

Development (planning) application for Grouped Dwelling (new single storey dwelling) at 10A Westerly Crescent, Heathridge

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
1.1 Private Open Space (R-Codes)		
1.1.1	Reduced primary garden area	The smaller primary garden area meets the design principles due to the following: <ol style="list-style-type: none"> 1. We are proposing no permanent cover, maximising access to winter sun for the adjacent living areas 2. We are proposing a minimum dimension larger than 3m, increasing the flexibility/ useability of the space
11 Trees and Landscaping (HOALPP) 1.2 Trees and Landscaping (R-Codes)		
11.1	Reduced landscaping area	We believe the proposed landscaped area of 17.9% is in accordance with the design codes as we are: <ol style="list-style-type: none"> 1. Providing permeable paving to areas within the lot area to increase drainage and encourage plant growth 2. Providing permeable paving to part of the common driveway to offset the shortfall
16 Size and Layout of dwellings (HOALPP) 2.1 Size and layout of dwelling (R-Codes)		
16.1b	Reduced internal dimension (Bed 2) and minimum floor area (Bed 4)	The proposed Bed 2 is comfortably proportioned and design in a way that is easily furnishable. We have also provided built-in robes which are not included in the m ² calculation. The floor plan will then not be further reduced by furniture.
16.2	Reduced ceiling height to habitable rooms	We have provided amended plans lifting the bedroom ceiling heights to 2.7m (31c + plate) in accordance with the requirements
18 Natural ventilation (HOALPP) Solar access and natural ventilation (R-Codes)		
18.1	No operable windows to the Ensuite, Bath or WC	We have provided amended plans showing 300mm tubular skylights to the ensuite and bathroom in addition to exhaust fans which will be flumed externally to both these rooms and the WC.
18.2	Reduced openable window size to Bed 1	We have provided amended plans showing a 25c (2.143m) x 1.2m awning window to Bed 1 with a 21c openable awning sash.
6 Lot boundary setbacks (HOALPP) 3.4 Lot boundary setbacks (R-Codes)		
6.4	Increased number of boundary walls	We are proposing two boundary walls, one to our eastern boundary and one to the west. We are restricted to a small footprint due to required location of the outdoor living area and location of a sewer main running along the southern boundary. Due to this we have proposed an additional boundary wall. We believe we meet the objectives outlined in the HOALPP as the proposal; <ul style="list-style-type: none"> - Doesn't impact access to solar gains to proposed dwellings habitable areas - Doesn't reduce access to cooling cross breezes - Are within length requirements, therefore, reducing the impact on the adjoining property, along with complying with solar access requirements
3.6 Streetscape (R-Codes)		
3.6.3	Reduced weather protection dimension to the porch	We have provided amended plans which show an increase to the porch depth from 1m to 1.2 in accordance with the R-Code requirements