDITIONAL ELEVATION, INCREASE FRONT SETBACK

TITLE:  
**PROPOSED DEVELOPMENT FOR I A INVESTMENTS**  
**EDDYSTONE AVE,**  
**WARRANTYTE,**  
**ELWOOD CRT**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	7 OF 15



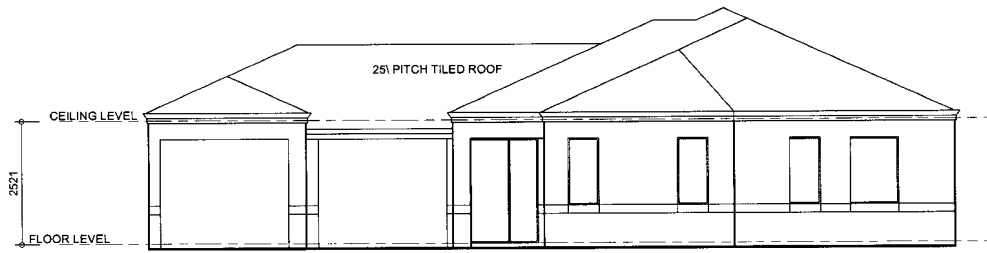
**FRONT ( WEST ) ELEVATION**



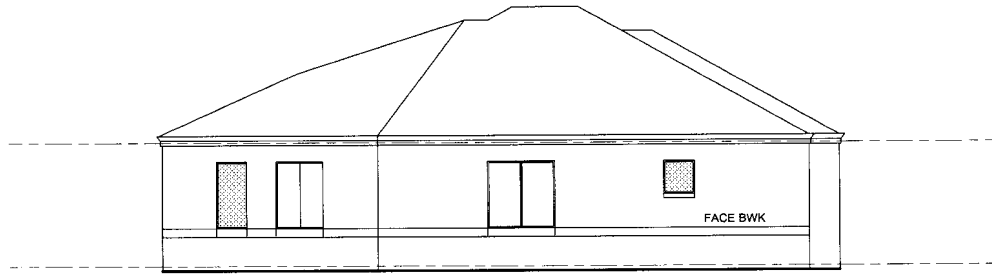
**FLOOR PLAN - UNIT 5**

GROSS LIVING AREA - 97.52m<sup>2</sup>  
 GARAGE/STORE AREA - 38.82m<sup>2</sup>  
 TOTAL AREA - 136.34m<sup>2</sup>

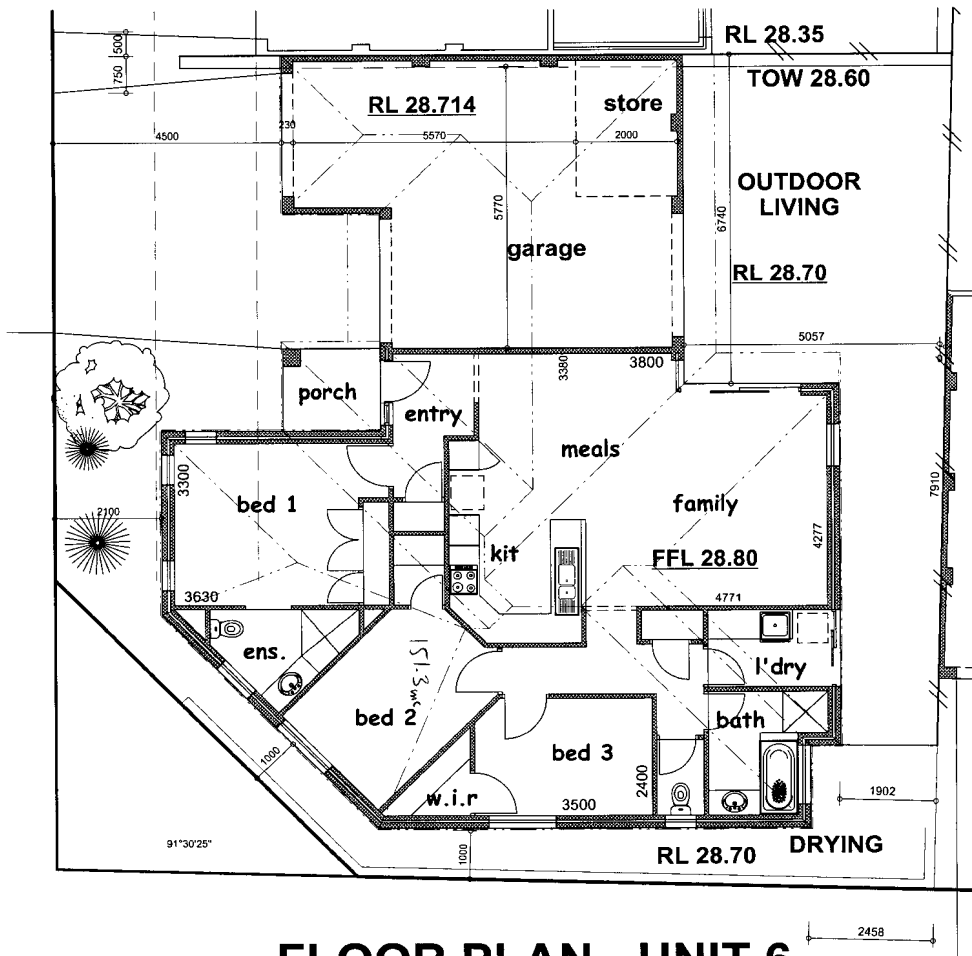
<b>VISTA DESIGNS</b> Architectural Drafting Design Service SUITE 4 201 SEVENOAKS ST QUEENS PARK G107 TEL. 94584895 FAX. 94584893 © COPYRIGHT	DATE	No.	REVISIONS	TITLE:	DATE:
	23-5-5		REDUCE BUILDING AREA	<b>PROPOSED GROUP DWELLINGS</b>	08-03-05
	31-5-5		REDESIGN PLAN- FLIP GARAGE LOCATION, AMMEND LEVELS	<b>FOR 1 &amp; A INVESTMENTS</b>	SCALE: 1:100
	4-7-5		INCREASE FRONT SETBACK & MODIFY LOT SIZE	<b>LOT 1 WARRANDYTE DR</b>	DRAWN BY: T.M
				<b>LOT 143 ELWOOD CRT</b>	DWG. No.: 2475
				<b>LOT 2 EDDYSTONE AVE, CRAIGIE</b>	SHEET No.: 8 OF 15



**REAR ( EAST ) ELEVATION UNIT 2**



**REAR ( EAST ) ELEVATION UNIT 2**



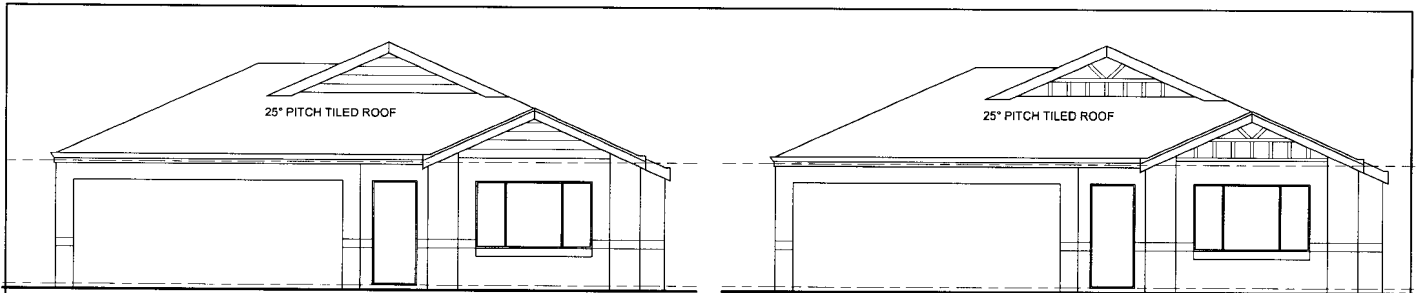
**FLOOR PLAN - UNIT 6**

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DATE	No.	REVISIONS
23-5-5		REDUCE BUILDING SIZE. INCREASE GARAGE WIDTH
4-7-5		MODIFY/ INCREASE LOT SIZE

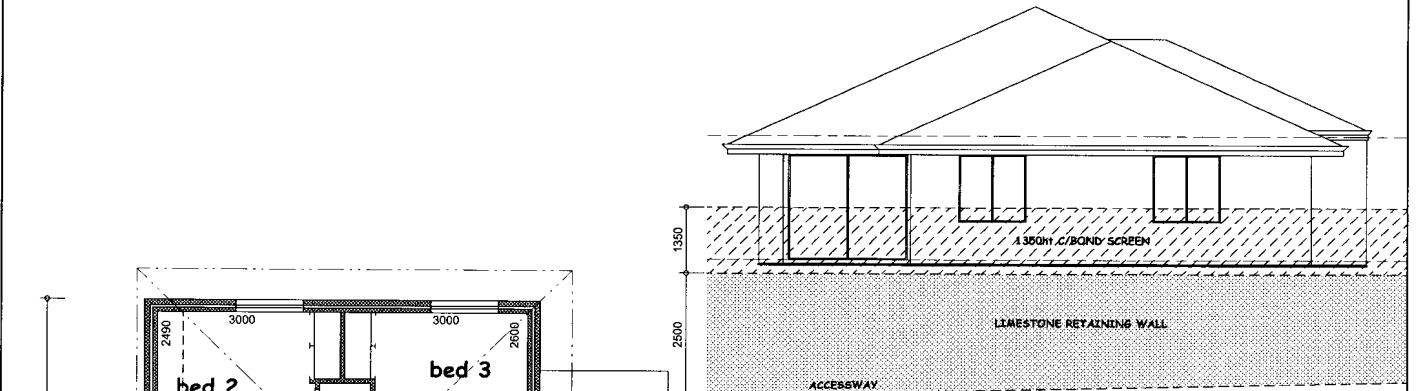
TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	9 OF 15



