

SINGLE HOUSE ASSESSMENT SHEET

APPLICATION DETAILS	
APPLICATION No.	DA23/0327
PROPOSAL	Single House, Swimming Pool, Gym & Garage - Special Control Area
LOCATION	Lot 16 Hse 6 Seaview Rise EAGLE BAY WA 6281
APPLICANT	Centro Design & Building
OWNER	C Leo, K Fallace, L Fallace

SPP 7.3 - RESIDENTIAL DESIGN CODES V1

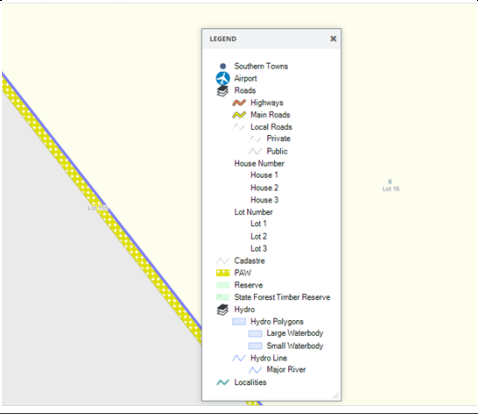
5.1 CONTEXT

5.1.1 SITE AREA

Deemed to Comply Provision	DTC	Proposed	Complies (YES/NO) & Comments
<p>C1.1 Development which complies with the dwelling type and site area requirements set out in Table 1 and the following provisions.</p> <p>C1.2 - C1.4... Please refer to R-Code document for full clause details.</p>	N/A	N/A	N/A – Lot is existing

5.1.2 STREET SETBACKS

<p>C2.1 Buildings, excluding carports, unenclosed porches, balconies, verandahs or equivalent, set back from the primary street boundary</p> <ol style="list-style-type: none"> In accordance with Table 1. Corresponding to the average setback of existing dwellings on each adjacent property fronting the same street. Reduced by up to 50% provided the area of any building, including a garage, encroaching into the setback area is compensated for in open area. In the case of areas coded R15 or higher, the street setback may be reduced to 2.5, or 1.5m to the porch, balcony, verandah or equivalent, where... <ul style="list-style-type: none"> Refer to R-Code document for full clause details. To provide for registered easements for essential services. 	<p>Front</p> <p>R-codes do not apply - Application to be assessed against Schedule 4.</p>	N/A	N/A
<p>C2.2 & C2.3 - Buildings setback from the secondary street and corner truncation in accordance with Table 1.</p>	<p>Eagle Bay Road is not deemed a secondary street as there is an access restriction in place to Eagle Bay Road in the form of a PAW. Only legal access from Sea View Crescent.</p>		

			
<p>C2.4 Unenclosed porch, balcony, verandah or equivalent may project into the primary street setback area* to a maximum of half the required primary street setback without applying the compensating area.</p> <p>* Subject to BCA requirements</p>	<p>Front R-codes do not apply - Application to be assessed against Schedule 4.</p>	<p>N/A</p>	<p>N/A</p>

5.1.3 LOT BOUNDARY SETBACK	
Deemed to Comply Provision	Proposed
<p>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <ul style="list-style-type: none"> i. Buildings set back from lot boundaries in accordance with Table 1, and Tables 2a and 2b (refer to Figure Series 3 and 4); ii. For patios, verandahs or equivalent structures, the lot boundary setbacks in Table 1 and Tables 2a and 2b may be reduced to nil to the posts where the structure*: <ul style="list-style-type: none"> a. is not more than 10m in length and 2.7m in height; b. is located behind the primary street setback; and c. has eaves, gutters and roofs set back at least 450mm from the lot boundary; <p>*Note: There are separate building code requirements which may also apply</p> iii-vi Refer to R-Code document for full clause details. 	<p>Rear R-codes do not apply - Application to be assessed against Schedule 4.</p> <p>Side (North) DTC - 7.5m Proposed – 10m Complies</p> <p>Side (South) DTC – 7.5M Proposed – 16m Complies</p>

5.1.3 LOT BOUNDARY SETBACK	
Deemed to Comply Provision	Proposed
<p>C3.2 Boundary walls may be built behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2:</p> <ul style="list-style-type: none"> i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, up to two site boundaries; or iii. in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or 	<p>No boundary walls proposed.</p>

