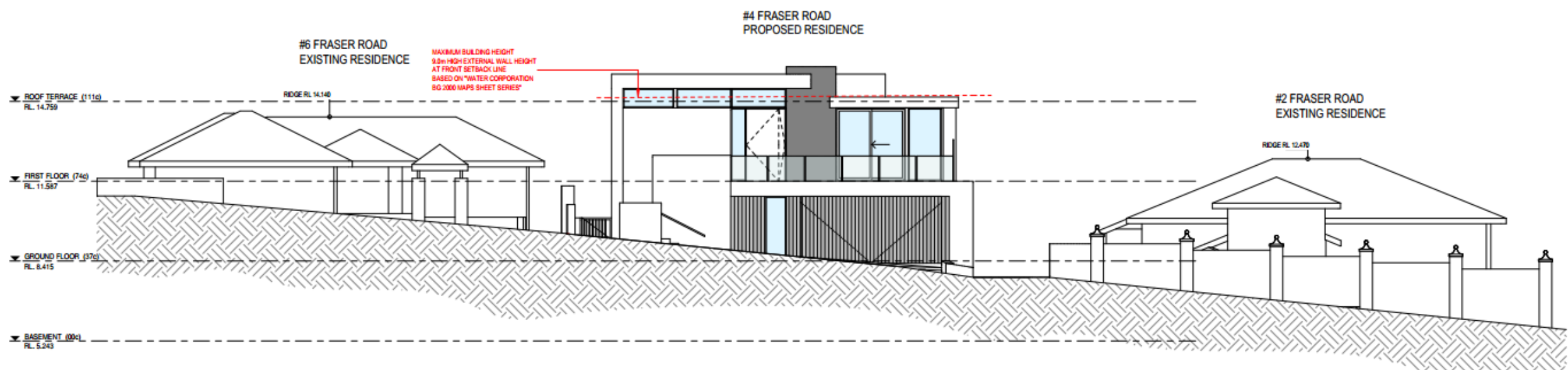






# Proposed Development

- Two-storey Single House with a roof terrace.
- A number of variations are proposed to the deemed to comply provisions of State Planning Policy 7.3 – Residential Design Codes (Volume 1), Local Planning Policy 1.9 and 3.1 which require assessment against the relevant design principles.
- The two key issues that require Council to exercise discretion are:
  - Building Height; and
  - Visual Privacy



# Officer Recommendation

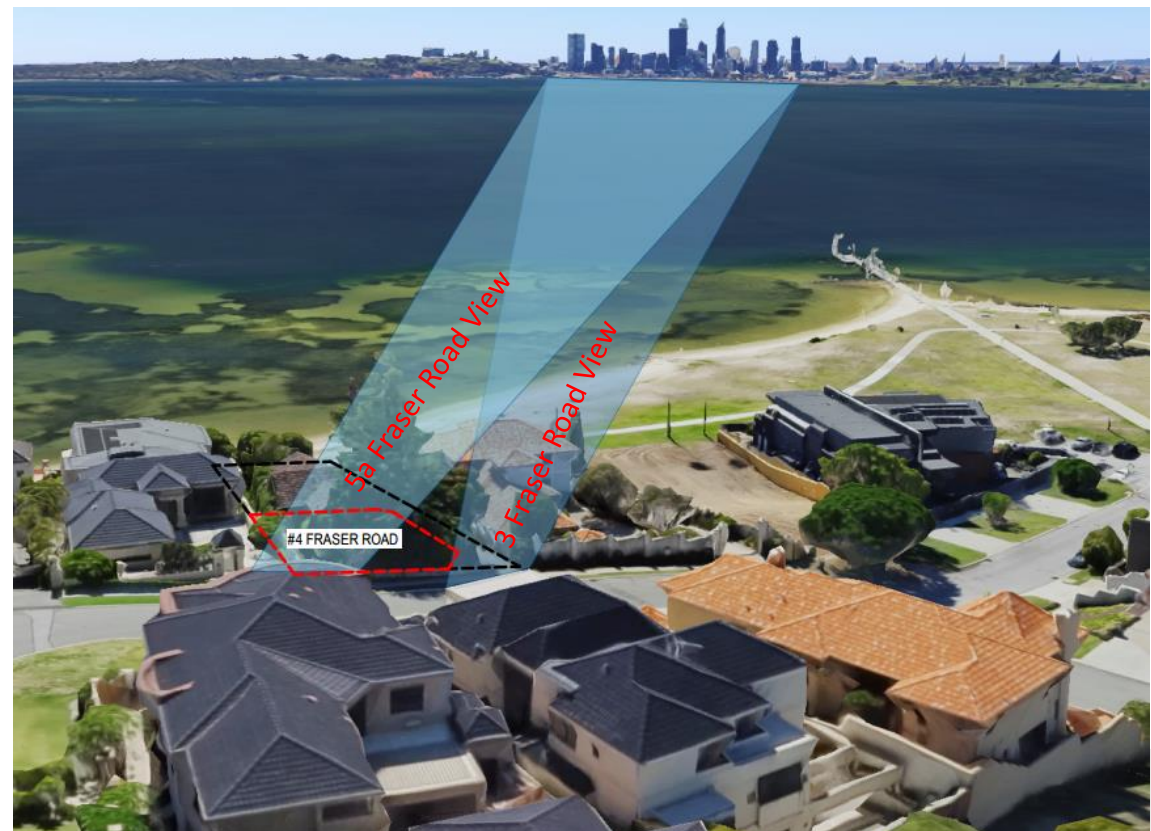
- We thank the City's officers for their objective based assessment of the proposed development and consider that the design represents a great outcome for the site whilst also respecting the amenity of adjoining properties.
- We kindly request that Council resolve to adopt the officer recommendation for approval.

## CONCLUSION

The application is considered to satisfy the provisions of LPS6, the Design Principles of the Residential Design Codes, and Local Planning Policy. On this basis, it is recommended that the proposal be approved subject to conditions.

