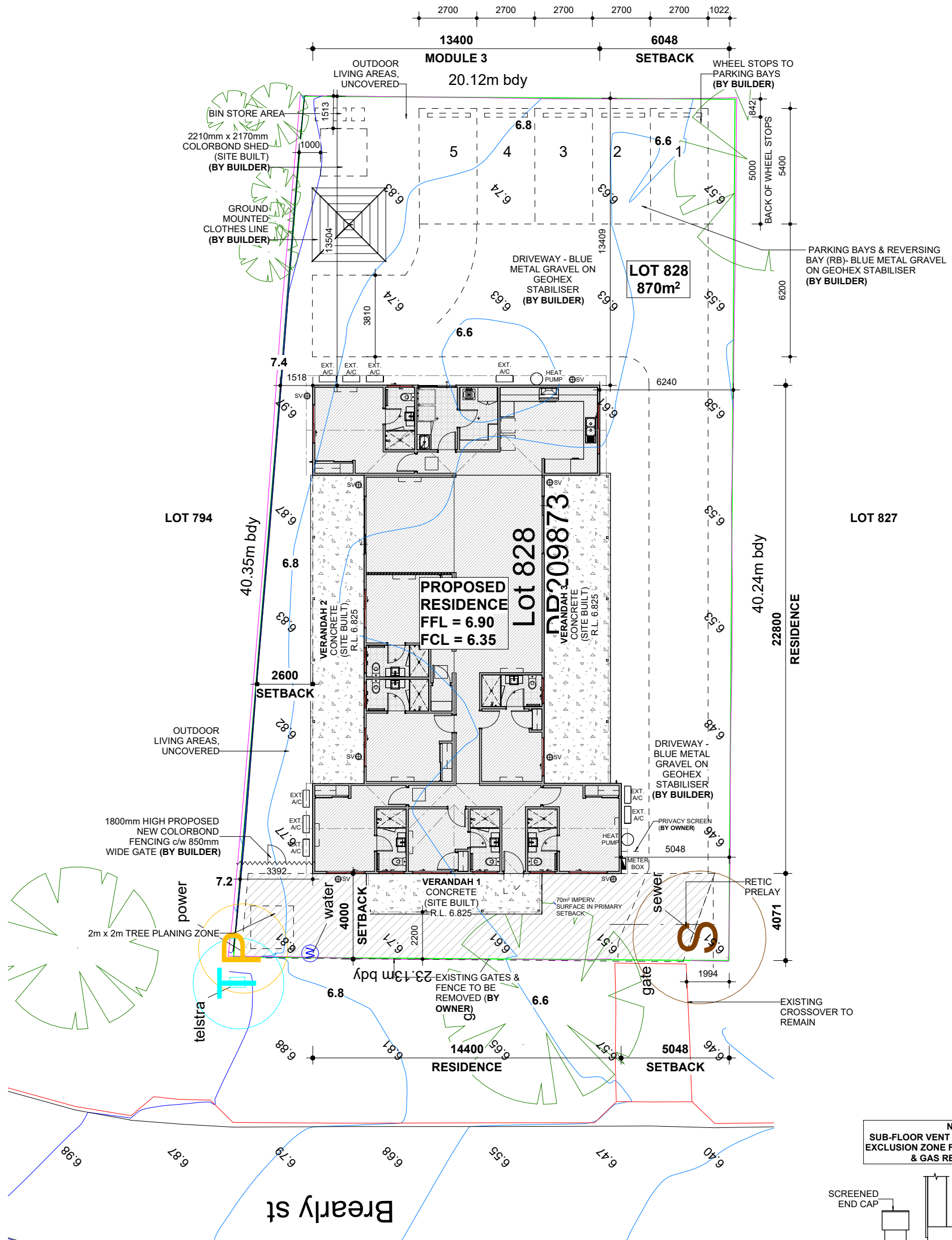
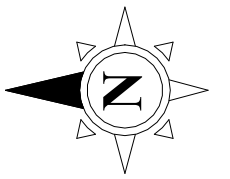
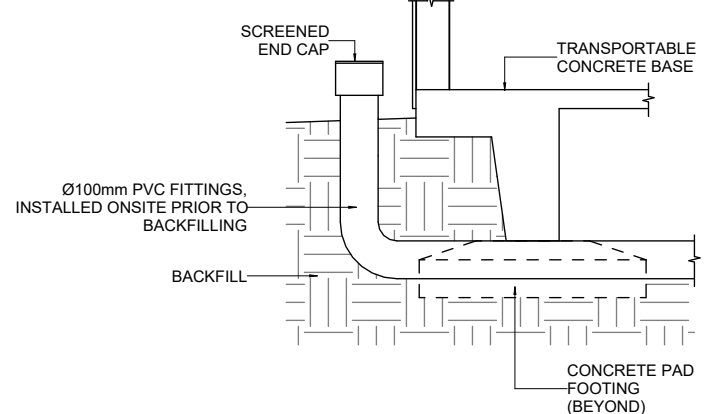


F.F.L - FINISHED FLOOR LEVEL  
 F.C.L - FINISHED CUT/COMPACT LEVEL  
 N.G.L - NATURAL GROUND LEVEL



**NOTE:**  
 - ENTIRE BLOCK IS TO BE LANDSCAPED BY BUILDER'S LANDSCAPING SUB-CONTRACTOR.  
 - LANDSCAPING TO INCLUDE RETICULATION & DROUGHT TOLERANT SHRUBS. REFER TO LANDSCAPING/ STORMWATER MANAGEMENT PLAN FOR FURTHER INFORMATION.

