

## Residential Development Assessment Sheet

## Patio

## RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

APPLICATION DETAILS			
OFFICER NAME	Lilian Yek & Joe Algeri (Altus Planning)	APPLICATION NO.	
PROPOSAL	Construction of patio		
LOCATION	30 Granfell Way, Byford		
APPLICANT	PSF Home Improvements		
OWNER	Devonshire Lesa and Yana Krieta Gabriel		
APPLICATION RECEIVED	4 April 2023	LOT AREA	176m <sup>2</sup>
ZONING	Urban Development – R60	DESIGNATION	R60 – Byford Town Centre
REFERRALS			
	Y / N	Comment	
DAU Comments	N		
Heritage Precinct	N		
WAPC	N		
Main Roads	N		
Heritage Council	N		
Scheme Heritage Listed	N		
Internal	Y	No comments received	
Other			

## 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"/>
<b>Comment: The proposal is within an 'Urban Development' zone pursuant to TPS2 and further identified as 'Residential R60' under the Byford Town Centre Local Structure Plan. The proposed development is incidental to 'Residential – Single House' land use which is a permitted use under the zone.</b>			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: Pursuant to draft LPS3, subject site is zoned 'Residential R60'. This is consistent with the Local Structure Plan.</b>			

## Residential Development Assessment Sheet

c) any approved State planning policy	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: The proposal has been assessed against State Planning Policy 7.3 Residential Design Codes Volume 1.</b>			
d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment: The proposal does not result in the removal of any existing on-site vegetation and all stormwater from the development can be captured via gutters/downpipes to existing soak well for on-site retention.</b>			
e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
f) any policy of the State	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: Refer to comment (c).</b>			
g) any local planning policy for the Scheme area	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</b>			
h) any structure plan, activity centre plan or local development plan that relates to the development	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: The subject site is guided by Byford Town Centre Local Structure Plan and Local Development Plan Village Reserve - Lot 9200 Abernethy Road, Byford.</b>			
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>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
k) the built heritage conservation of any place that is of cultural significance	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
l) the effect of the proposal on the cultural heritage significance of the area in which the development is located	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

## Residential Development Assessment Sheet

<b>Comment: The proposal is setback from the adjoining lots and does not impact adjoining neighbours in terms of height and bulk. It is therefore considered compatible with its setting.</b>			
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: The proposal is considered compatible with the character and amenity of the locality. There is no recognised environmental and social impact that will arise from the proposal.</b>			
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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: No landscaping is evident in the outdoor living area and the proposed patio limits the placement of soft landscaping area available. In reviewing recent aerial photography of the immediate locality, similarly, there is limited landscaping and examples of similar patios on nearby properties. A condition for soft landscaping in the uncovered area of outdoor living area is recommended.</b>			
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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			
r) the suitability of the land for the development taking into account the possible risk to human health or safety	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" 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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <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	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>
<b>Comment:</b>			

## Residential Development Assessment Sheet

w) the history of the site where the development is to be located	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <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: No public consultation is required for this proposal.</b>			
Za) the comments or submissions received from any authority consulted under clause 66	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment: The application was sent for internal referral and no concerns were raised.</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>			

## R-CODE ASSESSMENT

5.1.2 STREET SETBACK				
5.1.3 LOT BOUNDARY SETBACK				
Patio	D-t-C	Proposed	OK	Comment
<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	<b>N/A</b>	The proposed patio is located behind primary street and secondary street setback area.
<b>Setback to Carport</b>	m	N/A	<b>N/A</b>	
<b>Secondary Street</b>	m	N/A	<b>N/A</b>	
<b>Corner truncation</b>	m	N/A	<b>N/A</b>	
<b>Surveillance of Street</b>	Clearly definable entry point	N/A	<b>N/A</b>	
	M/O of Habitable room facing street or access leg			
<b>Building Design</b>	Is patio in a Heritage Precinct? Y / N		<b>N/A</b>	
* See specific Clause provisions – 5.16				

## Residential Development Assessment Sheet

Boundary Walls	D-t-C Length	D-t-C Height	Proposed Length	Proposed Height	Comments	OK
Behind primary street setback Eaves, gutters and roofs are set back at least 450mm from the lot boundary						
	10m	2.7m	3.87m	2.41m	Roof and eaves setback 900mm from lot boundary.	Y