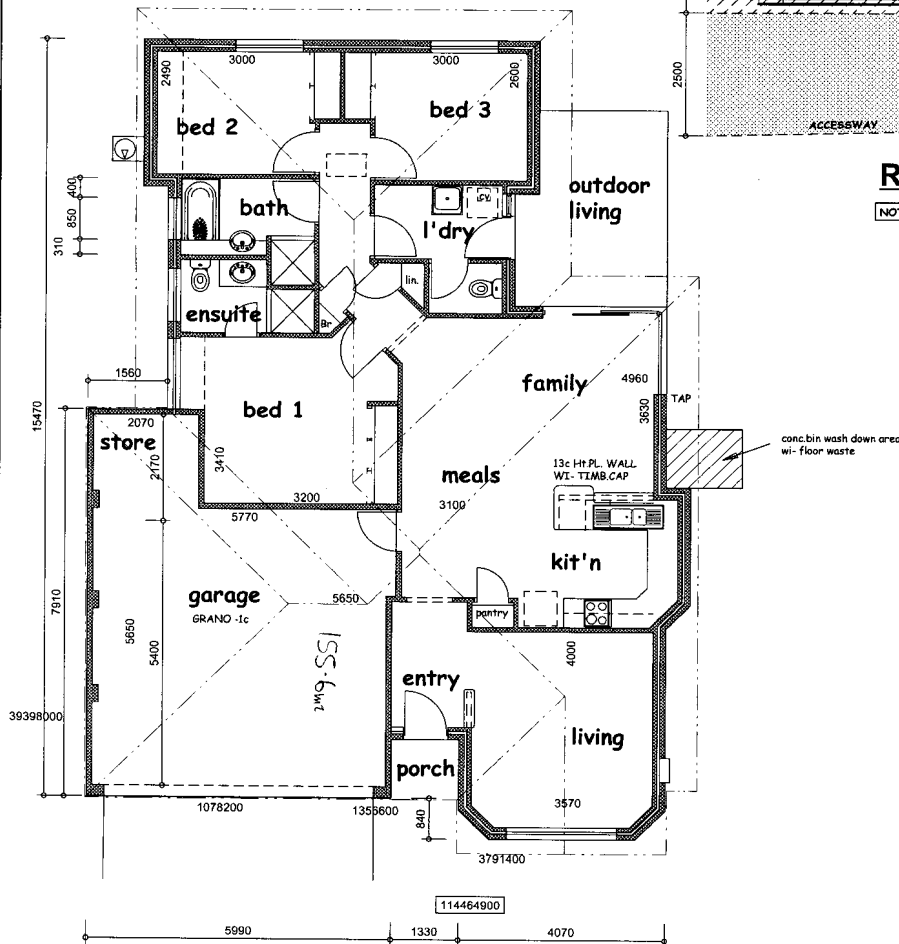
**FRONT ( SOUTH ) ELEVATION-UNIT 7 & 9**

**FRONT ( SOUTH ) ELEVATION -UNIT 8**



**REAR ( NORTH ) ELEVATION**

NOTE: RETAINING WALL SHOWN FOR UNIT 9 ONLY



**FLOOR PLAN 1 : 100**

**U-7 TO 9**

AREA (EXC. C/PORCH & STORE) = 114.46m<sup>2</sup>  
 AREA. GARAGE & STORE) = 39.39m<sup>2</sup>  
 TOTAL=153.85m<sup>2</sup>

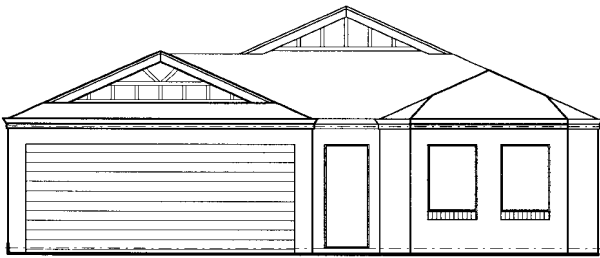
PERIMETER 11

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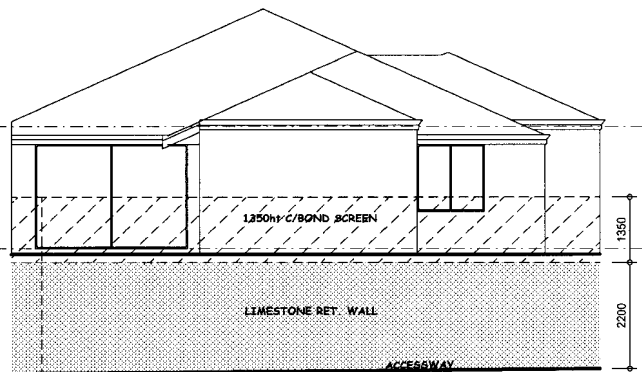
DATE	No.	REVISIONS
23-5-5		REMOVE KITCHEN WINDOW, ADD BIN WASH AREA & REAR ELEVATION
4-7-5		REDUCE BUILD. AREA & MODIFY LOT SIZES

TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

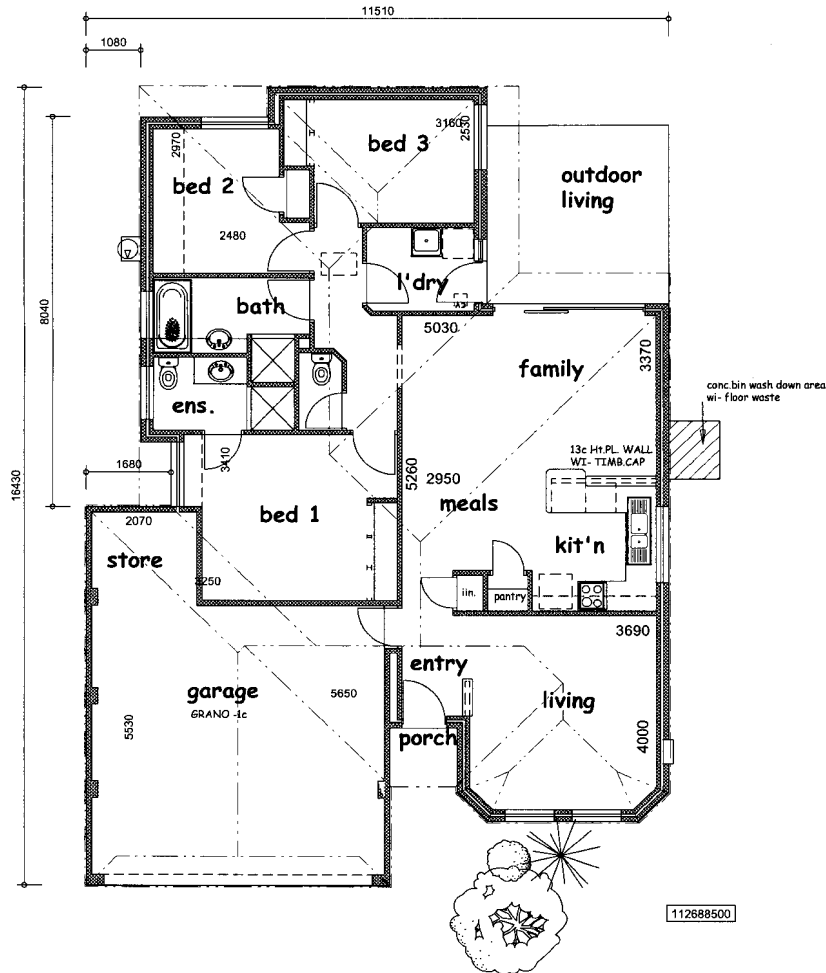
DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	10 OF 15



**FRONT ( SOUTH ) ELEVATION**



**REAR ( NORTH ) ELEVATION**



**FLOOR PLAN 1 : 100**

AREA (EXC. C/POR'T & STORE) = 112.68m<sup>2</sup>  
 AREA. GARAGE & STORE) = 38.65m<sup>2</sup>  
 TOTAL AREA. = 151.33m<sup>2</sup>

PERIMETER ''

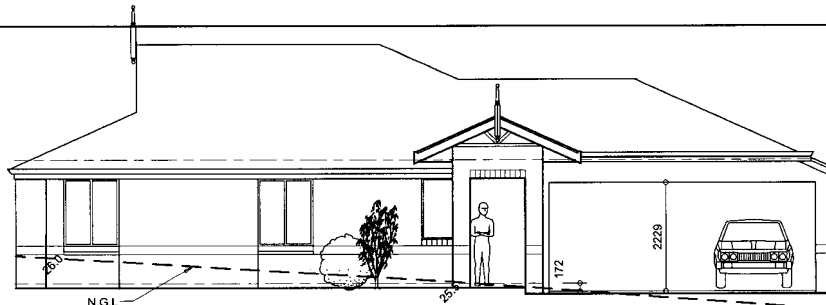
**U- 10**

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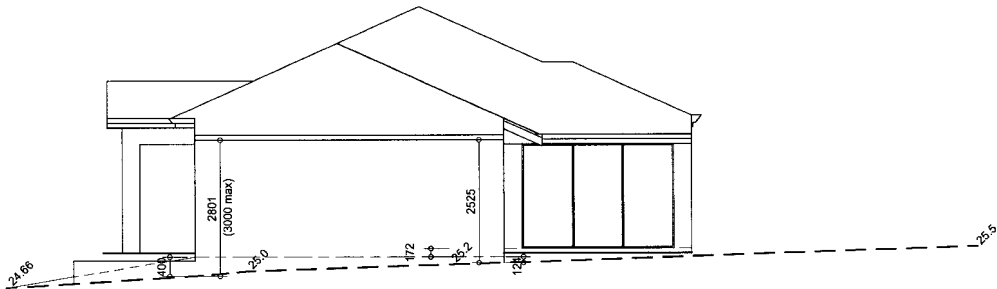
DATE	No.	REVISIONS
23-5-5		RELOCATE BED 3 WINDOW. MODIFY REAR ROOF/EAVE, ADD REAR ELEVATION & ADD BIN WASH AREA
4-7-5		REDUCE BUILD. AREA & MODIFY LOT SIZE

TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

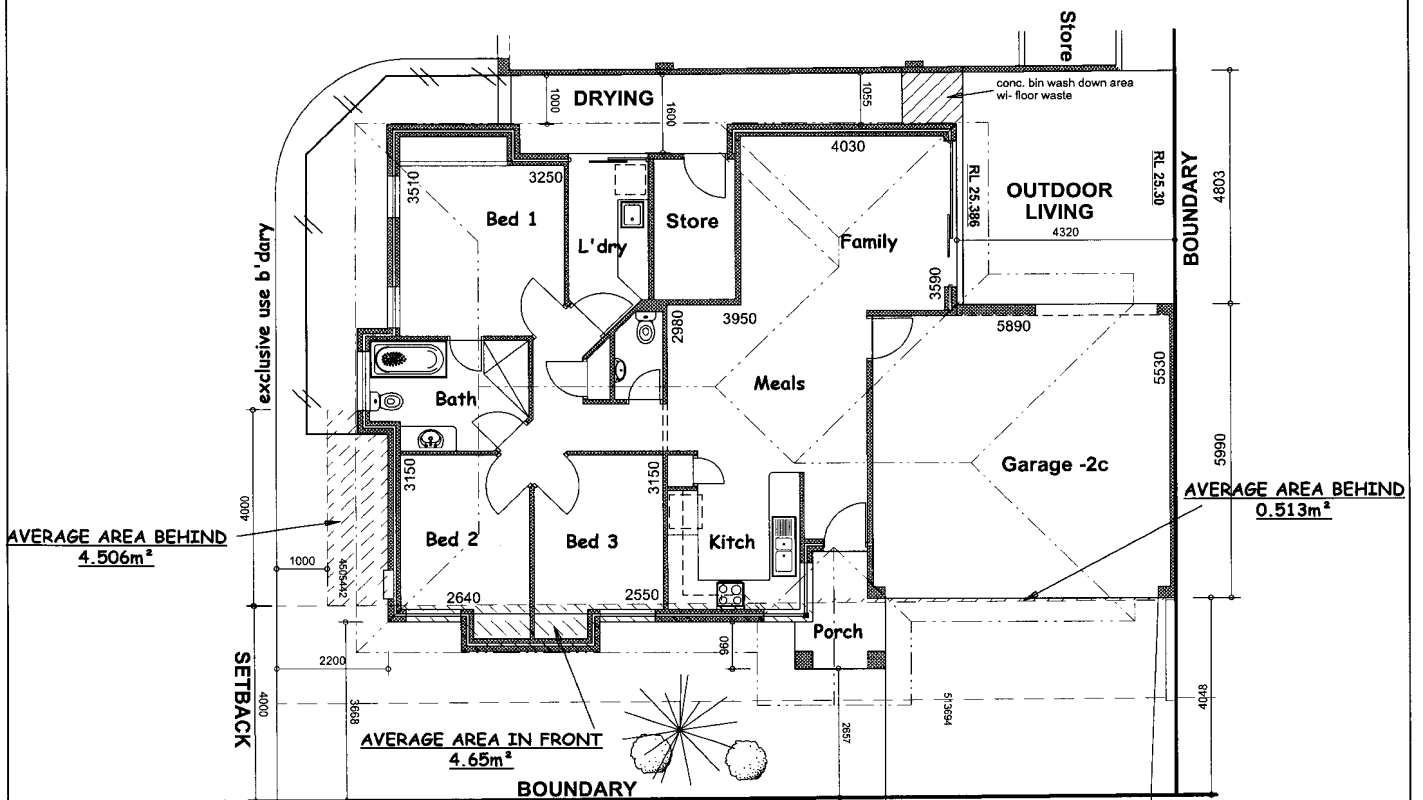
DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	11 OF 15



**FRONT ( EAST ) ELEVATION**



**SIDE ( NORTH ) ELEVATION**



**FLOOR PLAN - UNIT 11**

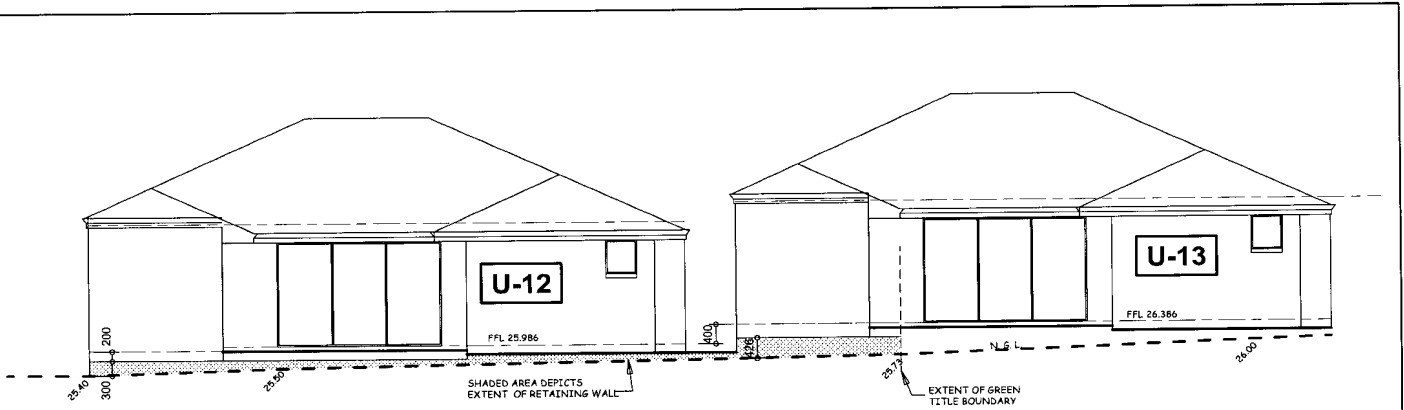
LIVING AREA inc store- 103.11m<sup>2</sup>  
 GARAGE AREA - 35.65m<sup>2</sup>  
 TOTAL AREA - 138.76m<sup>2</sup>

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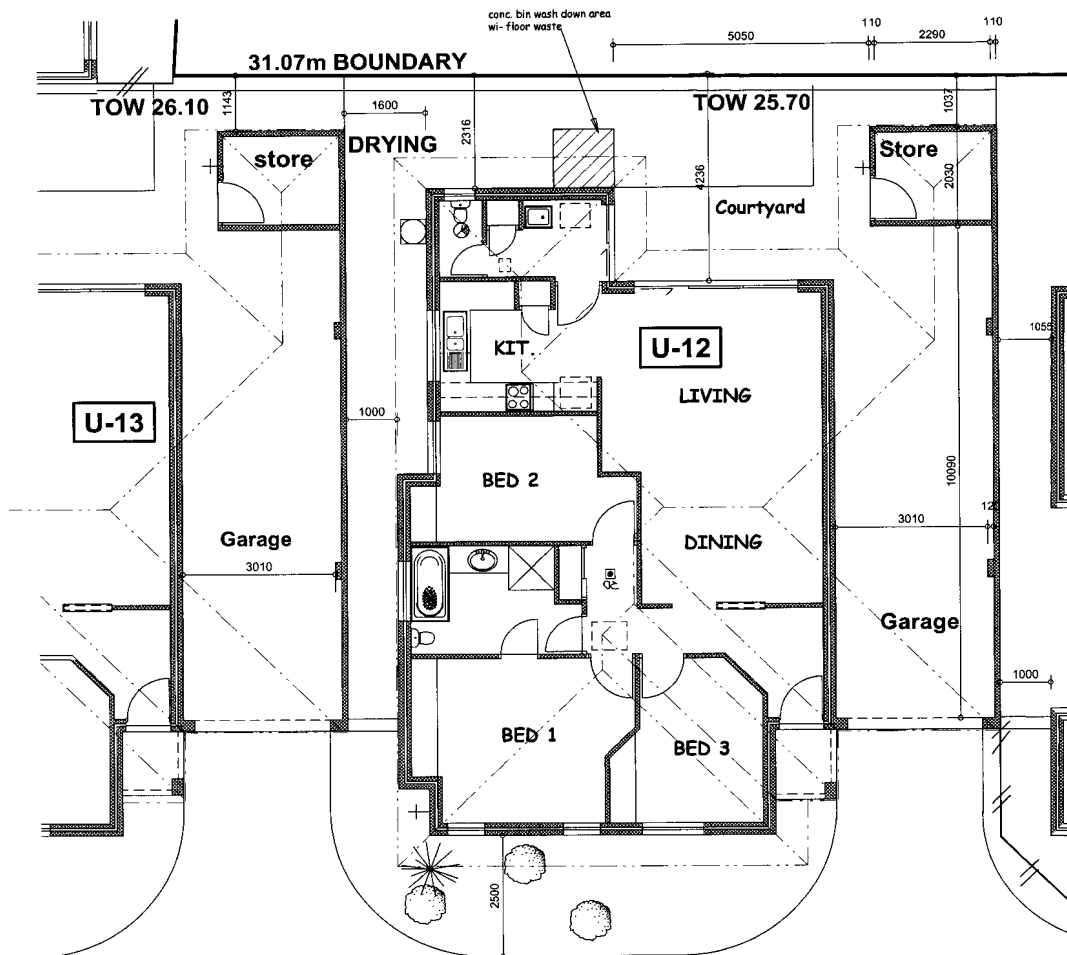
DATE	No.	REVISIONS
26-5-5		ADD BIN WASH DOWN AREA, INCREASE FRONT SETBACK & MODIFY LEVELS
4-7-5		REDUCE BUILD. AREA, INCREASE FRONT SETBACK & MODIFY EXC. USE AREA

TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	12 OF 15



**REAR ( NORTH ) ELEVATION UNITS 12 & 13**



**FLOOR PLAN - UNITS 12 & 13**

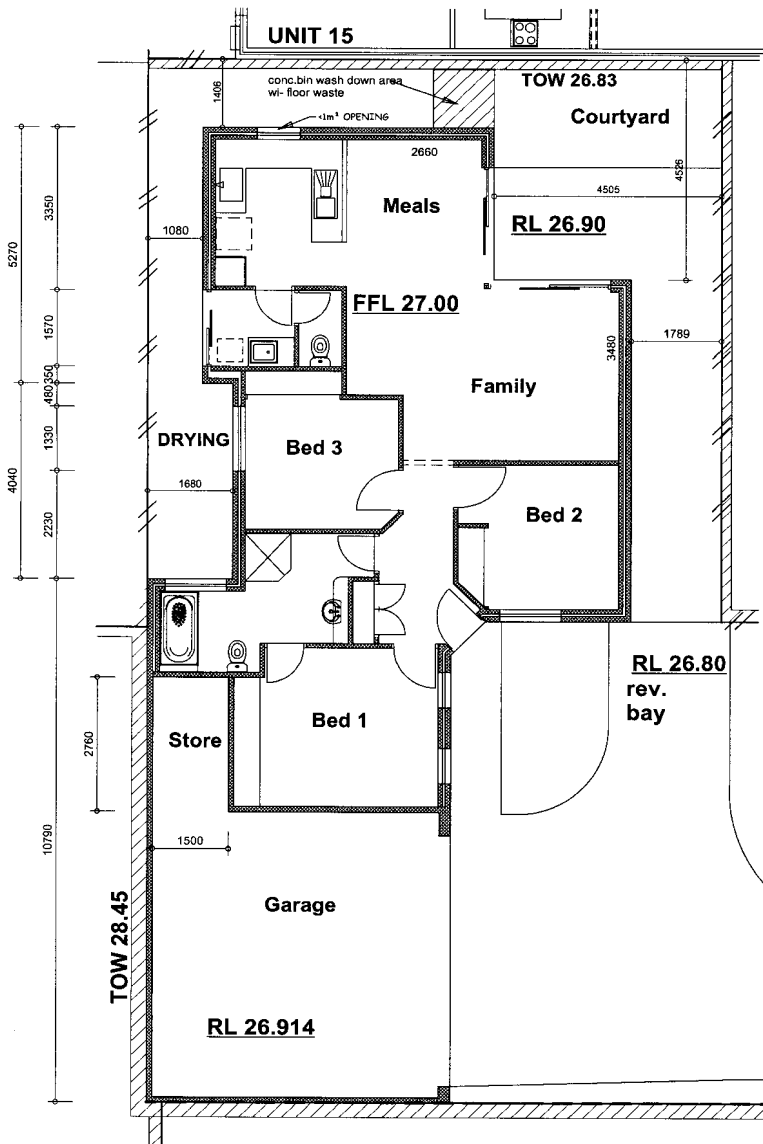
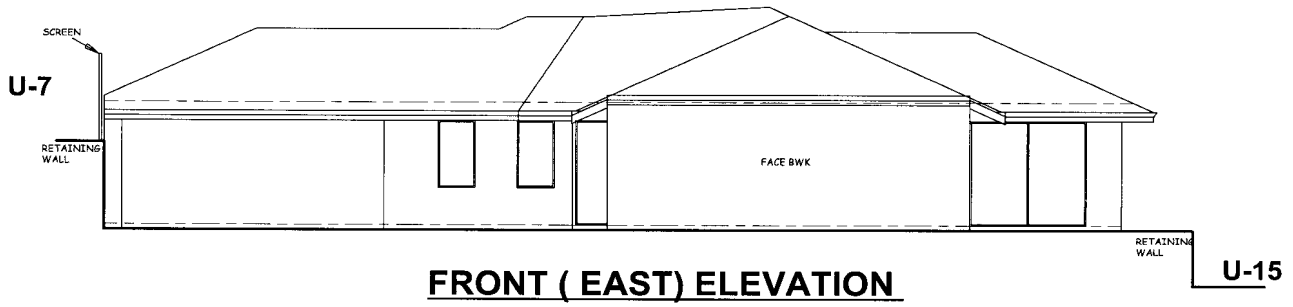
BUILDING AREA 138m<sup>2</sup>

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DATE	No.	REVISIONS
25-5-5		INCREASE GARAGE WIDTHS, ADD CONC. BIN WASH DOWN AREA W/ FLOOR WASTE. ADD U13 ELEVATION
4-7-5		INCREASE GARAGE WIDTHS, RELOCATE STORES OFF B'DARY.

TITLE:  
**PROPOSED GROUP DWELLINGS  
 FOR 1 & A INVESTMENTS  
 LOT 1 WARRANDYTE DR  
 LOT 143 ELWOOD CRT  
 LOT 2 EDDYSTONE AVE, CRAIGIE**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	13 OF 15



95477035

40363961

**FLOOR PLAN - UNIT 14**

LIVING AREA - 95.48m<sup>2</sup>  
GARAGE/STORE AREA - 40.38m<sup>2</sup>

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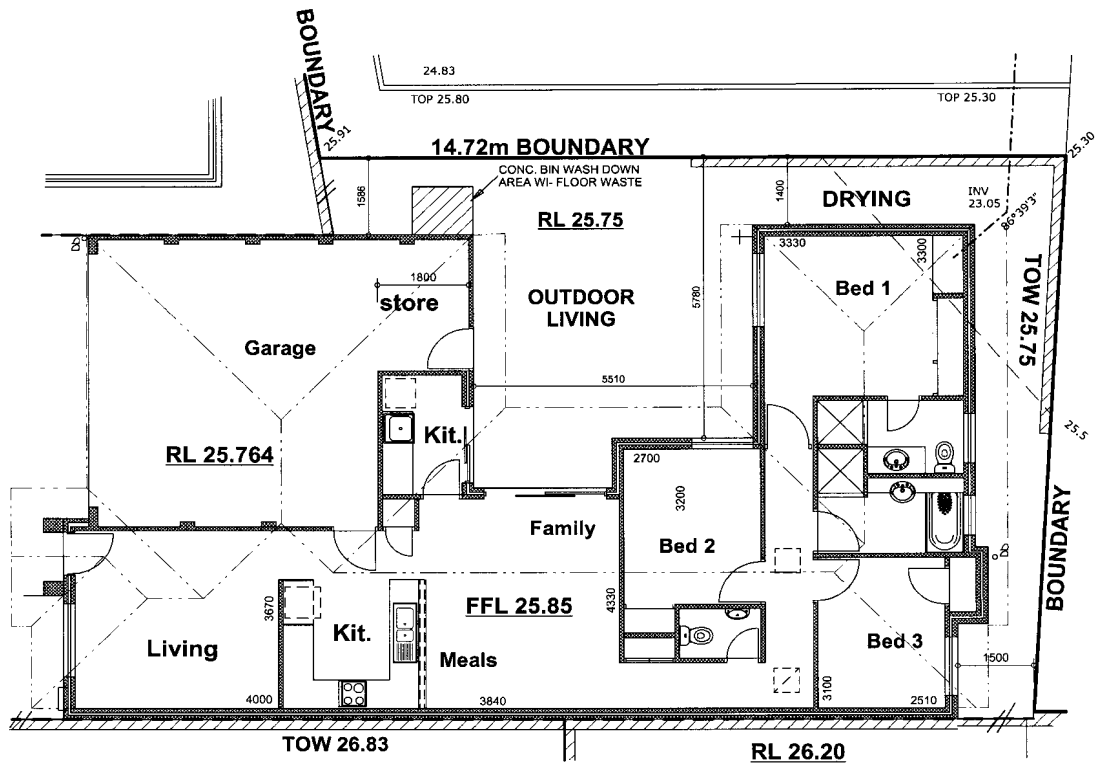
DATE  
25-5-5  
4-7-5

No.  
REVISIONS  
ADD CONC. BIN WASH DOWN AREA WI-  
FLOOR WASTE. ADD ELEVATION  
REDUCE BUILDING AREA

TITLE:  
PROPOSED GROUP DWELLINGS  
FOR 1 & A INVESTMENTS  
LOT 1 WARRANTYTE DR  
LOT 143 ELWOOD CRT  
LOT 2 EDDYSTONE AVE, CRAIGIE

