

**Development Application -Further Information Request - DA0502/2017**

**Proposed Additional of Granny Flat to the rear of Existing Residence 9 Goodwin Street, Invermay**

Applicants : S & L Moore

**Statement to allow assessment of the proposal against the Launceston Interim Planning Scheme 2015.**

**Part D- Zones**

**11.0 Inner Residential Zone**

**1. 11.4 Development Standards**

11.4.1 - 11.4.29

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**2. E 4.0 Road & Railway Assets Code**

**3. E 6.0 Car Parking and Sustainable Transport Code**

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## Part D- Zones

### 11.0 - Inner Residential Zone

#### 11.4 Development Standards

##### 11.4.1 Setback from a frontage for single dwellings

###### *Acceptable Solution - A1*

*Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:*

- a) no less than 4.5m from a primary frontage; and*

*Doesn't face the primary frontage (Goodwin Street)*

- b) no less than 3m to a frontage other than a primary frontage; or*

*Only 1.5m to the non-primary frontage (Frank Street), however in accordance with Performance Criteria P1*

- a) "Provides transitional space between the road and private dwelling allowing mutual passive surveillance";*
- b) is "compatible with the relationship of existing buildings to the road in terms of setback";*
- c) "no impact on residential amenity and vehicular egress" as no greater noise is generated nor significant traffic use to this minor one way street, and*
- d) has "regard to the streetscape qualities" as the new proposal integrates into the existing streetscape.*

*c) a distance which is not more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or*

*Not applicable.*

- d) not less than the existing dwelling setback if less than 4.5m.*

*Not applicable.*

##### 11.4.2 Site coverage and rear setback for single dwelling

###### *Acceptable Solution -A1*

*A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.*

*Total coverage of two residences (granny flat and carport- 89sqm , original residence- 80sqm.) is 169 sq. m. This is 38.3% of the 441 sq. m site.*

###### *Acceptable Solution -A2*

*A rear setback of not less than 4m, unless the lot is an internal lot*

*See 11.4.1 A1 b*

### 11.4.3 Building envelope for single dwellings

#### Performance Criteria -P1

The siting and scale of single of single dwellings must be designed to:

- a) ensure there is no unreasonable loss of amenity on designed to:
  - i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above;

Sheets A12 and A13 of the planning application show shadow diagrams for the proposed Granny flat for 2 hours periods from 9am on June 21. These sheets show no significant loss of sunlight (overshadowing) to the actual residence to the south (2 Frank Street) of the proposal, and only impacts on the private yard of this property after until 3pm on this day.

- ii) overlooking and loss of privacy; and

The residence to the North of the proposal (8 Frank Street) has only two small windows on the facing (Southern) side. One of these small windows has opaque glass and the other is to non-habitable room. The only window on the proposal that is in line with this neighbouring residence is a high 300mm x 1500mm window in Bedroom 1.



8 Frank Street

2 Frank Street

The residence to the South of the proposal (2 Frank Street) has a number of windows on the facing (Northern) side, however, carport of the proposal provides considerable separation from this residence to the south.

The proposed granny flat only has two small window facing this residence to the South. One (Window 8- 600h x 900w) is an opaque window to the bathroom and the other (Window 9 - 1200h x 600w) is to a small study so privacy is maintained to both residences

- iii) visual impacts when viewed from adjoining lots: and

See 11.4.3 P1 ii)



- b) *take into account steep slopes and other topographical constraints;*

Not applicable- Only 300mm RL variation across site.

- c) *have regard to streetscape qualities.*

Proposed granny flat is in-keeping with style of adjoining properties ( see photographs above).

#### **11.4.4 Frontage setback and width of garages and carports for single dwellings**

##### **Acceptable Solution -A1**

*Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:*

- a) *must have a total width of openings facing the primary of no greater than 6m or half the width of the frontage, whichever is the lesser: and*

Not applicable.

- b) *must have :*

i) *a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in 11.4.1; or*

Not applicable.

ii) *a setback from the primary frontage no less than 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5*

Not applicable.

#### **11.4.5 Privacy for single dwellings**

##### **Performance Criteria -P1**

*The potential for direct overlooking from balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) with a finished surface or floor level more than 1m above the natural ground level on one lot to the habitable rooms and balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation or offset or by use of solid or translucent screening.*

The Northern Elevation on Sheet A04 Planning Submission shows that the proposed deck (more than 1m off the ground) must include a 1.7m high privacy screen with a uniform transparency of no more than 25%.

