

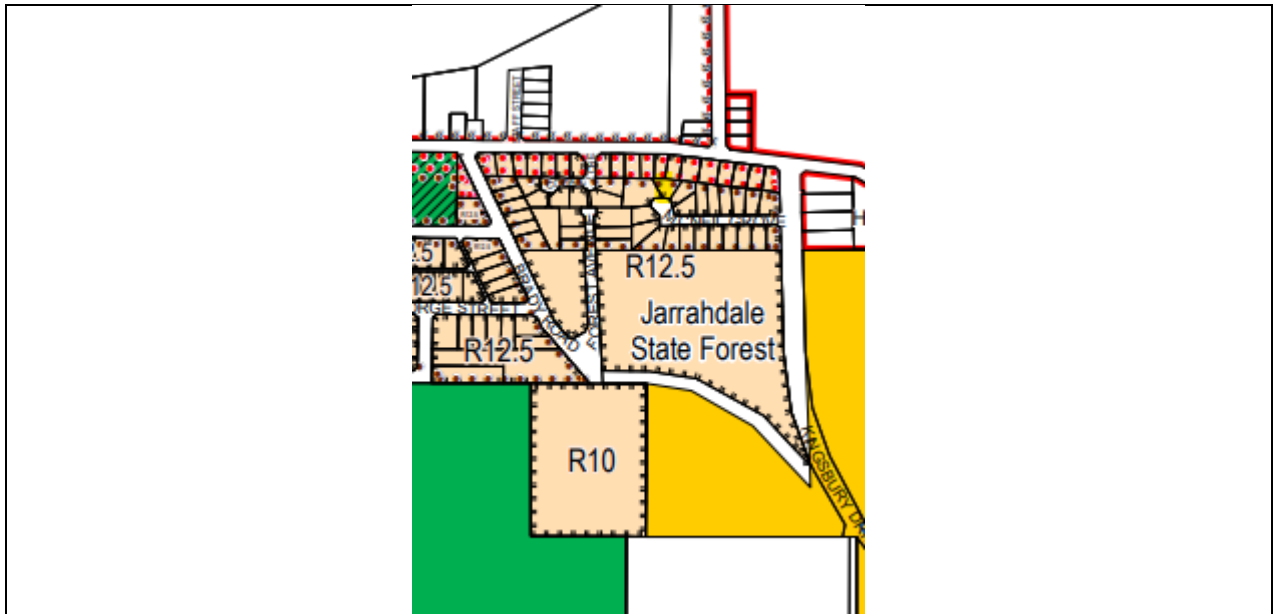
## RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

APPLICATION DETAILS			
FILE NO: PA23/303			
OFFICER NAME	David Quelch		
PROPOSAL	Dwelling		
LOCATION	Lot 118, 9 McNeil Grove, Jarrahdale		
APPLICANT	Rural Building Company Pty Ltd		
OWNER	Erin and Paul Gill		
APPLICATION RECEIVED	24 April 2023	APPLICATION DATED	19 April 2023
ZONING	Residential (R12.5)	LOT AREA	850m <sup>2</sup>

REFERRALS		
Internal	Y / N	Comment
		<p><u>Building</u>: A Building Permit application and approval is required prior to construction.</p> <p>Note: the land is in a Designated Bushfire Prone Area, and hence the building must comply with AS 3959-2018 (construction of buildings in bushfire prone areas).</p> <p>No other BCA concerns at this stage.</p> <p><u>Environment</u>: No natural assets remain on the lot.</p> <p><u>Health</u>: Prior to occupation an application for effluent disposal system must be accordance to the Health (Treatment of Sewage &amp; Disposal of Effluent &amp; Liquid Waste) Regulations 1974 and to the satisfaction of the environmental health officer.</p> <p>Plans provide no detail if the shed will be accessed by vehicles. Septic tanks are in access area to the shed and may be subject to traffic. Some septic tanks are trafficable while others are not, therefore consideration should be taken regarding access to the shed and septic tanks installed.</p>
Other	N	

### Deemed Provisions – Cl 67 Matters to be considered by Local Government

a) The aims and provisions of this Scheme and any other local planning scheme operating within the area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<p><b>Comment:</b> Land Use Permissibility- pursuant to 'Shire of Serpentine Jarrahdale Local Planning Scheme NO. 2', the subject site is located within the 'Residential Zone' and the use of 'Single House' is a permitted ('P') use.</p>			



Further, the subject site is within the Jarrahdale Townscape Precinct in accordance with Appendix 8 of TPS2. Clause 5.16 - Jarrahdale Heritage and Townscape Policy Precinct of TPS2 states “Council's objective, recognising the Precincts' historic and townscape significance, is to ensure retention of the character of the Precincts as a whole and the buildings within the Precincts’. Refer to TPS2 assessment section of the report.

b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
---	---	---------------------------------------	--

**Comment:** Land Use Permissibility- pursuant to the ‘Shire of Serpentine Jarrahdale Local Planning Scheme NO. 3’ the subject site is located within the ‘Residential Zone’ and the use of a ‘Single House’ and is a permitted (‘P’) use.