**NOTE:**  
 SUB-FLOOR VENT TO HAVE A 2m RADIUS EXCLUSION ZONE FROM CENTER OF HOOD & GAS REG LOCATION



**1 SITE PLAN**  
 A101 1 : 200

**SV SUB FLOOR VENTILATION**  
 A101 1 : 20

CLIENT: WA REGIONAL ASSET HOLDINGS PTY LTD (WESTRAC)  
 ADDRESS: LOT 828 (#6) BREARLEY STREET PORT HEDLAND WA 6721  
 HOUSE TYPE: MURCHISON (CUSTOM)



**modularwa**  
 08 64540919 F: 08 64540918  
 modularwa.com.au  
 e: sales@modularwa.com.au  
 Builders reg # 101630

REV: K SHEET  
 SCALE: A101  
 As indicated

Use figured dimensions in preference to scaled. Copyright All dimensions to be verified and checked on the job. ©

**GENERAL NOTES:**

1. DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.

2. DIMENSIONS SHOWN ON THIS PLAN ARE TO STEEL FRAME AND DOES NOT INCLUDE EXTERNAL CLADDING OR INTERNAL LINING WIDTH.

**CLIENT NOTE:**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH MODULAR WA ADDENDA AND ENGINEERED CERTIFIED DRAWINGS.

**CARPENTERS NOTE:**

SILICONE BEAD REQUIRED AT BASE OF WALL FRAMES TO ALL TILED WET AREAS

**INTERNAL OPENINGS:**

DHO: FLUSHED DOOR HEIGHT OPENING 2080mm A.F.L  
FHO: FULL HEIGHT OPENING

**DOORS & WINDOWS**

- WINDOW HEAD HEIGHT TO BE 2143mm A.F.L UNLESS NOTED OTHERWISE.
- INSTALL SILL SUPPORT ANGLE TO ALL ALUMINIUM EXTERNAL SLIDING DOORS. REFER TO DETAIL
- PROVIDE IMPACT FULL COVER SECURITY SCREENS WITH LATCH OPENING AND PUSH BAR FITTED TO WINDOW & DOOR SCREENS ON ELEVATION 1.
- ALL BEDROOMS TO HAVE ENTRANCE SETS.
- ALL BEDROOM DOORS TO HAVE ROOM NUMBERS INSTALLED CENTRALLY TO THE DOOR.

**ABBREVIATION LEGEND**

HP	HOT PLATE
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
OHC	OVERHEAD CUPBOARD
DR	DRAWER
FR/FZ REC	FRIDGE / FREEZER RECESS
DW REC	DISHWASHER RECESS
TR	TROUGH
WM REC	WASHING MACHINE RECESS
TRH	TOILET ROLL HOLDER
DTR	DOUBLE TOWEL RAIL
TRG	TOWEL RING
SR	SHOWER RAIL / ROSE
CAP	CEILING ACCESS PANEL
BRM	BROOM
V	VANITY
B	BASIN
OBS	OBSCURE
TF	TIMBER FRAME
AF	ALUMINIUM FRAME
SD	SLIDING DOOR
D	DOOR
W	WINDOW
AW	AWNING WINDOW
FW	FIXED WINDOW
COL	COLUMN
H/H	HEAD HEIGHT
RWP	RAIN WATER PIPE
SV	SUB-FLOOR VENT
LOH	LIFT OFF HINGES
P	PRIVACY LATCH

**NOTE:**  
MODULES TO BE CRANED INTO POSITION

**BUILDING AREA**

BUILDING	237.72m <sup>2</sup>
VERANDAH 1	14.40m <sup>2</sup>
VERANDAH 2	34.56m <sup>2</sup>
VERANDAH 3	43.20m <sup>2</sup>
<b>TOTAL</b>	<b>329.88m<sup>2</sup></b>

**ROOF AREA**

ROOF (YARD BUILT)	257.49m <sup>2</sup>
VERANDAH 1 (SITE BUILT)	14.51m <sup>2</sup>
VERANDAH 2 (SITE BUILT)	34.75m <sup>2</sup>
VERANDAH 3 (SITE BUILT)	43.44m <sup>2</sup>
<b>TOTAL</b>	<b>350.19m<sup>2</sup></b>

**1 FLOOR PLAN**

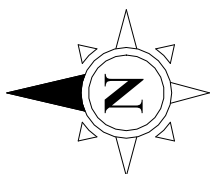
1 : 100

PLUMBER NOTE:  
- Z1-T3 PURTEC UNDERBENCH FILTRATION SYSTEM TO KITCHEN WITH 3 WAY MIXER BY BUILDER

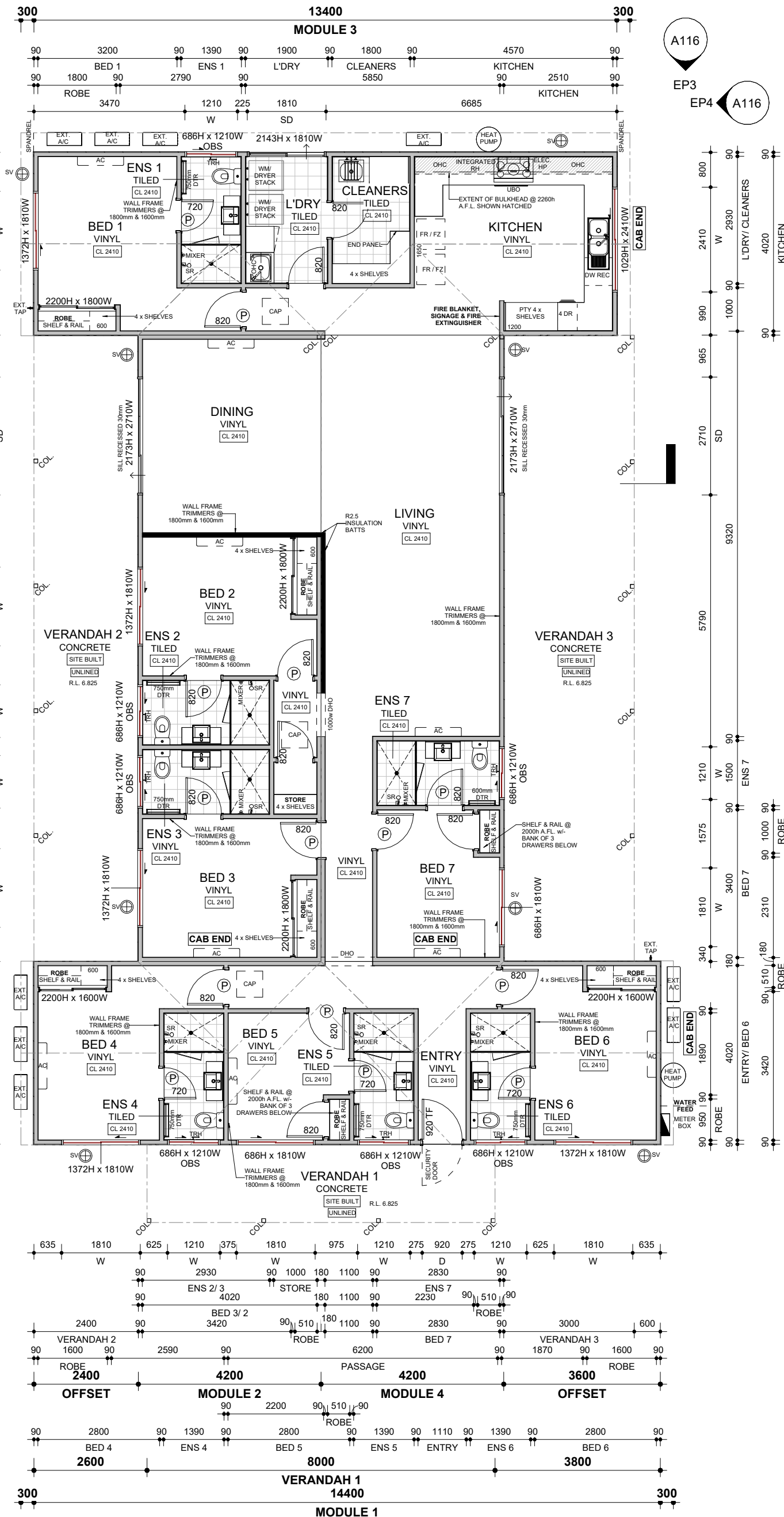
COASTAL BUILD: "Y"