##### **Performance Criteria -P2**

*The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation or offset or by use of solid or translucent screening.*

The Living Room windows facing North (W8 and W9) potentially overlook the neighbouring property to the North. Plan sheet A04 show on the Northern Elevation,) that these windows will



be fitted with fixed shutters angled to allow sufficient illumination from above but prohibiting the direct overlooking of the neighbouring property to the North.

#### **11.4.6 Frontage fences for single dwellings**

##### **Acceptable Solution -A1**

*The building height of fences on and within 4.5m of a frontage must be no greater than:*

- a) 1.2m if solid; or

Not applicable

- b) 1.8m provided that the part of the fence above 1.2m has openings which provide a minimum 50% transparency.

Existing fence to be retained. This is in keeping with other front fences in Frank Street

#### **11.4.7 Site Coverage**

##### **Acceptable Solution -A1.1**

*Site coverage must be no greater than 60%; and*

Total the combined gross coverage of two residences (granny flat and carport- 89sqm , original residence- 80sqm.) is 169 sq. m. This is 41.0% of the 412 sq. m site.

##### **Acceptable Solution -A1.2**

*No less than 25% of the site must be pervious to rainfall.*

The proposal has 272 sq.m of surface pervious to rainfall which represents 66% of the 412 sq.m site.

#### **11.4.8 Building Height**

##### **Acceptable Solution -A1**

*Building height must be no greater than 9m*

Maximum building height is 7.25 m (A04).

##### **Acceptable Solution -A2**

*For internal lots, building height must be no greater than 6m*

Not applicable

#### **11.4.9 Frontage Setbacks**

##### **Acceptable Solution -A1.1**

*The primary frontage setback must be no less than:*

- a) 4m; or

Not applicable

- b) for infill lots, with the range of the frontage setbacks of the buildings on adjoining lots, indicated by the hatched section in Fig 11.4.9(LIPS-2015); and

**Acceptable Solution -A1.2**

*Setback from a frontage other than a primary frontage must be no less than 3m; and*

See response to 11.4.1 (b).

**Acceptable Solution -A1.3**

*Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.*

Not applicable

**11.4.10 Rear and side setbacks**

**Acceptable Solution -A1**

*Buildings must be set back from the rear boundary no less than 2.5m*

See response to 11.4.1 (b).

**Acceptable Solution -A2**

*Building must be set back from side boundaries no less than:*

*a) for lots 1000 sq.m or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or*

*For this Lot of 412 sq. m the boundary offset to the Southern Boundary to the 2.4m high carport is 1m. The Northern boundary offset is 2.4m to the 5.5m eave height of the proposed dwelling.*

*b) for lots greater than 1000 sq. m, 2.0m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.*

Not applicable.

**11.4.11 Walls on boundaries**

**Acceptable Solution -A1.1**

*The length of walls constructed on or within 150mm of a side or rear boundary must:*

*a) abut the boundary for a length no greater than 10m; or*

Not applicable.

*b) where there are existing or simultaneously constructed walls or carports abutting the boundary on an adjoining lot, not exceed the length of those walls or carports;*

Not applicable.

**Acceptable Solution -A1.2**

*The height of walls constructed on or within 150mm of a side or rear boundary or carport constructed on or within 1m of a side or rear boundary must have:*

*a) an average height no greater than 3m; and*

Not applicable.

*b) a height of no greater than 3.6m unless the wall abuts an existing or simultaneously constructed wall with a greater height.*  
Not applicable.

#### **11.4.12 Location of car parking**

##### **Acceptable Solution -A1**

*Shared driveways or car parks of residential buildings must be located no less than 1.5m from the windows of habitable rooms.*

Not applicable.- no habitable rooms at Ground level (flood restrictions)

##### **Acceptable Solution -A2.1**

*Car parking must not be located in the primary setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.*

No parking proposed in the non primary rear setback. (A02)

##### **Acceptable Solution -A2.2**

*Turning areas for vehicles must not be located within the primary front setback.*

No turning area proposed in the non primary rear setback. (A02)

##### **Acceptable Solution -A3**

*A garage or carport must be:*

*a) within 10m of the dwelling it serves; and*

Both carport and garage are attached to the proposed dwellings.

*b) located no less than 5.5m from a frontage, or*

Not applicable.

*c) with a setback equal to or greater than the setback of the dwelling to the frontage; or*

Not applicable.

*d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.*

Not applicable.

##### **Acceptable Solution -A4**

*a) The total width of the door or doors on a garage facing a frontage must be no wider than 6m; or*

Garage door width 2.4m

*b) the garage must be located within the rear half of the lot when measured from the frontage.*

Not applicable.



