

Monday 5 October 2020

City of Armadale
Locked Bag 2

ARMADALE WA 6112

To Whom It May Concern,

Lot 20 (No. 43) Butcher Road, Roleystone Proposed Ancillary Dwelling

This letter has been produced in support of the abovementioned proposal with respect to variations to the provisions of City of Armadale Local Planning Policy PLN 3.6 – Ancillary Accommodation – Control of Additional Accommodation (PLN 3.6), and the City of Armadale Town Planning Scheme No. 4 (TPS 4), for;

- PLN 3.6 Clause 4.1.1 (under 'Policy Statement'); &
- TPS4 Clause 4B.3 – Building Coverage.

The proposal is also subject to the provisions of other Local Planning Policies.



Figure 1: Subject site aerial.

Background

1. The subject site is zoned 'Special Rural 2' under the provisions of the City of Armadale Town Planning Scheme No. 4.
2. The subject site is 2,8336m² (2.8336ha) in area, and is of an irregular shape.
3. The subject site has an effective lot frontage of 352.62m to Bucher Road.

Proposed Variations

PLN3.6 Clause 4.1

Clause 4.1 of PLN 3.6 specifies the following in relation to the maximum plot ratio area permitted for ancillary dwellings:

4.1 *Ancillary dwellings shall meet the following requirements:*

4.1.1 *The maximum plot ratio area of Ancillary dwellings shall not exceed 70m². Plot ratio area shall be calculated as defined in the Residential Design Codes.*

... ..

The proposal features an ancillary dwelling component which is 80m² in area, thus exceeding the maximum prescribed requirement by 10m². This is largely due to the design incorporating 1.05m wide passageways, 0.87m wide doorways, and an open sided hobb-less shower, so as to provide for greater accessibility. In this way, occupants who may be aged and/or experiencing a disability/impairment can be adequately catered to, and provided with a liveable environment. Notwithstanding, an ancillary dwelling plot ratio area variation is proposed.

Clause 3 of PLN 3.6 states the following in regards to the policy objective:

3. POLICY OBJECTIVE

To ensure ancillary dwellings can provide accommodation for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services and without compromising the amenity of surrounding properties and ensuring the provisions of the Town Planning Scheme are not compromised.

TPS4 Clause 4B.3 – Building Coverage

Clause 4B.3 of TPS4 specifies the following deemed to comply requirement for development within Rural Living, Special Rural and General Rural zones;

4B.3.1 *Building coverage is not to exceed 500 square metres (including outbuildings), unless otherwise approved by the local government in accordance with the provisions of clause 4.5.*

The building coverage on-site is as follows:

Building	Area
Two Storey Dwelling and Patio	195m ²
Single Storey Building	223m ²
Long Outbuilding	30m ²
Two Square Outbuildings	20m ²
Ancillary Dwelling	80m ²
Total	538m ²

**96m² of decking surrounding two storey dwelling not counted as building.*

Due to the proposed ancillary dwelling, the total area of building coverage on-site will increase from 468m² to 548m². This results in a variation of 38m², which is proposed accordingly.

TPS4 Clause 3.2 states the following in regards to the objectives of the Special Rural zone:

3.2.13 Special Rural

- a) To provide for a bushland and/or semi-rural lifestyle based on defined lot sizes, land form and natural environmental characteristics with potential to undertake development incidental to the residence as well as a range of small scale agricultural land uses compatible with the site and locality's amenity and natural values.*
- b) To ensure development is sited, designed and managed in harmony with the natural environment and so as to protect the vegetation, rural landscape and amenity of the site and locality.*

Justification

The following justification is provided in line with the provisions of PLN 3.6 and TPS4 to demonstrate proposal's compliance with the relevant planning objectives.

PLN 3.6 Clause 3 – Policy Objective

The proposed ancillary accommodation does not compromise the amenity of the surrounding properties as it is located within 6m of an existing double storey dwelling. This means that the dwelling will form part of an existing cluster of buildings, as opposed to being isolated and fragmenting the rural character of the site. As depicted in the following figure, and the Figure 1 aerial image, the vast vegetated portions of the site will be retained.