Further, pursuant to the ‘Shire of Serpentine Jarrahdale Local Planning Scheme NO. 3’ (draft amendment), the subject site is affected by the ‘Special Control Area- Schedule 8- Jarrahdale Heritage Precinct’ (SCA8). The objectives of the SCA8 seek to:

- *To ensure retention of the heritage character of the Precinct and the buildings within the Precinct.*
- *To ensure the preservation of the Jarrahdale townscape, heritage and woodlot precinct character.*

Note that Development approval shall be required for all development within SCA8.

c) any approved State planning policy	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
---------------------------------------	---	---------------------------------------	--

**Comment:** refer to R-Code assessment section of the report.

d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d) – Environmental Protection (Peel Inlet – Harvey Estuary) Policy 1992	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
---	--	---------------------------------------	---

**Comment:**

e) any policy of the Commission	<b>YES</b>	<b>NO</b>	<b>N/A</b>
---------------------------------	------------	-----------	------------

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comment:</b>			
f) any policy of the State	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
g) any local planning policy for the Scheme area	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> Local Planning Policy 1.5- Exempt Development Policy- proposed single house not exempt under this policy as subject site is not located with the Urban Development Zone and is not located within a District Structure Plan or Local Structure Plan area.			
Local Planning Policy 3.1: McNeil Grove Design Guidelines- refer to assessment section of the report.			
h) any structure plan, activity centre plan or local development plan that relates to the development	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b> subject site is not located within a District Structure Plan or Local Structure Plan area and does not contain a building envelope.			
i) any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
k) the built heritage conservation of any place that is of cultural significance	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> refer to the Local Planning Policy 3.1: McNeil Grove Design Guidelines assessment section of the report.			
l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> refer to the Local Planning Policy 3.1: McNeil Grove Design Guidelines assessment section of the report.			
m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> refer to assessment section of the report.			
n) the amenity of the locality including the following – I. Environmental impacts of the development II. The character of the locality III. Social impacts of the development	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b> refer to assessment section of the report.			

o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b> the subject site is cleared of vegetation and therefore no vegetation removal is required.			
q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b> although the subject site is located within a 'Bush Fire Prone Area', the dwelling is exempt from requiring development approval under 'Part 10A- Bushfire risk management' of the 'Planning and Development- Local Planning Schemes- Regulations 2015' as the lot size is under 1100 sqm.			
r) the suitability of the land for the development taking into account the possible risk to human health or safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
s) the adequacy of – I. The proposed means of access to and egress from the site; and II. Arrangements for the loading, unloading, manoeuvring and parking of vehicles	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b>			
t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity off the road system in the locality and the probable effect on traffic flow and safety	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
u) the availability and adequacy for the development of the following – I. Public transport services II. Public utility services III. Storage, management and collection of waste IV. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) V. Access by older people and people with disability	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
w) the history of the site where the development is to be located	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			

x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
y) any submissions received on the application	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
Za) the comments or submissions received from any authority consulted under clause 66	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
Zb) any other planning consideration the local government considers appropriate	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