<p>iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension.</p> <p>C3.3 & C3.4 Refer to R-Code document for full clause details.</p> <p>Note:</p> <ul style="list-style-type: none"> • Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall. • Retaining walls do not constitute boundary walls for the purpose of this clause. 	
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5.1.4 C4 OPEN SPACE		
Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments
<p>Open Space (definition provided below) provided in accordance with Table 1...The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.</p> <p style="text-align: center;">Table 1 - 80%</p>	<p>Residence – 473sqm Gym – 66.5sqm “Outdoor living (Games room, change room, storage and pump room)” – 113sqm Hobby/Workshop Garage – 120sqm</p> <p>NOTE : No outdoor living areas more than 1m above NGL and therefore no outdoor living areas have been included in built area,</p> <p>Total built area = 772.5sqm Open space area = 5134.5sqm % open space = 86%</p>	Complies

Open space

Generally that area of a lot not occupied by any building and includes:

- open areas of accessible and useable flat roofs and outdoor living areas above natural ground level;
- areas beneath eaves;
- verandahs, patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, and covering no more than 10 per cent of the site area or 50m² whichever is the lesser;
- unroofed open structures such as pergolas;
- uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces;

but excludes:

- non-accessible roofs, verandahs, balconies and outdoor living areas over 1m above natural ground level; and/or
- covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.

5.2 STREETScape

5.2.1– SETBACK OF GARAGES AND CARPORTS		
Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments
<p>C1.1 Garages setback 4.5m from the primary street except that the setback may be reduced... refer to R-Code document for full clause details.</p>	<p>Garage setback</p>	<p>YES</p>

<p>C1.2 Carports setback from the primary street as per clause 5.1.2 C2.1.i, except that the setback may be reduced by up to 50% of the minimum setback stated in Table 1 where:</p> <ul style="list-style-type: none"> i. the width of the carport does not exceed 60 per cent of the frontage; ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.; and iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a) 	No carport proposed.	N/A
<p>C1.3 Garages and carports built up to the boundary abutting a communal street or ROW which is not the primary or secondary street for the dwelling, with manoeuvring space of at least 6m, located between the opening to the garage or carport and permanently available.</p>	N/A	N/A
<p>C1.4 Garages and carports setback 1.5m from a secondary street.</p>	N/A	N/A
<p>C1.5 Carports within the street setback area in accordance with 5.1.2 C2.1iii provided the width of carport does not exceed 50% of the frontage at the building line and unobstructed view of the dwelling and street/ROW or equivalent.</p>	N/A	N/A
5.2.2 GARAGE WIDTH		
<p>C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street....</p>	<p>Garage is aligned parallel to the street 6.7m/52m = 12% of frontage</p>	Yes
5.2.3 STREET SURVEILLANCE		
<p>C3.1 Street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the street.</p>	Complies – Porch and entry visible and access from Sea View Rise.	YES
<p>C3.2 One major opening from a habitable room of the dwelling faces the street and pedestrian or vehicular approach to the dwelling</p>	Major openings in front elevation.	YES
<p>C3.3 For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room to face the approach to the dwelling.</p>	N/A	N/A
5.2.4 STREET WALLS AND FENCES		
<p>C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m. (Refer Figure 12)</p>	N/A	N/A
<p>C4.2 Solid pillars that form part of front fences not more than 1.8m above natural ground level provided. Pillars 400mm by 400mm and pillars separated by visually permeable fencing. (Refer Figure 12)</p>	N/A	N/A
5.2.5 SIGHT LINES		
<p>C5 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ul style="list-style-type: none"> i. a driveway that intersects a street, right-of-way or communal street; ii. a RoW or communal street that intersects a public street; and iii. two streets that intersect (refer Figure 9a). 	No structures within sightline area proposed.	Yes

5.3 SITE PLANNING AND DESIGN

5.3.1 OUTDOOR LIVING AREAS		
Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments

Outdoor Living (m ²) as per Table 1	m ²	No minimum	No minimum area within Table 1.
Min. Dimension (m) Note: Minimum dimension refers to min. length and width of all areas that contribute to the total req. outdoor living area space.	4.0m	N/A	
Location	Behind St. S/B	N/A	
Accessibility	Primary living space	N/A	
Roof Cover	Two-thirds no permanent roof cover	N/A	