## 5.4.1 OPEN SPACE AND 5.3.1 OUTDOOR LIVING

	D-T-C Provision	Proposed	OK	Comment
<b>Open Space (%)</b>	As per LDP 30%	Open space calculation remains unchanged as proposed patio meets R-Code definition of Open Space.	Y	Open space definition includes patio not more than 0.5m above natural ground level, unenclosed on at least two sides, and not more than 10% of site area or 50m <sup>2</sup> whichever is lesser. Proposed patio covers 17.8m <sup>2</sup> and total site area is 176m <sup>2</sup> . Given the minor decimal difference, it can be considered to meet the definition of open space.
<b>Outdoor Living Min. Dimension (m)</b>	As per LDP 4m except where courtyard opens to habitable rooms on at least two sides, of which it may be reduced to 3.5m.	N/A	N/A	No changes are proposed to the dimension of the outdoor living area.
<b>Outdoor Living Area Roof Coverage</b>	As per LDP at least 16m <sup>2</sup> uncovered.	7m <sup>2</sup>	N	Variation to LDP can be supported given that the patio technically meets open space requirements of the R-Codes and the existing configuration of outdoor living area remains unchanged.

## 5.1.6 BUILDING HEIGHT

	D-t-C check category under table 3	Proposed	OK	Comment

## Residential Development Assessment Sheet

Maximum height of wall	7m	2.4m	Y	
Maximum height of building – gable, skillion or concealed	8m	N/A	N/A	
Maximum height of building – hipped and pitched roof	10m	2.4m	Y	

## 5.3.2 – LANDSCAPING

	D-t-C	Proposed	OK	Comment
Landscaping in front setback area (excluding verandah or porch)	As per LDP At least 60% soft landscaping and no more than 50% comprise of turf.	N/A	N/A	No changes are being made to the front setback area.
Rear outdoor living area	As per LDP At least 1/3 soft landscaping	No landscaping is visible via aerial nor plan.	N	Variation to the LDP is supported given that there appears to be no landscaping in the rear outdoor living area.

## 5.3.9 STORMWATER MANAGEMENT

	D-t-C	Proposed	OK	Comment
Stormwater	All stormwater must be retained on site.	Stormwater from roof drains through existing downpipe attached to the dwelling.	Y	

## 5.4.2 SOLAR ACCESS FOR ADJOINING SITES

	D-t-C	Proposed	OK	Comment
Overshadowing	On adjoining property higher than R40 – 50% of site.	N/A	N/A	Given the subject site is in a north-south orientation and sufficient setback has been achieved from the side boundary, there is no overshadowing to any adjoining property.

## Design Principles Assessment

Planning Element	Design Principle	Comment
5.3.1 Outdoor Living Area	P1.1 A consolidated outdoor living area is provided to each single house and grouped dwelling which provides space for entertaining, leisure and connection to the outdoors that is: <ul style="list-style-type: none"> <li>• of sufficient size and dimension to be functional and usable;</li> <li>• capable of use in conjunction with a primary living space of the dwelling;</li> </ul>	The proposal does not alter existing configuration of the outdoor living area. Whilst the patio reduces the uncovered area for the outdoor living area, the additional shade will allow more frequent use of the space and for it to be used in conjunction with a primary living space.

## Residential Development Assessment Sheet

	<ul style="list-style-type: none"> <li>• sufficient in uncovered area to allow for winter sun and natural ventilation into the dwelling;</li> <li>• sufficient in uncovered area to provide for landscaping, including the planting of a tree(s); and</li> <li>• optimises use of the northern aspect of the site.</li> </ul>	<p>In addition, a skylight is proposed on the northern portion of the patio to allow filtered light in conjunction with the open sides.</p> <p>The deficiency in current landscaping can be addressed as a Condition of approval.</p>
5.3.2 Landscaping	<p>P2 Landscaping of open spaces that:</p> <ul style="list-style-type: none"> <li>• contribute to the appearance and amenity of the development for the residents;</li> <li>• contribute to the streetscape;</li> <li>• enhance security and safety for residents;</li> <li>• contribute to positive local microclimates, including provision of shade and solar access as appropriate; and</li> <li>• retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.</li> </ul>	<p>No impact to adjoining neighbours or streetscape arises from the proposal. However, having regard to the relevant design principles, landscaping should be proposed to allow contribution to the local microclimate. Landscaping can be conditioned and provided in the uncovered area within Outdoor Living Area.</p>

Officer Signature:



Date: 20/06/2023