

## Applicant justification for consultation – 42a Littorina Avenue Heathridge

HOA: [Development in Housing Opportunity Areas Local Planning Policy](#)

R-Codes: [Residential Design Codes Volume 1](#)

Item	Clause / element	Required	Applicant Justification / submission
1	6.4 - Boundary Walls (HOALPP)	Boundary wall/s shall not exceed a maximum length of 9 metres to the singular boundary.	<p>The Proposed Variation proposes a lot boundary walls which exceeds the maximum length specified above, and is justified below:</p> <ul style="list-style-type: none"> <li>The proposed boundary wall will sit against an internal boundary, created as a result of the subdivision. In addition to this it will not be visible from the street and will have no negative impact upon the streetscape.</li> <li>The Proposed Variation is consistent with the deemed-to-comply provisions of C3.2, particularly C3.2 iii. that permits lot boundary walls “In areas coded R30 and higher, walls not higher than 3.5m...” The proposed lot boundary wall does not exceed 3.5m maximum height, and does maintain an average 3m height, as deemed acceptable by the R-Codes.</li> </ul>
2	16 – size and layout of dwellings (HOALPP)	<p>Bedroom to have a minimum dimension of 3 metres</p> <p>Living room to have a minimum dimension of 4 metres</p>	<p>The Housing Opportunity Area Local Planning Policy (HOALPP) states “Minimum floor areas and dimensions of habitable rooms shall be as per SPP7.3 – Volume 2, Table 4.3b”. This states that the Main Bedroom shall have a minimum width of 3m with a minimum floor area of 10m<sup>2</sup>, minor bedrooms shall have a minimum width of 3m with a minimum floor area of 9m<sup>2</sup> and the living area shall have a minimum width of 4m with no minimum area stipulated.</p> <p>Although compliant with the minimum floor areas, the Bed 2 and Dining of the Proposed Variation proposes widths less than the minimum stated in SPP7.3. This is justified below:</p> <ul style="list-style-type: none"> <li>In the cases of the two rooms that fall short of the minimum width mentioned above, they only fall short by a minor amount. It would be fair to comment that these rooms will still be functional and have the flexibility to accommodate furniture settings and personal goods, although falling just short.</li> <li>Although the Bed 2 falls short of the minimum width, it does not have adverse impact on the flexibility to accommodate furniture settings and person goods as it still achieves the</li> <li>minimum floor area.</li> <li>The Dining room does not achieve the minimum width however the living area is larger than the required amount, which it would be fair to comment that the living</li> </ul>

			room in terms of size is the more important of the 2 as it would have a higher frequency of use compared to the dining.
3	11 Tree canopy and deep soil areas – landscape areas (HOALPP)	Minimum soft landscaping of the development site to be calculated at 20% of the site area. all calculated areas are to have a minimum dimension of 2.5 metres.	<p>The proposed amount of landscaping is due to the difficult shape of the lot in addition to it being a strata lot with common property which the lot is located towards the rear of the subdivision, this means a substantial area is being used as reversing space for the resident's vehicles. In addition to this it will not be visible from the street and will have no negative impact upon the streetscape.</p> <p>Although the minimum amount of 20% is not achieved the 36m<sup>2</sup> deep soil area for the proposed medium tree will be provided.</p> <p>The proposed variation assists in maximising the use of the site and providing an efficient and functional design, particularly in facilitating a spacious four-bedroom home. Without the proposed variation the design loses its functionality and efficiency.</p>
4	17. Solar and daylight access (HOALPP)	The building is orientated and incorporates external shading devices in order to minimise direct sunlight to habitable rooms between late September and early March, and permit winter sun as per 4.1.1.	Applicant proposes that tinting be provided on windows to habitable rooms where eaves are not provided.