

Applicant justification summary table – 22 Clevedon Place, Kallaroo – DA21/1297

| Item | Item | Required | Applicant's justification |
|------|---|--|--|
| 1 | Side & rear setbacks (6 DHOALPP) | Upper floor wall setbacks: 2.0m. | Seek affected neighbour's consultation. |
| 1a | Boundary walls (6.4 DHOALPP) | Boundary walls to one boundary. Average wall height: ≤ 3.0 m. | Seek affected neighbour's consultation. |
| 2 | Ventilation (18.2 DHOALPP) | Habitable rooms shall have a window in an external wall which: <ul style="list-style-type: none"> • Has a minimum glass area not less than 15% of the floor area of the room; • Is openable for 50% of the required min window size. | Windows increased in size. Each window to bed 2 & 3 is now 1.60m ² |
| 3 | Size and layout of dwellings (16.1b HOALPP) | Living room with a minimum dimension of 4m. | Variation to be sought from council. |
| 3a | Size and layout of dwellings (16.2 HOALPP) | Dwellings shall have a minimum ceiling height of 2.7m in habitable rooms. | Variation to be sought from council. |
| 4 | Tree canopy and deep soil areas (11, 12 & 13 DHOALPP) | Landscape area: 20% of site area (inc. share of CP) = 61.6m ² . Note: min dimension: 1.5m. One medium tree per 60m ² of landscape area with a DSA of 36m ² and min dimension of 3m. | 53.67m ² now provided (17.42%) variation to be sought. 3 small trees provided (9m ² DSA each), which the City can support. |
| 5 | Visual privacy (5.4.1 R-Codes) | 6m setback to upper floor sitting room. | The proposed major opening to the upper floor sitting room is designed in such a way as to provide additional natural light into this room while also having minimal privacy concerns to the retained dwelling to the west. The proposed overlooking is towards a blank bedroom wall and roof of the existing dwelling. - The proposed overlooking is not to any outdoor living area or windows to the existing dwelling; therefore, privacy is still maintained. |