

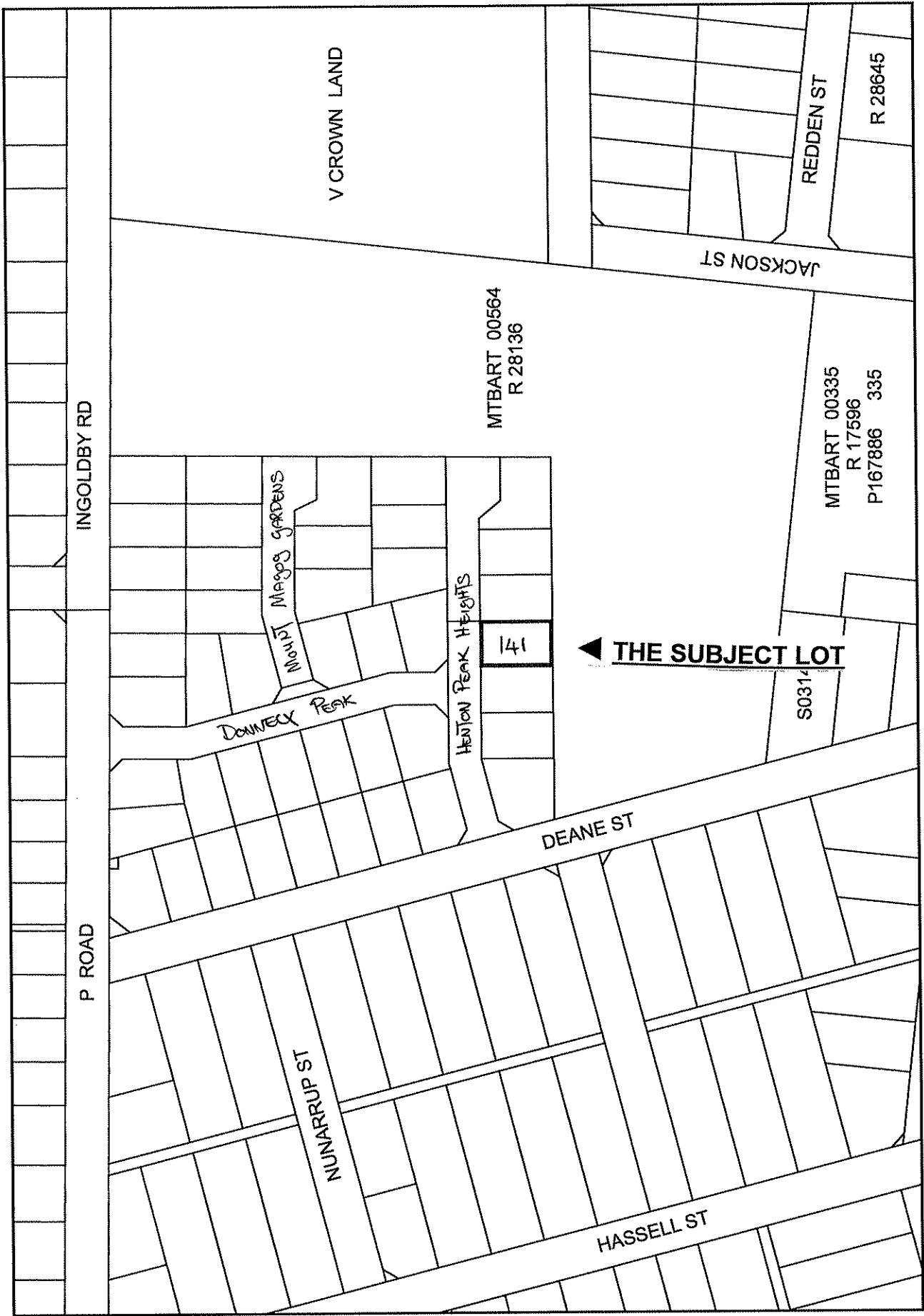
## Council

Lot 141 Henton Peak Heights, Mount Barker - House  
with reduced street boundary setback

Locality Plan  
Supporting Letter from Ayton Baesjou Planning  
Site Plan  
Residential Design Codes - Street Setbacks

Meeting Date: 14 July 2009

Number of Pages: 5



# LOCALITY PLAN

Our Ref: 09-24

29 June 2009

Chief Executive Officer  
Shire of Plantagenet  
PO Box 48  
MOUNT BARKER WA 6324

**Attn: Peter Duncan**

Dear Peter

**Re: Lot 141 Henton Peak Heights**

Thankyou for your letter dated 10 June 2009 and for the opportunity to submit a 'fresh application' for this development.

