

J ustification for consultation – DA21/1228 – 38 Tuart Trail, Edgewater

Area of discretion to the HOALPP/R-Codes	Development Standard	Justification
Front dwelling built to two side lot boundaries;	Boundary walls to one side lot boundary (Section 6 HOALPP)	Objective for section 6 is based on solar access. Boundary walls impact on proposed internal strata lot boundaries only. Do not significantly impact northern light access to either dwelling.
Unit 3 increased boundary wall height;	Minimum boundary wall height 3.0m (Section 6 HOALPP)	Objective for section 6 is based on solar access as discussed above. Boundary wall is minimal in length and the orientation of the wall has minimal impact on natural light access to the rear dwelling.
No openable window to rear dwelling WC;	All rooms (other than store rooms) to have operable windows (Section 18 HOALPP)	Objective for section 18 is based on natural ventilation. All habitable bedrooms and living rooms have openable windows. Mechanical methods of ventilation are considered to suffice for this room.
Rear dwelling reduced bed 2, bed 3 minimum dimension;	Bedrooms to have minimum dimension of 3m (Section 16 HOALPP)	Objective for section 16 is based on functionality. Indicative furniture layouts are indicated on plans to demonstrate a functional living space is achieved.
Front dwelling reduced setback of carport to street	Garage/carport/hardstand setback 5m to primary or secondary street (Section 7 HOALPP)	Objective for section 7 is based on achieving appropriate building form, scale and character to ensure development is consistent with existing neighbourhood context. Access to the front carport is taken from the common property driveway, reducing the extent of the frontage taken up by hardstand driveway. The open style carport design imposes minimal bulk and is complementary to the dwelling in its pitched roof design.
Passive surveillance not achieved to adjacent public accessway	Buildings adjacent to public accessways shall achieve appropriate surveillance of these spaces (Section 1 HOALPP)	The development does not propose to change the existing dividing fence adjacent to the public accessway. As such the level of surveillance remains unchanged.

Rear dwelling reduced outdoor living area minimum dimension	Minimum width and length dimension of 4m required for whole outdoor living area (Clause 5.3.1 R-Codes)	Design principle for clause 5.3.1 is based on providing functional and useable outdoor living space which can be used in conjunction with the dwelling and allows for landscaping and planting of trees. The outdoor living area provided is of a sufficient size and dimension to allow for this.
Reduced landscaped area and minimum dimension to landscaped area;	20% of landscaping provided over the site with minimum dimension of 1.5m (Section 11 HOALPP)	Objective for section 11 is based on providing an attractive landscaped environment which provides for trees and gardens that contribute to the ecology of HOA's. Landscape areas should also be functional and useable. The width of landscaped areas provided is considered to be of sufficient width to allow for growth of appropriately sized vegetation. Tree planting on site exceeds the minimum requirement to compensate.
Reduced minimum size and dimension of deep soil area for rear medium and small trees;	Deep soil areas for medium trees to be 36m ² and have minimum dimension of 3m. Small trees to have 9m ² and 2m minimum dimension. (Section 11 HOALPP)	Objective for section 11 is described as above. Tree provision proposed on site is in excess of the minimum requirement and the deep soil areas provided are considered to be adequate for the species of trees proposed by a landscape architect.