

Item	Objective/Design Principle	Applicant Response
<p>Lot Boundary Setbacks Boundary Walls</p> <p>Section 6 of HOALPP</p> <p>5.1.3 of R-Codes</p>	<p>Dwellings are to be designed to respond to passive solar design principles, including orienting outdoor and indoor living spaces towards north, orienting mass and windows to capture prevailing breezes and controlling solar access to the west and east to limit heat gain. amenity, including urban form to the street, landscape area, tree provision/retention, solar access and visual privacy.</p>	<p>Outdoor living & living areas are north facing. We have provided eaves to the north and East of the living/outdoor area.</p>
	<p>Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</p> <ul style="list-style-type: none"> • Reduce impacts of building bulk on adjoining properties; • Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and • Minimise the extent of overlooking and resultant loss of privacy on adjoining properties. 	<p>We are seeking a variation to the proposed reduced setback on the western boundary for the upper floor. We are proposing a 1.1m setback in lieu of the required 2m. As you have mentioned we can go to 0.6m of the PAW, but this would be a significant change to the upper floor plan as we cannot push the entire house over 880mm. We would appreciate if you could consider this variation as there will be minimal impact on the lot to the west as there is no overlooking from these areas of the upper floor and would not create any overshadowing. As there will be no overlooking there will be no loss of privacy on the adjoining property and adding to this our client owns the western lot, who has no objection to this. The owner of proposed Lot 2 also owns Proposed lot 1</p>
	<p>Buildings built up to boundaries (other than the street boundary) where:</p> <ul style="list-style-type: none"> • Makes more effective use of space for enhance privacy for the occupant/s or outdoor living areas; • Does not compromise the design principle contained in clause 5.1.3 P3.1; • Does not have any adverse impact on the amenity of the adjoining property; • Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and • Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework. 	<p>Due to the small frontage of 9.9m we are proposing x2 boundary walls to the west & east of the lot, which helps with being able to maximise the use of available space. The eastern boundary wall runs along the pedestrian accessway so there will be no negative effects for property owners, and there is approx. 3m from the boundary wall to the footpath.</p> <p>The western boundary wall complies with the shires heights and is 5.8m long and has no major impact on the western lot. There will be no overshadow and allows for a double garage.</p>
<p>Ventilation - Openable windows</p>	<p>Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.</p>	<p>We have not provided an opening to the powder room on the ground floor. We are</p>

<p>Ventilation - Window sizes</p> <p>18 of HOALPP</p>		<p>seeking a variation for this. We will be providing an exhaust fan which will be on the same switch as the light, which although is not natural ventilation will ensure that the room is well ventilated. The W.I.R on the upper floor will also not have a window as this is a non-habitable room we are also seeking a variation to this.</p>
	<p>To ensure the dwelling's orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.</p>	<p>All Habitable rooms have been provided with openable windows for 50% the size of the window. Doors to habitable rooms can be opened along with windows to achieve cool breezes and reduce the need to run air-conditioning. Subject to energy assessment.</p>
<p>Size and layout of dwelling – Ceiling Height</p> <p>16 of HOALPP</p>	<p>The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.</p>	<p>Although our ceiling heights on the upper floor fall short of the required 2.7m for habitable rooms on the upper floor, to offset this our habitable rooms are well over the required minimum floor areas. Master bedroom is 21m² in lieu of 10m² and for bedrooms 2 & 3 12m² in lieu of 9m² provide for well-proportioned spaces that facilitate good natural ventilation and daylight access. All rooms in this home are large enough to accommodate differing arrangements of furniture depending on individual preferences and requirements</p>
	<p>Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</p>	<p>We are seeking a variation to the requirement to provide a ceiling height of 2.7m on the ground floor. We are providing a ceiling level of (31c) 2.657m as we are working to standard brick coursing heights this slight reduction in height is very minimal and will not cause any impact on trying to achieve good natural ventilation and daylight access. We are proposing to have a dropped ceiling to the Theatre which will give it a ceiling level of 2.4m. this dropped ceiling is to facilitate air conditioning and services for the first floor. The study ceiling level is @ 30c due to the stepdown of the balcony over.</p>

