

4 Townhouse/Apartment Summary of Planning Compliance -LMCC

Location: 28 Hexham St, Kahibah, NSW, 2290.

Item	Provisions	Control
Building Description	Any 4 off the following Multi Dwelling Housing; - Townhouse 3Bed 3Bath 2-4car - Townhouse 4bed 3Bath 2-4car - 2off Apartments 2Bed 2Bath 1Study 1-2 cars (G Floor) 2Bed 1Bath 1-2 cars (1st Floor)	Permitted
Land Zoning	R3 - Medium Density Residential	Multi Dwelling Housing by Consent
Site Area	~950.4sqm (24m x 39.6m)	900-999sqm
Floor Space Ratio*	~1.20 (1139sqm, interior floor only, inc garage & stairs) ~0.73 (693sqm, interior floor only, exc garage & stairs)	Complies, this clause not adopted by LMCC.
Landscaping*	241sqm (25.4% including pathways) (*28.9% including pathways)	25% for Lots 600-900sqm, 35% for lots >900sqm, Min width 2m. Minor exemption requested.
Height	6-9.9m	10m, complies
Site Coverage*	571.7sqm (60%)	< 50% or 65%. TBC.
Front Setback	4m	Same as neighbours - complies
Side Setback*	1-6m	>3m. Exemption requested when consideration taken for; - no loss in East Neighbor privacy at rear, - consideration of retaining wall and removal of upper windows overlooking front west neighbours outside private courtyard. - use smart window façade design (not shown in model).
Rear Setback	2m	>9m for 3 storeys or more. Exemption requested. Purpose of rear setback is for; - provide for tree planting in deep soil. Bangalow palms and Banana palms already exist in this zone. - maintain existing visual continuity and pattern of buildings and landscape elements. Rear buildings already 2 storey. - to provide vegetation screening between dwellings. No interaction between rear dwelling and rear neighbours so vegetation is to screen rear wall only. - to provide sufficient space for outdoor living areas. This space not used for outdoor living areas which are already provided on 1st floor.
Building Bulk	2 storey frontage	Neighbours 1 storey frontage. Exemption requested given 2 storey frontage recently built on same street and common at end of street.
Solar Access	May impact rear SE neighbour.	Solar Survey not likely required if 3Bed townhouse used at rear. Existing rear vegetation has already created precedent of reduced solar access without complaints.
Principle Private Open Space*	31sqm for 3&4Bed, 16sqm for 2Bed.	>24sqm or 25sqm for 3&4bed, 16sqm for 2Bed. TBC, complies.
Parking	Min 2 per dwelling provided. Up to 4 per dwelling If stacked.	Complies Visitors parking - TBC.
Driveway Gradient	LMCC standard used in model.	Complies.

Note*: 17m building length can easily be reduced by 1m without dramatic impact. This will improve these highlighted items.

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References:

References: Feasibility Study by Plasm Planning, 23/12/2017. Available for download from Louiethesheep.com.
Lake Macquarie Development Control Plan 2014 Revision 20. Available for download from Louiethesheep.com.