WIND CLASSIFICATION:  
REGION D

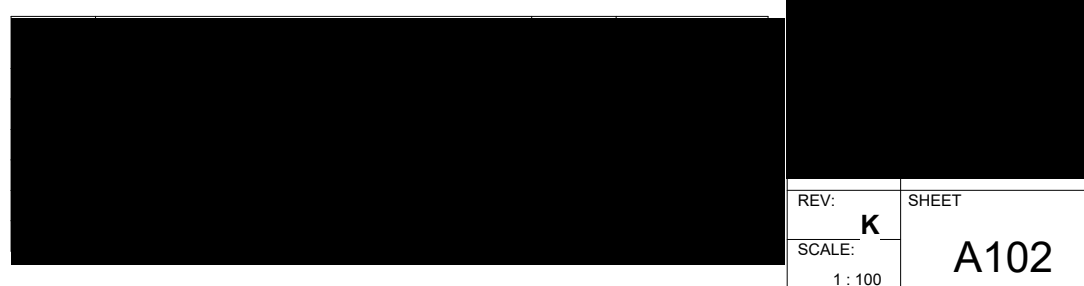
SOIL CLASSIFICATION: "A"



300 13400 300  
MODULE 3  
90 3200 90 1390 90 1900 90 1800 90  
90 1800 90 2790 90 2120 225 1810 90 4570 90  
ROBE 3470 1210 225 1810 6685 2510 90  
W SD  
686H x 1210W OBS 2143H x 1810W  
EXT. A/C EXT. A/C EXT. A/C  
ENS 1 TILED 686H x 1210W  
CL 2410  
WALL FRAME TRIMMERS @ 1800mm & 1600mm  
720  
DTR  
FRIDGE / FREEZER RECESS  
DISHWASHER RECESS  
TROUGH  
WASHING MACHINE RECESS  
TOILET ROLL HOLDER  
DOUBLE TOWEL RAIL  
TOWEL RING  
SHOWER RAIL / ROSE  
CEILING ACCESS PANEL  
BROOM  
VANITY  
BASIN  
OBSCURE  
TIMBER FRAME  
ALUMINIUM FRAME  
SLIDING DOOR  
DOOR  
WINDOW  
AWNING WINDOW  
FIXED WINDOW  
COLUMN  
HEAD HEIGHT  
RAIN WATER PIPE  
SUB-FLOOR VENT  
LIFT OFF HINGES  
PRIVACY LATCH



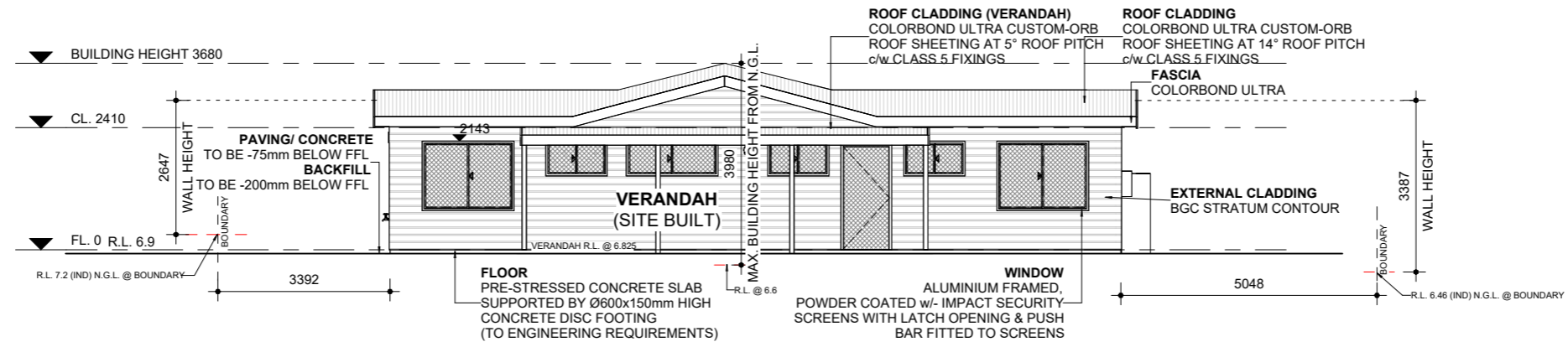
CLIENT: WA REGIONAL ASSET HOLDINGS PTY LTD (WESTRAC)  
ADDRESS: LOT 828 (#6) BREARLEY STREET  
PORT HEDLAND WA 6721  
HOUSE TYPE: MURCHISON (CUSTOM)