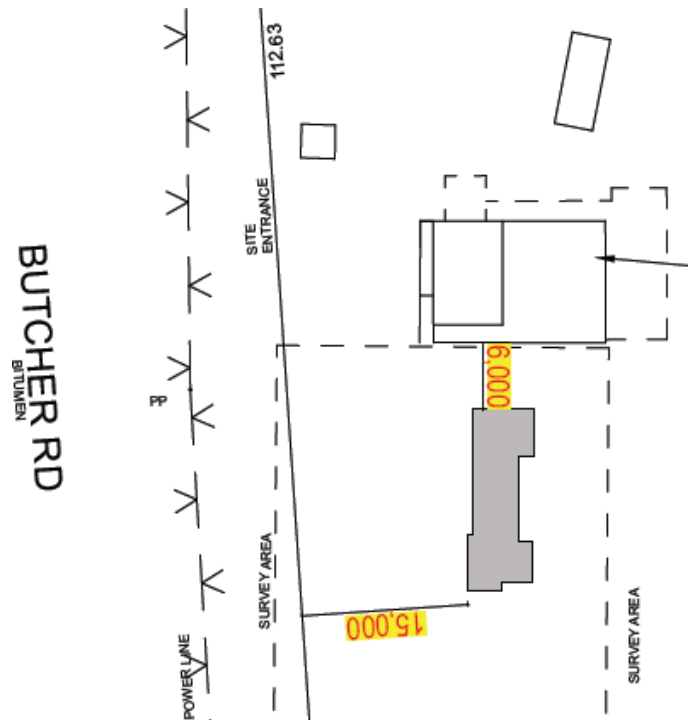


Figure 2: Proposed ancillary dwelling in relation to neighbouring two storey dwelling on-site.

The ancillary dwelling is proposed for the landowner's son and his wife, and has been designed to provide for greater mobility and access, so that the older landowners can move into the house in the future. This would occur at the same time the landowner's son and daughter in-law can move into the existing main dwelling. The design of the ancillary dwelling features 1.05m wide passageways, 0.87m wide doorways, and an open sided hobb-less shower, so as to provide for greater accessibility, and therefore ensure that the occupants are able to live somewhat independently.

However, the ancillary dwelling would not act as a defacto single house, as it is not provided its own car parking space in close proximity, nor does it feature any significant amount of storage space or a linen closet. The ancillary dwelling also does not feature an Ensuite either, and limited space for a fridge, freezer, and pantry. An externally accessible store is also not provided as part of the ancillary dwelling structure, which is particularly relevant considering the rural location of the site, and the increase site maintenance required as a result. Therefore, the ancillary dwelling would rely upon the main dwelling to a significant extent.

With regards to the amenity of adjoining properties, it must be noted that the building would not overlook adjoining sites, meets the relevant setback requirements, and is of a vernacular pitched roof style consistent with the built form character of the locality. The fact that the ancillary dwelling is physically separate from the main dwelling will also not appear out of character, as it is common for many Special Rural zoned sites to feature multiple separate structures. As a result, the proposal's 10m² plot ratio area variation would have no meaningful impact upon the locality, or upon the function of the ancillary dwelling as a subordinate element to the main dwelling on-site.

TPS4 Clause 3.2 - Objectives of the Zones

The following table demonstrates how the proposal addresses the TPS4 objectives, despite the building coverage variation.

TPS4 Clause 3.2 - Objectives of the Zones	
Provision	Comment
<u>3.2.13 Special Rural</u>	
a) <i>To provide for a bushland and/or semi-rural lifestyle based on defined lot sizes, land form and natural environmental characteristics with potential to undertake development incidental to the residence as well as a range of small scale agricultural land uses compatible with the site and locality's amenity and natural values.</i>	Complies – The Ancillary dwelling is of a modest size, and enables people with accessibility issues to enjoy a semi-rural lifestyle. The ancillary dwelling features only a single storey, is located at 15m from the street, and therefore has a minimal impact on visual amenity of the site and the locality. Moreover, the ancillary dwelling does not prevent the site from being able to host small scale agricultural pursuits.
b) <i>To ensure development is sited, designed and managed in harmony with the natural environment and so as to protect the vegetation, rural landscape and amenity of the site and locality.</i>	Complies – the proposal does not involve the removal of any existing trees. In addition, the development features only a single storey, and the amount of site works required is minimal. This is especially due to the building being sited within an existing Tennis Court. Considering, this, and since the ancillary dwelling is sited not far from the main dwelling (so as to main larger, less interrupted expanses of vegetation on-site), the development will be in harmony with the natural environment.

With consideration of how the proposal responds to the TPS4 objectives for Special Rural zones, the proposal is acceptable.

Conclusion

The client has chosen this design to maximise their use and function of the property. The designer has been instructed to create a modestly sized ancillary dwelling, which has been thoughtfully designed by achieving the most out of the site, while maintaining the external amenity of the site's rural character. Applying the provisions of the City's local Planning Policies against the proposal demonstrates that this development proposal has been able to suitably address the relevant criteria. Accordingly, the above justification is tendered for the City's approval.

Please do not hesitate to contact the undersigned, if you wish to discuss any aspects of the proposal further.

Yours faithfully,



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