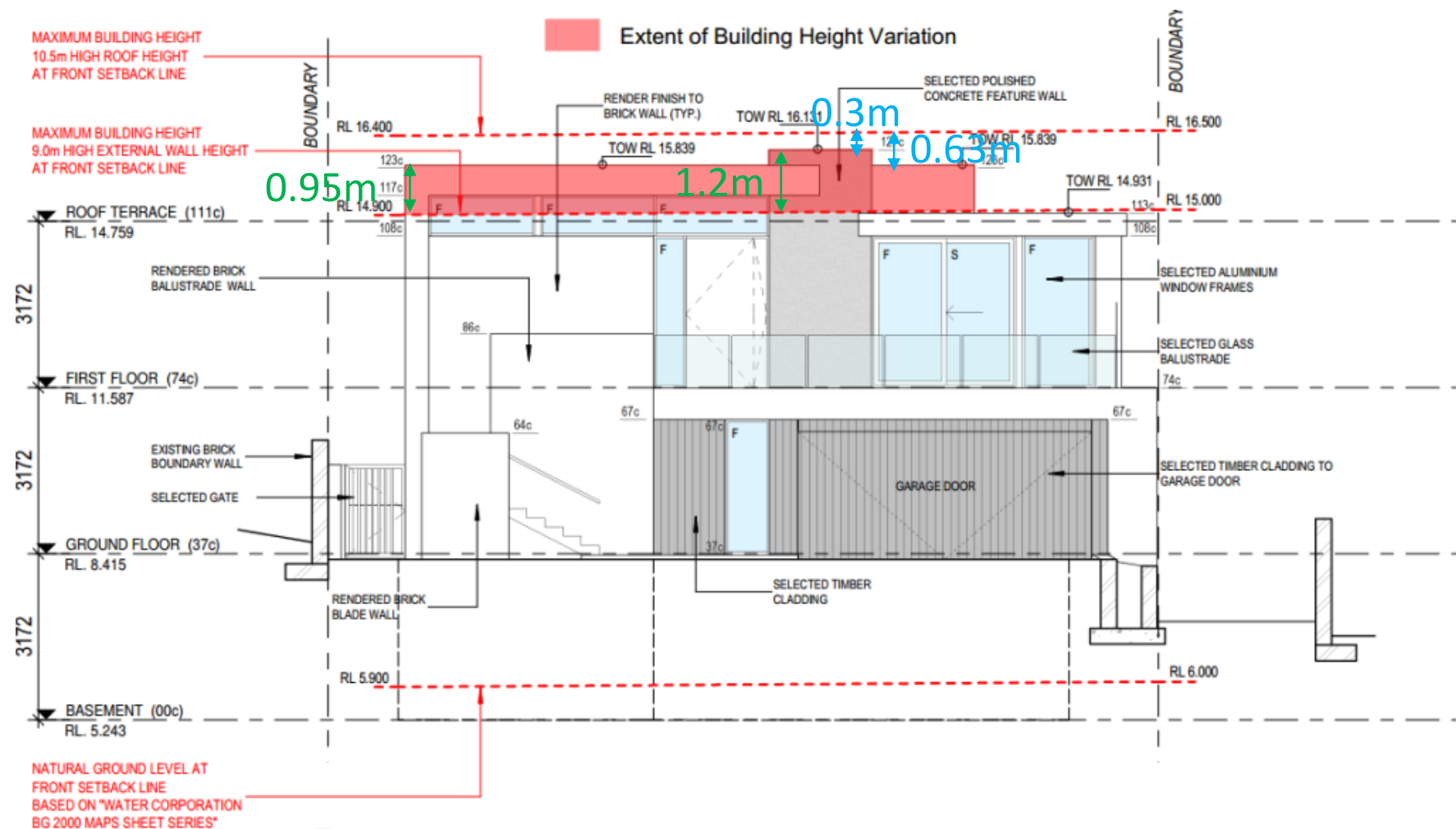
# Site Context

- The site is subject to considerable changes in topography with a slope of 7-8m from Fraser Road to the adjoining property at 4A Fraser Road.
- The site and surrounding properties benefit from generous river and CBD views together with a northern orientation.
- The surrounding dwellings are characterized by a wide range of styles, ages and heights with the predominant built form being two and three storey buildings.



# Variations – Building Height

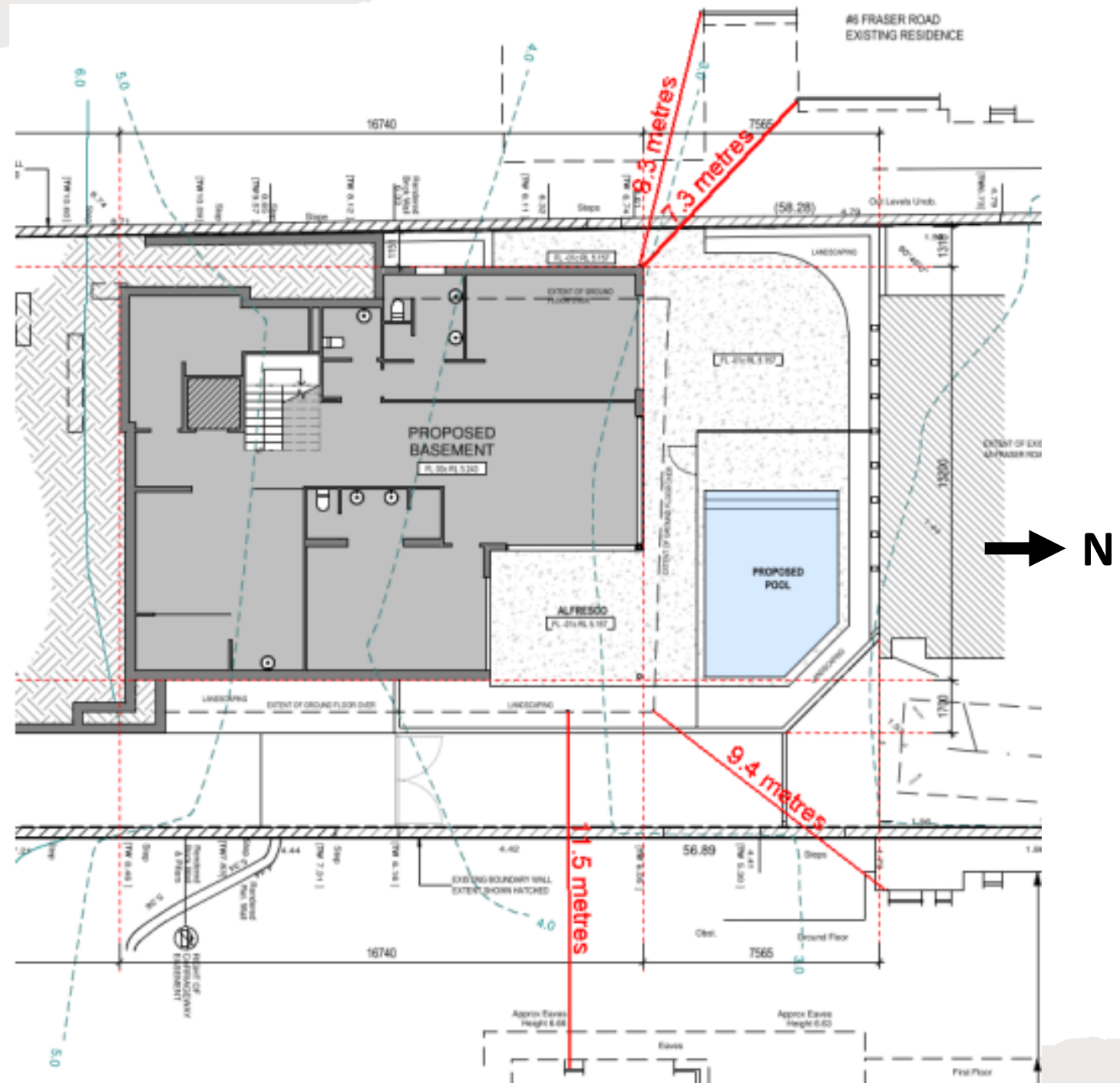
- Variations relating to building height primarily result from the challenging natural ground level at the site.
- The primary consideration for building height is the height at the streetscape with Fraser Road.
- The proposed development exceeds the allowed 9m external wall height but is below the 10.5m maximum allowed height allowance.





