

Discretion sought	Applicant Justification
House 10A (front dwelling)	
Boundary walls to two lot boundaries, one of which is to an internal lot boundary;	Unit A proposes 1 boundary wall to the South. As well as this Unit A also proposes an internal 'boundary' wall to the East. The 3 strata lots for this property have been created so the property is effectively one lot, and this wall is therefore not a boundary wall. The wall in question provides greater privacy to Unit B, will help to shade Unit B from Western sun and faces East to control heat gain to Unit A thus achieving the objections of Sub-section 6 of the HOALPP.
Increased maximum boundary wall height to internal strata lot boundary;	The site and neighbouring sites have a significant natural slope – 10 Delaware gas a max slope of approx. 2.5m across the site from front to back. The units have been designed to work with the slope of the property and to comply as far as possible with the R-Codes and HOALPP. Unit A East wall has been significantly reduced in average height by the lowering of the ceiling over the storeroom and bathroom. However, the roof over Bed 3 has been raised by 86mm to help to work towards achieving 2.7m ceiling heights as required by HOALPP 16.2. This has resulted in a compliant average wall height and a very small section of wall (at Bed 3) where the max. wall height is exceeded by 186mm. As above this wall helps to control solar access to the East and West for Units A and B achieving the objections of Sub-section 6 of the HOALPP.
No openable windows to bathroom;	Unit A bathroom and Unit C WC propose an exhaust fan in lieu of an openable window. These 2 rooms are both small non-habitable rooms using mechanical ventilation to allow the habitable rooms to be located in the best positions to maximise the capture of prevailing cool breezes and thus reducing the need for mechanical ventilation/air conditioning to the habitable spaces of both units – this meeting the objectives of Sub-section 18. The Unit A bathroom also has a skylight to increase natural day light to the bathroom in lieu of a window.
Reduced ceiling heights;	Ceiling heights have been increased to 31c. This height with the ceiling plate added makes the ceiling 2.692m – only 8mm shy of the required 2.7m. The objectives of Sub-section 16 are still achieved despite this 8mm variation.

Increased retaining wall height on southern boundary;	<p>The site and neighbouring sites have a significant natural slope – 10 Delaware has a max slope of approx. 2.5m across the site from front to back. The units and associated retaining have been designed to work with the slope of the property and to comply as far as possible with the R-Codes. However, there are a few instances where, to meet the design principles of the R-Codes, the deemed to comply provisions have not been met.</p> <ul style="list-style-type: none"> On the south boundary – Unit A – there is a section of retaining on the boundary which may be slightly higher than 0.5m which is required due to the significant natural slope on the property and without sinking Unit A too low from the street. <p>These retaining walls are along the sides of the property, so they do not have an impact on how the site is viewed from the street.</p>
House 10B (rear right dwelling)	
Reduced ceiling heights;	Ceiling heights have been increased to 31c. This height with the ceiling plate added makes the ceiling 2.692m – only 8mm shy of the required 2.7m. The objectives of Sub-section 16 are still achieved despite this 8mm variation.
House 10C (rear left dwelling)	
No openable windows to WC;	Unit A bathroom and Unit C WC propose an exhaust fan in lieu of an openable window. These 2 rooms are both small non-habitable rooms using mechanical ventilation to allow the habitable rooms to be located in the best positions to maximise the capture of prevailing cool breezes and thus reducing the need for mechanical ventilation/air conditioning to the habitable spaces of both units – this meeting the objectives of Sub-section 18. The Unit A bathroom also has a skylight to increase natural day light to the bathroom in lieu of a window.
Reduced ceiling heights;	Ceiling heights have been increased to 31c. This height with the ceiling plate added makes the ceiling 2.692m – only 8mm shy of the required 2.7m. The objectives of Sub-section 16 are still achieved despite this 8mm variation.
Increased retaining wall height on eastern boundary;	<p>The site and neighbouring sites have a significant natural slope – 10 Delaware has a max slope of approx. 2.5m across the site from front to back. The units and associated retaining have been designed to work with the slope of the property and to comply as far as possible with the R-Codes. However, there are a few instances where, to meet the design principles of the R-Codes, the deemed to comply provisions have not been met.</p> <ul style="list-style-type: none"> This retaining is adjacent to Marmion Avenue and does not impact on any adjoining residential lot.