S19 (PAN353695) Request for additional information
Proposed dwelling lot 109 in DP 1207360 – 50 Silverdown Way, Orange

Following on from your request for additional information in support of the proposed dwelling at 50 Silverdown Way, in particular for justification for “the DCP outcomes for building appearance (garage) and views”.

In response we offer the following additional support for the proposed development.

• The garage doors do not address the street. Rather they address the side(western) boundary. The street facing elevation of the garage section of the house is of residential scale and proportion, with domestic scale windows. The street facing façade of the house / garage would have an equivalent appearance as any other living area portion of the house. A garage door(s) that face the street, even if not forward of the building line would have a far more significant visual impact on the street that what we have proposed.

• The garage doors face the western boundary. At their closest point, the garage doors are over 30m away from this facing boundary.

• The front street setback at its closest point is 12.5m. This is well inside the allotted building envelope and well beyond setbacks nominated in the DCP.

• The floor level of the proposed garage is set approximately 3m below the level of the adjacent road carriageway. From the street level, the garage wing of the dwelling will be largely obscured by the site foreground.

• There is ample space for landscaping between the house and the street boundary to ensure the proposed dwelling sits softly within its landscape and the garage doors are obscured from view.

• As the side of the garage is presented to the street, the width of the garage wing represents a minor proportion of the overall street boundary width.

• The garage in this location makes efficient use of the site, limiting vehicular movements to the street side of the proposed dwelling. A garage, driveway and circulation space on the northern side of the dwelling would adversely affect the energy efficiency of the dwelling, affect views from the proposed dwelling as well as adversely affect the desirability of the views from neighbouring houses. Increasing the distance to a northern garage would also increase the amount of hard impermeable surfaces and reduce the potential for usable private green landscape space.
• We are aware that this site has had a recently approved DA for a dwelling with a 4 car garage that was forward of the rest of the house. DA 342/2021. This garage was closer to the street boundary, extended for a significant proportion of the street elevations, and contained no windows in the street facing façade. In spite of the significance of the garage scale and bulk in that case, the DA was approved seemingly with no street elevation being provided. As such we feel that our proposal is a marked improvement on the previous approved DA and our proposed garage to have a comparatively nominal impact on the street character.

• The desired outcome is that garage doors do not dominate the streetscape. We feel that our proposal meets with this desired outcome.

• The DCP state that ‘these guidelines indicate ways of achieving the planning outcomes. It Is recognised that there may also be other solutions. It is our opining that the above mentioned design features or our proposal do provide an alternative solution that meet the desired outcome of the DCP.
  
  o Street setbacks contribute to the desired neighbourhood character, assist with integration of new development and make efficient use of the site.
  o Street setbacks create an appropriate scale for the street considering all other streetscape components.

• Significant views from neighbouring properties will not be affected.
  o The proposed house is only single storey and is stepped to follow the natural contours of the site.
  o The highest floor level of the proposed house is approximately 3m below the adjacent street level, therefore houses on the opposite side of the street will be unlikely to have their view significantly affected.
  o Silverdown Way curves at this point. The uphill neighbours house (most likely to be impacted) to the east is located further north or our proposed dwelling and forward of the view. Their house is also double storey with primary living areas upstairs. This neighbouring house is also set back approx. 28m from our shared boundary.

Thankyou for your consideration of the additional information provide to support the proposal. If you have any more questions please don’t hesitate to contact me.

Regards

Richard Southwell