# Variations – Building Height

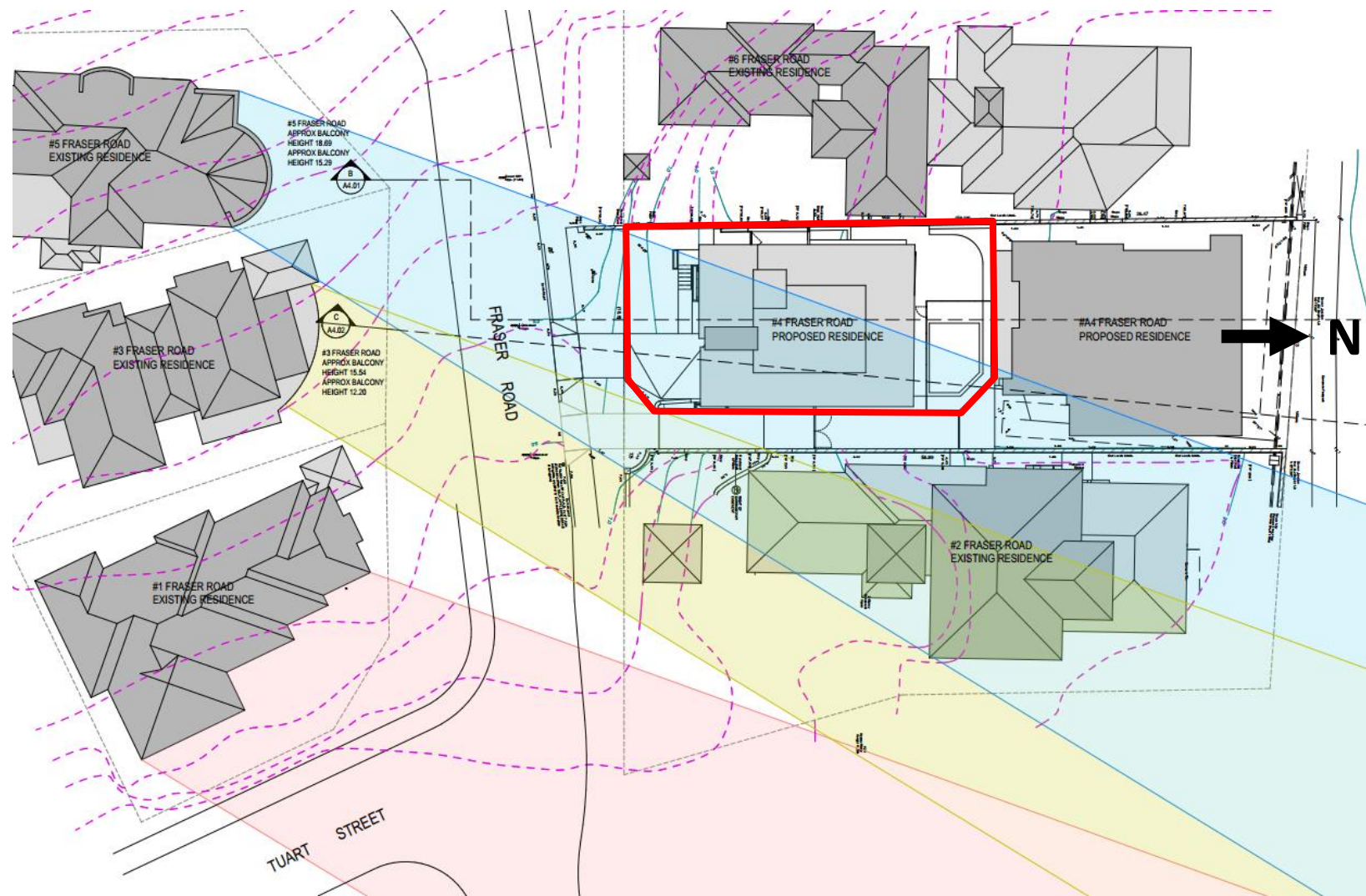
- In considering the building height variations, Council should consider the amenity of adjoining properties with respect to:
  1. Adequate access to direct sun into buildings and appurtenant open spaces.
  2. Adequate daylight to major openings into habitable rooms.
  3. Access to views of significance.
- Due to the north-south orientation of the lot and the setbacks to adjoining major openings of properties to the east and west, there is no overshadowing impacts to adjoining properties and consequently the development satisfies 1 and 2.