5.3.2 LANDSCAPING

Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments
C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following: <ul style="list-style-type: none"> i. the minimum number of trees and associated planting areas in the table below; and ii. Landscaping of the street setback area, with not more than 50% of the area to consist of impervious surfaces. 	Applicant has provided a sufficient landscaping plan.	Yes

Dwelling type	Minimum tree requirement	Minimum tree planting area	
Single houses and grouped dwellings (tree per dwelling)	1 tree	2m x 2m	
Multiple dwellings (trees per site)	Less than 700m ²		2 trees
	700 - 1000m ²		3 trees
	Greater than 1000m ²	4 trees	

Note:

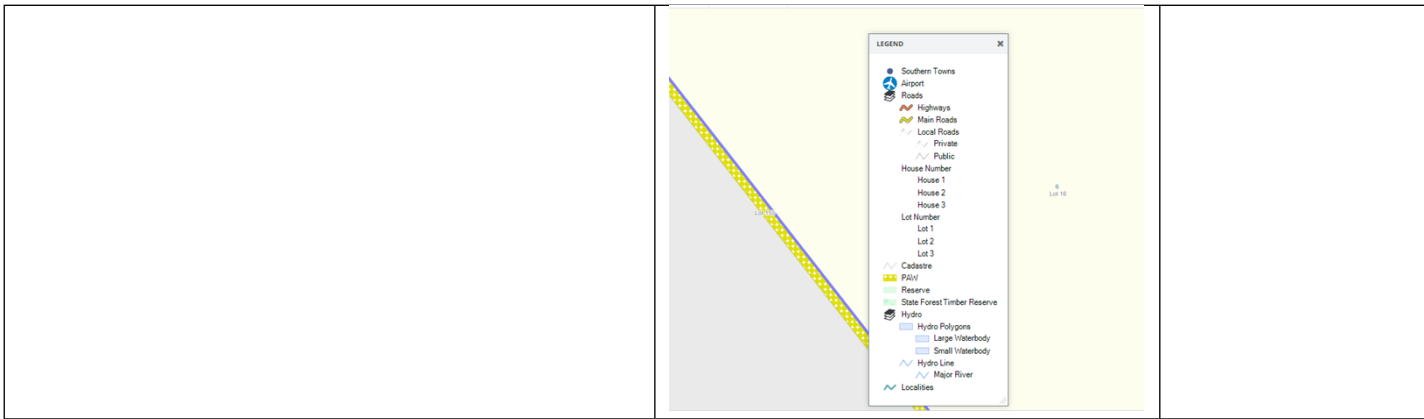
- i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.
- ii. The tree planting area is to be free of impervious surfaces and roof cover.

5.3.3 PARKING & 5.3.4 DESIGN OF PARKING SPACES

Deemed to Comply Provision	Provided	Complies (YES/NO) & Comments																	
C3.1 No. required onsite car parking bays <table border="1" style="margin-top: 10px;"> <thead> <tr> <th rowspan="2">Type of dwelling</th> <th colspan="2">Car parking spaces</th> </tr> <tr> <th>Location A</th> <th>Location B</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>1</td> <td>1</td> </tr> <tr> <td>2 + bedroom dwelling</td> <td>1</td> <td>2</td> </tr> <tr> <td>Aged persons' dwelling</td> <td>1</td> <td>1</td> </tr> <tr> <td>Ancillary dwelling</td> <td>nil</td> <td>1</td> </tr> </tbody> </table> <p>Location A = within 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot. Location B = includes all land that is not within Location A</p>	Type of dwelling	Car parking spaces		Location A	Location B	1 bedroom dwelling	1	1	2 + bedroom dwelling	1	2	Aged persons' dwelling	1	1	Ancillary dwelling	nil	1	+2 car bays proposed on site.	Yes
Type of dwelling		Car parking spaces																	
	Location A	Location B																	
1 bedroom dwelling	1	1																	
2 + bedroom dwelling	1	2																	
Aged persons' dwelling	1	1																	
Ancillary dwelling	nil	1																	
C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.01 (as amended). <ul style="list-style-type: none"> • Standard double garage 5.4m x 5.4m 	Internal dimensions of garage comply with AS2890.01	Yes																	

