

Applicant justification – 3A Raff Place, Padbury

Element		Deemed-to-comply Standard	Development	Applicant Justification
6	Boundary walls	1 boundary wall Maximum length of 9m Avg height of 3m Street setback of 4m		The lot is significantly limited in its design opportunities given its narrow frontage and the design caters to this narrow width with minimal impact on adjoining lots or the streetscape. The perceived building bulk is indistinguishable from the streetscape and adjoining property. It should also be noted that the neighbouring owners access to ventilation and natural sunlight will not be restricted, given the lots orientation and the location of the boundary walls at the front of neighbouring sites and the basis that the one of the boundary walls is on the northern boundary; having little impact on natural sunlight restrictions & over shadowing. The fencing will largely screen the dwelling from view on the adjoining lots. Consequently any overlooking is unlikely to be significant.
18	Natural ventilation	Habitable room windows: 15% of room size All rooms with operable windows		Bathroom, power room & WC are all provided with flumed exhaust fans/mechanical ventilation. It should also be noted the WC is not closed off but rather combined as one within the ensuite, and would therefore have access to additional ventilation from the sliding window (8 x SP) in the ensuite. Although bed 3 slightly varies in glazing to floor area ratio, it provides a comfortable space with its higher than standard depth with 3.37m. Cross ventilation will also be utilised between bed 3 and bed 2, providing plentiful natural ventilation for occupants; optimising natural ventilation

5.1.4	Open space	45% for R40	<p>The proposal provides an attractive setting for the development and overall has a positive impact on the locale. In the context of the small site overall, the outdoor living area proposed will be adequate to allow</p>

			<p>the occupants to pursue outdoor activities. It should be noted that Newcombe Park is located within a walkable distance (80m) and can be utilised for additional open space proposed if so required by the occupants; access to the park is provided through an existing laneway.</p>
16	Size & layout of dwellings	<p>3m dimension to bedrooms</p> <p>Ceiling height of 2.7m</p>	<p>Although there is a shortfall with the ceiling heights & bed 2 and bed 3 minimum dimensions; the design responds to the desired future character as stated in the local planning framework; but it also provides a benchmark for a functional, flexible and liveable home.</p> <p>It should also be noted that both bedrooms have increased depths in order to compensate for the shortfall of width.</p>
7	Resident parking	Garage width of 50%	<p>The design embraces visual connectivity between the dwelling and streetscape. The Bed 2 will protrude to the front of the garage allowing the development to reduce the impact on the garage on the streetscape façade. The architectural features which include contrast cladding materials, feature face brick, render on the front façade & a skillion roof, presenting a high-quality finish to the dwelling. The entry point to the dwelling is clearly visible from the street, and there are major openings to the habitable room of Sewing room fronting the street. This ensures visual connectivity between the dwelling and the streetscape which is unimpeded due to the absence of any front fencing; and</p>
1	Urban design – public domain interface	<p>Vehicle access occupying 20% of the lot frontage</p> <p>Bin allocation away from street view</p>	<p>The only space available for bin storage would be in the garage Will the council be able to consider this, based that this would be the most appropriate space to screen the bins.</p>
11	Tree canopy & DSA	<p>Landscape area of 20%</p> <p>1 medium tree</p>	<p>The design originally included 1 medium tree. Upon review from council, access between alfresco and living was required, so in order to provide access we added steps; including these steps meant we had to remove the provision of a medium tree and add 2 x small trees to this area to compensate. The total amount of small trees = 3.</p> <p>In hindsight, 2 trees within this area adds more interest, rather than one singular tree; also provides a larger area of shading.</p>

5.3.7	Site works	Retaining & fill on the boundary to a height of 0.5m	The side elevations provided demonstrate that the proposed dwelling follows the natural slope of the land and appear as so from the adjoining lots & streetscape. There will be no issues with regard to overlooking/privacy of the adjoining neighbour. Accordingly, the privacy and amenity afforded to the neighbouring properties is not considered to be affected in any way. In addition to this, there will be no impact on pedestrian safety, vehicle access.
5.4.1	Visual privacy	Bedroom privacy setback of 4.5m	Master bedroom is largely screened by the existing Colourbond fencing to the left-hand side.
17	Solar access for adjoining sites	Proportionate overshadowing to 1B Raff Place of 24.47% of the lot area	Overshadowing is largely created by the existing fencing for the extent of the southern boundary. The proposed garage boundary wall will also be built parallel to left hand side neighbour's garage boundary wall. Therefore there would little to no effect of the overshadow cast.