Setbacks to closest neighbour windows

# Variations – Building Height

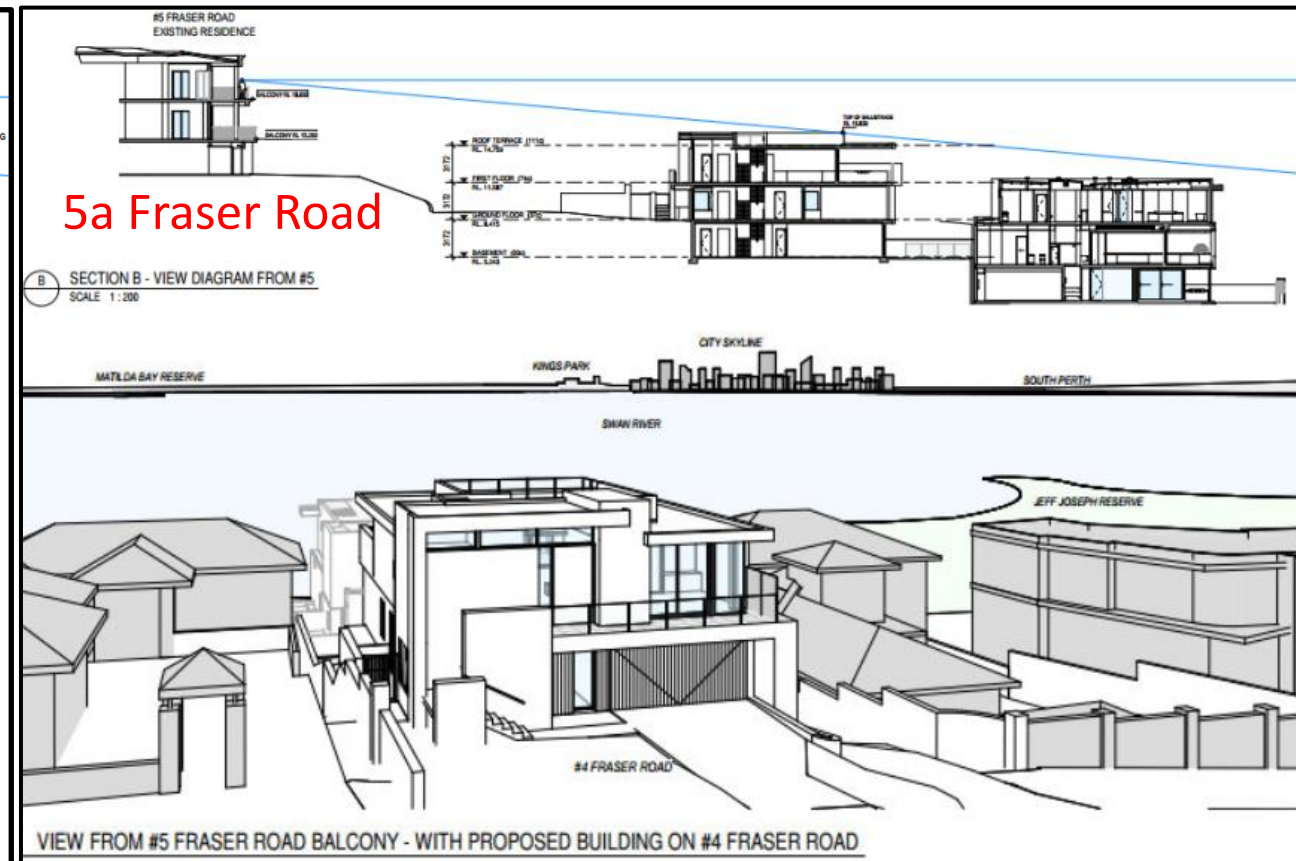
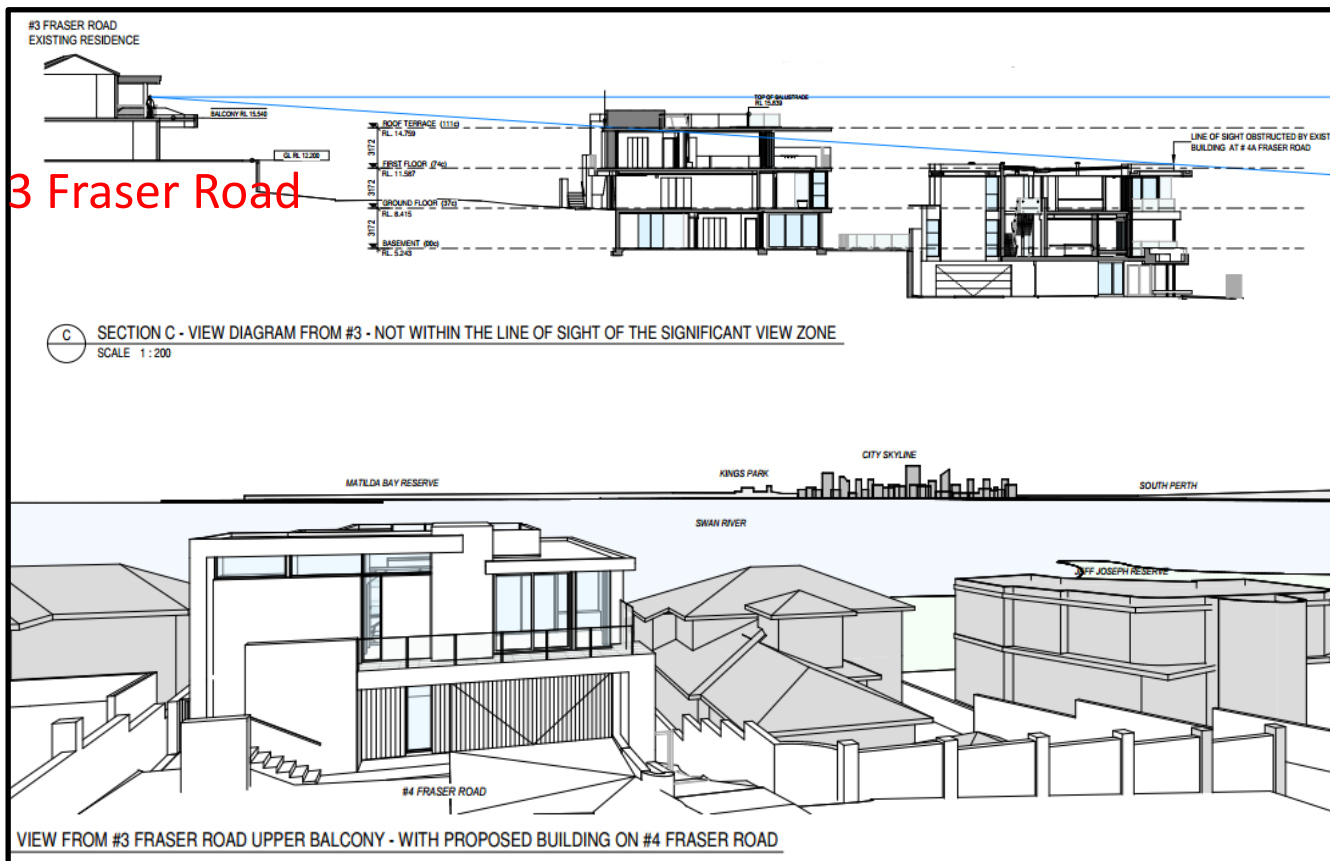
- With respect to views of significance, this is probably the most sensitive matter which was evident in the submissions received during advertising.
- Extensive analysis was undertaken with respect to the impacts on the views of 1, 3 and 5A Fraser Road as these were determined as being the most impacted properties. Due to the relevant view corridors only 3 and 5A Fraser Road have views over the proposed development.





