

Development (planning) application for Single House and Ancillary Dwelling (new two storey dwelling) at 147 Edgewater Drive, Edgewater

The table below refers to assessment against the:		
<ul style="list-style-type: none"> <li>• Residential Design Codes Volume 1 (R-Codes)</li> <li>• Residential Development Local Planning Policy (HOALPP)</li> <li>• Local Planning Scheme No. 3 (LPS3)</li> </ul>		
Clause	Proposed	Applicant Comment / Justification
5.1.6 Building Height		
C6	Increased building height	<p>It is understood that the height of the proposed end gables sits at 8.25m in lieu of the max allowed height of 8.0m and I would like to request discretionary approval for this based on the following:</p> <ul style="list-style-type: none"> <li>- The 8.25m top of gable height is given by the proposed roof pitch at 25°. However, the proposed height of the side walls is 6.0m which is 1.0m lower than the max. height that would normally be allowed. Volume and mass of the proposal is of a conventional shape.</li> <li>- Consideration should be given that the adjacent property (#149, Edgewater Dr.) natural ground level is roughly 1.0m higher than the subject lot, therefore the volume and bulk of the proposed wall is minimized by the difference in level between lots. Please refer to Elev.3 on Page 2 for the extend of the boundary retaining wall and level of adjacent property shown hatched.</li> <li>- No significant views are impacted by the proposed building height being 0.25m higher than allowed: <ul style="list-style-type: none"> <li>(i) The property at #149, Edgewater Dr. sits roughly 1.0m higher than the subject lot.</li> <li>(ii) The property at #151A, Edgewater Dr. sits roughly 5.0m higher than the subject lot.</li> <li>(iii) The property at #49, Quarry Rmbl. sits roughly 9.0m higher than the subject lot.</li> </ul> </li> </ul>
Clause 5.4.1 Visual Privacy		
C1.1	Reduced visual privacy setback (balcony) to northwestern boundary	<p>With regards to <b>Clause 5.4.1 (Visual Privacy)</b>, the 7.5m cone of vision from the proposed balcony is intrusive into the adjacent property at #149, Edgewater Drive. However, it should be noted that the majority of the overlooking falls into the property's street setback area and only a minor portion (0.2m<sup>2</sup>) falls behind the street setback area. In addition, it should also be noted that the proposed overlooking does not fall into any active habitable spaces nor outdoor living areas of the adjacent dwelling. In fact, the adjacent property's existing driveway and double garage are situated along the south-west boundary, therefore the 7.5m cone of vision from the proposed balcony will only slightly interfere with the existing driveway, and in front of the existing dwelling alignment.</p>