

Development (planning) application for Grouped Dwelling (new dwelling and modifications to existing dwelling) at 108 Camberwarra Drive, Craigie

The table below refers to assessment against the:		
<ul style="list-style-type: none"> Residential Design Codes Volume 1 (R-Codes) Development in Housing Opportunity Local Planning Policy (HOALPP) Local Planning Scheme No. 3 (LPS3) 		
Element	Proposed	Applicant Comment / Justification
5.1.3 Lot boundary setbacks (R-Codes) 6 Side and rear setbacks (HOALPP) 18. Natural ventilation		
6.3(a) (HOALPP)	<p style="text-align: center;"><u>Lot 1</u></p> <ul style="list-style-type: none"> Reduced building setback to northern boundary Reduced building setback to eastern (internal) boundary <p style="text-align: center;"><u>Lot 2</u></p> <ul style="list-style-type: none"> Reduced building setback to southern boundary Reduced building setback to western (internal) boundary 	<p style="text-align: center;"><u>Lot 1</u></p> <ul style="list-style-type: none"> The patio setback of 0.360m to the northern boundary has no immediate impact on the adjoining lot and abuts common property (driveway). The proposed shed (outbuilding) located on the internal eastern boundary has no immediate impact on the adjoining lot. The bulk of the shed height will be under the 1800h dividing fence with 0.095m above the fence height. <p style="text-align: center;"><u>Lot 2</u></p> <ul style="list-style-type: none"> The proposed southern boundary wall has no immediate impact on the adjoining lot and does not affect any indoor/outdoor spaces, windows, and solar passive outcome for the existing dwelling. It should be noted the adjoining property is setback 1m at its closest point to the side boundary and the proposed boundary wall is setback 0.044m to 1.328m creating a further setback between the properties. The proposed western boundary wall has no immediate impact on the adjoining lot and does not affect any indoor/outdoor spaces, windows, and solar passive outcome for the dwelling.
6.4 (HOALPP)	Lot 2: Increased average boundary wall height to southern boundary	<ul style="list-style-type: none"> The proposed boundary wall will not restrict solar access and have any adverse impact on the amenity of the adjoining dwellings. Provides adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties. Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted. The proposed average boundary wall height of 3.25m is considered a minor variation.
18.1 (HOALPP)	Lot 2: No window operable window to bathroom or toilet	<ul style="list-style-type: none"> The bathroom provides and openable skylight to provide natural light and ventilation. Mechanical ventilation will be provided to each room (exhaust fans) The proposed variation allows for an efficient & functional design, particularly in facilitating a spacious 3-bedroom home with a theatre room for the occupants to enjoy. These rooms have been positioned to ensure operable windows are evident on all other habitable rooms.
5.1.6 Building height (R-Codes) 4. Building height (HOALPP) 16. Size and layout of dwellings (HOALPP)		
16.2 (HOALPP)	Lot 2: Reduced ceiling height	<ul style="list-style-type: none"> A ceiling of 31c plus wall plate equals 2.692m in height which is 8mm short of the HOALPP requirement and there is no negative impact by being 8mm short of the requirement. The ceiling height of 2.692m is in line with standard building construction in Perth, Western Australia. The Proposed Variation does not impact the actual size or usability of the rooms.
5.2.1 Setback of garages and carports (R-Codes) 7. Resident Parking – Location (HOALPP)		
7.1 (HOALPP)	Lot 1: Reduced car parking setback to the public road	<ul style="list-style-type: none"> The proposed variation to the car bays is considered a minor variation and is varied at 1.432m at its closest setback and will not have an adverse impact on the adjoining properties or the local streetscape in terms of bulk and scale. It should be noted 110 Camberwarra Dr garage setback is less than our proposal and the bulk of the single storey dwelling at 1a Drysdale Rd is setback between 1m /1.5m to the side boundary and the ground level appears to be raised higher along the boundary line with the incorporation of a retaining wall with a solid Colorbond fence over.

		<ul style="list-style-type: none"> • The car bays do not create reduced connectivity within the local streetscape. • A satisfactory result in street surveillance is provided where the existing front dwelling addresses the street with a clearly definable entry point visible and accessed from the street & major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling. • The variation to the car bay setback can be attributed to the irregular shape lot at the boundary and the irregular shape and nature to the land is a large constraint for any development on the land. • In addition to the above site constraint, the existing dwelling has maintained sufficient distance from the road pavement (12.781m) to reduce the overall impact/appearance of the car bays along the street (i.e. the parked cars become less dominant). And the entrance to the existing dwelling is clearly visible from the primary street & will not have any impact on the streetscape or the adjoining properties. • The verge area abutting the subject land comprises a width of approximately 7.874m, which will assist with providing a further setback of the car bays from the road pavement and allows for the planting of street trees to further enhance the streetscape. It should be noted that the garage will comprise a setback of 12.781m from the road pavement. • It is proposed that high quality landscaping and trees are provided between the car bays and the boundary. • There is sufficient space directly in front of the car bays located within the strata boundaries of Lot 1 to provide a visitors car parking space and additional area along the verge .
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5.3.1 Outdoor living areas (R-Codes)

C1.1 (R-Codes)	Lot 2: Reduced outdoor living area without permanent roof cover	<ul style="list-style-type: none"> • The outdoor area provides sufficient in uncovered area to allow for winter sun and natural ventilation into the dwelling. • The outdoor area provides sufficient in uncovered area to provide landscaping, including planting of a tree and new turf.
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11. Landscape Areas – 14. Tree Retention (HOALPP)

12.1 (HOALPP)	Lot 2: Reduced medium tree deep soil area	<ul style="list-style-type: none"> • Further to the landscape report, and in response to the request, the proposed medium tree is located within a non-uniform 'L' shaped continuous landscape area of various widths with an overall deep soil area of 40.6m². • In my experience as a registered (AILA) Landscape Architect who has been practicing the design, implementation, and ongoing maintenance of landscapes throughout Western Australia for over 16 years, this is a more than sufficient space for the medium tree proposed to grow and thrive. • In practice, tree roots will follow the path of least resistance when developing and spreading out in a (non-uniform) circular and/or linear direction (including, around corners, under retaining walls, fences, paving and across boundaries) as they seek out nutrients and water. Therefore, any permeable surface of depth adjacent trees, within the development lot, will provide suitable substrate for development of health roots and the establishment of trees. Tree roots will not stop from spreading out into landscape areas less than 1.5m in width. Therefore, areas less than 1.5m in width, in our professional opinion should be calculated as deep soil areas, especially if they are connected to a landscape area greater than 1.5m such as the landscape area in question and shown below. • Below is a screenshot of our CAD drawing which notes the 40.6m² landscape area, which is the extent we would expect the tree root system to expand out into unimpeded.
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