# Variations – Building Height

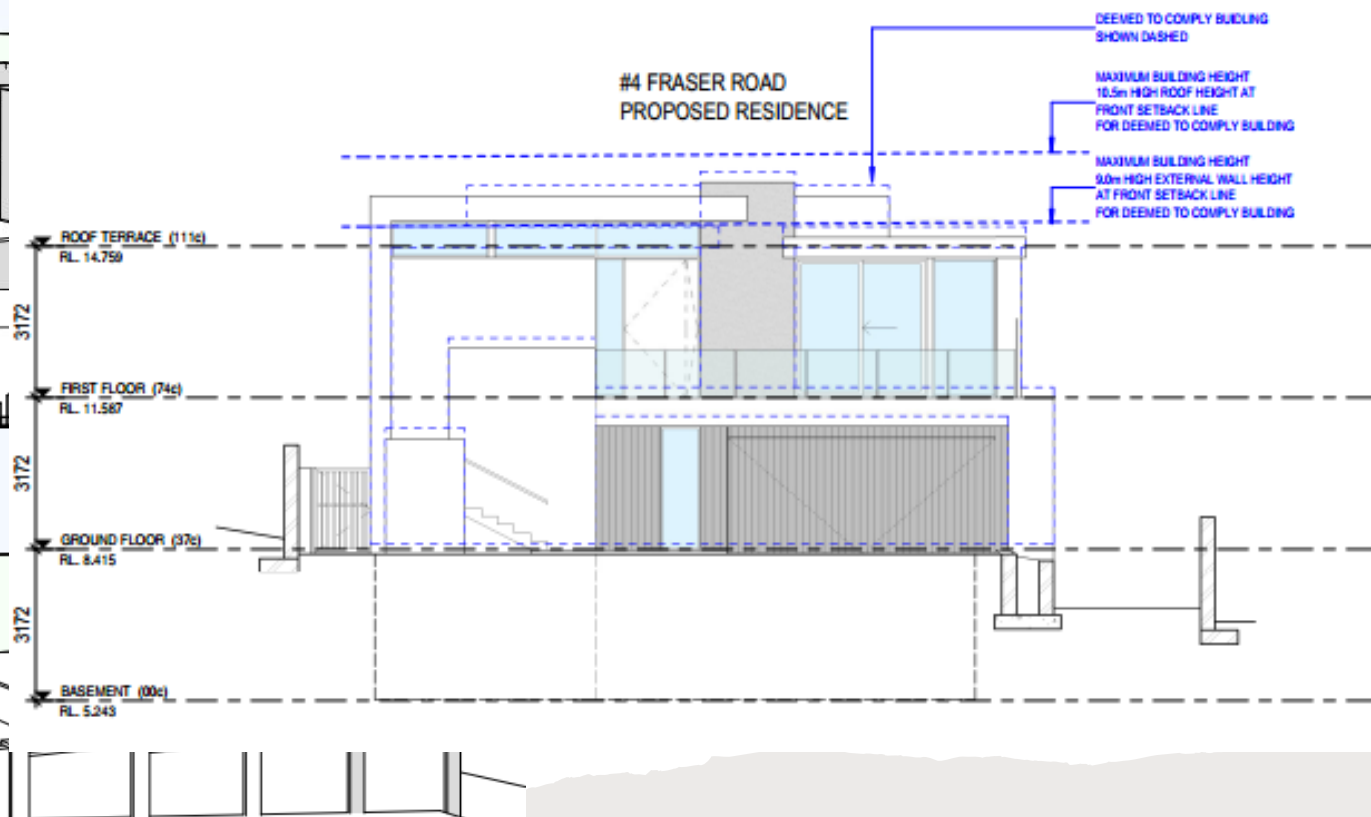
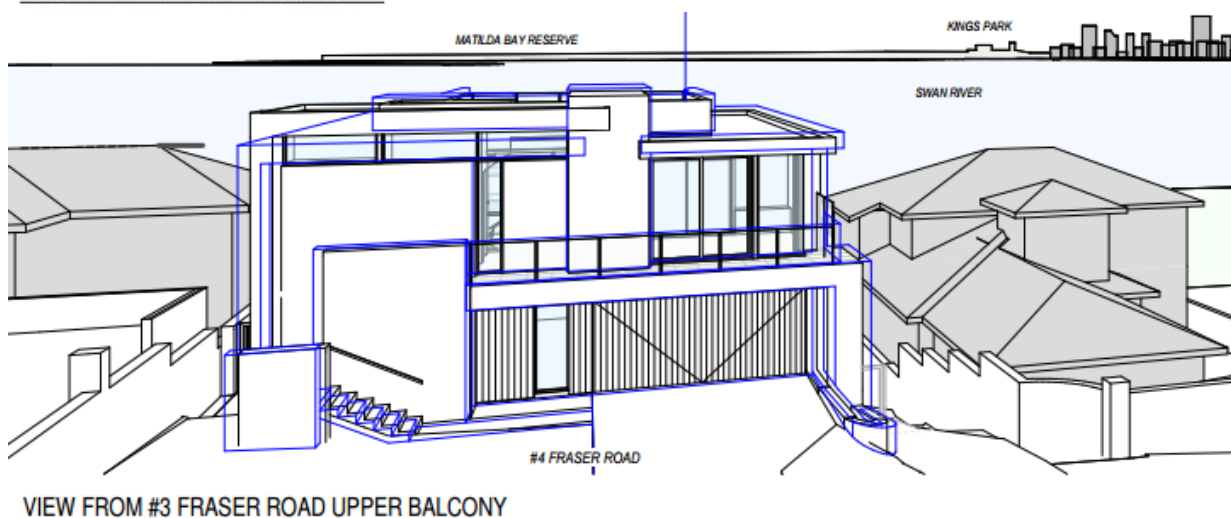
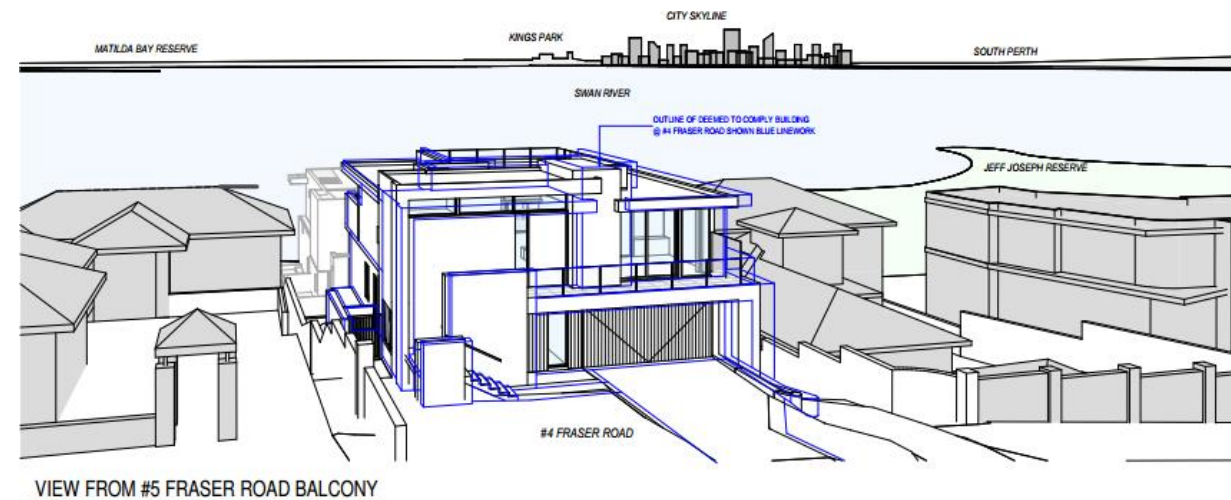
- Through the extensive analysis it was determined that impacts on views were minimal and not considerably different to a deemed to comply building height outcome at the streetscape. The reasons for this were:
  - The building heights and natural ground level at the impacted properties are much higher than the subject site which allows views above the proposed building.





