

Amendments to Snowy Valleys Development Control Plan 2019

This APPENDIX is provided in accordance with Sections 3 and 4 of the DCP

List of Amendments

3.0 Requirements Applying to all Types of Development		
No	Part	Comment
3.1	<i>Objectives</i>	Noted.
3.2	<i>Development controls</i>	Noted.
3.2.1	<i>Vehicle access standards</i>	Complies. The development utilises the existing concrete layback and crossing. The development provides a safe common driveway and adequate sight lines. The development is considered not to be traffic generating. Refer to section 7 of the SoEE.
3.2.2	<i>Bushfire</i>	N/A. Subject site is not mapped as bushfire prone.
3.2.3	<i>Car parking</i>	N/A. No parking requirement for Dwelling Houses.
3.2.3.2	<i>Car parking layout</i>	Complies. All off-street car parking spaces clearly defined through concrete hardstand space and line marking onsite. All off-street car parking designed in accordance with AS2890.1. Refer to section 7 of the SoEE.
3.2.3.3	<i>Car parking for changes of use in existing commercial buildings</i>	N/A.
3.2.4	<i>Construction over Council land and services</i>	Complies. Refer to table 2.1 'easements' of the SoEE.
3.2.5	<i>Contaminated land</i>	Refer to section 17 of the SoEE.
3.2.6	<i>Cut and fill</i>	Complies. Refer to table 3.4.5 'earthworks' of the SoEE
3.2.7	<i>Demolition</i>	Complies. Refer to section 18 of the SoEE.
3.2.8	<i>Development near electrical easements</i>	N/A.
3.2.9	<i>Erosion and sediment control</i>	Complies. Refer to section 16 of the SoEE.
3.2.10	<i>Flooding</i>	N/A.
3.2.11	<i>Heritage</i>	Refer to section 13 of the SoEE.
3.2.12	<i>Landscaping</i>	Complies. Existing.
3.2.13	<i>On-site wastewater management</i>	Complies. Existing.
3.2.14	<i>Provision of services</i>	Complies. Existing.
3.2.15	<i>Retaining walls</i>	N/A. No retaining walls proposed.
3.2.16	<i>Safer by design</i>	Complies. Refer to section 9 of the SoEE.
3.2.17	<i>Stormwater/roof water management</i>	Complies. Refer to section 12.1.2 of the SoEE.

4.0 Residential Development		
No	Part	Comment
4.1	Objectives	Complies. Development provides good design and amenity.
4.2	Definitions	Noted. Development is a type of 'residential accommodation'.
4.3	BASIX	Refer to BASIX certificate.
4.4	SEPP (Exempt and Complying Development Codes) 2008	Development does not rely upon this SEPP.
4.5	Muti-dwelling housing	N/A. Development is not multi-dwelling housing
4.5.1	Building Design	Complies. Development incorporates listed items into design.
4.5.2	Building setbacks - general	Complies. Existing dwelling setback from Day Street is approx. 7.7m. Proposed dwelling setback from Day Street is approx. 6.2m (>6m min). Proposed bedroom 1 southern wall is 500mm in front of the proposed garage southern wall (refer to plans) and is consistent with the DCP.
4.5.3	Car Parking	Complies. Refer to section 7 of the SoEE.
4.5.4	Carports and garages	<p>Does not comply. Variation required. The control limits garage and carport heights to 4.5m max from ground level. The proposed garage will be approximately 5m high as seen from Day Street. Due to the subject site's sloping land, the rear of the garage (northern elevation) is 6m high as it will contain a 1m high boxed edge slab. The development provides the following justification:</p> <ol style="list-style-type: none"> 1. No impact of overshadowing of neighbour to the west. The development has the potential to cast early morning shadows to the dwelling located to the west of the subject site. Considering this, Sewell Design has provided a 3D model of the impact of the garage developments overshadowing to the dwelling located to the west of the subject site and can be found at sheet 08 of the submitted building design plans (no overshadowing of windows). No overshadowing to northern neighbour due to solar orientation. 2. The proposed garage apex is slightly lower than the ridge line of the existing dwelling (refer to proposed southern elevation) 3. Height anomaly. The DCP height of garages and sheds is thought to apply to 'detached' type outbuilding and not 'attached' garages and carports. Like this development, it is not uncommon for main roof lines to extend over garages and carport areas. It is likely that a vast majority of attached under main roof garage designs in the Snowy Valleys LGA do not achieve compliance with this control and is solely dependent on roof lines and spans of roof trusses. 4. Height of garage (as seen from Day Street) represents a minor 11% numerical variation to the stated DCP.

		<p>5. 3A(b) of the EP&A Act 1979. This part of the Act requires Council to be flexible with applying the provisions of the DCP controls to allow for reasonable alternative solutions consistent with the objectives. The objectives of garages and carports are:</p> <p><i>The siting and design of carports and garages must take into account possible impacts on adjoining and nearby dwellings and other development, including structural stability, visual impacts, overshadowing, materials and colours, heritage considerations and impacts on stormwater or flooding.</i></p> <p>The proposed garage has considered possible impacts to adjoining dwellings and will not impact on their structural integrity (due to significant setbacks), visual impacts (does not interrupt views and increases visual privacy), overshadowing (refer to sheet 08 of building design drawings), materials and colours (cladding and paint colour of the garage to match the dwelling), stormwater or flooding (development will collect and direct all stormwater away from the site into Council's infrastructure, so that it does not create a nuisance to any adjoining neighbour). No flooding or heritage impacts.</p>
4.5.5	<i>Fencing</i>	Complies. Fences forward of the primary setback max. 1200 mm high. Boundary fences max. 1800mm high.
4.5.6	<i>Landscaping</i>	Complies. Development will be landscaped in accordance with BASIX commitments.
4.5.7	<i>Private open space</i>	Complies. Dwelling complies with private open space requirement of 24m ² .
4.5.8	<i>Retaining Walls</i>	N/A. No retaining walls proposed.
4.5.9	<i>Privacy</i>	Complies. Development provides privacy to adjoining northern neighbour by proposing to place a 1.5m high wall to prevent overlooking or views to and from adjoining development. Note, northern adjoining neighbours has a large existing outbuilding on the adjoining boundary and already contributes to the privacy of outdoor spaces.
4.5.10	<i>Services</i>	Complies. Development connects to Council's reticulated water supply and sewerage.
4.5.11	<i>Stormwater management</i>	Complies. Refer to section 12.1.2 of the SoEE.