

OUTBUILDING - DEVELOPMENT ASSESSMENT SHEET

APPLICATION DETAILS			
OFFICER NAME		APPLICATION NO.	PA21/28
PROPOSAL	Outbuilding		
LOCATION	Lot 7, 25 Turner Street, Serpentine		
APPLICANT	Desmond Comley		
OWNER	Desmond Comley		
APPLICATION RECEIVED	11 January 2021	APPLICATION DATED	11 January 2021
ZONING	Urban Development	LOT AREA	1,019.43m ²
STRUCTURE PLAN	Draft Serpentine Townsite LSP	LDP	N/A
LAND USE	Residential: Single House	PERMISSIBILITY	P

INTERNAL REFERRALS		
	Y / N	Comment
Emergency Services	Y	
Engineering	Y	
Health	Y	
Building	Y	
Environment	Y	

EXTERNALS REFERRALS		
	Y / N	Comment

Deemed Provisions – Cl 67 Matters to be considered by local Government
Land Use:

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"/>
Comment:			
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"/>
Comment:			
c) any approved State planning policy	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: R Codes			
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"/>
Comment:			
e) any policy of the Commission	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
f) any policy of the State	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
g) any local planning policy for the Scheme area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment: LPP4.19			
h) any structure plan, activity centre plan or local development plan that relates to the development (include building envelope)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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"/>
Comment:			
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"/>
Comment:			

Development:

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"/>
Comment:			
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"/>
Comment:			
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"/>
Comment:			
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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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"/>
Comment:			
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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Comment:			
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"/>
Comment:			
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"/>
Comment:			
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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comment:			
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"/>
Comment:			
u) the availability and adequacy fir the development of the following – I. Public transport services	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

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

5.1.2 STREET SETBACK					
5.1.3 LOT BOUNDARY SETBACK					
5.1.4 OPEN SPACE					
5.3.1 OUTDOOR LIVING AREAS					
DWELLING 1		D-t-C	Proposed	OK	Comment
Front Setback to Dwelling	Min Avg		36.02m	Y	
5.2.1 Setback to Garage or Carport		4.5m			N/A
5.2.3 Surveillance of Street		Habitable room			N/A
5.2.4 Street Wall / Fence		1.2m solid height			N/A
5.2.5 Sightlines Truncation Structure Height (Max)		1.5m X 1.5m 0.75m			N/A
5.2.2 % of Garage Door or Wall Width of Frontage		50% (single level) 60% (2 storey*)			N/A
5.2.6 Retained Dwelling		Existing dwelling to be upgraded			N/A

Building Design		Is dwelling in a Heritage Precinct? N	Y			
* See specific Clause provisions – 5.16						
Setbacks	Length	Height	MO	D-t-C	Proposed	OK
Primary	N/A	N/A	N/A	N/A	36.02m	Y
North	6m	3.5m	N	1m	0.5m	N
East	N/A	N/A	N	1m	15.89m	Y
West	N/A	N/A	N	1m	0.5m	N
Boundary Walls	D-t-C Length	D-t-C Height	Proposed Length	Proposed Height	Comments	OK
	AD Provision	Proposed	OK	Comment		
Open Space (%)	N/A	70.85%	Y			
Outdoor Living (m²)	30sqm	347.65m ²	Y			
Min. Dimension (m)	4.0m		Y			
Location	Behind St. S/B		Y			
Accessibility	Habitable Room		Y			
Roof Coverage	At least 2/3 uncovered		Y			
Communal Open Space & Landscaping Requirements See Clause 5.1.5 & 5.3.2		N/A				

5.4.3 OUTBUILDINGS				
	D-t-C	Proposed	OK	Comment
Wall Height	2.4m	3.5m	N	
Ridge Height	4.2m	4.08m	Y	
Floor Area	<60m ² /10% site area whichever is lesser	54m ²	Y	
5.4.2 SOLAR ACCESS FOR ADJOINING SITES				
	D-t-C	Proposed	OK	Comment
Overshadowing	25%	0%	Y	
Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.				