



**MINUTES
ORDINARY COUNCIL MEETING**

22 NOVEMBER 2017

These minutes were confirmed at the Ordinary Council Meeting held on 20 December 2017

Signed: Date

(Chairperson at the meeting at which minutes were confirmed)

Council Minutes are 'Unconfirmed' until they have been adopted at the following meeting of Council.

7:21 pm – Cr Schutz declared an interest in the following item and left the meeting.

10.1.113 APPLICATION FOR PLANNING CONSENT – GROUPED DWELLING – LOT 1 (No. 127) NARRAKINE ROAD, NARROGIN

File Reference: A279900
Disclosure of Interest: Nil
Applicant: Bradley Melchiorre
Previous Item Nos: Nil
Date: 9 November 2017
Author: Leigh Medlen – Planning Officer
Authorising Officer: Azhar Awang – Executive Manager Development & Regulatory Services

Attachments

- Attachment 1 – Application for Planning Consent
- Attachment 2 – Locality Plan
- Attachment 3 – Planning Assessment

Summary

Council is requested to consider the application for planning consent for a grouped dwelling development at Lot 1 (No. 127) Narrakine Road, Narrogin.

Background

An application for planning consent was received by the Shire of Narrogin on 3 October 2017. The subject property has an existing residence on the property, which will remain as part of the grouped dwelling development. The application also proposes to construct two units fronting Lock Street.

The subject property is approximately 1,793m² and is zoned under the Former Town of Narrogin Town Planning Scheme No. 2 (FT-TPS) as 'Single Residential' and applies a residential density code of R12.5.

Comment

A Grouped Dwelling Development has an 'AP' land use permissibility within a 'Single Residential' zone.

An 'AP' land use under the FT-TPS has the following meaning:

"AP = a use that is not permitted unless special approval to it is given by the Council after the proposal has been advertised in accordance with Clause 6.4 and it complies with –

a) The relevant development standards contained in the Scheme; and

b) All conditions (if any) imposed by the Council in granting planning consent to commence development."

To gain special approval by Council Clause 6.3 – Special Approval applies. Clause 6.3 states the following:

“6.3.2 Where the Council is required or decides to give notice of an application to the Council shall cause:

- a) Notice of the proposed use and development to be sent by post or delivered to the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of the application;*
- b) Notice of the proposed use and development to be published in a newspaper circulating in the Scheme Area and in the State of Western Australia stating that submissions may be made to the Council within 21 days from the publication thereof; and*
- c) A sign displaying notice of the proposed use and development to be erected in a conspicuous position on the land for a period of 21 days from the date of publication of the notice referred to in paragraph (b) hereof.”*

It is therefore recommended that the proposal is advertised for public comment.

Special approval for an ‘AP’ use requires the relevant development standards contained within the FT–TPS to be complied with as well as the Residential Design Codes (R-Codes). The table below demonstrates an assessment of the development against the development standards prescribed within the FT–TPS. A detailed assessment against the R-Codes is shown as per Attachment 3.

Grouped Dwelling Assessment against Development Standards of FT–TPS No.2

Development Standard	Provision	Compliance	Officers Comment
Minimum Lot Area	1000sqm	Complies 1793m ²	Noted Compliance.
Minimum Frontage	20m	Does not Comply for an R12.5 density. 17.458m and 17.461m	The application proposes approximately 17 metre frontages which is in compliance with an R25 provision. R25 requires an 8 metre frontage.
Maximum Plot Ratio	As per R25 = 0.5	Complies 0.5	Noted Compliance.
Setbacks Front Rear Sides	7.5 metres 7.5 metres ave. 1.5m min. As per R12.5	Does Not Comply 6.725 & 6.6 metres 2.0 metres Various	The application complies with the setbacks of an R25 code. With the exception of the laundry which will be discussed further in the report.
Minimum Car Parking Spaces	2 per dwelling unit 1 visitor space per 2 units & 2 per unit, 1 to be contiguous to unit and roofed	Complies. 2 Provided. Visitor Parking Does Not Comply. Nil Provided	Noted Compliance. The application complies with the number of visitor bays as per the R-Codes which does not require a grouped dwelling development of 2 units to provide any visitor bays.

Development Standard	Provision	Compliance	Officers Comment
Minimum Landscaping	As per R25 = 50%	Complies 50%	Noted Compliance.
Other Remarks	80sqm per unit in appurtenant courtyard with min. dimensions of 4m x 10m. Access to courtyard required not through habitable room. No setback between attached units or 3m setback between buildings on the same lot.	Does Not Comply	The application complies with the outdoor living requirements of an R25 density code and associated provisions.

In summary to the above table, it should be noted the FT–TPS has inconsistent provisions as opposed to the R-Codes. The R-Codes are considered to be a more recent planning document, applied widely throughout Western Australia and have been applied by the Shire of Narrogin previously in relation to grouped dwelling developments. It is therefore recommended that they should be consistently applied to the subject application.

The Plot Ratio within the Development Standards makes provisions for a grouped dwelling to be considered with an applicable density coding of R25. It is therefore recommended that the entire provisions of an R25 code are applied to maintain a consistent approach when assessing the application.

To resolve the inconsistencies between the FT–TPS and R-Codes it is recommended the non-compliances to the development standards listed in the above table are considered to be relaxed and the provisions of the R25 code are applied. The FT–TPS allows the relaxation of development standards through Clause 6.2 – Relaxation of Standards, which states as follows:

6.2.1 If a development is the subject of an application for planning consent and does not comply with a standard or requirement prescribed by the Scheme, the Council may approve the application unconditionally or subject to such conditions as the Council things fit, always provided that the council is satisfied that:

- i) Approval of the proposed development would be consistent with the orderly and proper planning of the locality, the preservation of the amenity of the area and be consistent with the objectives of the Scheme;*
- ii) The non-compliance will not have any adverse effect upon the occupiers or users of the development or inhabitants of the locality or upon the likely future development of the locality; and*
- iii) The spirit and purpose of the requirements or standards will not be unreasonably departed from thereby.*

The proposed relaxation has been assessed against the criteria above which has found the following:

In relation to provision i) above, the approval of the development would be consistent with orderly and proper planning as it would be in compliance to the State Planning Policy – Residential Design Codes, which was designed with the aim to create consistent residential development across Western Australia. The development would have been assessed consistently and therefore aids in preserving and creating high quality development outcomes within residential areas.