		<p>We are seeking a variation for the ceiling heights of the first floor as we are providing ceiling levels of 2.4m high in lieu of the required 2.7m. Again, we are working to standard brick coursing heights, and the upper floor has very generous sized rooms and openings which allow for good natural ventilation and daylight access. Raising the ceilings to 31c from 28c would increase the cost of the build, potentially stopping the build from going ahead by exceeding the client's budget.</p>
<p>Garage Width 7 of HOALPP</p>	<p>Achieve development form, scale and character that is appropriate to the context and the existing and planned character of the Housing Opportunity Area, while moderating impacts on neighbouring properties.</p>	<p>We are slightly over the 50% of frontage allowed for the garage (7%). We are seeking a variation as we feel that the slight increase does not impact on the scale of the front façade and the housing opportunity area. We are providing a standard double garage width but due to the 9.9m frontage of the lot pushes us over the 50%. We have a portion of the balcony overhanging the garage and projects forward of the garage which detracts from the garage & reduces the impact of the garage from the street.</p>
	<p>To create streetscapes framed with appropriate building form in keeping with the desired character of the Housing Opportunity Area.</p>	<p>The function, and configuration of the front façade is in keeping with the character of the housing opportunity area and contributes to the streetscape</p>
	<p>Achieve building outcomes that promote excellent amenity for their interface to the public realm and for all neighbouring properties.</p>	<p>We have pushed the house back on the lot to achieve the setback minimum of 5.5 metres from the public road boundary.</p>
	<p>Provide sufficient space for onsite visitor parking.</p>	<p>Because of the lot frontage of 9.9m and the fact we are proving a standard double garage, it is hard to achieve the minimum 50% frontage. Having the sizes, we are proposing will allow for visitor parking to the driveway and avoid verge parking for visitors.</p>
<p>Urban Design 1 of HOALPP</p>	<p>Contribute to the activation and vitality of the public realm.</p>	<p>We have contributed to the activation and vitality by having no blank walls to the front façade and have projections such as the balcony.</p>

	Promote building interfaces that support interesting, attractive, safe streets and public spaces for residents, workers, commuters and visitors.	As above
	Buildings are to enhance the hierarchical system of landscaped streets and public spaces that give expression and character to the public domain.	There will be large areas within the front setback for landscaped areas to add character
	Ensure building design facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.	NA
	Provide opportunities for casual surveillance from buildings into the public realm that are sympathetic to the desired character for the area.	To provide surveillance to the pedestrian accessway on the eastern boundary, we have increased the size of the window over the stairs, and opened the balcony, which will allow for surveillance, and give the ability to view the pedestrian accessway. We have also increased the height of the windows in bed 2 & 3 which will also allow for views to the accessway. There is a requirement to have surveillance from the residence to the pedestrian path, but its also desirable for the occupant to maintain privacy and safety from pedestrians making use of the access way.
	Maintain a clear but integrated distinction between the public and private realm.	
Visual Privacy 5.4.1 of R-Codes	<p>Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> • Building layout, location; • Design of major openings; • Landscape screening of outdoor active habitable spaces; and/or • Location of screening devices. 	We are seeking a variation for the overlooking from the balcony facing west. The overlooking to the adjoining property falls within the front setback of 5.5m & 4m which would eliminate any overlooking to outdoor living areas and active habitable spaces. When the adjoining lot is developed, its most likely that the overlooking will fall onto the driveway of that lot, avoiding overlooking to any living spaces. Owner owns both lots
	<p>Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> • Offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • Building to the boundary where appropriate; • Setting back the first floor from the side boundary; • Providing higher or opaque and fixed windows; and/or 	As Above

	<ul style="list-style-type: none"> • Screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters). 	
Solar and Daylight Access	<p>Ensure that built form provides good solar access to the public realm and adjacent buildings, whilst achieving comfortable internal and external environments for its occupants.</p>	<p>We have not provided an eave over the Theatre room window as the upper floor lines up directly above so there is no roof line over. As this room is a dedicated Theatre room, its usage will be low, therefore no need to minimize direct sunlight between late September and early March, and permit winter sun. We could incorporate internal shutters/blinds to minimize direct sunlight during the above-mentioned times. With the theatre room there it is intended to be darkened to watch movies.</p>
	<p>Incorporate passive solar design principles to optimise solar gain in winter and protection from heat gain in summer.</p>	<p>The living, Kitchen, dining and alfresco all have a northern aspect to allow for the winter & summer sun with an eave over the northern elevation. We also have eaves over the north facing bedrooms on the upper floor. The eastern boundary has an eave over the alfresco area and the dining window is set down low on elevation 4, so there is good protection from the east.</p>