# Variations – Building Height

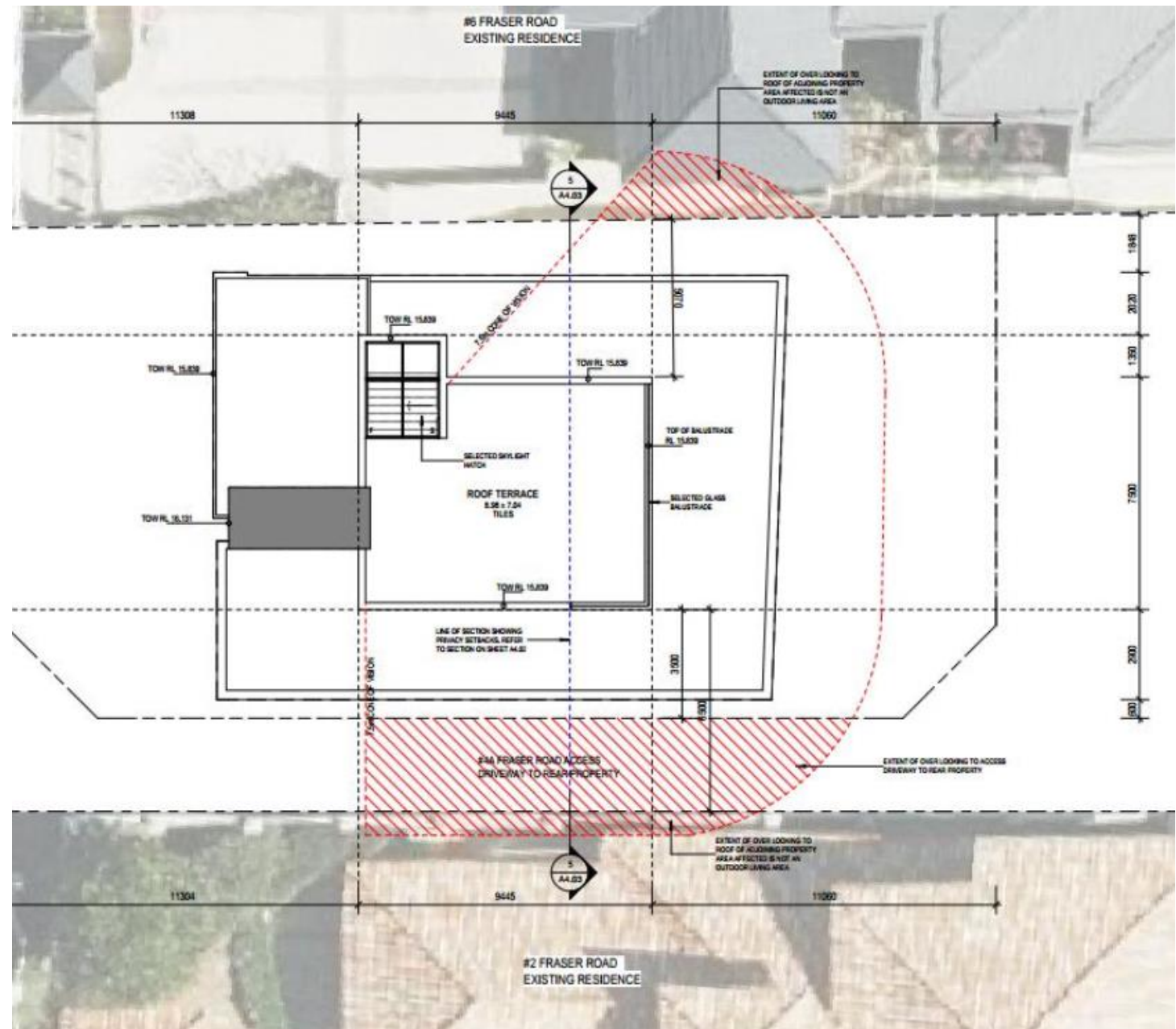
- The variation only relates to the external wall height and the building height is within the allowed 10.5m deemed to comply height requirement. This suggests that a deemed to comply outcome at the site will result in a compliant and taller building structure.