In relation to provision ii) above, the non-compliances would have no adverse impact upon the occupiers of the development or future development within the area, as the State-wide legislation governing residential development would be applied consistently.

In relation to provision iii) above, the provisions and validity of the development standards would not be departed with as the development standards provide the potential for a grouped dwelling within a 'Single Residential' zone to be developed as an R25 code. The development standards would be consistently applied to other permissible land uses within a 'Single Residential' zone.

R-Codes Assessment

A detailed assessment of the proposal against the provisions of the R Codes can be found as per Attachment 3. There is one non-compliance against the R Codes which relates to the setback of the Laundry Wall for Unit 1 and 2. Justification for the reduced side setback as provided by the applicant, is that the proposed variation is very minor with a difference of 0.3 metres between the requirement of 1.5 metre setback and the proposal of 1.2 metres setback. The applicant also provides the following justification for the variation:

- The reduced setback has a very minor impact on surrounding properties as the laundry of Unit 1 faces Unit 2 which is adjacent to a side setback of 1.5 metres, so not directly onto an outdoor living space.
- Unit 2 setback of the laundry faces the right of way, which will not impact the serviceability of the right out way.
- To increase the functionality of the laundry internally.
- Given the opening of the laundry wall is not from a major habitable room there is no impact to the privacy as a result of the reduced side setback.

It should be considered that given the laundry is not a major habitable room and there is proposed to be a 1.8 metre high fence constructed between Unit 1 and 2 and an existing fence between Unit 2 and the right of way, it would be unlikely the variation of the setback would cause a negative impact to adjoining areas, through privacy, overlooking or reduction of residential amenity. It should also be considered, that the variation is minimal to the requirements prescribed. It is therefore recommended that the variation for the reduced setback of the laundry wall is supported by Council.

A Landscaping Plan will also be required by the applicant to demonstrate the landscaping provisions within the front setback area. There is a provision within the R-Codes that requires a maximum of 50% within the front setback area to be hard surface. Alternatively, it can be addressed through conditions of approval allowing a maximum of 50% hard surface within the front setback line.

In conclusion, the development is mostly compliant with the R-Codes and seeks one variation in relation to the setback of the laundry wall. It is therefore recommended that council support the proposal for the purposes of advertising. Throughout the advertising period adjoining landowners will be given the opportunity to comment on the proposal in relation to the

development and reduced setback of the laundry walls. It is also recommended that council support the relaxation of development standards within the FT–TPS for a grouped dwelling, in its place, applying the provisions of a R25 Code.

Consultation

- Azhar Awang – Executive Manager, Development & Regulatory Services
- Public advertising in accordance with Clause 6.3

Statutory Environment

Former Town of Narrogin Town Planning Scheme No. 2

Policy Implications

State Planning Policy – Residential Design Codes

Financial Implications

- Application for Planning Consent Fee to the value of \$1,280 to be made payable to the Shire of Narrogin and borne by the applicant.
- Cost of replacing street trees to be borne by the applicant.
- Advertising Costs – Town Planning Scheme No .2 – Clause 6.3.6
“The applicant shall pay to the Council upon demand the amount of all expenses incurred by Council in giving notice in accordance with the foregoing provisions and if not so paid the Council may recover that amount in a court of competent jurisdiction.”

Strategic Implications

Objective	3. Environment Objective (Conserve, protect and enhance our natural and built environment)
Outcome:	3.4 A well maintained built environment
Strategy:	3.4.1 Improve and maintain built environment

Voting Requirements

Absolute Majority

Commonly-used abbreviations:	
R-Codes	Residential Design Codes of Western Australia
FT–TPS	Former Town of Narrogin Town Planning Scheme No.2

COUNCIL RESOLUTION 1117.130 AND OFFICER'S RECOMMENDATION

Moved: Cr Walker

Seconded: Cr Seale

That Council:

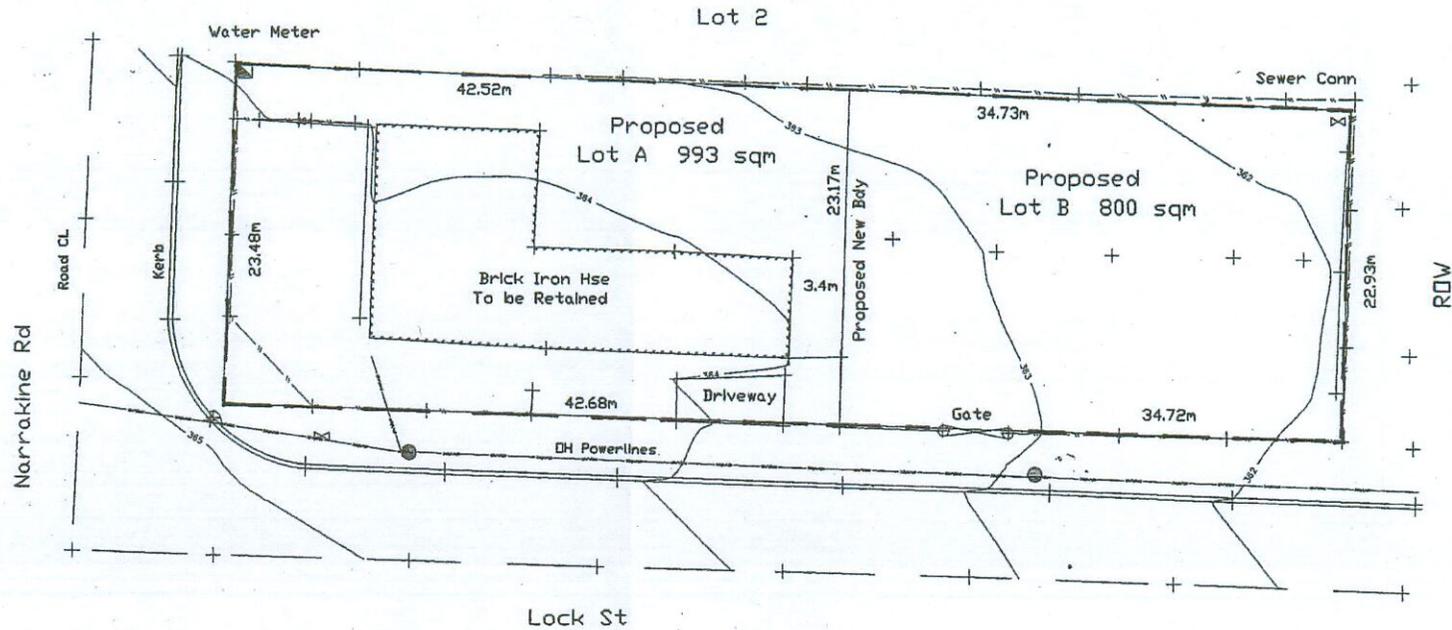
1. Relax the frontage, front and rear setback, visitor parking and outdoor courtyard development standards prescribed within the Former Town of Narrogin Town Planning Scheme No. 2 for a grouped dwelling development and assess the development against the provisions of an R25 density code.
2. Advertise the application for a grouped dwelling development at Lot 1 (No. 127) Narrakine Road, Narrogin for public comment in accordance with Section 6.3 of the Former Town of Narrogin Town Planning Scheme No.2.
3. In the event that no negative submissions are received, the Chief Executive Officer is authorised to issue planning approval for the proposed group dwelling development (two units) at Lot 1 (No. 127) Narrakine Road, Narrogin, subject to the following conditions:
 - a. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time, upon written application (made before or within 21 days after the expiry of the approval) to the Shire, is granted by it in writing.
 - b. The development hereby approved shall occur generally in accordance with the submitted plans in support of the application and these shall not be altered or modified without the prior written approval of the Chief Executive Officer.
 - c. All drainage and run-off associated with the development shall be contained on site or connected to the Shire's stormwater drainage system to the satisfaction of the Chief Executive Officer.
 - d. Any use, additions to and further intensification of any part of the development or land which is not in accordance with the original application or conditions of approval shall be subject to a further development application and consent for that use.
 - e. All earthworks associated with the development shall be wholly contained within the site to the satisfaction of the Chief Executive Officer.
 - f. Landscaping within the front setback area shall be established within 60 days of the practical completion of the buildings and should be fully reticulated and maintained to the satisfaction of the Chief Executive Officer.
 - g. The replacement of the two street trees are to be the species of 'Callistemon' Kings Park Special and shall be maintained by the applicant for two watering seasons.
 - h. The proposed cross overs are to be constructed, drained and maintained to the satisfaction of the Chief Executive Officer.
 - i. A planning application fee of \$1,280 is required to be made payable to the Shire of Narrogin prior to the issuing of a building permit.
 - j. All advertising costs are required to be borne by the applicant and made payable to the Shire of Narrogin prior to the issuing of a building permit.

CARRIED 7/0

Proposed Survey Strata Subdivision Lot 1 (127) Narrakine Rd Narragin

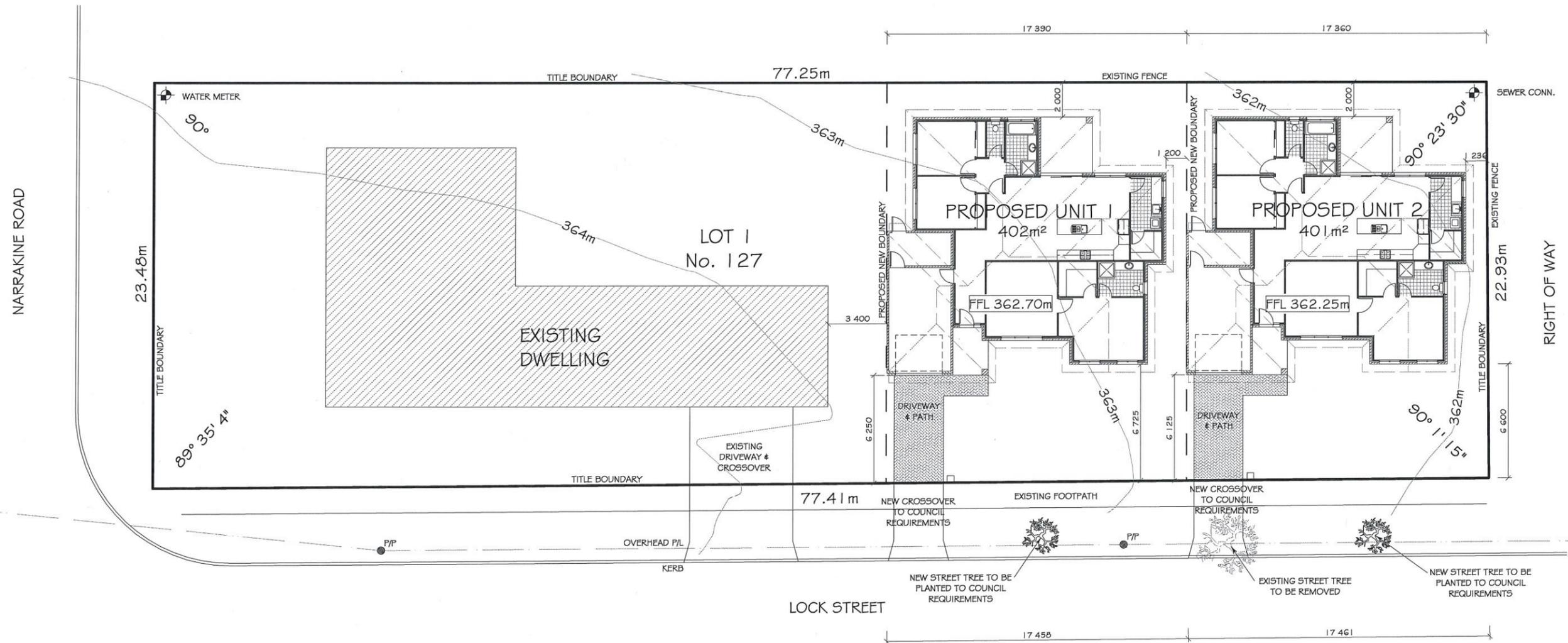
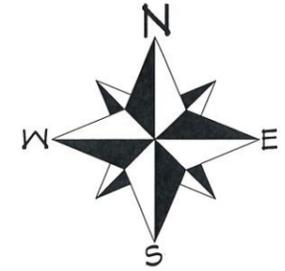
Existing Lots 1
Lot 1 1793sqm