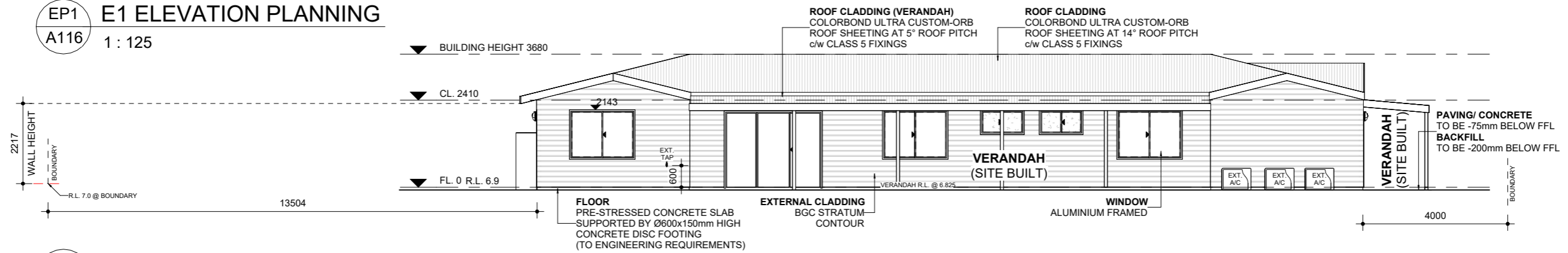
**modularwa**  
T: 08 64540919 F: 08 64540918  
W: modularwa.com.au  
e: sales@modularwa.com.au  
Builders reg # 101630

REV: K SHEET  
SCALE: 1 : 100  
**A102**

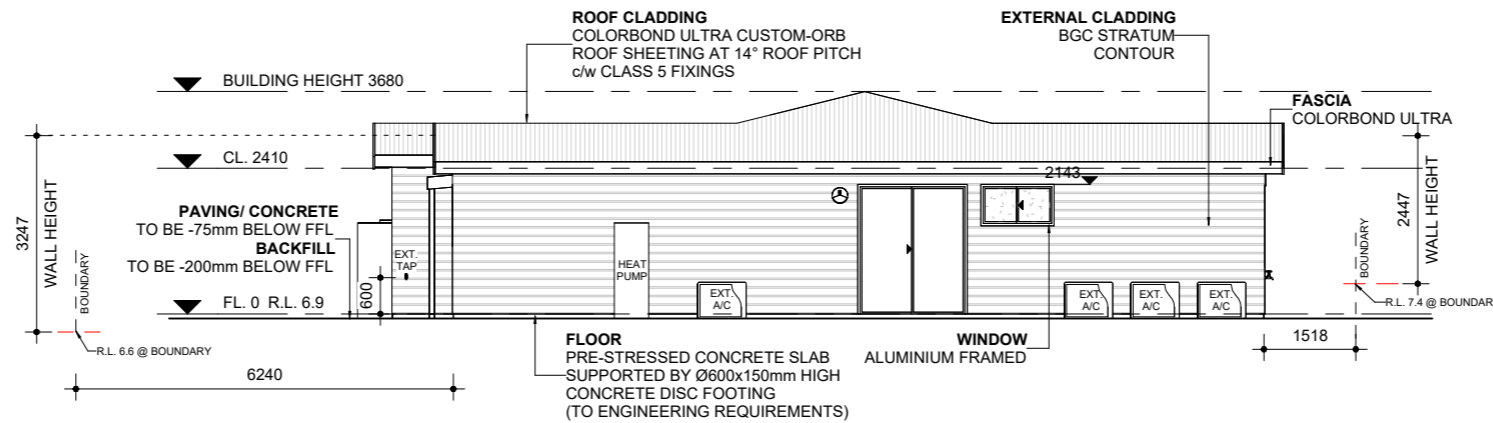
Use figured dimensions in preference to scaled. All dimensions to be verified and checked on the job. © Copyright



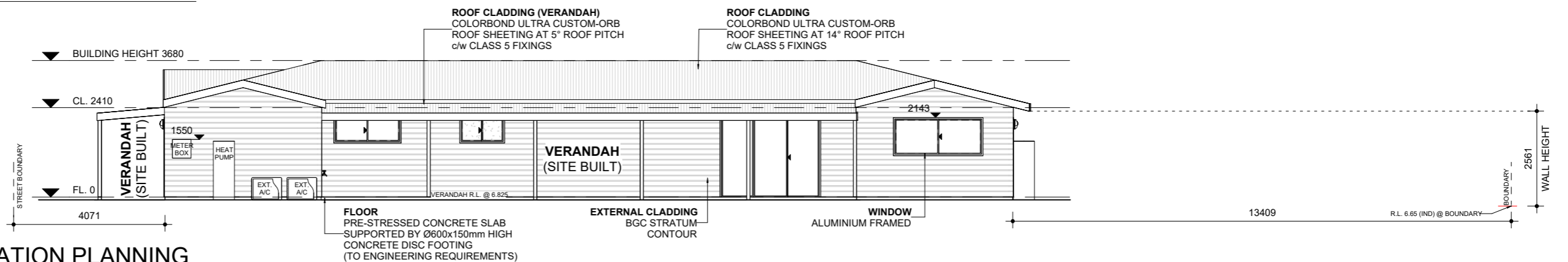
EP1 E1 ELEVATION PLANNING  
A116 1 : 125