<b>R-CODE (12.5) ASSESSMENT</b>					
<b>5.1.2 STREET SETBACK</b>					
<b>5.1.3 LOT BOUNDARY SETBACK</b>					
<b>5.1.4 OPEN SPACE</b>					
<b>5.3.1 OUTDOOR LIVING AREAS</b>					
<b>DWELLING 1</b>		<b>D-t-C</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>
<b>Front Setback to Dwelling (excluding carports, unenclosed porches, balconies, verandahs)</b>	<b>Min</b>	7.5m or averaging  LPP3.1- in line with adjoining dwelling (i.e. 6.49m)	4m (meets averaging requirement)	<b>No</b>	Refer to McNeil Grove Design Guidelines assessment section of the report.
	<b>Avg</b>	N/A			
<b>Secondary Street</b>		N/A	N/A	N/A	
<b>Corner truncation</b>		N/A	N/A	N/A	
<b>Setback of unenclosed porch, balcony, verandah or equivalent</b>		Projection into street setback area to a maximum of half the primary st setback (no averaging required)	N/A- porch setback behind building line	N/A	
<b>Setback to Garage</b>		4.5m	6.49m	Yes	
<b>Setback to Carport</b>		N/A	N/A	N/A	
<b>Surveillance of Street</b>		Clearly definable entry point  M/O of Habitable room facing street or access leg	The front entry is recessed slightly back from the front building line however is still visible from the street while the master suite windows faces the primary street.	Yes	
<b>Street Wall / Fence</b>		Max 1.2m solid Max 1.8m pillars Max pillar dimension of 400mm by 400mm	No front fencing is proposed.	N/A	
<b>Sightlines Truncation Structure Height (Max)</b>		1.5m X 1.5m or 0.75m height	No front fencing is proposed.	N/A	

<b>DWELLING 1</b>		<b>D-t-C</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>	
<b>Garage Door or Wall Width at Frontage</b>		50% (single level) 60% (2 storey*)	44%	Yes		
<b>Retained Dwelling</b>		Existing dwelling to be upgraded	N/A	N/A		
<b>Building Design</b>		Is dwelling in a Heritage Precinct? Yes		Yes	Refer McNeil Grove Design Guidelines assessment section of the report.	
* See specific Clause provisions – 5.16						
<b>Lot Setbacks</b>	<b>Length</b>	<b>Height</b>	<b>M/O</b>	<b>D-t-C</b>	<b>Proposed</b>	<b>OK</b>
<b>Ground Floor</b>						
North (rear)	7.69m	3.6m including fill above NGL	Yes	6m	3.38m	<b>No</b>
South- N/A- primary street	N/A	N/A	N/A	N/A	N/A	N/A
East	12.7m	2.43m	Yes	1.5m	1.51m	Yes
West	2.1m	3.6m including fill above NGL	Yes	1.8m	4m	Yes
<b>Boundary Walls to dwelling</b>	<b>D-t-C Length</b>	<b>D-t-C Height</b>	<b>Proposed Length</b>	<b>Proposed Height</b>	<b>Comments</b>	<b>OK</b>
Garage / laundry wall along east side boundary	R12.5- Nil boundary wall	R12.5- Nil boundary wall	8.46m	2.65m	Refer to Design Guidelines assessment section of the report.	<b>No</b>
<b>Boundary Walls to Patio, verandah or equivalent where behind setback</b>	<b>D-t-C Length</b>	<b>D-t-C Height</b>	<b>Proposed Length</b>	<b>Proposed Height</b>	<b>Comments</b>	<b>OK</b>
	N/A	N/A	N/A	N/A	N/A	N/A

	<b>Required</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>
<b>Open Space (%)</b>	55%	70%	Yes	
<b>Min. Outdoor Living (m<sup>2</sup>)</b>	N/A	N/A	N/A	
<b>Multiple Dwellings</b>	At least one balcony (10m <sup>2</sup> , min dimension 2.4m) opening directly from Primary Living Space	Only one dwelling proposed	N/A	
<b>Communal Open Space &amp; Landscaping Requirements</b> See Clause 5.1.5 & 5.3.2		Comment on provision if Communal Open Space is required.		

<b>5.1.6 BUILDING HEIGHT</b>				
	<b>D-t-C check category under table 3</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>
<b>Maximum height of wall</b>	7m	3.6m	Yes	
<b>Maximum height of building – gable, skillion or concealed</b>	8m	N/A	N/A	
<b>Maximum height of building – hipped and pitched roof</b>	10m	5.56m	Yes	
<b>5.3.2 – LANDSCAPING</b>				
	<b>D-t-C</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>
<b>Minimum Number of trees</b>	1	1	Yes	
<b>Minimum tree planting area</b>	2m x 2m	2m x 2m	Yes	
<b>Landscaping of street setback area</b>	Not more than 50% impervious surfaces and roof cover	50%	Yes	