Proposed Lots 2
Lot A 993 sqm
Lot B 800 sqm

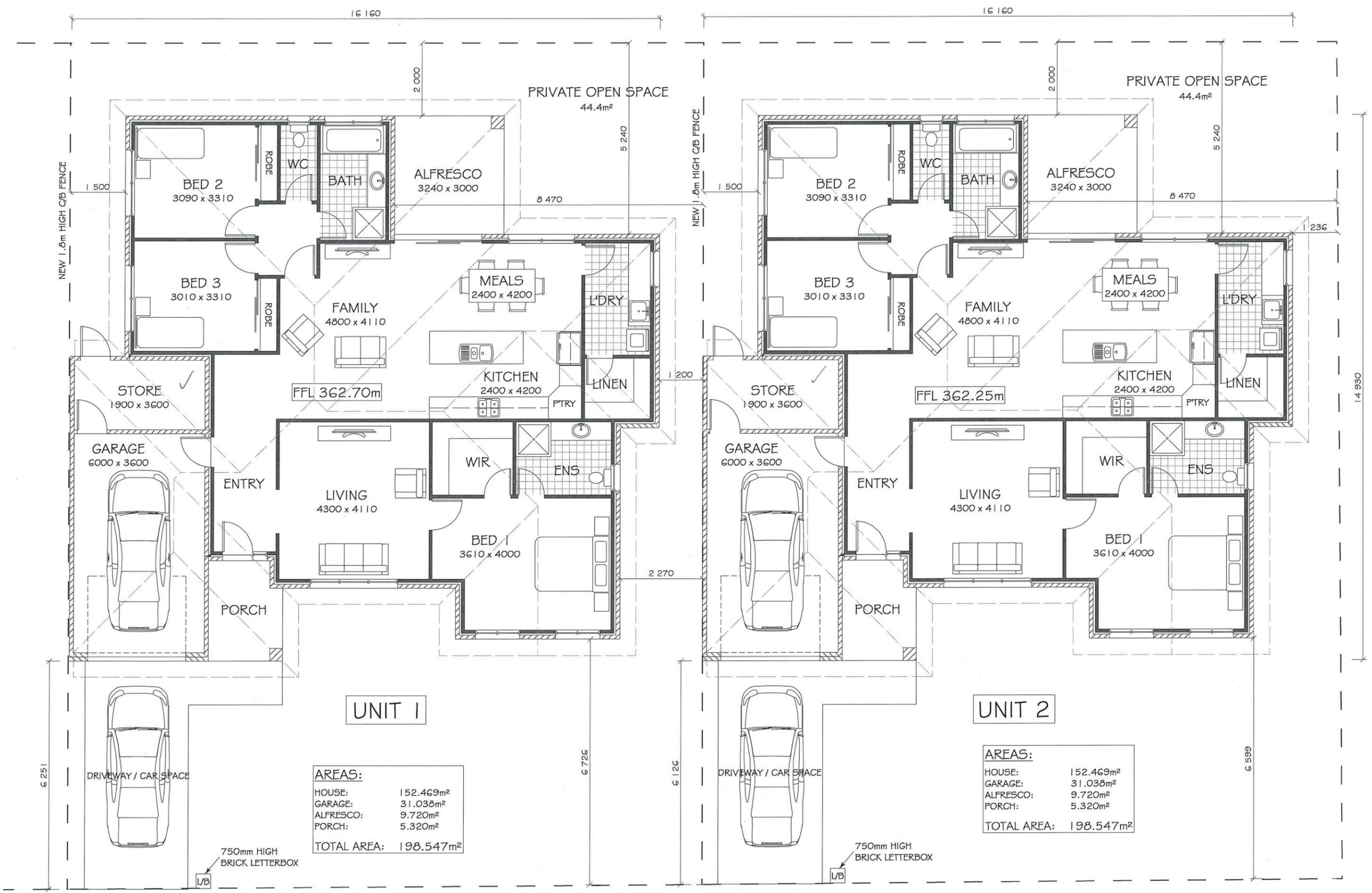


North
16/08/17
Boundaries in Approx Pos:
Scale 1:500 @ A4 Plot
Contour Int 1m

PH and KE Gow (Licensed Surveyors) 98815140



PROPOSED RESIDENCE FOR:			
B & L Melchiorre			
Lot 1 (127) Narrakine Road,			
NARROGIN			
SITE PLAN			
DESIGN:	DS	JOB No:	DJ 362/17
DRAWN:	DS	ISSUE:	TP
DATE:	03/11/2017	SHEET 1 OF X	
SCALE:	1 : 250	Page 1 of 49	



UNIT 1

AREAS:

HOUSE:	152.469m ²
GARAGE:	31.038m ²
ALFRESCO:	9.720m ²
PORCH:	5.320m ²
TOTAL AREA:	198.547m²

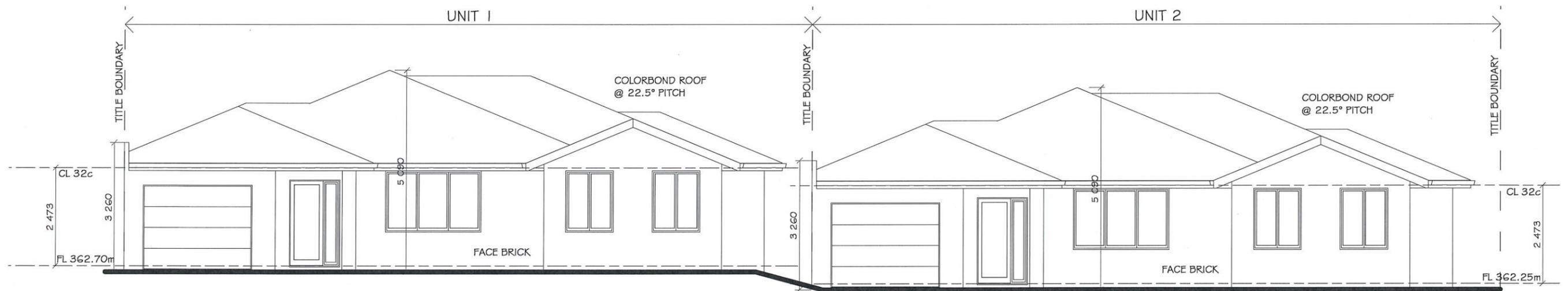
UNIT 2

AREAS:

HOUSE:	152.469m ²
GARAGE:	31.038m ²
ALFRESCO:	9.720m ²
PORCH:	5.320m ²
TOTAL AREA:	198.547m²



<i>PROPOSED RESIDENCE FOR:</i>			
B & L Melchiorre			
Lot 1 (127) Narrakine Road, NARROGIN			
FLOOR PLAN			
DESIGN:	DS	JOB No:	DJ 362/17
DRAWN:	DS	ISSUE:	TP
DATE:	03/11/2017	SHEET 2 OF X	
SCALE:	1 : 100	Page 150	

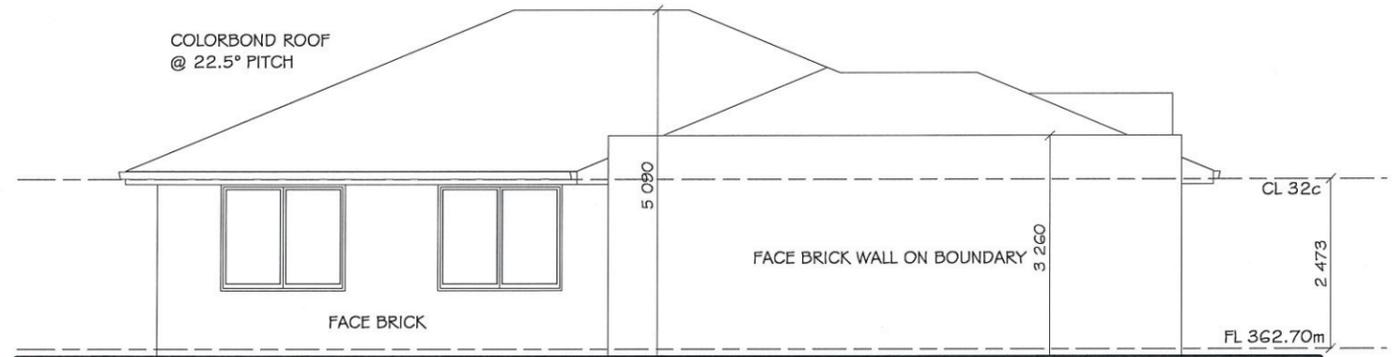


SOUTH ELEVATION
SCALE 1:100

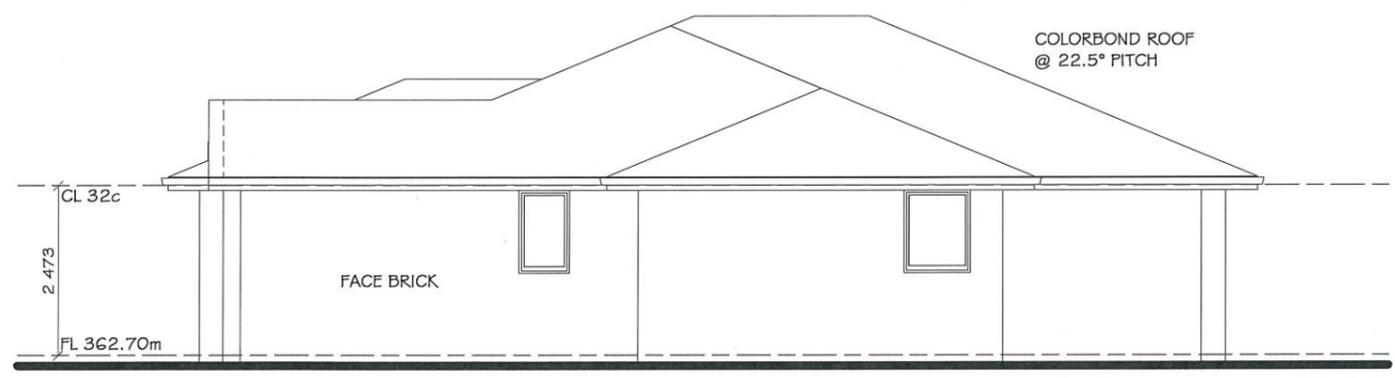


NORTH ELEVATION
SCALE 1:100

<i>PROPOSED RESIDENCE FOR:</i>			
B & L Melchiorre Lot 1 (127) Narrakine Road, NARROGIN			
ELEVATIONS			
DESIGN:	DS	JOB No:	DJ 362/17
DRAWN:	DS	ISSUE:	TP
DATE:	03/11/2017	SHEET 3 OF ...	
SCALE:	1 : 100	Page 151	