EP2 E2 ELEVATION PLANNING  
A116 1 : 125

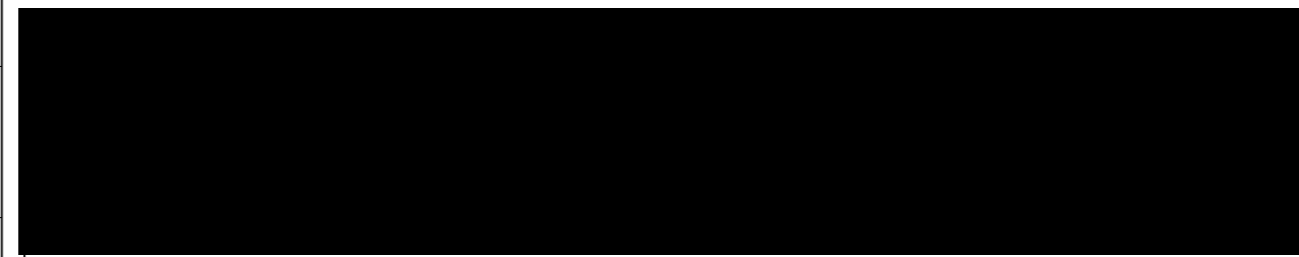


EP3 E3 ELEVATION PLANNING  
A116 1 : 125



EP4 E4 ELEVATION PLANNING  
A116 1 : 125

CLIENT: WA REGIONAL ASSET HOLDINGS PTY LTD (WESTRAC)  
ADDRESS: LOT 828 (#6) BREARLEY STREET  
PORT HEDLAND WA 6721  
HOUSE TYPE: MURCHISON (CUSTOM)



T: 08 64540919 F: 08 64540918  
W: modularwa.com.au  
e: sales@modularwa.com.au  
Builders reg # 101630

REV: K  
SCALE: 1 : 125  
SHEET: A116

Use figured dimensions in preference to scaled. Copyright All dimensions to be verified and checked on the job. ©



**Development Application – Submission in Support/Report - Residential Development - Lot 828  
(#6) Brearley Street, Port Hedland**

\*To be read in conjunction with Modular WA  
Architectural Drawings Rev K (14/10/2024)

**Address:**

The proposed development is at 6 Brearley Street, Port Hedland and comprised in Lot 828 on Deposited Plan 209876 totalling 870m<sup>2</sup> (Figure 1).

**Figure 1**



\*Locality Map sourced from Landgate Map Viewer Plus.  
**Site boundary highlighted in red.**

**Site Features:**

The site is vacant. The site is slightly sloping – with a graduation over the site from side northern boundary to opposite side southern boundary of 300-400mm

**Surrounding Land Use:**

The site is bordered on the north, east & south by developed lots containing dwellings.

Planning Framework:

- Town of Port Hedland Local Planning Scheme #7 (LPS7)
- LPP03 - Shipping Sea Containers and Transportable Buildings
- LPP07 - Coastal Planning
- LPP11 – Stormwater Management
- 9/005 – Vehicle Crossover Policy
- The State Planning Policy 7.3 Residential Design Codes Vol 1. V2 provisions (“R-Codes”)
- LPP12 – Variations to R-Codes

The Proposed Development:

The proposed development is for a Residential Dwelling with associated car parking

Proposed Land use: Residential Building (7x bedrooms, covered Alfresco/veranda areas)

- “A” land use pursuant to LPS7

The proposed dwelling is intended to accommodate persons/staff of the landowner working in Port Hedland. The design of the dwelling would allow flexibility to accommodate families should this be a considered option in the future.

**Town of Port Hedland Local Planning Scheme #7 (“LPS7”)**

- site zoned Residential with R30 Density

## Part 4 Cl 26(1)

- LPS7 modification of RCodes DTC C4.5 storeroom requirement.

The proposed development indicates the inclusion of a 2.2x2.17m fully enclosed storeroom at the rear of the site (refer Site Plan A101 for location)

## Part 4 Cl32 Car Parking

- RCodes apply to this development so onsite car parking spaces to be provided are in accordance with RCodes requirements
- Design & Maintenance of CarParking
  - Car parking bays and circulation areas required to be designed to a ‘User class 3A’ with the B99 vehicle in accordance with the Australian Standards 2890.1:2004 (or as amended).  
Site Plan shows parking bays to Class 3A = 2.7Wx5.4L with wheelstops, aisle width 6.2W = compliance shown with this LPS7 development requirement
  - vehicle parking bays to be accommodated within the lot boundaries unless otherwise approved by the local government. Site Plan shows all parking bays within lot boundaries so compliance shown with this LPS7 development requirement
  - The Site Plan also shows adequate access to each car parking bay via the driveway and A.S. compliant parking aisle (6.2mW). This together with the turning/reversing bay shown at 3.8mW x 5.8mL provides required onsite manoeuvring area/circulation space for a B99 vehicle min. vehicle swept path with r6.4m to exit the property in a forward gear (as per RCodes Pt5.3.5 C5.4 DTC provision)
  - the proposed parking bays are located at the rear of the site, are screened from adjoining southern property by its existing established trees and the existing solid panel boundary fence, and predominantly screened from public footpath pedestrian traffic by the proposed residential building/dwelling. Surface treatment for the proposed parking bays, driveway & circulation area/turning bay (as noted on the Site Plan) to be ground stabilization matting (Geohex stabiliser or similar) with aggregate infill (8mm blue metal gravel or similar) – additionally consistent with LPP11 requirements

**Local Planning Policy 03 (LPP03) – Shipping/sea containers & transportable buildings**

- This policy applies to the proposed development.
- Modular WA modules are considered a 'transportable building' by definition (pursuant to this policy) and an Application for Development Approval is required to be submitted in accordance with Scheme requirements and objectives. As per this Policy, the said Application will also be assessed in accordance with the Residential Design Codes ("RCodes")

**Clause 4 Design****Clause 4.2**

LPP03 Scenario I is applicable – development is visible from a public place and a private place

