

## RESIDENTIAL DESIGN CODES ASSESSMENT

<b>Date of Assessment:</b>	10 November 2017	<b>Address:</b>	Lot 42 and 43 Grant Street, Narrogin
<b>Proposal:</b>	3 Grouped Dwellings	<b>Assessed By:</b>	Leigh Medlen
<b>TPS Zoning &amp; R-Code:</b>	'Single Residential' zone with an applicable density coding of R12.5. An R25 Coding applied to grouped dwelling development.	<b>Total Applicable Land/Lot Area:</b>	2191m <sup>2</sup>

### 5.1 – Site Area

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Min Lot Size – Grouped Dwelling	(R25 provisions) 300m <sup>2</sup>	Unit 1 – 616m <sup>2</sup> Unit 2 – 611m <sup>2</sup> Unit 3 – 790.7m <sup>2</sup> Plus access leg = 962.3m <sup>2</sup>	Complies.
Min Lot Size Battle-Axe Lot	425m <sup>2</sup>	962.3m <sup>2</sup>	Complies
Ave Lot Size (min) – Grouped Dwellings	350m <sup>2</sup>	729.76m <sup>2</sup>	Complies.
Plot Ratio (max)	0.5	Unit 1: 34.48% Complies  Unit 2: 34.76% Complies  Unit 3: 24.28% Complies	Complies.
Minimum Frontage	8 metres	Unit 1 – 14.75 metres Unit 2 – 14.74 metres Unit 3 – Battle axe lot	Complies.

### 5.2 – Street Setback

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
<b>5.1.2</b> i. Primary Street Setback as per Table 1.	6 metres  (Can be reduced by up to 50%) Min: 3 metres	<u>Unit 1</u> 5.01 metres  <u>Unit 2</u> 5.01 metres  <u>Unit 3</u> N/A Battle axe Lot	Complies. Unit 1 & 2 do not meet a 6 metre primary setback. However this can be reduced by up to 50% (therefore 3m) provided the area intruding the setback area is compensated by an equal area of the intrusion in open space. Additional open space provided beyond the setback line. 6.92m <sup>2</sup> of area intruding into the setback area therefore that area has to be compensated by open space. Compensating area = 6.99m <sup>2</sup> and therefore complies. A variations is therefore not required as the R-Codes make a provision for the front setback to be reduced.
<b>5.1.2</b> Secondary Street Setback	1.5m	<u>N/A</u>	No secondary street applies.
<b>5.1.2</b> A porch, balcony, veranda, chimney or the equivalent may project not more than 1m into the street setback area, and this projection is not subject to a compensating open area. Provided that the total area of the projections does not exceed 20% of the frontage.	1 metre	Unit 1: Porch projects into front setback and compensated by open space.  Unit 2: Porch projects into front setback area and compensated by open space.	Complies.  Unit 1: Porch is 12.88% of the frontage. Unit 2 – 12.89% of the frontage. Projection does not exceed 20% of the frontage.



	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
<b>5.1.4</b> Open Space	50%	<u>Unit 1</u> 65.69%  <u>Unit 2</u> 62.39%  <u>Unit 3</u> 63.29%	Complies
<b>5.1.5 Communal Open Space</b> Common Property & Communal Open Space Landscaping Requirements	N/A	N/A	Communal Open Space not provided.

### **5.1.6 – Building Height Requirements**

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Building Height <i>Comply with Table 3 (for Category B buildings)</i>	<i>Top of external Wall 6m</i>	Unit 1: 2.435m  Unit 2: 2.435m  Unit 3: 2.692m	Complies
Top of external wall (concealed roof)	7m	N/A	N/A
Top of Pitched Roof	9m	Unit 1: 4.988m  Unit 2: 4.988m  Unit 3: 5.899m	Complies

### **5.2.1 Garages & Carports**

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
5.2.1 Setback of Garages & Carports	4.5 from primary street	Unit 1: 6.110 m Unit 2: 6.110 Unit 3: 6.507m (turning circle)	Complies.
5.2.1 Garages /Carports built to boundary of ROW/Private St	6m reversing bay	<u>Unit 3</u> 6.5 metres	Complies
5.2.2 Garage Width	50% of the frontage	<u>Unit 1:</u> 43.72%  <u>Unit 2:</u> 44.02%  <u>Unit 3:</u> 26.36%	Complies

### **5.2.3 Street Surveillance/Front Fence & Sightlines**

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
5.2.3 Surveillance of the Street	1 major room from a habitable room of the dwelling faces the street.	Complies. 1 major opening in the theatre room of the house.	Complies.
5.2.4 Street Wall & Fences	Front fences within the primary street setback area to be visually permeable above 1.2 of natural ground level.	N/A	Not front fences indicated on plans.
5.2.5 Sight Lines	No higher than 0.75 within 1.5 metre so adjoining to vehicle access	N/A	No letter boxes indicated on the plans. The height of the letterbox shall not exceed 0.75 metres.

	points.		
5.2.6 Appearance of Retained Dwelling	Upgraded to equivalent of new developments	N/A	No dwelling to be retained as part of the development.