<b>5.3.3, 5.3.4, 5.3.5 ACCESS AND CAR PARKING</b>				
	<b>D-t-C</b>	<b>Provided</b>	<b>OK</b>	<b>Comment</b>
<b>No. Car Bays / Dwg.</b>	2 car bays	2	Yes	
<b>No. Visitors Bays</b>	1 space per 4 dwellings		N/A	
<b>Design of Parking:</b>				
<b>Width</b>	2.4m + 0.3m	Double garage- 6m	Yes	
<b>Depth</b>	5.4m internal	5.9m	Yes	
<b>Manoeuvring</b>	6.0m	Court bowl	Yes	
<b>Vehicular Access:</b>	<ul style="list-style-type: none"> <li>From a communal street or ROW if available</li> <li>Secondary street where no right of way exists; or</li> <li>Primary st where no ROW or Secondary st.</li> </ul>		Yes	
	<ul style="list-style-type: none"> <li>Minimum width of 3m and maximum width of 6m</li> <li>Aggregate width 9m</li> </ul>		Yes	
<b>Driveways:</b>	<ul style="list-style-type: none"> <li>Setback 0.5m to a Side Boundary &amp; Street Pole.</li> <li>Setback 6.0m from an intersection.</li> <li>Aligned at right angles to the street.</li> <li>Location to avoid street trees or replaced at developers cost.</li> </ul>		Yes	
<b>Access in a Forward Gear If:</b>	<ul style="list-style-type: none"> <li>Driveway serves 3 or more dwellings.</li> <li>Distance from bay to street is greater than 15m.</li> <li>If the street is a Primary, District or arterial road (Refer Scheme Map)</li> </ul>		N/A	
<b>Grouped &amp; Multiple Drive Widths</b>	<ul style="list-style-type: none"> <li>Minimum width of 4.0m or 3.0m to a retained dwelling and including a passing bay where five or more dwellings are proposed.</li> <li>Designed for two-way access to allow vehicle to enter the street in forward gear where: <ul style="list-style-type: none"> <li>the driveway serves 5 or more dwellings;</li> <li>the distance from on-site car parking to the street is 15m or more; or</li> <li>the street is a primary distributor or integrator arterial road.</li> </ul> </li> <li>Where any proposed development has potential to be subdivided to create 20 or more lots, a minimum total width of 12m is required for communal streets, including a 5.5m vehicular carriageway and a pedestrian path.</li> </ul>		N/A	

<b>Pedestrian Access</b> <b>CI 5.3.6</b>	<ul style="list-style-type: none"> <li>Separate pedestrian path, 1.2m wide for 10 or more units.</li> <li>Clear sightlines, adequate lighting and paving surfaces to slow traffic for pedestrians for communal drive to more than 2 dwellings.</li> <li>Communal street or pedestrian path no closer than 2.5m to any way with a major opening unless privacy screening provided.</li> <li>Multiple Dwellings with only star access – staircases designed to access no more than two dwellings per floor level and to be protected from weather.</li> </ul>	N/A															
<b>5.3.7, 5.3.8, 5.3.9 SITEWORKS, RETAINING WALLS AND STORMWATER MANAGEMENT</b>																	
<b>Excavation or Fill</b>	<ul style="list-style-type: none"> <li>Maximum of 0.5m of fill within front setback, except to provide access for pedestrians &amp; vehicles, &amp; provide natural light.</li> <li>Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4</li> </ul> <p><b>Table 4 – Setback of site works and retaining walls</b></p> <table border="1" data-bbox="403 954 943 1200"> <thead> <tr> <th>Height of site works and/or retaining walls</th> <th>Required minimum setback</th> </tr> </thead> <tbody> <tr> <td>0.5m or less</td> <td>0m</td> </tr> <tr> <td>1m</td> <td>1m</td> </tr> <tr> <td>1.5m</td> <td>1.5m</td> </tr> <tr> <td>2m</td> <td>2m</td> </tr> <tr> <td>2.5m</td> <td>2.5m</td> </tr> <tr> <td>3m</td> <td>3m</td> </tr> </tbody> </table>	Height of site works and/or retaining walls	Required minimum setback	0.5m or less	0m	1m	1m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m	3m	Yes	Maximum depth of fill is 1.3m setback more than 1.5m from any boundary.
Height of site works and/or retaining walls	Required minimum setback																
0.5m or less	0m																
1m	1m																
1.5m	1.5m																
2m	2m																
2.5m	2.5m																
3m	3m																
<b>Storm Water</b>	<ul style="list-style-type: none"> <li>All Storm Water to be Retained on-site</li> </ul>	Yes	Method: Condition														
<b>5.4.1 VISUAL PRIVACY – FLOOR LEVEL OF MORE THAN 0.5M ABOVE NGL</b>																	
	<b>Location</b>		<b>Proposed</b>	<b>OK</b>	<b>Comment / Screening Provisions</b>												
<b>Types of habitable rooms/active habitable spaces</b>	<b>Setback &lt;R50</b>	<b>Setback &gt;R50</b>			Elevated section of the dwelling adjacent to Shire owned reserve.												
Major Openings to Bedrooms and Studies	4.5m	3m		Yes	Plans state 'screening by owner' above the fence along the north rear boundary to prevent overlooking from the bedroom 3 and 4 windows.												
Major Openings to habitable rooms other than bedrooms and studies	6m	4.5m		Yes													
Unenclosed outdoor active habitable spaces	7.5m	6m		Yes													
<b>5.4.2 SOLAR ACCESS FOR ADJOINING SITES</b>																	
	<b>D-t-C</b>	<b>Proposed</b>	<b>OK</b>	<b>Comment</b>													
<b>Overshadowing</b>	25%	0%	Yes														
Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.																	