- Sub floor void to be screened (where visible)
  - the subfloor void will not be visible. The combination of backfill to 200mm below FFL, concrete slab bases for the verandahs with baseboard screening between base of wall cladding and FGL (as required) will cover any remaining visible sub floor void (refer Elevation drawings further). Accordingly, this Policy development requirement can be satisfied
- Removal of metal bars on windows (where existing);
  - there are no metal bars are on the windows. Impact security screens only, are on windows to satisfy BCA/AS Region D Cat 2 cyclonic wind design/pressure parameters – a typical design feature and already common place on other residential dwellings in the zone. Accordingly this Policy development requirement can be satisfied
- Minimum of two windows and one door facing a primary street or public open space;
  - the building shows at least 2 windows and one door facing Brearley Street (refer Elevation 1 drawing further), accordingly this Policy development requirement can be satisfied
- New wall cladding affixed to the outside of the existing external walls and freshly painted – N/A
  - this will be a new building, module construction undertaken offsite, with modules transported to site and installed with the verandahs and store (including slabs) built insitu. New external cladding f.c. weatherboard style (BGC Stratum Contour or similar) will be installed and painted during the building construction.
- Proposed air conditioning units to be screened from view
  - no air conditioning units are proposed on the building street elevation (refer Elevation 1 further). Air conditioning units on the north side of the building (Elevation 2) are screened from public and private view by proposed new C/B solid panel fencing (1.8mH) with gate access. Air conditioning units on the south side of the building (Elevation 4) can be screened from public and private view as per recommended in LPP03 (see below) or by privacy screen installation (refer Site Plan for location). Accordingly, this Policy development requirement can be satisfied



- Tie down chains/straps are not permitted – must be secured through alternate means
  - N/A for the proposed development.
- Grouped/Multiple dwelling two windows per dwelling visible from a public place requirement
  - N/A for the proposed development.
- Short Stay, Workforce Accommodation, Motel, Hotel window visibility from public place
  - N/A for the proposed development

**Local Planning Policy 07 (LPP07) – Coastal Planning**

- This Policy applies to the proposed development. The site is identified as land subject to coastal hazard risk by virtue of its location within the Figure 1 Policy Area Boundary and Appendix 1 Coastal Policy Map #12

- Noting, where the Policy is consistent with LPS7 and the Regulations, LPS7 and the Regulations prevail to the extent of the inconsistency

Clause 4.2 Exemptions – N/A

- while the proposed development may be exempt from DA (by virtue of 4.2(a)i), pursuant to the Scheme (& LPP03), the proposed development requires Development Approval.

Clause 5.1 Submission Requirements

- the proposed development is supported by a site feature survey. Additionally site contours, RL levels and existing infrastructure/characteristics are shown on the Site Plan.

Clause 6.3 Development

(a) the site is not within identified coastal hazards 2120 Erosion Hazard Line & 100yr ARI modelled inundation likelihood. Notwithstanding, the development has been designed to be resistant to erosion with the installation of Geohex (anti erosion) soil stabilising matting under blue metal gravel around the dwelling on pathways, parking bays and driveway. The dwelling resistant to flooding/inundation by the FFL being set a min. 100-300mm above NGL around – with finished compacted level at 550mm lower than FFL.

Onsite stormwater to be managed by graduating surrounding finished surfaces away from the dwelling to garden areas together with the use of blue metal gravel (instead of hardstand) for driveway, pathways, parking areas to allow soakage below via the Geohex matting to stabilised substrate (refer Landscaping/Stormwater Management Plan further and additional stormwater management below)

Clause 6.4 Coastal Erosion

N/A – the site is not located seaward of the mapped extent of the 2120 Erosion Hazard Line

Clause 6.5 Minimum FFL's for Coastal Inundation

N/A – applies to commercial/retail/community buildings

Clause 6.6 Non-habitable spaces

N/A -

Clause 6.7 Design of Retaining Walls

N/A – retaining walls not proposed

Clause 6.8 Essential Infrastructure – N/A

- the site is not within the 100 year ARI modelled inundation likelihood (refer Figure 12 LPP07)

**Local Planning Policy 11 (LPP11) – Stormwater Management**

This Policy applies to development including residential where the stormwater cycle may be altered or affected.

The proposed stormwater management plan outlined below is supported by the following information:

- Site survey showing existing development and ground levels/contours
- Site Plan showing the proposed development including FGL's & FFL's
- Landscape/Stormwater Management Plan showing erosion control measures, landscaping, sealed and unsealed areas
- Elevation & Floor Plan Drawings show roof design (& roof direction by extension)  
Landscape/S.Management Plan indicates roof fall directions

**Proposed Stormwater Management** (with reference to LPP11 Table applicable issues/matters addressed)

- All properties – acceptable development provision - the surfaces of the Lot proposed to be stabilised to prevent erosion
  - driveway, parking and pathways all to have soil erosion prevention matting (geohex Stabiliser or similar) installed with blue metal gravel above
- New FGLs & FFLs – acceptable development provision
  - FGL of the yard, storage areas, car parks & driveways a minimum 300mm above 1% AEP. AEP/flood study information not available for the site/area (as advised by TOPH).
  - new dwelling FFL to be min. 500mm above 1% AEP  
AEP/flood study information not available for the site/area (as advised by TOPH).



- new dwelling FFL at RL6.90 sits higher than the verge (RL 6.46-6.88) and road (RL6.4-6.8)
- Verges & landscaped Areas – acceptable development provision
  - gravel/rock mulch is proposed for garden beds and as required to be 20mm min. size and 100mm min. depth
  - all garden beds proposed to be retained by a barrier (plastic/HD Polyethylene edging/border system) as required
  - no use of fines proposed  
(refer Landscape/Stormwater Management Plan further)
- Embankments for swales – N/A – no existing embankments at the site
- Surface treatments for yards, carparks, driveways etc – acceptable development provision
  - proposed surface treatments for driveways, pathways and carparking is ground stabilisation matting with aggregate infill as required (Geohex stabiliser with blue metal gravel)
  - proposed surface treatment for garden beds and rear of site (clothesline/store shed) are gravel mulch (20mm min. size, 100mm min. depth) to ensure stormwater drainage onsite
  - the site has existing boundary fencing with plinths under to assist with onsite stormwater retention/prevention of stormwater discharge over boundaries
- Infiltration measures & water conveyance – stormwater is purposed to be retained onsite by directing (via FGLs graduating) to proposed garden beds – whose surface treatment is gravel mulch (min.20mm, min 100mm depth)
- Swales, drainage channels, infiltration basins – not proposed or deemed necessary
- Discharge points – not proposed or deemed necessary
- Setbacks of roofs to property boundaries – acceptable development provision
  - all pitched roofs are setback more than 750mm from property boundaries as required
  - no flat roofs or parapet walls in this development

As per LPP11 requires, the Site Plan and/or the Landscape/Stormwater M.Plan indicates existing ground levels and contours of the Lot, proposed levels of concrete verandahs (no paved areas), details of proposed roof drainage disposal systems, size of landscaped garden areas all designed for management of stormwater onsite

### **9/005 – Vehicle Crossover Policy**

The site has an existing hardstand crossover which will remain (refer Site Plan for location).