WEST ELEVATION - UNIT 1
SCALE 1:100

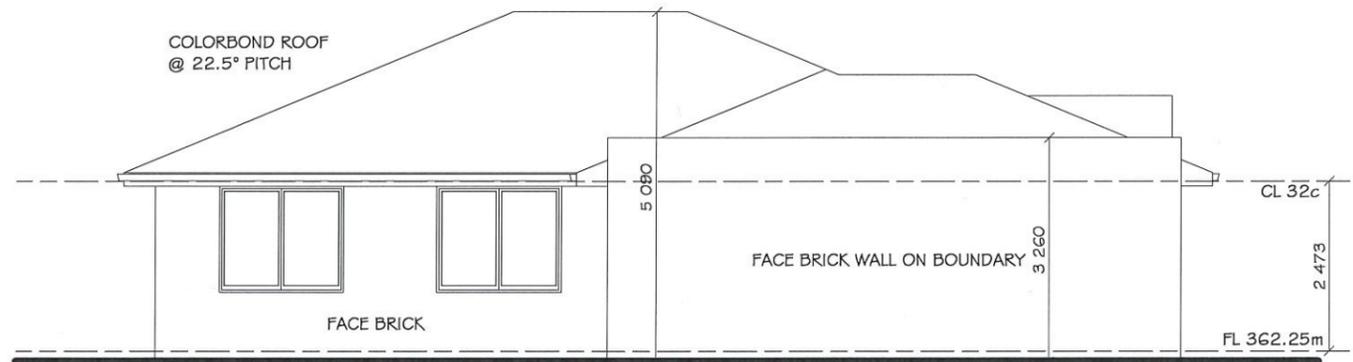


EAST ELEVATION - UNIT 1
SCALE 1:100

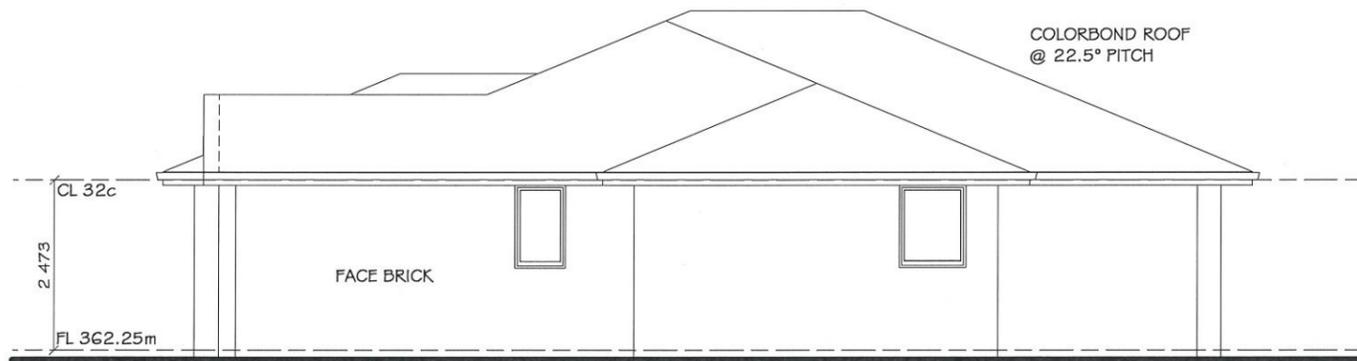
Specialising in Residential and Unit Design and Documentation,
and Residential Additions
Mobile: 0427 043 109
Email: djscardetta@westnet.com.au

DJ SCARDETTA DRAFTING & DESIGN
Shire of Narrogin

<i>PROPOSED RESIDENCE FOR:</i>		ELEVATIONS	
B & L Melchiorre	DESIGN: DS	JOB No: DJ 362/17	
Lot 1 (127) Narrakine Road,	DRAWN: DS	ISSUE: TP	
NARROGIN	DATE: 03/11/2017	SHEET 4 OF X	
	SCALE: 1:100	Page 152	

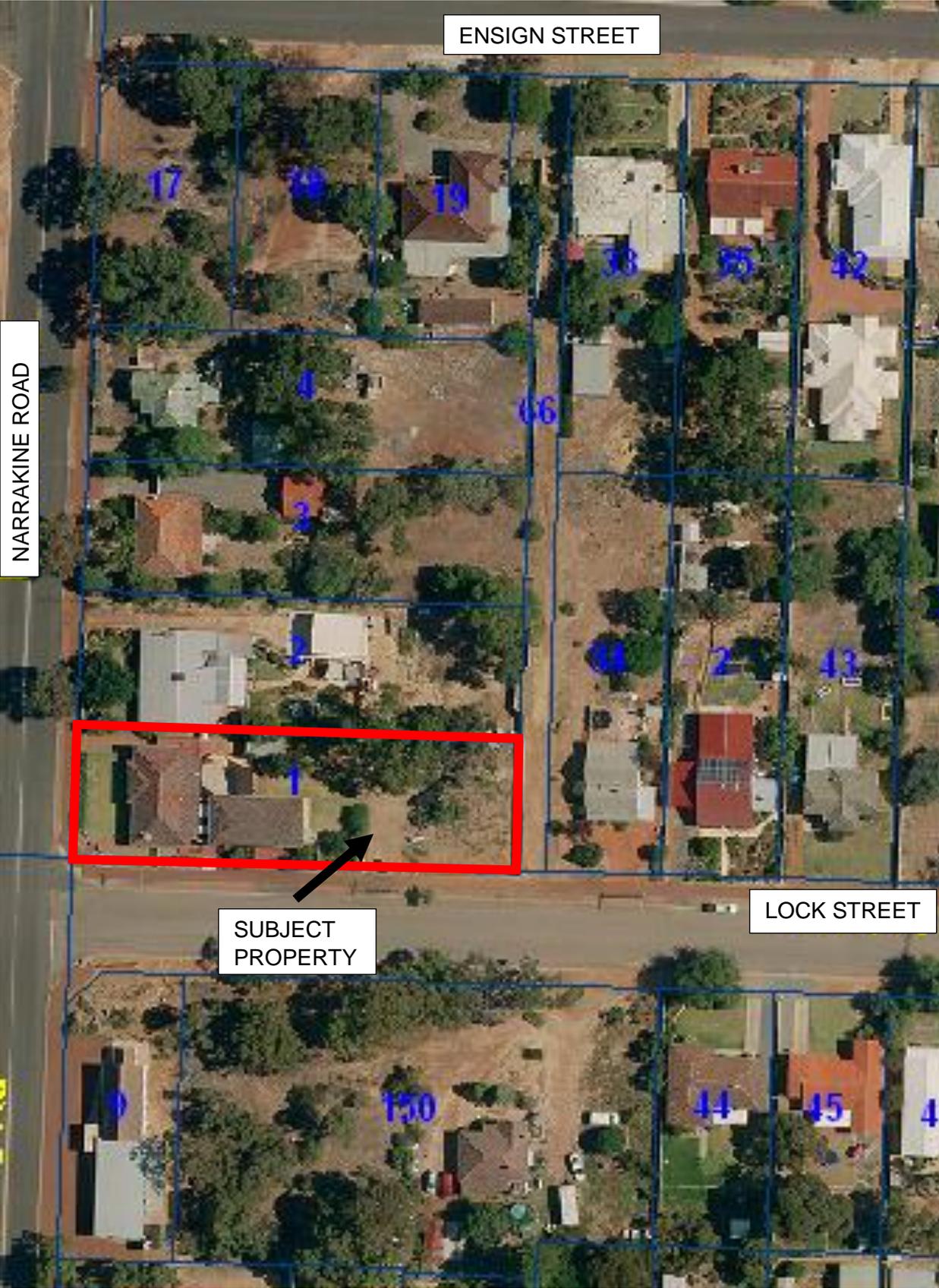


WEST ELEVATION - UNIT 2
SCALE 1:100



EAST ELEVATION - UNIT 2
SCALE 1:100

<i>PROPOSED RESIDENCE FOR:</i>		ELEVATIONS	
B & L Melchiorre	DESIGN: DS	JOB No:	DJ 362/17
Lot 1 (127) Narrakine Road,	DRAWN: DS	ISSUE:	TP
NARROGIN	DATE: 03/11/2017	SHEET 5 OF ...	
	SCALE: 1 : 100	Page 53	