<b>3.10 ELEMENT 10 – INCIDENTAL DEVELOPMENT</b>			
<b>External Fixtures</b>			
	<b>D-t-C R-Codes</b>	<b>Proposed</b>	<b>OK</b>
Solar collectors	Installed on roof or other part of buildings	Not shown on plans	N/A
Television aerials	Of the standard type	Not shown on plans	N/A
Essential plumbing vent pipes	Above the roofline and external roof water down pipes	Not shown on plans	N/A
Other external fixtures	<ul style="list-style-type: none"> <li>• Not visible from the primary street</li> <li>• Designed to integrate with the building</li> <li>• Located to not be visually obtrusive</li> </ul>	Not shown on plans	N/A
Storeroom	<ul style="list-style-type: none"> <li>• 4m<sup>2</sup> per grouped dwelling</li> <li>• Minimum dimension of 1.5m when external to garage or 1m when within garage</li> </ul>	Not shown on plans	N/A
Rubbish Collection	Communal pick up area to be provided where direct street collection not possible.	Not shown on plans	N/A
Clothes Drying areas	Screened from view from primary and secondary street.	Not shown on plans	N/A

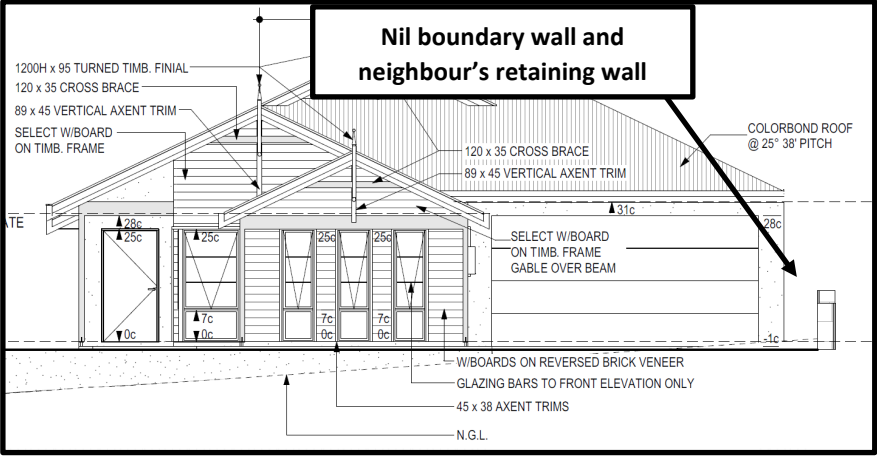
### **State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes)**

The proposal seeks the following variations to the deemed-to-comply requirements of the R-Codes for lot boundary setbacks (Clause 5.1.3):

- Proposed 3.38m rear setback in lieu of the 6m requirement for the R12.5 density; and
- Proposed 8.46m long nil boundary wall to the east lot boundary, whereas the R-Codes does not permit a nil boundary wall from the R12.5 density.

Where a development does not meet the deemed-to-comply requirements, Council should be satisfied the Design Principles of the R-Codes are met in order to exercise discretion and approve the application. The relevant Design Principles are discussed and addressed in the table below against the two variations:

<b>Clause 5.1.3 Lot Boundary Setback</b>	
<b>Design Principles</b>	<b>Comments</b>
P3.1 Buildings set back from lot boundaries so as to: <ul style="list-style-type: none"> <li>• Reduce impacts of building bulk on adjoining properties.</li> </ul>	Rear boundary setback variation Regarding the variation to the 6m rear (north) setback requirement, this is considered reasonable given the irregular shape and reduced depth of the subject site. This combined with a narrow lot frontage has resulted in the dwelling being pushed closer to the rear boundary than would normally occur on a regular shaped lot. Officers identify that the 3.38m building setback from the rear boundary is taken from the nearest corner of the dwelling. Only a small proportion of the dwelling would be within the 6m rear boundary setback.  Nil boundary wall variation The finished floor level of the proposed boundary wall is between 0.8m - 1.1m below the neighbors retaining wall and ground level (pictured in the below image).

