

Discretion sought	Applicant Justification
Unit 1 (front dwelling):	
<p>Portion of the alfresco and porch feature pier with reduced street setback (angled street boundary);</p>	<p>As this property is at the end of the cul-de-sac, there are no neighbouring properties on the west side of the property that would affect having the setback at 3.05m in lieu of 4.0m. Given the shape and size of the proposed property and the depth of the crossover before our boundary line, we are nowhere near impacting on any established streetscapes and are still maximising adequate privacy and still meeting site planning requirements such as parking, landscaping and allowing safety clearances for easements for essential service corridors.</p> <p>Although the feature pier projects more than 1m into the setback area, it does not exceed 50% of the building façade, as we are at the end of the cul-de-sac, the crossover setback is greater than normal and we are not impacting on any established streetscapes and does not compromise the design principles and at the same time, provides visual privacy.</p>
<p>Portion of the garage with reduced street setback (angled street boundary);</p>	<p>Due to the size and shape of the proposed property for Unit 1, we designed the garage to be perpendicular to the east side boundary, as the block is angled towards the north side, this limits the garage to be setback a minimum of 5.5m and to allow the clients movements around their vehicles. As we are forward of the minimum requirement by 1.0m and being at the end of the cul-de-sac, our crossover length is greater than normal, therefore we are setback from the verge approximately 9.2m which does not compromise the streetscape, nor does it impact the neighbouring properties. This still achieves the element objectives by keeping within the desired character of the housing opportunity area, as well as providing sufficient space for onsite visitor parking as the midpoint of the garage is setback a minimum of 5.5m.</p>

<p>Reduced lot boundary setback to southern internal strata boundary;</p>	<p>Increasing the setback from 1.6m to 2.0m will impact on the design immensely, due to the shape and size of the proposed property, we are maximising the building area of the home, in doing so, this helps the passive solar design of the home to capture prevailing breezes and controlling solar access to the west and east to limit heat gain, the reduced setback does not impact on the solar access for Unit 2 as there is a minimum of approximately 3.3m from Unit 1 building to Unit 2 building which is more than adequate for passive solar access to access unit 2 without reducing the setback of unit 1 upper floor. Unit 1 south side eaves proposed setback of 0.95m from the boundary will help perform better with blocking out solar heat gain during summer and given the orientation of the design, it does not impact on Unit 2's passive solar access, as there is more than adequate space from Unit 1 eaves to the boundary to not impact on Unit 2.</p>
<p>No openable windows to WC's;</p>	<p>The designs for both units have taken into consideration the site, street and neighbouring buildings to maximise residential amenity, we have provided all the habitable rooms to be on external walls to have openable windows, as the WC's are not habitable, we have elected to have mechanical ventilation in these non-habitable rooms.</p>
<p>Reduced ceiling heights for the upper floor;</p>	<p>As we carefully designed these units, we took into consideration the site, the street, building orientation and the neighbouring properties to maximise residential amenity, in doing so, we are mindful of the height restrictions and therefore provided ceiling heights to the upper floors to be 2.67m in lieu of 2.7m. Although this is 30mm below the minimum requirements, this still achieves the element objectives that is required such as; well proportioned spaces that facilitate good natural ventilation and daylight access.</p>

Five small trees proposed in lieu of one medium tree;	Due to the shape and size of the proposed dwellings, we are restricted with the type of trees that are required, therefore we have provided 5 small trees, in lieu of 1 medium tree. Although this is the case, we still achieve the elements and policy objectives by providing an attractive landscape environment, provided garden and trees that contribute to the ecology, character and amenity of housing opportunity areas, as well as providing functional and useable landscape areas for residents to relax and entertain as required. We have provided additional small trees that equal to the size of 1 medium tree, we believe these will suffice.
Increased cumulative driveway width relative to lot frontage.	Unit 1 (crossover width) has been amended to 4.5m in width.
<b>Unit 2 (rear dwelling):</b>	
Increased solid fencing to the public access way (existing fencing retained);	Visually permeable fencing has been provided adjacent to the public access way for Unit 1.
Reduced lot boundary setback to northern internal strata boundary;	Increasing the setback from 1.7m to 2.0m will impact the design immensely, as we have designed the home to maximise the building area, given the size and shape of the proposed property, as this is facing the north side, it is the unused side of the home for Unit 2 and for Unit 1, it is the unused side of the home on the south side, therefore having the proposed setback of 1.7m will not impact or overshadow Unit 1, nor will it compromise any passive solar access. Unit 2 north side eaves proposed setback of 1.1m from the boundary will not impact Unit 1 at all, as this is north facing, this helps immensely with passive solar energy and helps limit heat gain which we have designed to keep in line with the passive solar design principles.
Reduced lot boundary setback to southern parent lot boundary;	Increasing the setback from 1.5m to 2.0m will be detrimental and will significantly impact the design of the home, we have designed this home specifically to cater for the size and shape of this property, as well as the passive solar access to the west and east to limit heat gain. Given we are approximately 3.0m below our neighbour on the south side, having a setback of 1.5m will not be impacting or compromising any passive solar access or overshadowing onto the neighbouring property.

<p>Boundary walls to three lot boundaries, two of which are internal lot boundaries;</p>	<p>Given the shape and size of the proposed property, we have maximised the building area as much as possible while complying with site cover. The boundary wall on the south side is in no way, shape or form impacting or compromising the south neighbouring property as they are approximately 3.0m above us from floor level to floor level. The arbour on the east side complements the design and helps to respond to the passive solar design principles as noted in the development in housing opportunity areas local planning policy.</p>
<p>No openable windows to WC's;</p>	<p>The designs for both units have taken into consideration the site, street and neighbouring buildings to maximise residential amenity, we have provided all the habitable rooms to be on external walls to have openable windows, as the WC's are not habitable, we have elected to have mechanical ventilation in these non-habitable rooms.</p>
<p>Reduced ceiling heights for the upper floor;</p>	<p>As we carefully designed these units, we took into consideration the site, the street, building orientation and the neighbouring properties to maximise residential amenity, in doing so, we are mindful of the height restrictions and therefore provided ceiling heights to the upper floors to be 2.67m in lieu of 2.7m. Although this is 30mm below the minimum requirements, this still achieves the element objectives that is required such as; well-proportioned spaces that facilitate good natural ventilation and daylight access.</p>
<p>Four small trees proposed in lieu of one medium tree and one small tree;</p>	<p>Due to the shape and size of the proposed dwellings, we are restricted with the type of trees that are required, therefore we have provided 4 small trees, in lieu of 1 medium tree and 1 small tree. Although this is the case, we still achieve the elements and policy objectives by providing an attractive landscape environment, provided garden and trees that contribute to the ecology, character and amenity of housing opportunity areas, as well as providing functional and useable landscape areas for residents to relax and entertain as required.</p>
<p>Reduced visual privacy setback from Bed 1 to southern parent lot boundary;</p>	<p>As this is overlooking into the neighbours backyard by approximately 0.06m<sup>2</sup> this minor incursion is looking into dead space as it is the corner of the neighbours property, therefore viewing of the property is oblique rather than looking straight into their alfresco etc.</p>