

**Applicant justification for consultation – 23 Willow Road WARWICK**

Item	Required	Justification
5. Street setbacks (HOALPP)	5.1 Minimum secondary street setback 2m	<p>The attached design proposes a reduced secondary street set back to the living room. However due to the angle of the boundary the portion of the wall within the 2m set back area is negligible. There is no impact of building bulk on the street scape from this small reduction in secondary street back. The building orientation considers the site. All units have courtyards that face north.</p> <p>Most of the living spaces and bedrooms also have major openings that face north. The design is purposely set back from the southern boundary to minimise over shadowing on the neighbouring lot. Even with four two story designs the over shadowing is well below the allowable 25%. The proposed development provides well over the required open space and courtyard provisions. This is not an overdevelopment of the site. Furthermore, deep soil areas for required trees have been met.</p>
18. Natural ventilation (HOALPP)	18.1 All rooms, with the exclusion of store rooms, shall have operable windows. Window opening design shall maximise natural ventilation.	<p>The following rooms do not have operable windows however they are all non-habitable rooms. These rooms do not have external walls in which to place a window. They will be provided with adequate mechanical ventilation to compensate for the lack of natural ventilation.</p> <ul style="list-style-type: none"> <li>• Unit 1 powder room</li> <li>• Unit 2 powder room</li> <li>• Unit 2 ensuite</li> <li>• Unit 3 wc</li> <li>• Unit 4 powder room</li> </ul>
16. Size and layout of dwellings (HOALPP)	<p>16.1b. Minimum floor areas and dimensions of habitable rooms:</p> <ul style="list-style-type: none"> <li>• Master bedroom: 10m<sup>2</sup> and 3m* dimension.</li> <li>• Other bedrooms: 9m<sup>2</sup> and 3m* dimension.</li> <li>• Living room (other dwelling types): 4m dimension.</li> </ul> <p>*excludes robes.</p> <p>16.2 Dwellings shall have a minimum ceiling height of 2.7 metres in habitable rooms and 2.4 metres in non-habitable spaces.</p>	<p>Unit 1 – The dining and living areas located downstairs do not meet the minimum room dimensions. However, as demonstrated on the floor plan these spaces are functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size. The interconnecting relationship that these spaces have with both the kitchen and alfresco creates an overall functional space that flows nicely. This allows future residence to use this space for relaxation and entertaining</p>
11-14. Tree canopy and deep soil	11.1 The minimum landscape area is to be calculated as 20% of the site area.	<p>While lots 1 and 2 comply with the required landscaping area lots 3 and 4 propose reduced landscaping. The overall site has 18.2% landscaping area. From a street perspective the proposed development is an attractive landscape with 5 small trees and large areas of soft landscaping visible to passes by. There are also four verge trees adding another layer of vegetation between the street and proposed units. This reduces the impact of building bulk to the street and</p>

<p>areas (HOALPP)</p>	<p>Reduced DSA</p>	<p>creates a buffer between the public and private realm. The provision of trees and gardens contributes to the ecology, character, and amenity of the area. Minimum tree requirements and DSA areas as set out in the HOALPP have been met. All existing trees on the verge will be retained. This contributes to the preservation and growth of the local ecosystem, preserving and building on the character of the area.</p> <p>Functional and usable landscaped area suitable for the purposes of relaxation and entertaining has been provided. All outdoor living areas are north facing and accessed directly off open plan living. These areas are over the required size and comply with uncovered area allowing adequate room for landscaping.</p>
<p>5.4.1 Visual Privacy (R-Codes)</p>	<p>Where subject site and/or adjoining property/s is R50 the following setbacks apply: Bedrooms and Studies = 4.5m Other enclosed habitable spaces = 6m Unenclosed outdoor active habitable spaces = 7.5m</p>	<p>Potential overlooking from the balconies of units 1, 2 and 3 has been indicated on the site plan. These balconies only overlook roof area of the neighbouring residence. There is no overlooking of outdoor living areas or functional outdoor space. As such, there is no potential for visual intrusion. The client wants to take advantage of the city views afforded by the lot's location.</p> <p>Potential overlooking from the balcony of unit 4 has been indicated on the site plan. This balcony overlooks the dead side of the neighbouring residence and the front setback area. The front setback area is visible from all traffic passing by and is not considered private space. There is no overlooking of outdoor living areas or functional outdoor space. As such, there is no potential for visual intrusion.</p>