DATE: 08-03-05  
SCALE: 1:100  
DRAWN BY: T.M  
DWG. No.: 2475  
SHEET No.: 14 OF 15





39459700  
112087200

## FLOOR PLAN - UNITS 15

LIVING AREA 112.08m<sup>2</sup>  
GARAGE / STORE AREA 39.45m<sup>2</sup>  
TOTAL AREA 151.53m<sup>2</sup>

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DATE	No.	REVISIONS
31-5-5		relocate kitchen & modify levels & ret. walls. add bin area

TITLE:  
**PROPOSED GROUP DWELLINGS  
FOR 1 & A INVESTMENTS  
LOT 1 WARRANDYTE DR  
LOT 2 EDDYSTONE AVE, CRAIGIE**

DATE:	08-03-05
SCALE:	1:100
DRAWN BY:	T.M
DWG. No.:	2475
SHEET No.:	15 OF 15





Town Planning  
Solutions

Phone: [REDACTED]  
Mobile: [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

7 June, 2005

Chief Executive Officer  
City of Joondalup  
PO Box 21  
JOONDALUP WA 6919

City of Joondalup DOCUMENT REGISTRATION  
Reference # : 32306  
Letter # : 519902  
Action Officer : APP01 CC: APP09  
Date Received : 08/06/2005  
Action Required: NOTE  
Note : ORIG SENT ON FILE TO A/OFFICER A3 & A5 PLANS S/C

Attention: Andrew McBride

Dear Andrew

**RE: AMENDED PLANS FOR PROPOSED DEVELOPMENT OF 15 SINGLE STOREY GROUPED DWELLINGS AT THE CORNERS OF EDDYSTONE AVENUE, WARRANDYTE DRIVE & ELWOOD COURT, JOONDALUP**

I refer to your electronic mail received on the 9th, 19th and 23rd of May 2005 providing comments from Planning, Engineering and Building services, Health services and Infrastructure Management services (IMS), in relation to the above-mentioned development proposal.

This submission has been prepared on behalf of the land owners I and A Investments Pty Ltd, to address each of the points raised in your correspondences. We seek your support for the proposal and its presentation to the meeting of the Joint Commissioners scheduled for 19th July 2005.

In support of our submission we have attached the following information to this correspondence:

- ◆ A plan showing individual lot and common property areas;
- ◆ A shadow diagram for each of the dwellings;
- ◆ Additional elevations as requested; and
- ◆ 3 copies of the development plans (this includes overall site plan, spot levels, contours and individual lot and development plans).

**Background**

The site is located opposite the Craigie Plaza Shopping Centre on Eddystone Avenue and consists of three (3) lots — Lot 1 Warrandyte Drive, Lot 143 Elwood Court and Lot 2 Eddystone Avenue, Craigie. Apart from the shopping centre the subject site is surrounded on the remaining three sides by single residential development.

An application to amalgamate the three (3) lots has recently been approved by the Western Australian Planning Commission (WAPC) and combined create an area of 4095m<sup>2</sup> (WAPC Ref No.127151).

The development site was the subject of a rezoning early last year, from 'Residential R20' to 'Residential R40'. The rezoning was supported by the Joint Commissioners at their meeting on 2 November 2004 and later approved by the Minister for Planning on 24 December 2004. In accordance with Table One of the Residential Design Codes (RCodes) for the R40 density and average lot area of 220m<sup>2</sup> is permitted for both 'grouped dwelling' and 'single residential' development. The total number of dwellings permitted on the site is calculated below:

Lot area: 4,095m<sup>2</sup> & 220m<sup>2</sup> per dwelling  
Therefore:  
4,095m<sup>2</sup> divided by 220m<sup>2</sup> = 18.6 dwellings (18 when rounded down).

A total of fifteen (15) grouped dwellings is proposed for the site which is well within the number of dwellings permitted.

\* Proposed Variation deleted as part of amended plans

## Town Planning Solutions

### Response to comments received from—Planning, Building and Engineering

On the 9th, 19th and 23rd of May 2005 we received comments from Planning, Engineering and Building services, Health services and Infrastructure Management services. Each of the points raised have been addressed and are listed below. For your convenience we have listed each comment made by the City of Joondalup and have followed it up with a response detailing how each comment has been addressed in the revised plans. Each point has been carefully addressed to ensure that further variations are not created when addressing your comments.

1. Page 11 of the R-Codes states that the development of each grouped dwelling is to individually comply with the Codes in relation strata lot area, setbacks, car parking, etc. Grouped dwellings are set aside as individual lots and common areas. You are required to note and justify each of the following variations detailed within this letter, or alternatively, bring the development in conformance with the acceptable development provisions of the R-Codes:
  - a. Retaining Wall setback variations between the communal street from Elwood Court and Units 6, 7, 8, 9 and 10:
    - i. ~~Setback of nil in lieu of 1.1 metres pertaining to Unit 6/7;~~
    - ii. Setback of nil in lieu of 1.5 metres pertaining to Unit 7;
    - iii. Setback of nil in lieu of 1.5 metres pertaining to Unit 8;
    - iv. Setback of nil in lieu of 1.5 metres pertaining to Unit 9; and
    - v. Setback of nil in lieu of 1.5 metres pertaining to Unit 10.

You are required to indicate whether screening is proposed on top of the retaining walls.

#### Response to Point 1(A) - (i to v)

We acknowledge your interpretation of the RCodes in respect to the assessment of grouped dwellings. The retaining walls between the communal street from Elwood Court and Units 6, 7, 8, 9 and 10 have been addressed in the following way:

- (i) The retaining wall between unit 6 and 7 has been lowered from 1.4 metres in height to 450mm. The retaining wall between unit 5 and 6 has also been lowered from 1.1 metres in height to 340mm. This is achieved by lowering the FFL of units 7 and 6 by 400mm and 100mm, respectively. The FFL of unit 5 has been raised by 650mm also to accommodate the redesign of this unit. In doing this the retaining walls between units 6 and 7 and between units 5 and 6 are now below 500mm in height and comply with the acceptable development provisions of the RCodes.

The side-effect of increasing the FFL of unit 5 is that a new retaining wall is created between units 4 and 5 that is 1.4 metres in height at its highest point in addition to a second retaining wall between units 5 and 14 that is 1.5 metres in height at its highest point. We seek approval under the performance criteria for both these retaining walls as they are necessary to accommodate the overall slope of the site and their creation will have no impact on adjoining properties due to its position on the southern boundary of the adjoining property, accordingly the adjoining property is not affected by 'shadow' that would normally result from retaining walls of this height (see shadow diagram). The retaining wall that is proposed is also adjacent to a drying area (not a courtyard area) and does not pose any threat to the amenity of that dwelling.

The retaining wall proposed between unit 5 and 14 runs alongside the garage for this unit and therefore will have no impact whatsoever on the amenity of unit 14. Both retaining walls therefore satisfy the performance criteria under clauses 3.6.1 and 3.6.2 of the RCodes.

- (ii) The retaining wall between unit 7 and the communal street from Elwood Street has been lowered from 2.286 metres in height at its highest point to 1.886 metres in height. This has been achieved by lowering the FFL of unit 7 by 400mm. Although the height of the retaining wall has been reduced it is still above 500mm permitted as of right under the acceptable development provisions of the RCodes.

We therefore seek approval under the performance criteria for this retaining wall as it is necessary to accommodate the overall slope of the site and the retaining wall itself will have no impact on the adjoining property as it is located adjacent to the garage and 'common access' for units 12 to 14. Units 12 to 14 are also located north of the retaining wall, accordingly these properties are not affected by 'shadow' that may normally result from a retaining wall of this height (see shadow diagram). The retaining wall therefore satisfies the performance criteria of the RCodes.

## Town Planning Solutions

- (iii) The retaining wall between unit 8 and the communal street from Elwood Street has been lowered from 2.6 metres in height at its highest point to 2.3 metres in height. This has been achieved by lowering the FFL of unit 8 by 400mm and the common access way at this point by 100mm. Although the height of the retaining wall has been reduced it is still above the maximum 500mm that is permitted as of right under the acceptable development provisions of the RCodes.

We therefore seek approval under the performance criteria for this retaining wall as it is necessary to accommodate the overall slope of the site and the retaining wall itself will not have no impact on the adjoining property as it is located adjacent to the 'common access' for units 12 to 14. Units 12 to 14 are also located north of the retaining wall, accordingly these properties are not affected by 'shadow' that may normally result from a retaining wall of this height (see shadow diagram). The retaining wall therefore satisfies the performance criteria under clauses 3.6.1 and 3.6.2 of the RCodes.

- (iv) The retaining wall between unit 9 and the communal street from Elwood Street has been lowered from 2.5 metres in height at its highest point to 2.3 metres in height. This has been achieved by lowering the FFL of unit 9 by 400mm and the common access way at this point by 200mm. Although the retaining wall has been reduced in height it is still above the maximum 500mm that is permitted as of right under the acceptable development provisions of the RCodes.

We therefore seek approval under the performance criteria for this retaining wall as it is necessary to accommodate the overall slope of the site and the retaining wall itself will have no impact on the adjoining property as it is located adjacent to the 'common access' for units 12 to 14. Units 12 to 14 are also located north of the retaining wall, accordingly these properties are not affected by 'shadow' that may normally result from a retaining wall of this height (see shadow diagram). The retaining wall therefore satisfies the performance criteria under clauses 3.6.1 and 3.6.2 of the RCodes.

- (v) The retaining wall between unit 10 and the communal street from Elwood Street has been lowered from 2.4 metres in height at its highest point to 2.11 metres in height. This has been achieved by lowering the FFL of unit 10 by 500mm and the common access way at this point by 210mm. Although the retaining wall has been reduced in height it is still above the maximum 500mm that is permitted as of right under the acceptable development provision of the RCodes.