RESIDENTIAL DESIGN CODES ASSESSMENT

Date of Assessment:	8 November 2017	Address:	127 Narrakine Road, Narrogin
Proposal:	2 Grouped Dwellings	Assessed By:	Leigh Medlen
TPS Zoning & R-Code:	'Single Residential' zone with an applicable density coding of R12.5. An R25 Coding applied to grouped dwelling development within a Single Residential Zone.	Total Applicable Land/Lot Area:	1793.00m²

5.1 – Site Area

	Required	Provided	Comments
Min Lot Size – Grouped Dwelling	(R25 provisions) 300m ²	Unit 1 – 400.3m ² Unit 2 – 400.3m ²	Complies.
Min Lot Size Battle-Axe Lot	425m ²		N/A no battle-axe lot proposed.
Ave Lot Size (min) – Grouped Dwellings	350m ²	598.176m ²	Complies. Taking into account the proposed lot size of the existing residence.
Plot Ratio (max)	0.5	<u>Unit 1</u> : Complies <u>Unit 2</u> : Complies	Complies.
Minimum Frontage	8 metres	Unit 1 – 17.458 metres Unit 2 – 17.461 metres	Complies.

5.2 – Street Setback

	Required	Provided	Comments
5.1.2 i. Primary Street Setback as per Table 1.	6 metres (Can be reduced by up to 50%) Min: 3 metres	<u>Unit 1</u> 6.725 metres <u>Unit 2</u> 6.6 metres	Complies.
5.1.2 Secondary Street Setback	1.5m or may be reduced to a porch, veranda, balcony or the equivalent.	N/A does not have secondary street	N/A the R.O.W does not classify as a secondary street. Unit 2 does about a right of way however, the R.O.W will not be used for access to require the additional clearance or manoeuvrability for turning circles for cars.
5.1.2 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 into primary setback area 20% of frontage	<u>Unit 1</u> : No projection into the street setback area. Complies <u>Unit 2</u> : No projection into the street setback area. Complies	Complies. The porches do not project into the primary street setback area. The porches are 2m in length and with a 17m frontage therefore comply and make up 11.76% of the frontage.

5.1.3 Lot Boundary Setback

	Required	Provided	Comments
5.1.3 Buildings Setback from the Boundary	As per Table 2A & 2B of the Codes		Garage and Store Rooms can have a nil setback provided walls are not higher than 3.5m and up to a maximum of 9metres in length or one third of the length of the lot boundary (whichever is greater), to one side only, behind the setback area. Of which the proposal complies and therefore can have a nil setback without a variation to the R-Codes.
Unit 1	Bed 1(side): 1 metre	2.270 metre	

Unit 2:	Ensuite: 1.5 metre Linen: 1.0 metres Laundry: 1.5 metres Bath & Toilet: 1.5 metres Bed 2 (Rear): 1 metre Bed 2 (Side): 1.5 metres Bed 3: 1.5 metres Store: Garage: Garage: Store: Bed 3: 1.5 Bed 2 (Side): 1.5 Bed 2 (Rear): 1.0 Bath & Toilet: 1.5 Laundry: 1.5 metres Linen: 1.0 Ensuite: 1.5 Bed 1: 1.0	2.270 metre 1.2 metre 1.2 metre 2.0 metres 2.0 metres 1.5 metres 1.5 metres Nil. Nil. Nil. Nil. 1.5 metres 1.5 metres 2.0 metres 2.0 metres 1.236 metres 2.3 metres 2.3 metres	<p>In the case of grouped dwellings built on the same site they are to be set back from each other as though there were a boundary between them. All setbacks comply as if there were a boundary between them, with the exception of the laundry.</p> <p>Setback of laundries do not meet the minimum setback required. It is suggested the laundry is not a major habitable room and a variation can be sought for the plans provided.</p> <p>Unit 1 does abut the existing residence. There is high colour bond fence in-between the Unit 1 and the existing residence, therefore the reduced side setback would be unlikely to adversely impact the surrounding neighbours or residential amenity.</p> <p>A variation can be sought for a reduced side setback for the Laundry as it would be unlikely to negatively impact the surrounding areas.</p> <p>There is an existing colour bond fence on site, in turn the reduced side setback would be unlikely to have any adverse impact on privacy or overlooking concerns.</p>
Outdoor Living Area Setbacks	Unenclosed areas for outdoor living areas elevated 0.5 or more above setback as though they were major opening to habitable rooms with a wall height of 2.4 above floor level.	Unit 1: 0.3 metres cut from natural floor level Unit 2: Fill 0.25 metres.	Does not required to be assessed as not elevated 0.5 above natural ground level. Would comply if the assessment was required.

5.1.4 Open Space

	Required	Provided	Comments
5.1.4 Open Space	50%	<u>Unit 1</u> Requires 200.15 Provided: 201.753m ² = 50.4% <u>Unit 2</u> Requires 200.15 Provided: 201.753m ² = 50.4%	Complies.
5.1.5 Communal Open Space Common Property & Communal Open Space Landscaping Requirements	N/A	N/A	Communal Open Space not provided.

5.1.6 – Building Height Requirements

	Required	Provided	Comments
Building Height	Comply with Table 3 (for Category B buildings) Top of external Wall 6m	Single storey. External wall approximately 2.473metres	Complies
Top of external wall (concealed roof)	7m	N/A	N/A
Top of Pitched Roof	9m	<u>Unit 1</u> : 5.09m <u>Unit 2</u> : 5.09metres	Complies.