### 11.4.13 Overlooking

#### Acceptable Solution -A1.1

*A habitable room window, balcony, terrace, deck or patio with direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:*

*a) be offset no less than 1.5m from the edge of one window to the edge of the other; or*  
See response to 11.4.3 P1 ii). Also, offsets between neighbouring properties in excess of 1.5m

*b) have sill heights no less than 1.7m above floor level; or*  
Not applicable.

*c) have fixed, obscure glazing in any part of the window less than 1.7m above the floor level; or*  
Not applicable.

*d) have permanently fixed external screens to no less than 1.7m above floor level; and*  
Not applicable.

*e) have obscure glazing and screens must be no greater than 25% transparent; or*  
Not applicable.

#### Acceptable Solution -A1.2

*New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.*

Not applicable.

### 11.4.14 North-facing windows

#### Acceptable Solution -A1

*If a north-facing habitable room window of an existing dwelling is within 3.0m of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary no less than 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Fig. 11.4.14 (LIPS 2015).*

North facing windows to habitable rooms of the proposed granny flat is 2.4m from the Northern boundary.

### 11.4.15 Daylight to windows

#### Acceptable Solution -A1

*Where the minimum distance between:*

*a) a new window in a habitable room and an existing building; or*  
Not applicable.

*b) a new building constructed directly opposite an existing habitable room window,*

*is less than 3.0m, a light court with an area of no less than 3 sq. m and dimension of no less than 1m clear to the sky must be provided.*

Not applicable.

#### **11.4.16 Density control of multiple dwellings**

##### **Acceptable Solution -A1**

*Multiple dwellings must have a site area per dwelling of no less than 350 sq. m*

Not applicable.

##### **Acceptable Solution -A2**

*Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.*

Not applicable.

#### **11.4.17 Private open space for multiple dwellings**

##### **Acceptable Solution -A1.1**

*Each multiple dwelling must have a private open space:*

*a) with a continuous area of 24 sq. m and a horizontal dimension of no less than 4m;*

Not applicable- not multiple dwelling

*b) directly accessible from, and adjacent to, a habitable room other than a bedroom;*

Not applicable- not multiple dwelling

*c) with a gradient no steeper than 1:16;*

Not applicable- not multiple dwelling

*d) located on the side or rear of the dwelling; and*

Not applicable- not multiple dwelling

##### **Acceptable Solution -A1.2**

*Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than bedroom, of:*

*a) a balcony of 8sq.m with a minimum dimension of 2m; or*

Not applicable- not multiple dwelling

*b) a roof-top area of 10sq.m with a minimum width of 2m.*

Not applicable- not multiple dwelling

##### **Acceptable Solution -A2**

*The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than  $(2m + 0.9h)$  metres, where 'h' is the height of the wall as indicated in Figure 11.4.17 (LIPS 2015).*

Not applicable.

#### **11.4.18 Site facilities for multiple dwellings**

##### **Acceptable Solution -A1**

*Each multiple dwelling must have access to 6 cubic metre of secure storage space not located between the primary frontage and the facade of a dwelling.*

Not applicable- not multiple dwelling

##### **Acceptable Solution -A2**

*Mailboxes must be provided at the frontage.*

Not applicable- not multiple dwelling

##### **Acceptable Solution -A3**

*Not less than 2 sq.m per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m.*

Not applicable- not multiple dwelling

#### **11.4.19 Common property for multiple dwellings**

##### **Acceptable Solution -A1**

*Site drawing must clearly delineate private and common areas, including:*

- a) driveways;*
- b) parking, including visitor parking;*
- c) landscaping and gardens;*
- d) mailboxes; and*
- e) storage for waste and recycling bins.*

Not applicable- multiple dwelling

#### **11.4.20 Streetscape integration and appearance**

##### **Acceptable Solution -A1**

*Dwellings, other than outbuildings, must:*

*a) have a front door and a window to a habitable room in the wall that faces a road; or  
Front door (D1) and window (W1) face to Frank Street.*

*b) if not immediately adjacent to a road, face an internal driveway or common open space area.*

Not applicable.