We therefore seek approval under the performance criteria for this retaining wall as it is necessary to accommodate the overall slope of the site and the retaining wall itself will have no impact on the adjoining property as it is located adjacent to the 'common access' for units 12 to 14. Units 11 to 14 are also located north of the retaining wall, accordingly these properties are not affected by 'shadow' that may normally result from a retaining wall of this height (see shadow diagram). The retaining wall therefore satisfies the performance criteria under clauses 3.6.1 and 3.6.2 of the RCodes.

Screening is provided above each of the retaining walls proposed (dividing fence).

- b. *Boundary Wall setback variations. You are required to account for internal boundary walls such as those at Units 2, 4, 8 and 11. The boundary walls pertaining to Units 4, 8 and 11 are forward of the front setback area.*

### Response to Point 1(b)

#### Parapet Walls—All

##### Unit 1

The parapet wall that is proposed on the eastern boundary for unit 1 is below the maximum height of 3.0 metres, average height of 2.7 metres and is less than 9.0 metres in length. The parapet wall therefore complies with the acceptable development provision 3.3.2 A2 (ii) for boundary walls in areas coded R20 to R25 (adjoining property is zoned R20). It should also be noted that the adjoining landowner has granted their written approval for the parapet wall proposed along this boundary for both units 1 and 2 (copy is with the City).

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### Unit 2

The internal parapet wall proposed for the garage and bedroom for unit 2 on the boundary between units 1 and 2 is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above. Unit 2 also proposes parapet walls on two boundaries—the second being on the eastern boundary with the adjoining property (Lot 16 Elwood Court).

The parapet wall proposed on the eastern boundary is below the maximum height of 3.0 metres, average height of 2.7 metres and is less than 9.0 metres in length. This parapet wall therefore complies with the acceptable development provision 3.3.2 A2 (ii) for boundary walls in areas coded R20 to R25 (adjoining property is zoned R20). It should also be noted that the adjoining landowner has granted their written approval for the parapet wall proposed along this boundary for both units 1 and 2 (copy is with the City).

We request that the internal parapet wall between units 1 and 2 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet wall makes effective use of space creating more room for private outdoor courtyard space and bedroom space;
- (b) The parapet walls will not have a significant adverse impact on the amenity of the adjoining property which is located north of the parapet wall, therefore there is no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall will not effect the living areas of the adjoining property which is located north of the parapet wall, therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.
- (d) The parapet wall will also enhance the privacy of the adjoining property by proposing a wall that is higher than the standard fence height of 1.8 metres directly opposite the courtyard area of unit 1.

### Unit 3

The internal parapet wall proposed for bedroom's 2 and 3 and the bathroom for unit 3 on the boundary between units 2 and 3 is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above. A parapet wall is also proposed just forward of the front setback area of 4.0 metres for unit 2.

We request that the internal parapet wall between units 2 and 3 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet walls make effective use of space creating more room for private outdoor courtyard space and bedroom space;
- (b) The parapet walls will not have a significant adverse impact on the amenity of the adjoining property which is located north of the parapet wall, therefore there is no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet walls does not effect the living areas of the adjoining property which is located north of the parapet wall, therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.
- (d) The parapet wall is only just forward of the 4.0 metre setback line and is behind the setback of the garage which is located 3.0 metres from the front boundary. The parapet wall is generally in-line with the prevailing setback along Eddystone Avenue, and therefore would not adversely impact upon the existing streetscape.

### Unit 4

The internal parapet wall proposed for the garage of unit 4 on the boundary between unit 4 and the common access for units 3 and 15 is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above.

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We request that the internal parapet wall between unit 4 and the common access for units 3 and 15 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet wall makes effective use of space creating more room for private outdoor courtyard space and internal floor space;
- (b) The parapet wall will not have a significant adverse impact on the amenity of unit 3 that has a 6 metre common access way between it and the retaining wall. Unit 3 is also located north of the parapet wall, therefore there is no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property which is located north of the parapet wall, therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.
- (d) The parapet wall is located 4.0 metres from the front boundary and is generally in-line with prevailing setback along Eddystone Avenue, therefore it would not adversely impact upon the existing streetscape.

### Unit 5

The internal parapet wall proposed for the garage and bedroom 3 for unit 5 on the boundary between units 5 and 6 is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above. The parapet wall is also proposed just forward of the front setback area of 4.0 metres (approximately 3.95m).

We request that the internal parapet wall between units 5 and 6 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet walls make effective use of space creating more room for private outdoor courtyard space and internal space;
- (b) The parapet wall will not have a significant adverse impact on the amenity of the adjoining property (unit 6) which has a parapet wall located alongside that proposed for unit 5. The parapet wall for unit 6 is slightly higher and located on the southern boundary of unit 5. Therefore the parapet wall proposed for unit 5 will have no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property, therefore will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.
- (d) The parapet wall is only just forward of the 4.0 metres setback line is behind the setback of bedroom1 which is located 3.35 metres from the front boundary. The parapet wall is also generally in-line with the prevailing setback along Eddystone Avenue, and therefore would not adversely impact upon the existing streetscape.

### Unit 6

The internal parapet wall proposed for the garage of unit 6 on the boundary between unit 5 and 6 is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above.

We request that the internal parapet wall between units 5 and 6 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet wall makes effective use of space creating more room for private outdoor courtyard space and internal floor space;
- (b) The parapet wall will not have a significant adverse impact on the amenity of unit 5 which also has a parapet wall located alongside that proposed for unit 6. The parapet wall for unit 6 is located north of unit 5, therefore there is no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property which is located north of the parapet wall, therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.



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\* Proposed variation deleted as part of amended plans

### Units 8, 9 and 10

The internal parapet walls proposed for unit 8 (between units 7 & 8), 9 (between units 8 & 9) and 10 (between units 9 & 10) is below the maximum height of 3.5 metres, average height of 3.0 metres and is less than 2/3 the length of the boundary. The parapet walls therefore comply with the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above.

### Unit 11

The parapet wall proposed on the northern boundary for unit 11 is less than 9 metres in length, is no greater than the maximum height of 3.0 metres, and is below the average height of 2.7 metres. The parapet wall therefore complies with the acceptable development provision 3.3.2 A2 (ii) for boundary walls in areas coded R20 to R25 (adjoining property is zoned R20). The parapet wall is therefore permitted as of right.

### Units 12 and 13

The internal parapet wall proposed for the garage and storeroom of units 12 (between units 11 and 12) and 13 (between units 12 and 13) is less than 2/3 the length of the boundary and is below 3.5 metres in height, however is greater than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above. There are two parapet walls proposed for units 12 and 13, the second being on the northern boundary with the adjoining property (Lot 144 Elwood Court). The two parapet walls proposed on the northern boundary for units 12 and 13 are below the maximum height of 3.0 metres, average height of 2.7 metres and is less than 9.0 metres in length. Both parapet walls, therefore comply with the acceptable development provision 3.3.2 A2 (ii) for boundary walls in areas coded R20 to R25 (adjoining property is zoned R20).

We request that the internal parapet wall between units 12 and 13 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet wall makes effective use of space creating more room for private outdoor courtyard space and internal floor space;
- (b) The parapet wall does not have a significant adverse impact on the amenity of the adjoining property which is located east of the parapet wall, therefore there is little to no impact in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.

### Unit 14

The internal parapet wall proposed for the garage and bathroom for unit 14 (between unit 14 and 7 and unit 14 and 5 and 4) is less than 2/3 the length of both boundaries and is below 3.5 metres in height and is also less than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above. There are two parapet walls, both of which comply with the acceptable development provisions of the RCodes, however only one is permitted as of right.

We request that the second internal parapet wall, say the one located on the boundary between unit 7 and 14 be approved in accordance with the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet walls make effective use of space creating more room for private outdoor courtyard space and internal floor space;
- (b) The parapet wall will not impact on the amenity of the adjoining property as it is located alongside a retaining wall that is proposed at a height of 28.80. The FFL for the garage is lower at 26.914—some 1.886 metres below the top of the retaining wall. The parapet wall is therefore below the screen fence positioned on top of the retaining wall, accordingly there is no impact whatsoever in terms of 'shadow' (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.

### Unit 15

There are two parapet walls proposed on two separate boundaries for unit 15. The first is located on the northern boundary between unit 15 and unit 3 for the garage and the second is proposed along the southern boundary

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\* proposed variation deleted as part of amended plans

between unit 15 and units 13 and 14 for the bedroom, kitchen and living area. The parapet wall proposed along the northern boundary adjacent to unit 3 is less than 2/3 the length of the boundary, below 3.5 metres in height, and is less than the 3 metre average allowed under the acceptable development provision 3.3.2 A2 (iii) for boundary walls in areas coded R30 and above, therefore is permitted as of right. The second parapet wall although meets the maximum height and average height requirements stipulated under clause 3.3.2 A2 (iii), exceeds 2/3 the length of the boundary.

We request that the second parapet wall be approved under the performance criteria of the RCodes (3.3.2 P2) for the following reasons:

- (a) The parapet wall makes effective use of space creating more room for private outdoor courtyard space and internal space;
- (b) The parapet wall will not impact on the amenity of the adjoining property as it is only single storey in height and therefore only slightly higher than the normal boundary fence. The parapet wall therefore will have no impact on the adjoining property (see shadow diagram).
- (c) The parapet wall does not effect the living areas of the adjoining property therefore the parapet wall will not reduce 'direct sun' to major openings to habitable rooms and outdoor living areas.