Blue line illustrates deemed to comply outcome

# Variations – Visual Privacy

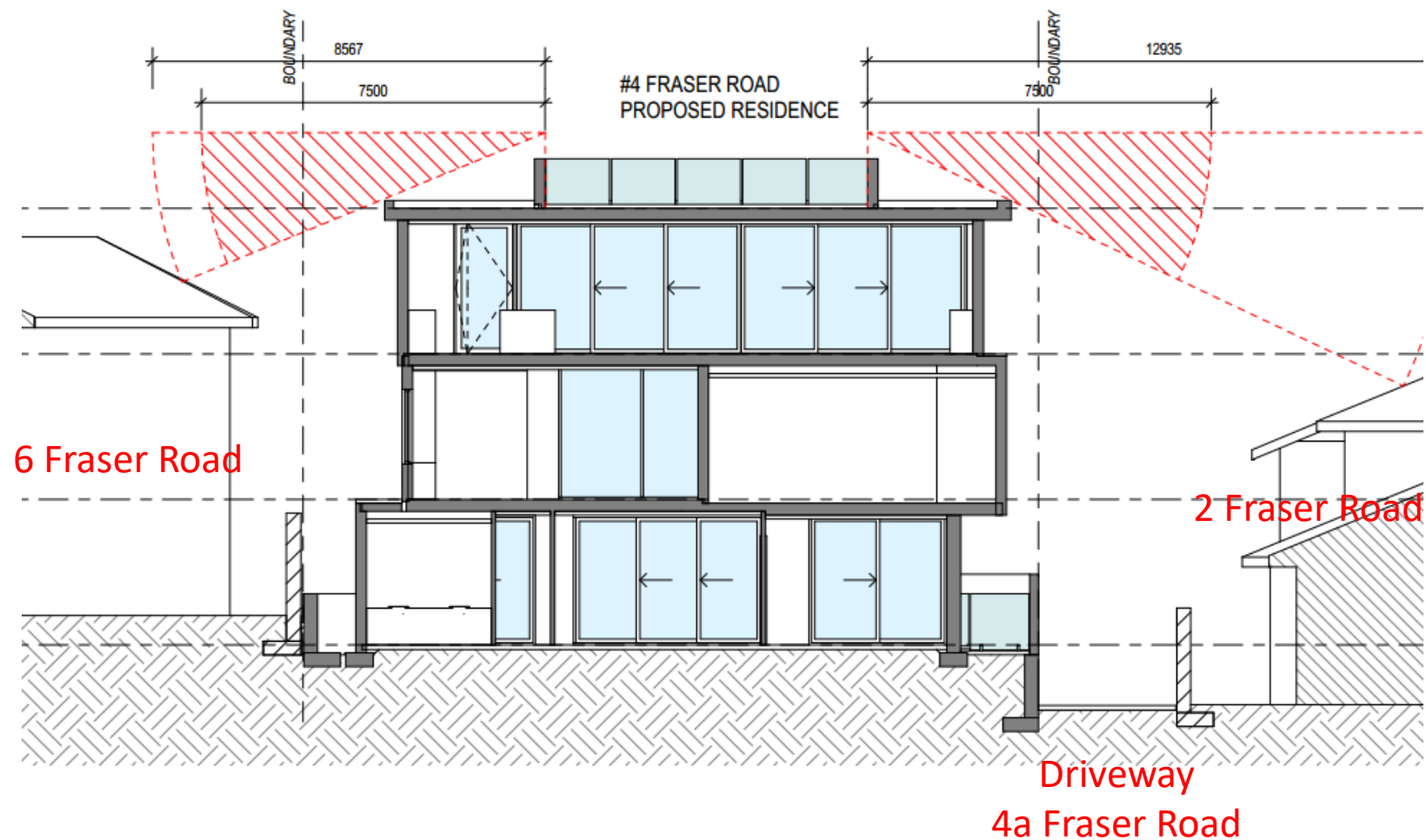
- The visual privacy variations relate to the proposed rooftop terrace with the extent of the variation articulated below.
- It is evident that a small portion of 2 & 6 Fraser Road as well as the driveway to 4A Fraser Road is impacted.





