

Justification

The following justification is provided in line with the Objectives of the DHOALPP and the Design Principles of the R-Codes to demonstrate proposal's compliance.

DHOALPP Table 1 Development Standards

The following tables demonstrate how the proposal addresses the DHOALPP Table 1 Development Standards Objectives'.

DHOALPP Table 1 Sub-Section 6: Urban Design – Side and Rear Setbacks – Side Setbacks	
Objectives	Comment
<i>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.</i>	<p>Complies – Having the dwelling built to the side boundary facilitates more functional habitable rooms, and allows the dwelling to feature an outdoor living area of a sufficient size. Additionally, other forms of vegetation such as bushes, hedges, climbing plants, garden beds, can also be established around the tree. This will help reduce the urban heat island effect to a greater extent compared to a development that features an OLA that only meets the minimum size requirements.</p> <p>Nonetheless, the dwelling's primary living space (Kitchen/Dining/Living room) features multiple openings to retain sufficient solar access throughout the day. With regards to ventilation, the north-western and south-western major openings facilitate sufficient air flow to the dwelling and also through to the hallway and entry.</p>
DHOALPP Table 1 Sub-Section 11: Tree Canopy and Deep Soil Areas — Landscape Area	
Objectives	Comment
<i>Achieve an attractive landscape environment that is complementary to the wider neighbourhood.</i>	<p>Complies – the proposal features landscapable area along its entire north-western lot boundary. This serves to frame the vehicle manoeuvring area leading to the dwelling's entrance and garage.</p> <p>Providing additional landscaping in front of the dwelling is not feasible due to the need to provide a reversing bay for the occupant's vehicles. Without this, vehicles will not be able to both enter and leave the subject site in forward gear, as required by R-Codes Clause 5.3.5 – Vehicular Access.</p> <p>With landscaping strips provided along both sides of the CP driveway, and continuing along the north-western side of the subject site's driveway and side boundary setback area, the proposal provides for an attractive landscape environment that complements the private streetscape, and wider neighbourhood</p>

<i>To ensure the provision of trees and gardens which contribute to the ecology, character and amenity of the Housing Opportunity Areas.</i>	Complies – the proposal is to host three trees within its outdoor living area (as depicted on the site plan).
<i>To ensure the retention of existing street trees (where appropriate) and optimise the availability of verge space to increase street tree provision.</i>	Complies – the proposal does not involve the removal of any street trees.
<i>To provide access to functional and usable landscape areas for residents that are suitable for the purposes of relaxation and entertaining.</i>	Complies – the outdoor living area is 29.53m ² , which exceeds the minimum deemed to comply area of 20m ² . The outdoor living area also achieves the minimum uncovered area required. In this way, there is sufficient area for landscaping that is suitable for residents to relax and enjoy with themselves and guests.
<i>To provide the opportunity to retain appropriate existing trees within a site to minimise loss of suburban urban tree canopies across the Housing Opportunity Areas.</i>	Complies – the proposal does not involve the removal of any street trees.
<i>Permeable paving is encouraged to capture stormwater discharge into groundwater.</i>	Permeable paving can be provided where required to ensure stormwater discharge is suitably managed. The site so far features a soak well which work to capture stormwater on-site.

DHOALPP Table 1 Sub-Section 16: Size and Layout of Dwellings

Objectives	Comment
<i>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.</i>	<p>Overall, the proposed internal room width variations are minor. Bedroom 2 and 3's 270mm variations to garage width are primarily due to the constrained width of the lot. In order to provide adequate passive surveillance to the CP, a major opening is required to address the public realm. However, given the need to provide an entry and vehicular access, this is only possible at the expense of reducing the width of one of the habitable rooms of the dwelling that faces the street, in this case, Bedroom 3.</p> <p>Despite this, each of the proposed bedrooms can accommodate a king-sized bed, and can have these beds facing at least two different directions, while maintaining access into the room and the robes. In any case, depending on the occupants and demographic of the dwelling, Bedrooms 2 and 3 provide even greater opportunities for furniture arrangements should they each feature a smaller-sized bed, where there will be more room for activities. In this manner, Bedrooms 2 and 3 are especially suitable for young families.</p>

<p><i>Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</i></p>	<p>Complies – although the habitable rooms feature floor to ceiling heights of 2.61m, each room features at least one major opening in lieu of any minor openings. This allows sufficient amount of natural sunlight and air flow into the dwelling.</p>
<p>DHOALPP Table 1 Sub-Section 18: Natural Ventilation</p>	
<p>Objectives</p>	<p>Comment</p>
<p><i>Optimise natural ventilation to reduce the need for mechanical ventilation and air-conditioning.</i></p>	<p>As mentioned previously, each habitable room features a major opening to allow for sufficient solar access and ventilation.</p>
<p><i>To ensure the dwelling’s orientation and layout is designed to maximise capture and use of prevailing cool breezes in habitable rooms.</i></p>	<p>Meanwhile, the Dining/Living area feature mostly major openings along its south-western and north-western sides. Significant airflow to the dwelling would be facilitated by fully utilising these openings. This reduces reliance on mechanical ventilation and air-conditioning, as it allows for cool breezes to flow through the dwelling along multiple routes.</p>

In consideration of how the proposal responds to the DHOALPP Objectives, the proposal is considered to be acceptable.