5.3.5 VEHICULAR ACCESS

C5.1 Access to on-site car parking spaces to be provided: <ul style="list-style-type: none"> • From a communal street or RoW if available. • From a secondary street where no Communal Street or RoW exists. • From the primary street frontage where no secondary street, communal street or RoW exists. 	Access restriction in place to Eagle Bay Road in the form of a PAW. Only legal access from Sea View Crescent.	Yes
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C5.2 & C5.3 Driveways to primary or secondary street provided as follows:

- Min: 3m
- Max: 6m & 9m (aggregate)
- 0.5m from side lot boundary
- 6m from street corner.
- Aligned at right angles to the street alignment.
- Located so as to avoid street trees, or where this is unavoidable, the street trees replaced at the applicants expense or re-planting arrangements approved.
- Adequately paved and drained.

**Driveway is 6m in width.
+0.5m from side lot boundary.
+6m from any street corner.
Right angle.
No obstructions.
Paved and drained**

Yes

C5.4 Driveways designed for two way access to enter street in forward Gear where:

- Driveway serves 5 or more dwellings.
- Distance from a car space to street is 15m or more.
- The street to which it connects is designated as a primary distributor or integrator arterial road.

Adequate manoeuvring and turning area of cars to exit in forward gear from garage.

Yes

5.3.7 SITE WORKS

C7.1 & C7.2 Retaining walls, fill and excavation:

- Maximum of 0.5m of fill or excavation within street setback, except to provide access for pedestrian, universal and/or vehicle access, drainage works or natural light to the dwelling.
- Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4:

Table 4 – Setback of site works and retaining walls

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

Notes: i. Take the nearest higher value for all height and length calculations

C7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.

No retaining walls within the front setback.

All retaining walls are more 3m away from lot boundaries and therefore comply.

Assessment against LPP requirements relating to retaining walls undertaken in other officer report.

Yes

5.3.9 STORMWATER MANAGEMENT

Deemed to Comply Provision

Proposed

Complies (YES/NO) & Comments

C9 - Retention of stormwater on-site Single House - 1m3 per 65m ² of impervious area Infill - 1m3 per 40m ² of impervious area	As per standard requirement to be enforced via a condition of development approval.	Yes
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5.4 BUILDING DESIGN

5.4.1 C1.1(i) - PRIVACY		
Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments
Bedroom	4.5m	No major openings within 4.5m/6m or outdoor living areas within 7.5m of any lot boundary therefore cone of vision will fall within lot boundaries.
Other Habitable Room	6.0m	
Outdoor living area (including balcony)	7.5m	
Note: Refer to R-Code document for full clause details for variations which are acceptable.		
C1.1(ii) Provided with permanent vertical screening	N/A	N/A
C1.2 Screening devices to be at least 1.6m in height, at least 75% obscure, durable material and permanently fixed	N/A	N/A
5.4.2 SOLAR ACCESS FOR ADJOINING SITES		
C2.1 Overshadowing - R25 and lower 25%, R30 – R40 35%, R-AC or above R40 50% of adjoining site area.	Dwelling is setback 16m from the southern lot boundary. Overshadowing will fall within the lot boundaries.	Yes
C2.2 Development site shares southern boundary with a lot, refer figure 11b		
<ul style="list-style-type: none"> Dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations 		
5.4.4 EXTERNAL FIXTURES, UTILITIES & FACILITIES		
Deemed to Comply Provision	Proposed	Complies (YES/NO) & Comments
C4.1 Solar collectors installed on the roof or other parts of buildings.	No solar collectors are proposed.	Yes
C4.2 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.	Noted.	Yes
C4.3 Other external fixtures provided they are: <ul style="list-style-type: none"> i. not visible from the primary street; ii. are designed to integrate with the building; or iii. are located so as not to be visually obtrusive. 	No external fixtures marked on the plans	Yes
C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street.	Noted.	Yes
C4.6 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are: <ul style="list-style-type: none"> i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street. 	Noted.	Yes
C4.7 Clothes-drying areas screened from view from the primary and secondary street.	None marked on the plans.	Yes