# Variations – Visual Privacy

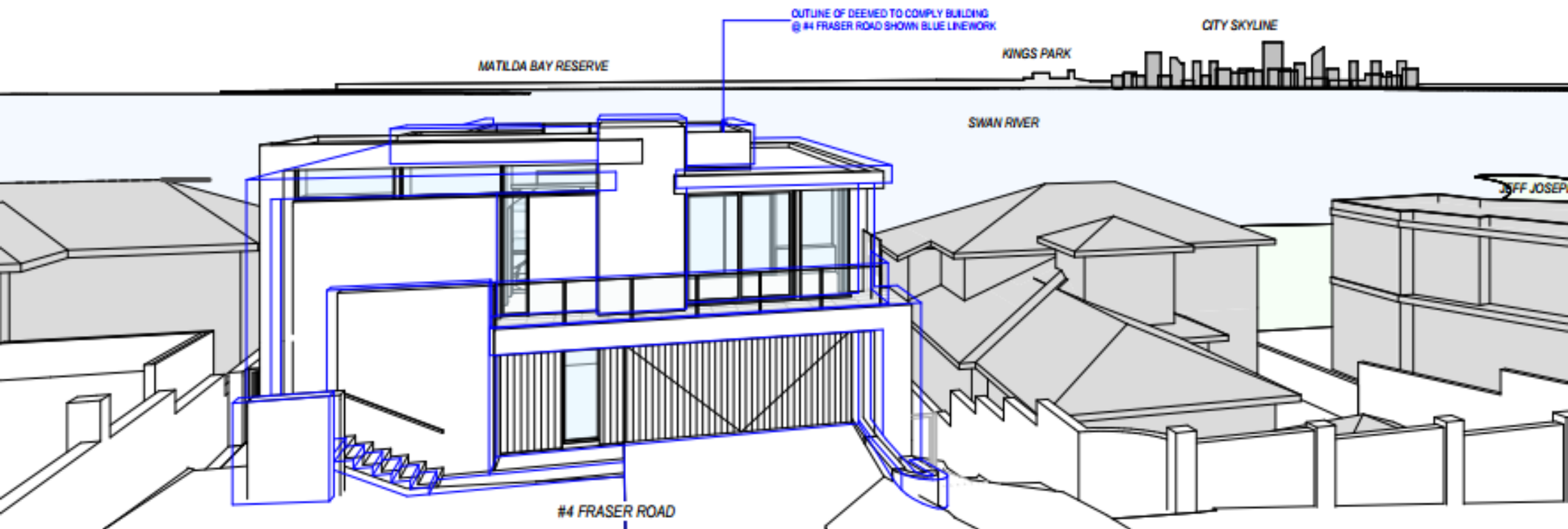
- In considering the visual privacy variations, Council should consider the impacts on active habitable spaces and outdoor living areas of adjoining dwellings.
- In reviewing the submitted plans it is evident that active habitable spaces and outdoor living areas are not being impacted.
- In addition, the height of the roof terrace results in view corridors only consisting of the roofs and eaves of the adjoining properties as opposed to windows. As such, there is no intrusion of privacy to 2 and 6 Fraser Road.



# Summary

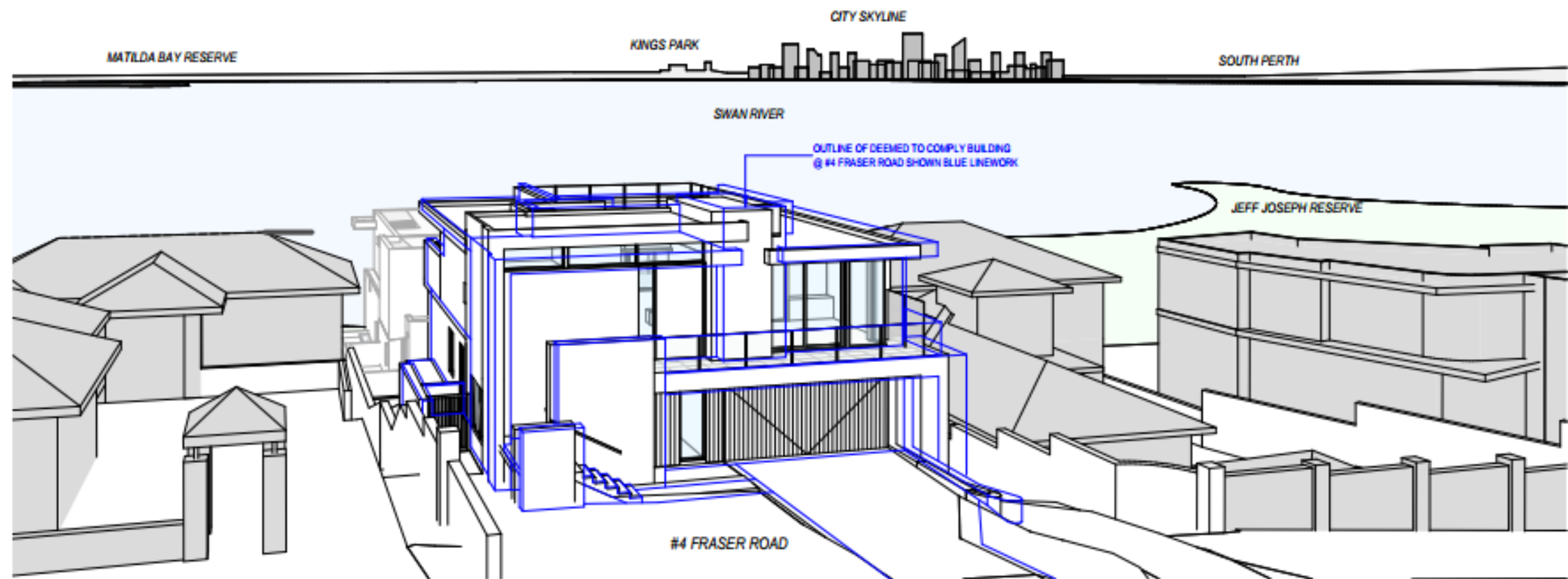
- It is evident that the proposed 'Single House' has complied with the applicable design principles where variations to the deemed to comply requirements have been identified.
- With this in mind, it is kindly requested that Council adopt the officer recommendation for approval.





VIEW FROM #3 FRASER ROAD UPPER BALCONY

QUESTIONS?



VIEW FROM #5 FRASER ROAD BALCONY