R-Codes Clause 5.1.3 – Lot Boundary Setback C3.2

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;

The design was undertaken with functionality in mind. The dwelling is proposed along the side boundary in order to facilitate a functional entry, habitable rooms, double garage, as well as a usable area of outdoor living area and open space to the rear of the dwelling. Without the ability to construct the boundary walls, the site would feature unusable strips of open space around the dwelling for the sole purpose of ameliorating bulk. Meanwhile, the internal widths of the habitable rooms will be drastically diminished to sizes lesser than what is proposed. In this manner, forcing compliance here would result in a very ineffective use of space. The floor plan would be completely compromise, and would prompt the need for an additional storey, thereby imparting potentially far greater perceptions of building bulk to adjoining sites. Given these factors, the proposal is considered to achieve the maximum use of space.

Does not compromise the design principle contained in clause 5.1.3 P3.1;

The perception of building bulk on adjoining properties will be minimised as the dwelling is kept to a single-storey. With regards to solar access, the dwelling complies with Clause 5.4.2 – Solar Access for Adjoining Sites. The eastern-adjointing property would retain first and unrestricted access to direct sunlight throughout the day.

Likewise, the proposal complies with Clause 5.4.1 – Visual Privacy, as the proposed boundary walls will have minimal impact on the visual privacy of adjoining properties with there being no openings along the boundary walls proposed.

Does not have any adverse impact on the amenity of the adjoining property;

The proposal will ensure that the amenity of adjoining properties will be respected. As previously mentioned, the proposed boundary walls would not have any adverse impact on the amenity to the surrounding lots in terms of privacy and access to direct sunlight. Meanwhile, sufficient ventilation will also be afforded to the adjoining properties, as the dwelling is set back appropriately from the rear and north-western lot boundaries. This ensures adequate airflow throughout the sites can be achieved. In this manner, the proposed boundary walls would not adversely impact the amenity of any neighbouring lots to any greater extent compared to a deemed-to comply dwelling that is built to maximum specifications.

Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted;

The proposed boundary walls will ensure that direct sunlight access to major openings, outdoor living areas, and habitable rooms for adjoining properties will not be drastically restricted.

Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The boundary walls allow the site to feature functional habitable rooms, and place the front entry and porch in the best possible position, where it can be clearly identified upon approach from the CP driveway. The front façade is also able to showcase various design elements such as feature porch piers, contrasting renders and materials, and varying front setbacks that positively contribute to the streetscape. The overall composition of the front façade features works harmoniously to provide increased articulation, passive surveillance, and an engaging and desirable interface to the CP streetscape.

R-Codes Clause 5.3.2 - Landscaping

P2 Landscaping of open spaces that:

Contribute to the appearance and amenity of the development for the residents;

The primary street setback area will be able to contribute to the appearance and amenity of the development for the residents despite the variation. This is because the area maintains the ability to host continuous strips of landscaping around the dwelling that are connected to the CP, as indicated by the Landscape Plan.

The aforementioned deep soil areas are located along the entire north-western lot boundary, as well as in front of the dwelling's front-facing major opening from Bedroom 3. This means that the surrounding vegetation, would be visible to occupants upon view of the CP, and approach to the dwelling. In this manner, sufficient amenity will be provided for residents.

Contribute to the streetscape;

As mentioned previously, the proposal provides a continuous strip of deep soil area from the CP driveway to along the north-western lot boundary. Although the proposal provides limited landscaping areas with the front setback area, this is primarily as a result of needing to provide a reversing bay from the Garage. Nevertheless, the subject front setback area would be mostly obscured from the public realm by the north-western adjoining property.

Enhance security and safety for residents;

The proposed landscaping variation does not negatively impact the security and safety of residents in any meaningful way. Street surveillance is provided for, and the ability to host vegetation in front of Bedroom 3's major opening means that some separation and privacy between the dwelling and the public realm can be provided for.

Contribute to positive local microclimates, including provision of shade and solar access as appropriate; and;

The proposal is able to host a mature tree within the outdoor living area, providing shade to the dwelling to the east during the afternoon, thereby working to mitigate the impact of the urban heat island effect. This, and the ability to host additional vegetation along the driveway, and north-western and rear lot boundary setback areas, means that a variety of plants can be provided on-site, for the benefit of the local microclimate.

Retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.

The proposed variation does not interfere with any existing trees, nor does it negate the ability to host one within the outdoor living area (as outlined previously).

R-Codes Clause 5.4.4 – External Fixtures, Utilities and Facilities

P4.1 Solar collectors, aerials, antennas, satellite dishes, pipes and external fixtures integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of surrounding properties.

The proposal features its external fixtures, utilities and facilities in a manner that is not readily visible from the street and upon approach from the CP driveway. In particular, its combination meter box will be located along the side of Bedroom 3's external wall behind the proposed landscaping, thereby hidden from view from the public realm. Therefore, the proposal will not be visually obtrusive, and the visual amenity of the surrounding properties will be maintained.

P4.2 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:

Convenient for residents;

Adequate space around the dwelling will be provided for rubbish bins and clothes drying areas to be conveniently located and readily accessible by residents. Meanwhile, the absence of a dedicated store would make little difference in utility, particularly as the site is relatively small, and due to the absence of a large lawn, would not require a large amount of outdoor maintenance that would otherwise necessitate for a large array of bulky tools and equipment that would need to be stored on-site. Nonetheless, smaller tools can be stored at the rear of the garage, given its internal length is 0.5m longer than the required 5.4m, as per AS2890.1.

Rubbish collection areas which can be accessed by service vehicles;

The rubbish bins can be readily accessed by service vehicles as the bins can be wheeled into place near the street kerb of Otway Place from along the CP driveway.

Screened from view; and

Bin areas and clothes drying areas will be obscured from the public realm by development on site as well as by the adjoining neighbour property. Adequate screening is therefore provided.

Able to be secured and managed.

The area in the garage that can be used as storage will be adequately secured as it is incorporated into the main structure of the dwelling. The garage can also be readily managed, as such management is necessary in order for it to provide use to occupants.