### c. Side Setback variations:

- i. ~~Eastern side setback of 1.004 metres in lieu of 1.5 metres pertaining to Unit 2~~ \*
- ii. ~~Eastern side setback of 1.2 metres in lieu of 1.5 metres pertaining to Unit 3.~~
- iii. ~~Eastern side setback of 1.0 metre in lieu of 1.5 metres pertaining to Unit 7.~~
- iv. ~~Eastern side setback of 1.0 metre in lieu of 1.5 metres pertaining to Unit 8.~~
- v. ~~Eastern side setback of 1.0 metre in lieu of 1.5 metres pertaining to Unit 9.~~
- vi. ~~Northern side setback of 1.176 metres in lieu of 1.5 metres pertaining to Unit 9.~~
- vii. ~~Western side setback of 1.0 metre in lieu of 1.5 metres pertaining to Unit 10.~~
- viii. ~~Southern side setback of 0.85 metres in lieu of 1.5 metres pertaining to Unit 11.~~
- ix. ~~Southern side setback of 1.5 metres in lieu of 2.5 metres pertaining to Unit 12 (please refer to clause 3.2.1)~~
- x. ~~Southern side setback of 1.489 metres in lieu of 2.5 metres pertaining to Unit 13 (please refer to clause 3.2.1).~~

### Response to Point 1(c— i to x)

- (i) The eastern side setback for unit 2 has been increased from 1.0 metre to a maximum distance of 1.683 metres. Because of the shape of the lot, a portion of the length of the wall proposed is between 1.0 metre and 1.5 metres from the boundary. We request that the minor setback variation for part of the wall be approved in accordance with the performance criteria of the RCodes (3.3.1 P1) for the following reasons:
  - (a) The minor setback variation will not reduce the level of direct sun and ventilation for the unit and will not result in reducing the level of sun and ventilation to adjoining properties;
  - (b) The variation is necessary to ensure sufficient internal space is provided to unit 2 and is necessary to accommodate an unfortunate angle provided by the shape of the lot.
- (ii) The window previously facing the eastern boundary for the living room for unit 3 has been removed and a blank wall put in its place. Accordingly only a 1.0 metre setback is required to the eastern boundary given that the wall facing this boundary is less than 9 metres in length and has no major openings. The wall therefore complies with the acceptable development provision 3.3.1 A1 (i) of the RCodes.
- (iii) The window facing the eastern boundary for the kitchen for unit 7 has been removed and a blank wall put in its place. Accordingly only a 1.0 metre setback is required to the portion of the kitchen wall facing the eastern boundary as it is less than 9 metres in length and has no major openings. The wall therefore complies with acceptable development provision 3.3.1 A1 (i) of the RCodes.
- (iv) The response to point (iii) applies to unit 8.
- (v) The response to point (iii) applies to unit 9.
- (vi) The setback to the northern boundary for unit 9 has been increased to 1.938 metres and therefore complies with acceptable development provision 3.3.1 A1 (i) of the RCodes.
- (vii) The window facing the western boundary for bedroom two has been removed and a blank wall put in its place. Accordingly, only a 1.0 metre setback is required for this wall given that it is less than 9 metres in length and has no major openings. The wall therefore complies with acceptable development provision 3.3.1 A 1(i) of the RCodes.

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- (viii) The setback to the southern boundary for unit 11 has been increased to 1.0 metre and 1.5 metres, respectively, therefore complies with acceptable development provision 3.3.1 A1(i) of the RCodes. The southern elevation to this unit has been altered slightly to achieve this requirement.
- (ix) The setback to the southern boundary for unit 12 has been increased to 2.5 metres, therefore complies with acceptable development provision 3.2.1 A1 (ii) of the RCodes.
- (x) The setback to the southern boundary for unit 13 has been increased to 2.5 metres, therefore complies with acceptable development provision 3.2.1 A1 (ii) of the RCodes.

2. According to clause 3.4.1 and Table 1 of the R-Codes, each individual lot together with any associated common property is required to include a minimum open space amount of 45%. The following units do not satisfy this requirement:

- a. ~~Unit 1 - 42.5%~~ \*
- b. ~~Unit 2 - 39.8%~~
- c. ~~Unit 5 - 43.5%~~
- d. ~~Unit 6 - 42.5%~~
- e. ~~Unit 8 - 43.6%~~
- f. ~~Unit 10 - 43.2%~~

\* Proposed variation deleted as part of amended plans

### Response to Point 2(a to f)

- (a) Unit 1 has been reduced in size and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
- (b) Unit 2 has been reduced in size and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
- (c) Unit 5 has been slightly reduced in size and the lot area increased slightly and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
- (d) Unit 6 has been reduced in size and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
- (e) Unit 8 has been reduced in size and the lot area slightly increased and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
- (f) The lot area for unit 10 has been increased and now meets the minimum 45% open space requirement stipulated in Table 1 of the RCodes for the R40 density code (see site calculations).
3. According to clause 3.2.6 of the R-Codes the retaining wall adjacent to the access leg connecting with Elwood Court is to be truncated or reduced to no higher than 0.75 metres within 1.5 metres where it intersects with the front lot boundary. The subject wall exceeds a height of 2.4 metres and as such, does not satisfy this requirement.

### Response to Point 3

The retaining wall at the intersection of the communal road and Elwood Court has been truncated (1.5 by 1.5 metres). This retaining wall has also been reduced in height from 2.4 metres at its highest point to 2.11 metres. Whilst the acceptable development provisions of the RCodes has been exceeded, the proposed changes satisfy the performance criteria under section 3.2.6 P6 in that adequate sight lines have been provided via the truncation. It should be noted that Elwood Court is also a quiet cul-de-sac and the verge adjacent to the communal street entrance is free of a pedestrian pathway. Accordingly the vehicle traffic to and from the site will pose no threat to pedestrian movement in the street.

4. The level of the communal street is significantly higher than the finished floor level at Unit 11. You are required to clarify the size and extent of the windows at southern boundary of this unit.

### Response to Point 4

The level difference between unit 11 and the communal street has been reduced from 1.014m to 300mm. The setback between unit 11 and the communal access has also increased to 2.5 metres from 850mm previously. There is sufficient light and ventilation for unit 11 as a result of the changes.

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5. According to clause 3.5.3 of the R-Codes, single garages, when enclosed on two sides are required to satisfy a minimum width of 3.0 metres. The garages pertaining to units 6, 12 and 13 do not meet this requirement.

### Response to Point 5

The garage widths for units 6, 12 and 13 have been increased to 3.0m, therefore the acceptable development provision 3.5.3 of the RCodes has been satisfied.

6. According to clause 3.5.4 of the R-Codes, subject to a minimum width of 3.0 metres, driveways must not occupy more than 40% of the frontage of a property. The following units do not satisfy this requirement:
- a. Unit 2 - 48% (5.3 metres)
  - b. Unit 8 - 48.8% (5.3 metres) \*
  - c. Unit 9 - 48.8% (5.3 metres)
  - d. Unit 10 - 47.7% (5.2 metres)
- \* proposed variation deleted as part of amended plans

### Response to Point 6

- (a) The driveway width for unit 2 has been reduced in size to meet the minimum 3.0 metre width and the maximum 40% frontage permitted across the front of the property. The acceptable development provision 3.5.4 of the RCodes is therefore satisfied.
  - (b) The driveway width for unit 8 has been reduced in size to meet the minimum 3.0m width and the maximum 40% frontage permitted across the front of the property. The acceptable development provision 3.5.4 of the RCodes is therefore satisfied.
  - (c) The driveway width for unit 9 has been reduced in size to meet the minimum 3.0 metre width and the maximum 40% frontage permitted across the front of the property. The acceptable development provision 3.5.4 of the RCodes is therefore satisfied.
  - (d) The driveway width for unit 10 has been reduced in size to meet the minimum 3.0 metre width and the maximum 40% frontage permitted across the front of the property. The acceptable development provision 3.5.4 of the RCodes is therefore satisfied.
7. According to clause 3.6.1 of the R-Codes, filling between the street alignment and building, or within 3.0 metres of the street alignment, whichever is the lesser, shall not exceed 0.5 metres. Unit 10 of the proposed development does not satisfy this requirement.

### Response to Point 7

The courtyard FFL for unit 10 has been lowered from 28.7 to 28.2 and the FFL for the house has been lowered from 28.786 to 28.286. Unit 10 therefore complies with clause 3.6.1 of the RCodes as the level of fill is below 0.5 metres.

8. According to clause 3.6.1 of the R-Codes, excavation between the street alignment and building, or within three metres of the street alignment, whichever is the lesser, shall not exceed 0.5 metres. It appears that the front setback area pertaining to Unit 11 does not satisfy this requirement.

### Response to Point 8

The FFL for unit 11 has been raised from 25.086 to 25.472. The level difference has therefore changed from being 0.664 below the natural ground level to only 0.278m. Unit 11 therefore complies with clause 3.6.1 of the RCodes as the level of excavation is less than 0.5 metres.