### **R-CODES (Vol1 v2)**

#### **PARTS B & D APPLY (R30 Density)**

#### **PART B – 5.1. CONTEXT**

##### **Part 5.1.2 Street Setback – LLP12 varies this**

- LPP12 requires a 4mtr primary street setback for buildings
  - building street setback provided is minimum 4mtrs = compliance with this provision is shown
- Verandah 1
- R-Codes DTC setback is a max. half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii)
  - primary street setback Verandah 1(1.8mtrs depth) projects into the primary street setback less than half the DTC allowance (2mtrs) = compliance with this DTC provision

##### **Part 5.1.3 - Lot Boundary setbacks/Boundary Walls**

#### **North boundary wall (Elevation 2 Plan A116)**

- wall with major opening(s), a length of 22.8mtrs, max. wall height @ boundary 2.647mtrs, side setback 1.518-3.39mtrs.

- minimum DTC R-Codes setback for these parameters (Table 2b) 1.5mtrs = complies

**North verandah** - length longer than 10mtrs so assessed as continuation of the wall of the dwelling  
LPP12 requirement for patios/verandahs to be setback at least 750mm from lot boundaries is also complied with

**South boundary wall (Elevation 4 Plan A116)**

- wall with major opening(s), length of 22.8mtrs, max wall height @ boundary 3.387mtrs, side setback min 5.048mtrs

- minimum DTC R-Codes setback for these parameters (Table 2b) 1.5mtrs = complies

**South verandah** - length longer than 10mtrs so assessed as continuation of the wall of the dwelling  
LPP12 requirement for patios/verandahs to be setback at least 750mm from lot boundaries is also complied with

**Rear boundary**

- wall with major openings, length of 13.4mtrs, max wall height @ boundary 2.561mtrs, rear setback min. 13.4mtrs

- min. DTC R-Codes setback for these parameters (Table 2b) is 1.5mtrs = complies

**Part 5.1.4 - Open Space**

- R-Codes DTC requires 45% of site as open space = 391.5m<sup>2</sup>

- 627.48m<sup>2</sup> overall provided = complies

(Building 237.72m<sup>2</sup>, Storeshed 4.8m<sup>2</sup>)

**Part 5.1.5 – N/A**

**Part 5.1.6 – Building Height** – Table 3 Category B provisions apply (Gable roof 8m)

- building total max building height – 3.98mtrs (refer Elevation 1 further)

= DTC compliance shown

**PART B – 5.2. STREETScape**

**Part 5.2.1 & 5.2.2 – N/A**

**Part 5.2.3 – Street Surveillance**

– clear definable entry points to the dwelling via driveway and Verandah 1 from Brearley Street are shown as required (DTC). The main entrance from Verandah 1 faces the street, is accessible and visible from the street (refer Site Plan & Elevation 1).

There is at least one major opening from a habitable room of the dwelling facing the street and the pedestrian or vehicular approach to the dwelling street as required (Bed 4, Bed 6) = compliance with this DTC provision shown.

**Part 5.2.4 - Street Fences – LPP12 variation/City Guidelines for Residential Fencing Info 12**

– existing fencing and gate to be removed – new visually permeable primary street boundary fencing is proposed at 1.2mH (above NGL)(Garrison style or similar) with matching sliding gate. See below image



It is submitted given the 1.2mH fencing is visually permeable, sightlines are maintained, so a reduction in fence height to .75mH within 1.5m of the driveway/primary street intersection is not required/applicable.

**Part 5.2.5 – Sightlines**

The only structures within 1.5mtrs of where the proposed driveway meets Brearley Street is the proposed 1.2mH visually permeable fencing noted above. As the proposed fencing style provides unobstructed sightlines, accordingly, Design Principle 5.2.5 P5 can be satisfied.

**Part 5.2.6 – N/A****PART B – 5.3. SITE PLANNING & DESIGN****Part 5.3.1 – Outdoor Living Areas**

- outdoor living areas include those marked “Verandah 2”, “Verandah 3” on the attached plans, are collectively more than the required minimum 24m<sup>2</sup> (R30), are behind the front setback, are directly accessible from the dining/living areas, and when all outdoor living areas (as delineated on the Site Plan) are considered, at least 2/3rds of the min. required 24m<sup>2</sup> are without permanent roof cover.

- while the outdoor living area min width dimension at 3.009mtrs (Verandah 3) falls slightly short of the required 4mtrs DTC, it and other outdoor living areas as a collective still demonstrate compliance with Design Principle P1.1 as follows:

- are of sufficient size and dimension to be functional
- capable of use in conjunction with a primary living space (living/dining areas)
- sufficient uncovered OLA areas notated on Site Plan,
- Verandah 2 optimizes the northern aspect of the site, while Veranda 3 optimises shade/southern aspect of the site in the afternoons

**Part 5.3.2 Landscaping****C2.1 N/A but LPP12 variation applies**

Landscaping of single houses is to contribute to appearance and amenity of the development for residents, contribute to the street appearance, contribute to the amount of tree canopy onsite, enhance security and safety for residents, provide a microclimate, retain existing trees for a local sense of place

- referring to the Landscaping/Stormwater Management Plan, the proposed development provides significant garden bed areas with native shrubs, boulders and gravel mulch surface finish including in the primary street setback area, which is typical and characteristic of garden landscaping in this residential zone, contributes to the residential amenity for the residents and positively contributes to the street appearance. The inclusion of a feature tree creates a tree canopy at the site which is currently non-existent. Proposed garden beds bordering the site, once established will create a microclimate/environment for local fauna, whilst not detracting from resident safety and security.

