

Development (planning) application for Grouped Dwelling  
(New single storey dwelling and modification to existing  
dwelling) at 4 Elnton Court, Duncraig

The table below refers to assessment against the:		
<ul style="list-style-type: none"> <li>• <i>Residential Design Codes Volume 1 (R-Codes)</i>;</li> <li>• <i>Development in Housing Opportunity Areas Local Planning Policy (RDLPP)</i>;</li> <li>• <i>Local Planning Scheme No. 3 (LPS3)</i>.</li> </ul>		
Element	Proposed	Applicant Comment / Justification
<b>5.1.3 Lot boundary setbacks (R-Codes)   6. Side and rear setbacks (HOALPP)   18. Natural Ventilation (HOALPP)</b>		
6	<p><u>Lot 1</u>: Reduced setback to the northern boundary (internal)</p> <p><u>Lot 2</u>: Reduced setback to the southern boundary (internal)</p>	The site has a subdivision approval for two green-title lots which match the configuration of the development. This will be resolved at completion of subdivision.
<b>5.1.4 Open Space (R-Codes)</b>		
5.1.4	Lot 1: Reduced open space	<ul style="list-style-type: none"> <li>• The proposed overall lot 1 coverage does not comply with 45% open space from table 1 of the r-codes, but we believe the additional area proposed creates a greater amenity for the grouped dwelling.</li> <li>• Limitations for useable building area are apparent due to the angled lot boundary to the south and the existing fall at the rear western setback of each parcel of land. We believe the proposed development is a suitable use of building area for both new abodes.</li> <li>• OLA achieves greater than the minimum 20m<sup>2</sup> requirement, thus allowing for a greater useable outdoor space.</li> <li>• The outdoor living area is accessible from the main living hub and is considered to be a large &amp; functional space, thus meeting the needs of its future occupants. As such, the proposed open space and outdoor living area provided for each of the dwellings is considered to be usable, adaptable and will meet the modern needs of their future occupants.</li> <li>• Both lots have landscaped buffer zones to the rear of each property with intention of minimizing the effect on their surrounding neighbours to both the northern and western boundary have been considered.</li> <li>• The proposed dwelling meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. Direct sunlight and ventilation can be sufficiently attained from the inclusion of large glazed sliding doors to both the dining/living and kitchen spaces provided.</li> <li>• The orientation of the dwelling provides suitable vehicular/ pedestrian access to the building and allows adequate natural sunlight to it's living areas respectively. The minimum 20% landscaping requirement is achieved and believe the extra 2% of building area helps improve the liveability of the dwelling with adequate room sizes.</li> </ul>
<b>5.2.1 Setback of garages and carports (R-Codes)   7. Residential Parking – Location (HOALPP)</b>		
7.1	Lot 1 and Lot 2: Reduced parking setback from the street	<p>The driveway / vehicle parking area for proposed Lot 2 will be constructed of permeable paving which reduces its visual impact to the street and also assists with the vitality of landscaping treatments within the front setback area of the existing dwelling.</p> <p>Vehicles in the driveway are not expected to create a visual impact to the streetscape, noting the driveway is at a lower level to the adjoining property which means visibility will be very limited, given the subject property is at the southern end of a culdesac road.</p>
<b>Clause 5.2.3 Street surveillance (R-Codes)   1. Urban Design – Public Domain Interface</b>		
1	Lot 1 and Lot 2: Increased percentage of blank façades and vehicle access to the street	Notwithstanding the percentages, a view of the elevations for both dwellings shows that there are doors, windows and openings on both street facades which break down visual bulk and facilitate visual connection to the street. The underlying objectives are achieved.
<b>5.3.2 Landscaping (R-Codes)   11 Tree canopy and deep soil areas – landscape areas (HOALPP)</b>		
11.6	Lot 1: Reduced landscaping within the primary street setback area	The extent of the variation is so minor that the difference between 1.03% would not be noticeable.
<b>5.3.2 Landscaping (R-Codes)   12 Tree canopy and deep soil areas – tree sizes and deep soil areas (HOALPP)</b>		
11.6	Lot 1: Reduced deep soil area provided for a medium tree	It is noted that the arborist report will be used in justifying this element.
<b>5.3.7 Site works</b>		
5.3.7	Lot 2: Increased retaining wall height within the primary street setback area	<p>The retaining wall is not expected to create adverse impact, noting:</p> <ul style="list-style-type: none"> <li>• Based on the contours and spot levels along the northern boundary, there is only a very short section which is over 0.5m (approx 1m in length).</li> <li>• The retaining wall relates to excavation rather than fill, hence there is no external impact to adjoining properties and the visual impact is limited.</li> </ul>