Clause 5.1.3 Lot Boundary Setback	
Design Principles	Comments
	 <p>Therefore, the proposed nil boundary wall of 2.657m would effectively appear as a 1.8m high wall. Officers consider that as a result, the overall height and bulk of the dwelling is reduced when viewed from the east adjoining property, resulting in minimal visual impact.</p>
<ul style="list-style-type: none"> <li>Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties.</li> </ul>	<p>Rear boundary setback variation</p> <p>The dwelling would not result in overshadowing to the north rear boundary and is set back sufficiently to ensure ventilation flows to that boundary.</p> <p>Nil boundary wall variation.</p> <p>The proposed nil boundary wall is a garage and laundry. These rooms do not have any windows and are non-habitable rooms, so not require direct sun or ventilation.</p> <p>Regarding the impact to the adjoining property, as stated earlier the nil lot boundary wall is set lower than the adjoining property. Therefore, there would be a minimal impact to overshadowing to that property. Officer assessment concludes that no more than 0.8% of the neighbouring site will be shaded by the proposed dwelling, at the point of assessing overshadowing per the R Codes. This is compliant with the 25% deemed-to-comply standard of the R-Codes.</p>
<ul style="list-style-type: none"> <li>Minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</li> </ul>	<p>Rear boundary setback variation</p> <p>The proposed dwelling would be elevated on a sand pad. The development plans propose a screen to the rear lot boundary to be installed by the owner, so as to comply with visual privacy requirements of the R-Codes. Officers note however that this would abut the Jarrahdale Heritage Precinct. A condition of approval is therefore recommended to require amended plans providing details of the proposed screening device to ensure privacy is maintained and the device would be consistent with expected form of development within the Heritage Precinct. A modest screening device, such as wooden or metal lattice, is recommended to be in keeping with the modest forms of development that typifies the heritage precinct.</p> <p>Nil boundary wall variation.</p> <p>As stated above, the proposed nil boundary wall is lower than the adjoining site and would not have any windows. Therefore, visual privacy is considered to be managed appropriately to the east adjoining property.</p>

Clause 5.1.3 Lot Boundary Setback	
Design Principles	Comments
<p>P3.2 Buildings built up to boundaries (other than the street boundary) where this:</p> <ul style="list-style-type: none"> <li>Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas.</li> </ul>	<p>Nil boundary wall variation</p> <p>Siting the dwelling close to the east side boundary allows for a greater provision of usable open space and outdoor living along the west side of the development. This is also considered to enhance the amenity of the Reserve located to the west of the site.</p>
<ul style="list-style-type: none"> <li>Does not have any adverse impact on the amenity of the adjoining property.</li> </ul>	<p>Nil boundary wall variation</p> <p>As stated above, the proposed nil boundary wall is located at a lower ground level in comparison to the east adjoining property and therefore will have minimal impact on the amenity of that site.</p>
<ul style="list-style-type: none"> <li>Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted.</li> </ul>	<p>Nil boundary wall variation</p> <p>As stated above, the proposed nil boundary wall is located at a lower ground level in comparison to the east adjoining property and therefore will have minimal overshadowing impact to the adjoining site.</p>
<ul style="list-style-type: none"> <li>Positively contributes to the prevailing development context and streetscape.</li> </ul>	<p>Nil boundary wall variation</p> <p>The closest portion of the garage would be set back 6.5m from the street boundary, compliant with the 4.5m deemed-to-comply requirement of the R-Codes. Officers consider that this and the cladding treatments to the front façade of the dwelling ensure the proposal contributes positively to the existing streetscape character.</p>

In summary, Officers consider that the proposed development is consistent with the design principles of the R-Codes for lot boundary setbacks (Clause 5.1.3).

### Local Planning Policy 3.1: McNeil Grove Design Guidelines

#### Primary Objective

The following primary objective for the Jarrahdale Heritage and Townscape Policy Precincts is included in Town Planning Scheme No. 2:

Council's objective, recognising the Precincts' historic and townscape significance, is to ensure retention of the character of the Precincts as a whole and the buildings within the Precincts.