**C2.2**

– Site Plan shows indicative location for the required minimum 1 tree/unit with 2x2 metre planting area, free from impervious surfaces and roof cover.

- 70m<sup>2</sup> permeable/impervious surfaces in the street setback area are shown – 50% (46.26m<sup>2</sup>) required for DTC = complies

**Part 5.3.3 – Parking**

C3.1 – in compliance with this R-Code requirement of this provision, 2 carparking bays (plus an additional 3) are provided.

C3.2, C3.3 N/A

**Part 5.3.4 – Space Design & Manoeuvring**

C4.1 – Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 Refer to Page 2 LPS7 Pt 4Cl2 further.

C4.2 & C4.3 N/A

**Part 5.3.5 – Vehicular Access**

C5.1 - Access to onsite parking is from the Brearley (Primary) Street, as no secondary street access exists.

C5.2 - Driveway width at 3mtrs complies with DTC total aggregate driveway widths of no more than 9mtrs

C5.3 – Driveway more than 0.5mtrs from the side lot boundaries and any street poles, is more than 6mtrs from a street corner, aligned close to right angles to Brearley Street (to avoid existing infrastructure), avoids

street trees, will be finished with ground stabilised matting and aggregate infill (to comply with LPP11) with fall to garden areas.

C5.4-5.7 N/A

Crossover – refer page 5 above

#### **Part 5.3.6 - N/A**

#### **Part 5.3.7 – Site Works**

C7.1 – Excavation and/or fill between street boundary and street setback will be for Verandah 1 column footings only and not anticipated to be more than .5mtrs below NGL = within the DTC parameters for compliance with this provision.

C7.2 - Excavation/fill within the site (600-650mm anticipated, and no more than 1mtr) will be a minimum 1mtr from lot boundaries = within the DTC parameters for compliance with this provision.

C7.3 – N/A

#### **Part 5.3.9 – Stormwater Management**

C9 – it is proposed that stormwater will be contained onsite directed to garden areas = compliance with this provision.

Refer LPP11 – Stormwater Management above further

### **PART B – 5.4 BUILDING DESIGN**

#### **Part 5.4.1 – Visual Privacy**

– there are no cones of visions where major openings and/or outdoor living areas are >.5mtrs above NGL and overlook any part of any other residential property behind its street setback line are indicated on the Site Plan, so not subject to control in terms of this clause.

Noting - Bed 1 window (major opening) FFL at RL6.9 is not more than .5mtrs above NGL outside that window (RL6.97). Additionally the existing north boundary C/B panel fence is considered “screening” that at 1.8mH (>1.6mH required) on top of 600mm (approx.) retaining plinth, restricts views into Lot 794, so any perceived overlooking would be extinguished.

#### **Part 5.4.3 – Outbuildings N/A – LPP12 Pt5.4.3 overrides/applies**

The proposed storeshed at the rear of the site shows compliance with LPP12 requirements as follows:

- custom built by the project builder – not a sea container construction
- not attached to the dwelling – located at the rear of the site
- is non-habitable
- at 4.8m<sup>2</sup> does not exceed the allowable 90m<sup>2</sup> in area
- wall heights not proposed to >3.6m; ridge height not more than 4.2m
- it is not located within the primary or secondary street setback area; and
- does not reduce open space requirement in Table B (refer Page 6 Pt5.4.1 above)
- is setback a minimum 1mtr from boundaries

#### **Part 5.4.3 – Outbuildings**

The proposed storeshed at the rear of the site shows compliance with this DTC provision as follows:

- there is no more than one outbuilding per dwelling site;
- it has no boundary walls;
- at 4.8m<sup>2</sup> does not exceed the required 10m<sup>2</sup> in area
- wall heights not proposed to be >2.7m;
- it is not located within the primary or secondary street setback area; and
- does not reduce open space and outdoor living area requirements in Table B (refer Page 6 Pt5.4.1 above)

#### **Part 5.4.2 – Solar Access – N/A**

#### **Part 5.4.4 – External Facilities**

C4.1 – No solar collectors proposed.

Other external fixtures for example, external aircon units and heat pump units are proposed to be located within the property along side walls not visible or screened from the street (refer Site Plan further for screening locations).

C4.6 – Waste Management – it is proposed the dwelling will use the Local Authority supplied waste wheelie bins and put out roadside for emptying as is typical for other domestic/residential properties in the proximity. Waste bin storage locations are indicated on the Site Plan at the rear of the site out of street view

C4.7 - Clothes drying area is noted on the site plan at the rear of the site screened from the primary street by new C/B fence/gate proposed between north boundary and building

#### **PART 5.5 - N/A**

#### **PART D - 1. LAND**

##### **1.1 Site Area**

C1.1 – 1.2 - the proposed development complies with R-Codes DTC provisions relating to minimum site area per dwelling requirements.

- site area is 870m<sup>2</sup> – R-Codes minimum site area per dwelling is 260m<sup>2</sup> for Residential R30 (Table D)

- site frontage is 23.13mtrs – R-Codes has no minimum frontage requirement for R30 density Single House sites (Table D)

C1.1.3 – 1.1.8 - N/A

##### **In Conclusion**

It is submitted the proposed development complies with the R-Codes deemed to comply (“DTC”) provisions and LPS7 provisions applicable to the site/development save for:

- R-Codes verandah OLA width dimension at 3.009mtrs not 4mtrs. In this regard, this minor departure from DTC R-Codes setback can still satisfy applicable R-Codes Design Principles as detailed above.

This development, even with the above minor variation, it is submitted, does not detract/is not inconsistent with the overall applicable objectives and development requirements of LPS7 Residential zone & applicable Policy development provisions, the development will be of a high standard with quality design and positively contribute to the streetscape as further detailed herein and on attached Architectural Drawings and in any case, the Local Authority has the power and discretion to grant an approval even where local planning scheme site and development requirements are not met (Pt 4 34(2)).

As such it is submitted the Local Authority should exercise its powers and discretion and grant the Development Approval for this proposed land use development as set out herein and on Architectural Drawings attached.