### 5.3.1 Outdoor Living Areas.

	Required	Provided	Comments
5.3.1 Outdoor Living Area	30m <sup>2</sup> -minimum length & width of 4m  2/3rds without permanent roof cover	Unit 1 – 14.10m <sup>2</sup> (with roof cover) 4.7m x 3.0 – areas adjacent without permanent roof cover = complies  Unit 2 – 14.10 m <sup>2</sup> (with roof cover) 4.7m x 3.0m– areas adjacent without permanent roof cover = complies  Unit 3 – 61.53 (with roof cover) – areas adjacent without permanent roof cover = complies	Complies  It should be noted that TPS No.2 <a href="#">requires a minimum</a> outdoor living area of 80m <sup>2</sup> . The R-Codes are a more recent planning document and have been consistently applied. It therefore be recommended not to support the 80m <sup>2</sup> requirement of outdoor living space.

### 5.3.2 Landscaping

	Required	Provided	Comments
5.3.2 Landscaping	Max 50% hard surface		A landscaping plan will be required to be submitted. Or can be addressed through conditions of approval.

### 5.3.3 Parking

	Required	Provided	Comments
5.3.3 Parking	2 bays per dwelling	Double Garage	Complies
Visitor Bays	1 space for each 4 dwellings	Only 3 units proposed therefore none are to be provided.  1 is provided within Unit 3.	Complies. It should be noted that TPS No.2 requires, in addition to 2 car parking bays per dwelling, that 1 visitor bay per 2 dwellings also be provided. The R-Codes are a more recent planning document. Furthermore, the paved driveway in both units 1 & 2 can be used as visitor bays for each unit and therefore visitor parking can be contained on site. Additionally there is adequate space in unit 3 for visitor parking.
5.3.4 Design of car parking spaces	Width 2.4 by 5.4 in length with 6 m reversing area.	Complies	Complies. 6 metre reversing bay, and double garage.
5.3.5 Vehicular Access	Serving four dwelling or less not narrower than 3m at street boundary	3 metre driveway.	Complies
Not wider than 6m (individual) and 9m in aggregate for any one property.	6 metres	Each cross over is 3 metres wide.  9 metres for all crossovers in aggregate	Complies.
Not closer than 0.5m from side boundary or street pole	0.5 metres	<u>Unit 1</u> 1.5 metres  <u>Unit 2</u> 1.5 metres	Complies

		Unit 3 0.5 metres	
Not closer than 6m to an intersection	6 metres	Complies	Complies, closest intersection is approximately 80 metres.
Aligned at right angles	Right Angles	Complies	Complies
Avoid Street Trees	Avoid Street Trees	Complies	An existing tree to be removed by owner. The tree is located within the property boundary and therefore not a Shire Street Tree.
Paved and drained	Paved	Complies	Brick Paved Driveway.
Forward Gear When two way access enter the street in forward gear where: <ul style="list-style-type: none"> <li>- Driveway serves more than 5 dwellings</li> <li>- The distance from a car space to the street is more than 15m</li> <li>- Street connects as primary distributor.</li> </ul>	N/A	N/A	Not Applicable.
5.3.6 Pedestrian Access (10 or more dwellings)	Not Applicable	Not applicable	Not Applicable. The number of dwellings proposed does not warrant the provision of a separate or protected pedestrian access way.

### 5.3.7 – Site Works

	Required	Provided	Comments
Excavation or Filling	<i>Not exceed 0.5 metres between the street and building.</i>	Highest amount of fill 0.5 in line with fill between street and setback line.	Complies.

### 5.3.8 Retaining Walls

	Required	Provided	Comments
Setback of Retaining	In accordance with Table 1, 2a, 2b and Fig.3	Retaining Walls between Unit 1 & 2 is 0.85m and therefore required be considered as wall and setback 1.5 from the lot boundary.  Height of Retaining wall on Eastern side of the Lot is 1.2m which would be required to be set back from lot boundary. By 1.5 metres.	Non-Compliance  The application is required to be advertised and therefore consent/ public comment from the adjoining landowner will be sought in regards to the reduced setback of the retaining wall.  Retaining wall at northern aspect of the site is also 1.07 high and therefore would require a setback from the boundary as well.

### 5.3.9 Stormwater Management

	Required	Provided	Comments
Stormwater Disposal	On-site, unless soil not suitable	Soak wells proposed on site and overflow discharged into councils stormwater drains.	Complies.

### 5.4.3 – Ancillary Development

	Required	Provided	Comments
5.4.3 Outbuildings	Not Applicable	Not Applicable	Not Applicable

<b>5.4.4</b> External Fixtures	Not Applicable	Not Applicable	Not Applicable
<b>5.4.5 Utilities and Facilities</b> Store Facility	1.5 metres min. width, 4m <sup>2</sup> min. total area	4.0m <sup>2</sup> shed provided	Complies.
Rubbish Bins (if not collected from street)	Not Applicable	Not Applicable	Not Applicable. Rubbish bins will be collected from the street.
Adequate clothes-drying area appurtenant to all single & grouped dwellings, screened from view from Primary Street or Secondary Street.	Behind front setback line	Sufficient individual areas are provided out of view from the adjoining streets.	Complies.

**Comments/Non-compliances:**

**Variation to setback of Garage Wall.**

**Variation to Setback of Retaining Walls above 0.5m high.**