9. ~~According to clause 3.6.1, filling behind a street setback line and within one metre of a common boundary shall be not more than 0.5 metres above the natural level of the boundary. Clause 3.6.2 requires retaining walls to be setback from common boundaries in accordance with the setback provisions of Table 1, Table 2 and Figure 3. It appears that the retaining wall(s) and filling that occurs adjacent to 5 and 9 Elwood Court may not comply with these requirements.~~



## Town Planning Solutions

### Response to Point 9

Your comments refer to the retaining walls proposed along the eastern boundary of units 1 to 3, the northern and eastern boundary for unit 15 and the northern boundary for unit 12. A comparison between the retaining wall height's proposed previously and under the amended plans are stated below:

- (a) The retaining wall along the northern boundary of unit 12, was previously between 480mm to 780mm in height. The revised plan has reduced the height to between 180mm and 380mm.
- (b) The retaining wall along the eastern boundary of unit 15, was previously 430mm to 700mm in height. The revised plan has reduced the height to between 250mm and 450mm.
- (c) The retaining wall along the northern boundary of unit 15, was previously 700mm to 200mm in height. The revised plan has reduced the height to between 0 to 450mm.
- (d) The retaining wall along the eastern boundary of units 1, 2 and 3, was previously 0 to 480mm in height. The revised plan has reduced the height to between 0 and 380mm.

In accordance with Note (i) on page 72 of the R-Codes— '*retaining walls that are provided as part of subdivision development, or part of a previous dwelling, to establish base levels for lots, are excluded from these requirements. For the purposes of the Codes, such walls are regarded as natural features.*'

There are existing retaining walls along the boundary for units 1, 2, 3 and 15 which are assumed as the natural ground level. The development proposes small retaining walls along the same boundary. The natural ground level in accordance with the note (i) is therefore the level of the existing retaining wall. For the purpose of determining heights for setbacks the height of the new retaining wall is taken from the natural ground level set by the existing retaining wall.

10. According to clause 3.2.1 and Table 1 of the R-Codes, each dwelling that fronts a primary street is required to be setback a minimum of 2.0 metres with an average of 4.0 metres. The following units do not satisfy these requirements:

- a. ~~Unit 1 - 3.61m average~~
- b. ~~Unit 2 - 3.87m average~~
- c. ~~Unit 4 - 3.48m average~~
- d. ~~Unit 7 - 3.65m average~~
- e. ~~Unit 8 - 3.73m average~~
- f. ~~Unit 9 - 3.76m average~~
- g. ~~Unit 11 - 3.71m average~~

\* proposed variation deleted as part of amended plans

You are advised that any modification of these dwellings in order to comply with the front average setback may have implications on minimum garage setbacks.

### Response to Point 10

- (a) The front setback of Unit 1 has been modified to achieve the required minimum 2.0 metre and average 4.0 metre setback. The dwelling has been moved back slightly, and the portico has been reduced in size. The unit therefore complies with acceptable development provision 3.2.1 and Table 1 of the R-Codes.
- (b) The front setback of Unit 2 has been modified to achieve the required minimum 2.0 metre and average 4.0 metre setback. The front portion of this dwelling has been modified considerably with the entire dwelling proposed behind the 4.0m average setback line. The portico appears 500mm forward of the garage to ensure that the garage does not dominate the front elevation.

## Town Planning Solutions

We see approval under the performance criteria of the RCodes (3.2.3 P3) for the garage appearing at a setback of 4 metres for the following reasons:

- (i) The current position of the garage does not detract from the streetscape or appearance of the dwelling, or obstruct views of dwellings from the street;
  - (ii) The current position of the garage is in-keeping with the prevailing setback proposed along Eddystone Avenue for units 1 to 6 which all have similar setbacks;
  - (iii) The setting back of the garage to 4.5 metres would reduce the size of the private courtyard space for the dwelling with little gain from a streetscape perspective.
- (c) The front setback of unit 4 has been modified to achieve the required minimum 2.0 metre and average 4.0m setback. The garage has been moved back from a 3.5 metre setback previously to a 4.0 metre setback. Bedroom 1 has also been reduced in size. The unit therefore complies with acceptable development provision 3.2.1 and Table 1 of the RCodes.
- (d) The front setback of unit 7 has been modified to achieve the required minimum 2.0 metre and average 4.0m setback. The garage and bedroom 1 has been setback from 3.82 metres previously to 4.32 metres and 2.98 metres to 3.480 metres, respectively. The unit therefore complies with the acceptable development provision 3.2.1 and Table 1 of the RCodes.
- (e) The front setback of unit 8 has been modified to achieve the required minimum 2.0 metre and average 4.0m setback. The garage and bedroom 1 has been setback from 4.0 metres previously to 4.32 metres, and 2.953 metres previously to 3.453 metres, respectively. The unit therefore complies with the acceptable development provision 3.2.1 and Table 1 of the RCodes.
- (f) The front setback of unit 9 has been modified to achieve the required minimum 2.0 metre and average 4.0m setback. The garage and bedroom 1 has been setback 4.0 metres previously to 4.5 metres, and 2.873 metres to 3.373 metres, respectively. The unit therefore complies with the acceptable development provision 3.2.1 and Table 1 of the RCodes.
- (g) The front setback of unit 11 has been modified to achieve the required minimum 2.0 metre and average 4.0m setback. The garage, bedroom 2 and kitchen has been setback 3.5 metres previously to 3.83 metres, and 3.24 metres to 3.570 metres, respectively. The portico has also been setback from 2.108 metres previously to 2.438 metres. The compensating area is found along the southern elevation. The unit therefore complies with the acceptable development provision 3.2.1 and Table 1 of the RCodes.
11. *You are required to provide additional elevations of Unit 4, 9, 10 and 14 in order to assess building height and the required setbacks. From the site and floor plans, it cannot be determined whether openings to rooms are major or minor.*

### Response to comment 11

The additional elevations requested for units 4, 9, 10 and 14 are attached for your information.

12. ~~According to clause 3.5.4 of the R-Codes, driveways are to be no closer than 0.5 metres to a side boundary. The communal access streets from Eddystone Avenue and Elwood Court do not satisfy this requirement.~~

### Response to comment 12

The communal access driveway from Eddystone Avenue and Elwood Court has been setback 0.5 metres from the nearest boundary. The communal access way, therefore complies with acceptable development provision 3.5.4 of the RCodes.

\* Proposed variation deleted as part of amended plans

## Town Planning Solutions

13. *The reversing area provided for Unit 14 is insufficient and is to be increased. Please refer to Peter Webster, Senior Technical Officer on 9400 4543 in this regard.*

### Response to comment 13

The reversing area provided for unit 14 has been modified to be greater in width and depth than previously. The designer has spoken with Peter Webster and both agree that the 6.0 metre by 9.426 metre reversing area provided (see plans) is sufficient to satisfy this requirement.

14. *The City has concerns that several of the proposed dwellings may not satisfy clause 3.9.1 of the R-Codes. Each building is to be designed so that its shadow cast at midday, 21 June onto any other adjoining property does not exceed 35% of the site area. You are required to provide shadow diagrams in order to demonstrate compliance with this policy.*

### Response to comment 14

A shadow diagram for each of the 15 dwellings proposed has been provided (see attached plan). Each dwelling is well within the maximum 'shadow' limits permitted for the R40 density code, accordingly the development complies with acceptable development provision 3.9.1 A1 of the RCodes.

*It is acknowledged that written justification has been received for boundary walls adjacent to 5 and 9 Elwood Court. However, the R-Codes states that where a subject site and an affected adjoining site are subject to different R-Codes, the length and height of boundary wall on either side is determined by reference to the lower density code.*

### Response to above comments

We acknowledge your comments above and have factored this in when we altered the design (see response to comment 1 (b)).

### Response to comments received from Health

*Please provide amended plans showing the location of an enclosure for the storage and cleaning of rubbish receptacles.*

### Response to Health Comments

All plans show the location of an enclosure for the storage and cleaning of rubbish receptacles (see attached plans).

### Response to comments received from IMS

1. *Crossovers are to be to City's standards (can condition) 2. As there is no viable position to relocate the existing pedestrian refuge island, it will be necessary to modify the design of Unit 5 so that its crossover/driveway is located adjacent to that of Unit 6, thereby avoiding conflict with island.*

### Response to IMS comments

We have spoken to David Mather of IMS regarding his comments and have resolved that the only way to resolve the apparent conflict between the crossover of unit 5 and the pedestrian island is to 'flip' the design so that the crossover is located alongside the southern boundary of unit 5. As per our discussion, we have relocated the garage for unit 5 so that the crossover is no longer in conflict with the pedestrian island.

### Additional comments

Please note that in our previous correspondence to you (8 March 2005) several items were addressed that have been re-visited in this correspondence, such as variations to parapet walls, retaining walls and the garage setback for unit 2. Please note that we have not re-addressed the issue concerning the primary and secondary street frontage for unit 1 as previous comments clarify our position on this matter. Therefore please refer to our previous correspondence when you consider this point.

**Town Planning  
Solutions****Conclusion**


All the issues raised in your electronic mail received on the 9th, 19th and 23rd of May 2005 have been carefully addressed. In most cases we have ensured that the acceptable development provisions of the RCodes have been met. Approval under the performance criteria has been sought for the following:

- (a) Several internal retaining walls—between units 4 & 5, 5 & 14 and along the communal access way for units 7 to 10;
- (b) Several internal parapet walls for units 2 to 6 and 12 to 15;
- (c) Minimum setback to the garage for unit 2; and
- (d) Internal boundary setback for unit 2.

As mentioned previously, great care has been exercised to address all the issues raised by each of the departments and only few items are sought for approval under the performance criteria of the codes as a result. It would be appreciated if you could present the proposed development in its current form to the meeting of the Joint Commissioners scheduled for the 19th July 2005 with favourable recommendation.

Should you have queries regarding the information contained in this correspondence, please do not hesitate to contact me on [REDACTED] or alternatively via email—[REDACTED].

Yours sincerely,

  
Sergio Famiaro