

Applicant justification for consultation – DA21/0338 – 61A Lysander Drive, Heathridge

Item	Item	Required	Proposed	Applicant Justification
1	Boundary Walls (5.1.3 R-Codes)	Walls built to one side lot boundary Max length: 9.0m	Walls proposed to three lot boundaries Bed 2/Bath/Bed 3 wall: 10.39m	<p>Boundary walls have been proposed to 3 boundaries to make effective use of the site. The boundary walls are proposed to be constructed in accordance with the height and length requirements of the R-Code, which is achievable without any detriment to the streetscape or neighbouring properties. As the home will be constructed behind an existing home, the front and rear boundary walls would not be visible from the street. The LHS boundary wall would be the only boundary wall visible from the street, appearing to be compliant when viewed from the streetscape. The home is therefore considered to positively contribute to the streetscape.</p> <p>Whilst the rear boundary wall will contribute to the shadow cast on the affected adjoining property at midday 21st June as per clause 5.4.2 of the R-Codes, the shadow cast represents just 8.74% of the neighbouring site, well under the max permitted under the R-Codes. The boundary walls are therefore considered to ensure the neighbours maintain adequate access to direct light and ventilation in to their home and outdoor areas. Light and ventilation is provided to the proposed homes habitable rooms through major and minor openings.</p>
1	Ventilation (18.1 HOALPP)	All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.	Bathroom does not have an operable window.	The main aim of the orientation and layout of the home is to provide light and ventilation to habitable rooms, which has been achieved. Due to the home being a battleaxe style subdivision, it is not possible to have the bathroom with a window, without compromising in the internal sizes of habitable rooms and/or reducing their access to light and ventilation. Natural ventilation has been provided to

				all other rooms except the bathroom, to reduce the need to mechanical ventilation.
3	Landscape Area (11.1 HOALPP)	20% of the site area to be provided as landscaped area with minimum dimension of 1.5m.	18.64% landscaping provided on site with minimum dimension of 1.5m	<p>This reduced landscaping area is due to the battleaxe style subdivision, which doesn't allow for 1.5m space within the common property driveway to provide sufficient landscaping in this area, as well as the minimum 3.0m wide driveway.</p> <p>The areas around the home provides opportunity for landscaping that is complimentary to the neighbourhood. As demonstrated on the plans provided, the trees shown on the plans contribute to the ecology, character and amenity of the area. Any verge existing trees are not restricted or do not require removal as a result of this development, ensuring verge space has opportunity for a street tree.</p> <p>The landscaping areas to the RHS and rear of the site are accessible from habitable rooms, making them functional areas, for the enjoyment of residents. No paving is proposed in these areas, so storm water discharges directly in to the landscaped areas.</p>
4	Trees (13.1 HOALPP)	1 medium tree and 36sqm deep soil area to be provided on site	Three small trees and 9sqm DSA each provided on site.	<p>Please refer to amended plans attached, demonstrating the 3 small trees with 9m² deep soil area each, has been provided. Whilst this doesn't achieve enough area to accommodate a medium tree with 36m² deep soil zone, the provision of the 3 small trees is considered to achieve similar or more canopy cover.</p> <p>As previously justified, the landscape areas are to be accessed directly from habitable rooms, making the areas functional for the enjoyment of the residents.</p>
5	Site works (5.3.7 R-Codes)	Maximum 0.5m retaining height allowable on lot boundary	Northern lot boundary: 0.79m retaining proposed Western lot boundary: 0.75m retaining proposed	Fill and retaining is proposed to the front and RHS boundaries in order to level out the outdoor living area, providing a functional outdoor space for the use of the residents. The fill and retaining would not be visible from the street as they are located behind the existing home to the front. Whilst the finished

				floor level is raised over 0.5m above natural ground level, the retaining walls with a standard 1.8m high dividing fence above will effectively screen the alfresco and outdoor living area from any overlooking. The neighbour's privacy is therefore maintained.
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