We consider that the front setback meets the relevant Acceptable Development provisions contained in the Residential Design Codes, and therefore request that this matter be presented to Council for approval.

The garage is 4.5m from the street boundary and the house is 5m, at the closest point. The setback has been assessed against the streetscape requirement of clause 6.2 of the RD Codes. With respect to the garage, a 4.5m setback from the primary street meets the Codes Acceptable Development criteria 6.2.3 A3.5. With respect to the dwelling, the setback required by Table 1 of the Codes in this case is 6m. Acceptable Development criterion 6.2.1 A1.1 (i) of the Codes allows that to be reduced by up to 50% provided there is an appropriate compensating area behind the setback. The calculations, in accordance figure 1A, show an incursion of less than 14m<sup>2</sup> compensating area in excess of 21.5m<sup>2</sup> (refer attached sketch and Figure).

The setback of both the garage and house meet the Acceptable Development provisions of the Codes. Furthermore the development, in terms of the front setback, will "conform" to the Codes for the purposes of clause 5.3.3 of Town Planning Scheme No.3.

Notwithstanding the Shire's convention of obtaining comment from adjoining landowners for developments with front setbacks of less than 6m, there is no statutory requirement for neighbours consent for this development. In any case, responses have been provided to the Shire. As discussed and agreed, in this instance there is no need to seek further comment from the adjoining landowners.

Clause 2.5.4 of the Codes indicates that the Council shall not refuse to grant approval where the application complies with the relevant Acceptable Development provision and any relevant provisions of the Scheme and policy. As there is no Scheme or local policy provision which modifies that standard, the dwelling should be approved at the setbacks shown on the Plan.

Should you require further information or wish to discuss this matter please do not hesitate to contact me.

Yours sincerely



Delma Baesjou  
AYTON BAESJOU PLANNING

**NOTE**  
This is a site survey and the boundaries shown should be used as a reference only as they have not been re-established as part of this survey.

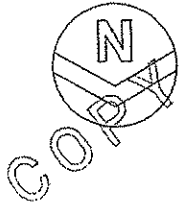
Areas & dimensions are subject to final survey.

Station heights are assumed, TBM = 10.0m.

Slower information is as supplied by the Water Corporation of WA, and has not been surveyed on site.