#### Secondary Objectives

The following secondary objectives for the Jarrahdale Heritage and Townscape Policy Precincts are included in Town Planning Scheme No. 2:

- i. *To retain the historic timber town characteristics (1870-1910).*
- ii. *To reserve, protect and enhance buildings, structures and physical features which have been identified as having cultural heritage significance in terms of aesthetic, historic, scientific or social factors.*
- iii. *To preserve the form and design of existing buildings and facades, and encourage restoration.*
- iv. *To provide control over signs and ancillary design features to ensure compatibility with the historic theme.*
- v. *To generally follow the Jarrahdale Townscape Study 1991 (Hocking and Associates) recommendations when considering applications for tourism and related facilities.*

#### **Matters to be considered**

- *A building on a lot abutting the Heritage Precinct shall demonstrate architectural design detail, which reflects the scale, style and spatial arrangements of existing buildings in the Heritage Precinct.*
- *Existing vegetation and natural land form feature should be retained to the fullest extent possible. Replanting of local native vegetation is to be encouraged.*
- *Use of earthy colours and materials of low reflective quality for walls and roofs is to be encouraged. • Site disturbance should be minimised. Cut and fill should be discouraged.*
- *Utilisation of solar energy is to be encouraged. Improvements in thermal comfort and reduced cooling and heating costs can occur through careful orientation and siting of buildings achieved by design of windows, verandahs and material choice.*
- *Fencing – shaped post and rail, with or without cyclone mesh wire, or timber pickets is recommended.*

<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
Setbacks	<p><i>All dwellings should be set back at the front boundary in line with adjoining dwellings or where there are none, then the front setback shall comply with the R12.5 setback requirements in the Residential Planning Codes.</i></p> <p><i>Secondary street setbacks to a dwelling shall be no less than three metres from the street alignment</i></p>	No- the dwelling on the east adjoining property at 8 McNeil Grove has a front setback of 6.49m while the proposed dwelling has a front setback of 4m.	<p>Variation to the front setback requirement of LPP3.1 in this instance is considered reasonable given the irregular shape of the subject site. Other site constraints include the limited depth of the lot, a 6m rear setback requirement and the need to maintain an appropriate interface to the Jarrahdale Heritage Precinct to the rear boundary.</p> <p>The subject site is located at the end of a cul-de-sac and abuts a Reserve to the west. This means that the dwelling does not noticeably project beyond the established building line (as there is no building to the west) and therefore will not have an adverse impact on the streetscape character of McNeil Grove. Additionally, the proposed dwelling is single storey and has visual treatments to the front façade congruent with the earthy tones and colours of development within the Townscape Precinct. Consequently, it is not considered that the proposal would visually dominate the surrounding area.</p> <p>Where a line of dwellings has not been established, Clause '4.1 Setbacks' of LPP3.1 states, "...then the front setback shall comply with the R12.5 setback requirements in the Residential Planning Codes". The required setback to the street boundary for the R12.5 density within Table 1 of the R-Codes is 7.5m, the proposal is for a 4m setback. However, according to Clause 5.1.2 of the R-Codes development projecting into the street setback area is permissible where it is compensated for by equal or additional open space behind the street setback line. In this instance, the siting of the dwelling meets the R-Code front</p>

<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
			<p>setback averaging requirement. Only 16.56m<sup>2</sup> of the dwelling floor area encroaches beyond the 7.5m front setback requirement while a compensating area of 53.51m<sup>2</sup> has been provided.</p> <p>The proposal is considered to be consistent with the established streetscape of McNeil Grove.</p>
Alterations and Additions	<p><i>Additions and alterations should be carried out in sympathy with the character, scale, form and material of timber workers cottages.</i></p> <p><i>Attention should be given to retaining the integrity of existing dwellings, particularly the front façade, by siting additions to the side or rear and taking into account the shape and heights of windows, roof pitches and verandah details.</i></p>	N/A	Proposal is for a new dwelling and not for alterations and additions.
Roofs	<p><i>Roofing of new dwellings should comprise metal deck sheeting at pitches of 22 to 45 degrees and follow simple rectangular shapes with gable ends. Verandahs may have a minimum pitch of 10 degrees.</i></p> <p><i>Second storey roof lines should not dominate the street frontage of buildings.</i></p> <p><i>Roof materials may include concrete or clay tiles, colorbond or slate. Zincolume or finished steel is not permitted.</i></p>	Yes	The roof will be constructed of Colorbond sheetmetal and will have a 25 degree pitch.



