

# OUTBUILDING/PATIO

## RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

APPLICATION DETAILS			
<b>OFFICER NAME</b>	Haydn Ruse	<b>APPLICATION NO.</b>	PA21/603
<b>PROPOSAL</b>	Outbuilding		
<b>LOCATION</b>	Lot 4, 9 Bushel Road, Serpentine		
<b>APPLICANT</b>	Tyson and Stacey Triplett		
<b>OWNER</b>	As above		
<b>APPLICATION RECEIVED</b>	28 June 2021	<b>LOT AREA</b>	3999.98m <sup>2</sup>
<b>ZONING</b>	Rural Living A	<b>DESIGNATION</b>	N/A

REFERRALS		
	Y / N	Comment
<b>DAU Comments</b>	Y	
<b>Heritage Precinct</b>	N	
<b>WAPC</b>	N	
<b>Main Roads</b>	N	
<b>Heritage Council</b>	N	
<b>Scheme Heritage Listed</b>	N	
<b>Internal</b>	Y	
<b>Other</b>	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	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</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	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>
<b>Comment:</b>			
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"/>
<b>Comment: 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:</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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
g) any local planning policy for the Scheme area	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: Local Planning Policy 4.19</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: Building Envelope Plan</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"/>
<b>Comment:</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	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment:</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	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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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	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 type="checkbox"/>	NO <input type="checkbox"/>	N/A <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	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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>Comment:</b>			
y) any submissions received on the application	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Comment: two submissions received, one raising objections to the proposal.</b>			
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"/>

<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>		

## R-CODE ASSESSMENT

5.1.2 STREETScape						
5.1.3 LOT BOUNDARY SETBACKS						
Lot Setbacks	Length	Height	MO	D-t-C	Proposed	OK
<b>Ground Floor</b>						
Primary	N/A	N/A	N/A	20m	78m	Y
North	N/A	N/A	N/A	10m	13m	Y
East	N/A	N/A	N/A	10m	4.5m	N
West	N/A	N/A	N/A	10m	20.5m	Y
Boundary Walls	D-t-C Length	D-t-C Height	Proposed Length	Proposed Height	Comments	OK
					N/A	
					N/A	
					N/A	
<b>Patios, verandahs or equivalent behind primary street setback where eaves, gutters and roofs are set back at least 450mm from the lot boundary</b>	10m	2.7m			N/A	
5.4.1 OPEN SPACE AND 5.3.1 OUTDOOR LIVING						
	D-T-C Provision	Proposed	OK	Comment		
Open Space (%)	50%	89.49%	Y			
Outdoor Living (m <sup>2</sup> )	30sqm			N/A		
Min. Dimension (m)	4m			N/A		
Location	Behind S. S/B			N/A		
Accessibility	Primary Living Space			N/A		
Roof Coverage	At least 2/3 uncovered			N/A		

5.3.7, 5.3.8, 5.3.9 SITEWORKS, RETAINING WALLS AND STORMWATER MANAGEMENT			
<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> </ul>	Y	

	<ul style="list-style-type: none"> <li>Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4</li> </ul> <p>"Table 4 – Setback of site works and retaining walls</p> <table border="1"> <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		
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>	Y	Method: Condition														

**5.4.2 SOLAR ACCESS FOR ADJOINING SITES**

	D-t-C	Proposed	OK	Comment
<b>Overshadowing</b>	25%	0%	Y	

Note: R25 and lower 25%, R30 – R40 35%, R-IC or above R40 50% of adjoining site area.

**3.10 ELEMENT 10 – INCIDENTAL DEVELOPMENT**

**Large and multiple Outbuildings**

D-t-C R-Codes	D-t-C LPP4.19	Comment
60m <sup>2</sup> in area or 10% site area (lesser)	150m <sup>2</sup>	135m <sup>2</sup> – complies with LPP4.19
Setback as per Table 2a	20m street setback 10m lot boundary setback	78m street setback – complies 4.5m east lot boundary setback - <b>Variation</b>
Wall height 2.4m	Wall height 4m	4m wall height – complies
Ridge height 4.2m	Ridge height 5m	5.206m ridge height - <b>variation</b>
Not in a street setback	Not in a street setback	Not in street setback – complies
Open Space and OLA compliant	Open Space and OLA compliant	Open Space and OLA comply - complies

## Residential Development Assessment Sheet

Planning Element	Applicable Rule	Design Principles	Deemed-to-Comply	Proposed	Comment
Outbuildings	R-Codes Clause 5.4.3 P3	<ul style="list-style-type: none"> <li>P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.</li> </ul>	<p>60m<sup>2</sup> floor area</p> <p>2.4m wall height</p> <p>4.2m ridge height</p>	<p>135m<sup>2</sup></p> <p>4m wall</p> <p>5m ridge</p>	<p>The proposed dwelling would be located towards the rear of the lot and would not have a significant impact on the streetscape.</p> <p>In terms of impacts on neighbouring dwellings, the size of the outbuilding is consistent with the requirements under LPP4.19. Given the location of the outbuilding to the rear of the lot, the impacts on neighbouring residences (which are generally located to the front of the lot) is reduced.</p>

LPP4.19 Considerations	
2.2.1 Whether a size variation is required to satisfy specific needs of the owner/applicant;	The proposed outbuilding complies with floor area and wall height, but seeks variation to ridge height, by 206mm. The variation is not required to meet any specific needs but it a result of the dimensions of the shed and standard roof pitch.
2.2.2 Whether a size variation is excessive, considering the character of the surrounding area;	The proposed variation to ridge height is considered to be minor and would not be discernible as viewed from surrounding properties. In this regard, the proposed variation is not considered to be excessive.
2.2.3 Whether a size variation would reduce the amount of open space or outdoor living area required in accordance with the R-Codes.	No variation to open space proposed.
2.2.4 Whether the development is sited behind the front setback line for the dwelling, visible from the street or neighbouring properties;	The proposed outbuilding would be located to the rear of the property and not immediately visible from the street. The subject site is mostly clear of vegetation and so the development would be visible from surrounding properties. Irrespective, the impacts of the development on the neighbouring property is considered to be low.
2.2.5 Whether non-reflective materials are proposed on the building;	The outbuilding colour is proposed to be Shale Grey with an Ironclad roof. These colours are considered to be acceptable.

**Residential Development Assessment Sheet**

<p>2.2.6 Whether adequate screening exists, or has been proposed, from the road and/or neighbouring properties; and</p>	<p>The proposed outbuilding would be screened from the street by the future dwelling. Vegetation has been planted along the rear of the lot as part of the subdivision, which will provide future screening to the rear. There is no screening to the east or west; however, the short face of the building presents to the east and west and would have a lesser impact as viewed from these directions.</p>
<p>2.2.6 Consideration of comments from the affected adjoining landowners.</p>	<p>Two submissions received, one in support and one in objection to the proposal.</p>