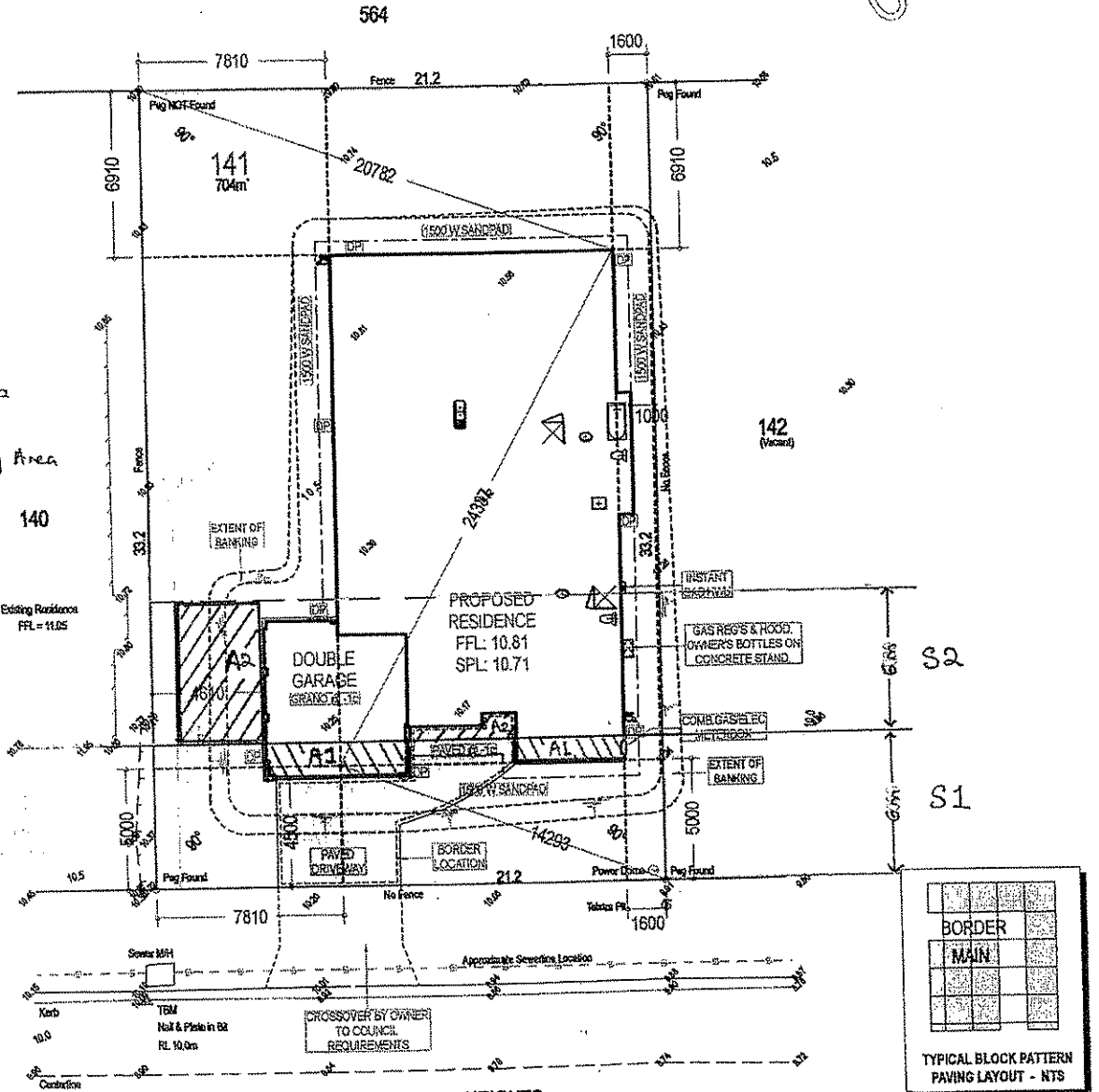
Explanation of tree codes:  
FEP 1.1d, 1.2h, 0.2 means a Peppercorn Tree of trunk diameter 1.1m, height 1.2m, spread of 0.2m and 2 trunks.

SOIL - N/A  
VEGETATION - Vegetated  
KERB - fully mountable (good condition)  
WIND - N/A  
SEWER - Yes



A1 Inclusion Area  
13.62 sqm

A2 Compensating Area  
>21.5 sqm



HENTON PEAK HEIGHTS

**SITE PLAN**

**LEGEND**

---	FENCE
- - -	TOP OF BANK
- - -	BOTTOM OF BANK
---	OVERHEAD POWERLINE
○	TREE

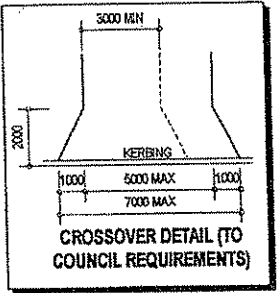
**JOHN KINNAR & ASSOCIATES**  
Consulting Surveyors  
234 STIRLING TERRACE  
PO BOX 293  
ALBANY WA 6331  
PHONE (08) 8842 1353 FAX (08) 8842 1570  
ABN 32 009 240 751

TERMITE TREATMENT IS TO BE THE HANDSPRAYING OF DURBAN IN ACCORDANCE WITH AS 3660.1 (INCLUDING UNDER GARAGE HARDSTAND)

FFL MAY VARY TO WITHIN 100MM EITHER WAY

SITE CLASSIFICATION = S  
WIND CATEGORY = N1

STORMWATER DRAINAGE BY BUILDER TO COUNCIL REQUIREMENTS



CLIENT: SCOTT PARK HOMES

LOT: 141, HENTON PEAK HEIGHTS, MOUNT BARKER

DP: 52698

C/T Vol: 2851/25

AUTHORITY: SHIRE OF PLANTAGENET

SHEET 1 OF 1

SCALE: 1:200 (A3)