<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
Verandahs Windows Canopies	<p><i>Most existing building feature verandahs and window canopies should use the same materials and the same pitch as the main roof.</i></p> <p><i>Existing front verandahs should not be enclosed, except with temporary sunshade, windbreak or woven materials.</i></p>	Yes	The front verandah is an extension of the primary roofline and is not enclosed.
Windows and Doors	<p><i>Windows and doors, particularly those that face the street, should maintain a simple rectangular and vertical configuration in accordance with the traditional style of the timber workers cottages.</i></p> <p><i>Where timber is not used, the surrounds should be appropriately coloured.</i></p> <p><i>Front doors and windows should address the main street or facades should be designed so that there are no large expanses of blank walls facing the main street.</i></p>	Yes	The front windows and door are rectangular and have a vertical configuration and will be finished in the colours of 'Magnolia' (i.e. light beige) and 'Axent Trim Smooth' (i.e. beige / cream). Also, the front door and windows face the primary street.
Front Fences	<p><i>Fencing in front of the building line should be both low (0.8m to 1.1m) and open and be constructed of open timber picket or post and rail fencing.</i></p> <p><i>Secondary street fencing shall conform with the above requirements.</i></p>	N/A	No fencing is proposed.

<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
Sheds and Outbuildings	<p><i>Outbuildings should be set back behind the main building and, in all instances, be behind the building line and, as far as possible, screened from the main street frontage.</i></p> <p><i>The use of materials, colour and design for compatibility with the main building will be encouraged.</i></p> <p><i>Attached garages and carports should be sympathetic to the design of the main building, particularly in terms of roof pitch, height and use of materials and should not be located forward of the building line.</i></p>	N/A	No sheds or outbuildings are proposed.
Materials	<p><i>Preference will be given to the use of framed and timber clad construction of the like. Where masonry is used the predominant colours should be of a brown or red hue. Note: Masonry includes brickwork face or rendered, rammed earth and stone.</i></p>	Yes	300mm Primeline Heritage weatherboards on reversed brick veneer is proposed to the front elevation to the master bedroom, walk in robe and ensuite and finished in the colour of 'Wattyl Soft Grass' (i.e. light beige / olive). The remainder of the facade will be constructed of rendered brickwork and finished in the colour of 'Wattyl Gretna' (i.e. neutral earthy cream with a brown hue). The side and rear elevations will be constructed of 2c face brick in the colour of 'Bremer Bay' (i.e. a dark cream with a brown fleck).
Colour	<p><i>Where timber is to be painted, the predominant colours should be in a range between a tan or brown, through to green. White may also be used.</i></p>	Yes	As stated above, the timber weatherboards will be finished in the colour of 'Wattyl Soft Grass'. The Colorbond roof is to be finished in the colour of 'Dune' (i.e. light earthy grey).

<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
	<i>Accent colours may be white, or close analogous colours, or complimentary colours to the predominant colour.  Roof colours should be ochres, mute greens and reds, light grey/green, olive.</i>		
Signage	<i>Signage within the Precinct areas is controlled/regulated under Local Planning Policy No.5 – Control of Advertisements.</i>	N/A	No signage is proposed.
Sustainable Timber Products	<i>Council encourages the use of timber products produced from sustainably managed forests in preference to rainforest or old growth native forests.</i>	Yes	Applicant has advised that where possible, suppliers will source timber from sustainable managed forests in preference to rainforest of old growth native forests.
Solar Orientation	<i>Where possible house design should be oriented to receive the maximum amount of northern winter sun whilst at the same time preserving the solar access to adjoining properties.  Attention should be given to the orientation of windows to capture prevailing breezes and to provide shade with devices such as awnings, eaves or pergolas, or with deciduous trees where appropriate.</i>	Yes	The dwelling has been designed with the living room window located along the north rear elevation to maximise solar access. Further, numerous windows have been positioned along each elevation of the dwelling to maximise ventilation from breezes. Also, a covered outdoor area with direct access to the living room has been provided along the north rear elevation to provide shelter from the elements.  Note that the subject site is located on lower ground than the east adjoining property and therefore there will be minimal shadow cast from the proposed dwelling onto that property.
Solar Collectors	<i>Preference is given to solar collectors being located so as not to be visible from the street. However, it is recognised that in order</i>	N/A	No solar collectors are proposed.

<b>Local Planning Policy 3.1: McNeil Grove Design Guidelines Assessment</b>			
<b>Guideline</b>	<b>Requirement</b>	<b>Complies</b>	<b>Comments</b>
	<i>to obtain the most effective orientation for a collector, this may not always be possible. Where a solar collector is visible from the street, the storage tank should be located so as not to be visible from the street.</i>		