5.2.1 Garages & Carports

	Required	Provided	Comments
5.2.1 Setback of Garages & Carports	4.5 from primary street	<u>Unit 1:</u> 6.25 metres <u>Unit 2:</u> 6.125 metres	Complies.
5.2.1 Garages /Carports built to boundary of ROW/Private St	6m reversing bay	<u>N/A</u>	N/A Unit 2 does not propose the garage adjoining the R.O.W
5.2.2 Garage Width	50% of the frontage	<u>Unit 1:</u> 21.76% <u>Unit 2:</u> 21.76%	Complies

5.2.3 Street Surveillance/Front Fence & Sightlines

	Required	Provided	Comments
5.2.3 Surveillance of the Street	1 major room from a habitable room of the dwelling facing the street.	<u>Unit 1 & 2:</u> Complies, Living and Bed 1 have major openings to Lock Street and are from habitable rooms.	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	No front fence indicated on plans provided.
5.2.5 Sight Lines	No higher than 0.75 within 1.5 metre so adjoining to vehicle access points.	<u>Unit 1 and 2:</u> 0.75metres high.	Complies. Letterbox 0.75metres high.
5.2.6 Appearance of Retained Dwelling	Upgraded to equivalent of new developments	Complies	New Units to be brick and colorbond roof. Existing residence constructed of brick and tile. Due to the size of the block and location of the units no upgrade to the retained dwelling would be required.

5.3.1 Outdoor Living Areas.

	Required	Provided	Comments
5.3.1 Outdoor Living Area	30m ² (as per the R-Codes) -minimum length & width of 4m 2/3rds without permanent roof cover	Unit 1 – 15.04m ² of outdoor living area with permanent roof cover. Unit 2 – 15.04m ² of outdoor living area with permanent roof cover.	Alfresco provided 3.240 x 3.0. The front porch can also be considered as roofed outdoor living area as it is behind the front setback line and is accessible from a habitable room. It is therefore suggested that provision of covered outdoor living is complied with. Areas adjacent to the alfresco can be considered as the 2/3rds with non-permanent roof cover. It should be noted that TPS No.2 requires a minimum outdoor living area of 80m ² . The R-Codes are a more recent planning document and have been consistently applied. It therefore be recommended not to support the 80m ² requirement of outdoor living space and apply the requirement of the R-Codes.

5.3.2 Landscaping

	Required	Provided	Comments
5.3.2 Landscaping	Max 50% Hard Surface		A landscaping plan will be required to be submitted. Maximum 50% hard surface permitted within the street setback area. Alternatively, it can be addressed through conditions of approval.

5.3.3 Parking

	Required	Provided	Comments
5.3.3 Parking	2 bays per dwelling	2 Car Bays. 1 roofed, 1 unroofed.	Council can consider the paved driveway behind the garage as a car park as it is approx. 6 metres in length and 3.7 metres in width allowing adequate space for a secondary car space behind the provided garage. The car park behind the allocated garage would not block pedestrian access or traffic flow on Lock Street. The car parked in the garage however if the secondary space is utilised would become car-locked.
Visitor Bays	1 space for each 4 dwellings	Only 2 units proposed provided therefore no spaces required	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. Applying this requirement of the TPS No.2 would therefore require 1 visitor bay for the two dwellings. The R-Codes are a more recent planning document and is recommended to be supported rather than enforcing the TPS No.2.
5.3.4 Design of car parking spaces	Width 2.4 by 5.4 in length with 6 m reversing area.	6.0 x 3.6 provided with 6 metre setback from primary street.	Complies.
5.3.5 Vehicular Access	Serving four dwelling or less not narrower than 3m at street boundary	N/A	N/A
Not wider than 6m (individual) and 9m in aggregate for any one property.	6 metres 9m aggregate	Each cross over is 3.4 metres wide. 6.8 metres for all crossovers in aggregate.	Complies
Not closer than 0.5m from side boundary or street pole	0.5 metres	Complies.	Complies.
Not closer than 6m to an intersection	6 metres	<u>Unit 1 & 2:</u> Complies	Complies. Closest Intersection would be approximately (at least) 13.3 Metres away.
Aligned at right angles	Right Angles	Complies	Complies. Driveways angled at right angles to Lock Street.
Avoid Street Trees	Avoid Street Trees	1 Street Tree to be removed	1 street tree to be removed. 2 Street Trees are proposed to be replaced, at applicant's expense. Species of the Street Trees should be 'Callisteman' Kings Park Special, so as to not grow too high under overhead power lines.
Driveways Paved and drained	Paved	Paved and Drained.	Complies
Forward Gear When two way access enter the street in forward gear where: - Driveway serves more than 5 dwellings - The distance from a car space to the street is more than 15m - Street connects as primary distributor.	N/A	N/A	Not Applicable.
5.3.6 Pedestrian Access	Not Applicable	Not applicable	Not Applicable. The number of dwellings proposed does not warrant the provision of a

(10 or more dwellings)			separate or protected pedestrian access way.
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5.3.7 – Site Works

	Required	Provided	Comments
Excavation or Filling	<i>Not exceed 0.5 metres between the street and building.</i>	Unit 1: 0.3m cut Unit 2: 0.25metre fill.	Complies

5.3.8 Retaining Walls

	Required	Provided	Comments
Setback of Retaining	In accordance with Table 1, 2a, 2b and Fig.3	Retaining walls not provided on plans	No retaining walls proposed.

5.3.9 Stormwater Management

	Required	Provided	Comments
Stormwater Disposal	On-site, unless soil not suitable	Not provided	Unable to be assessed. Can be addressed through conditions of approval.

5.4.1 Visual Privacy

Note:

- Applies where Major Openings or outdoor living areas are 500mm above Natural Ground Level
 - Fill does not exceed 500mm above natural ground level.

5.4.3 – Ancillary Development

	Required	Provided	Comments
5.4.3 Outbuildings	Not Applicable	Not Applicable	Not Applicable. No outbuildings proposed on site.
5.4.4 External Fixtures	Not Applicable	Not Applicable	Not Applicable
5.4.5 Utilities and Facilities Store Facility	1.5 metres min. width, 4m ² min. total area	<u>Unit 1 & 2:</u> 1.9m X 3.96m = 6.84m ²	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 required for reduced side setback of the Laundry Wall.