MAP REF: BJ27 (10) 77.17

JOB NUMBER: 1170GS

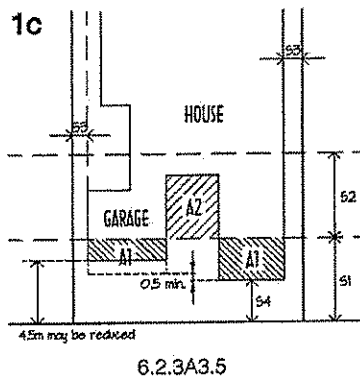
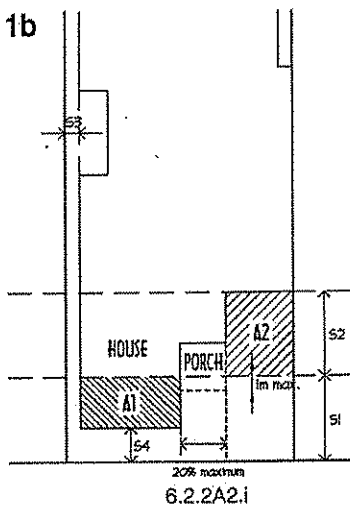
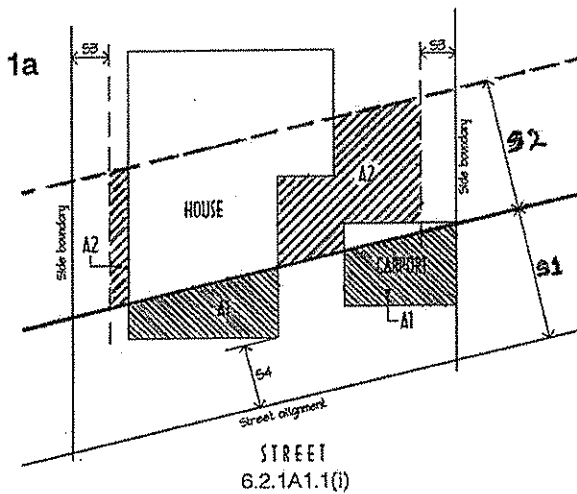
SHEET SIZE A3

SURVEY DATE: 20-1-09

<p>Great Southern 180 York Street ALBANY WA 6330 TELEPHONE (08) 9844 2339</p>	<p>Scott Park Homes Pty reserves the right to vary dimensions and materials from those on display. Please check plans, specifications and attend carefully. All dimensions to take preference over scaling.</p> <p><b>COPYRIGHT</b> This plan shall remain the sole property of the builder and may not be given, lent, resold or otherwise disposed or copied without the permission in writing.</p>	<p><b>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.</b></p> <p>DATED: .....</p> <p>OWNER ..... WITNESS .....</p> <p>OWNER ..... WITNESS .....</p> <p>OWNER ..... WITNESS .....</p>	<p>HOUSE NAME: EMERALD PARK (2c) GS</p>	<p>DRAWING NAME: SITE PLAN</p>	<p>SHEET No: 1 OF 6</p>	<p>REVISION: D</p>	<p>JOB No: 01170GS</p>																
			<p>AREAS:</p>	<p>VARIATIONS:</p> <table border="1"> <tr><th>Rev No</th><th>Variation</th><th>Date</th><th>By</th></tr> <tr><td>B</td><td>CW01170GS/01</td><td>1/9/08</td><td>MO</td></tr> <tr><td>C</td><td>SB01170GS/02</td><td>1/9/09</td><td>MO</td></tr> <tr><td>D</td><td>SB01170GS/04</td><td>31/3/09</td><td>MO</td></tr> </table>	Rev No	Variation	Date	By	B	CW01170GS/01	1/9/08	MO	C	SB01170GS/02	1/9/09	MO	D	SB01170GS/04	31/3/09	MO	<p>CLIENT NAME: BRADLEY / HALL</p> <p>SITE ADDRESS: LOT 141 HENTON PEAK HIGHTS MT BARKER</p> <p>SHIRE: PLANTAGENET</p>		
			Rev No	Variation	Date	By																	
B	CW01170GS/01	1/9/08	MO																				
C	SB01170GS/02	1/9/09	MO																				
D	SB01170GS/04	31/3/09	MO																				
<p>Drawn By: ...</p> <p>Date Drawn: ...</p> <p>Scale: ...</p> <p>CHECKED: ...</p>																							

**State Planning Policy 3.1**  
Residential Design Codes (Variation 1)

**Figure 1a, 1b and 1c - Street setbacks**



S1 Prescribe street setback distance (Table 1 or average of setbacks either side).

S2 Distance equal to S1.

S3 1 m where wall of building is less than 3.5 m in height and less than 9 m in length with no major openings as specified in Table 2a.

S4 Reduced street setback (not less than half of S1).

A1 Areas of incursion into street setback area.

A2 Compensating area behind prescribed street setback area.