##### **Acceptable Solution -A2**

*Dwellings, other than outbuildings, must provide a porch, shelter, awning recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.  
Front door of existing and proposed dwellings sheltered by a covered porch area.*



**Acceptable Solution -A3**

*The height of fences on and within 4.5m of frontage must be no higher than :*

*a) 1.2m if solid; or*

*b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.*

*As noted on Site Plan (A02) there is to be a 1200mm high picket fence to the Frank Street boundary in accordance with E13.6.7 of the Local Historic Cultural Heritage Code.*

**11.4.21 Outbuildings and swimming pools**

**Acceptable Solution -A1**

*The combined gross floor area of outbuildings is no greater than 42 sq. m; and*

*a) have a wall height no greater than 2.7m, and  
Not applicable*

*b) have a building height no greater than 3.5m  
Not applicable*

**Acceptable Solution -A2**

*A swimming pool must be located :*

*a) no closer to the primary frontage than the main building ; or  
Not applicable*

*b) in the rear yard; and  
Not applicable*

*c) decking around a swimming pool must be no greater than 600mm above the existing ground level.  
Not applicable*

**11.4.22 Earthworks and retaining walls**

**Acceptable Solution -A1**

*Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:*

*a) be located no less than 900mm from each lot boundary  
Not applicable*

*b) be no higher than 1m (including the height of any batters) above existing ground level;  
Not applicable*

*c) not require cut or fill more than 1m below or above existing ground level;  
Not applicable*

*d) not concentrate the flow of surface water onto an adjoining lot; and*  
**Not applicable**

*e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.*  
**Not applicable**

**11.4.23 Development for discretionary uses**

*Acceptable Solution -A1*

*No acceptable solution*

*Performance Criteria- P1*

*Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to :*

- a) the setback of the building to a frontage;*
- b) the streetscape;*
- c) the topography of the site;*
- d) the building height, which must not be greater than 8.0m;*
- e) the bulk and form of the building;*
- f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;*
- g) setbacks to side and rear boundaries;*
- h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;*
- i) the degree of overshadowing and overlooking of adjoining lots;*
- j) mutual passive surveillance between the road and the building;*
- k) any existing and proposed landscaping;*
- l) the visual impact of the building when viewed from adjoining or immediately opposite lots;*
- m) the location and impacts of traffic circulation and parking; and*
- n) the character of the surrounding area.*

**Compatibility of form and scale of the residential development to be assessed to the discretion of the General Manager.**

**11.4.24 Lot size and dimensions**

*Acceptable Solution -A1.1*

*Each lot, or a lot proposed in a plan of subdivision, must:*

- a) have a minimum area of no less than:*
  - i) 300 sq. m*
  - ii) 500 sq. m where the average slope of the lot is 15% or greater; and*

**Not applicable**

- b) be able to contain*
  - i) for lots of between 300 to 500sq. m a rectangle measuring 10m by 12m; or*

ii) for lots larger than 500 sq. m, a rectangle measuring 10m by 15m; or

Not applicable

**Acceptable Solution -A1.2**

Each lot, or proposed in a plan of subdivision, must:

a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or

b) be required for the provision of public utilities; or

c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

Not applicable

**Acceptable Solution -A1.3**

Each lot, or proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Not applicable

**11.4.25 Frontage and access**

**Acceptable Solution -A1**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

Not applicable

**Acceptable Solution -A2**

No acceptable solution

**Performance Criteria- P2**

Each lot, or lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- a) the topography of the site;
- b) the distance between the lot or building area and the carriageway;
- c) the nature of the road and the traffic;
- d) the character of the area; and
- e) the advice of the road authority.

Under the advice of the Road Authority.



#### **11.4.26 Discharge of stormwater**

##### *Acceptable Solution -A1*

*Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.*

Lot is currently connected to the public stormwater system.

##### *Acceptable Solution -A2*

*The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.*

Under advice of Council's General Manager.

#### **11.4.27 Water and sewerage services**

##### *Acceptable Solution -A1*

*Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.*

Lot is currently connected to a reticulated water supply.

##### *Acceptable Solution -A2*

*Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system*

Lot is currently connected to a reticulated sewerage system.

#### **11.4.28 Lot Diversity**

##### *Acceptable Solution -A1*

*Subdivision is for 5 lots or less.*

Not applicable - no subdivision

#### **11.4.29 Solar orientation of lots**

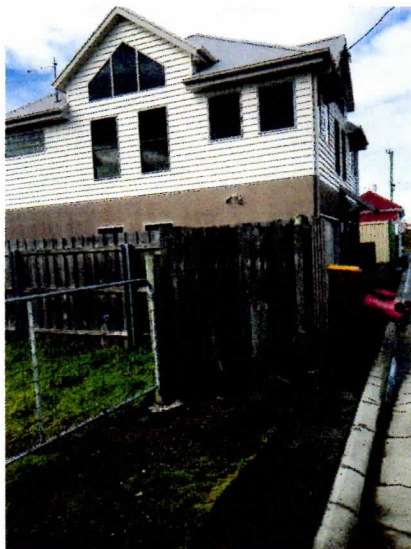
##### *Acceptable Solution -A1*

*Any lot for residential use with an area of less than 500 sq. , in a subdivision of 5 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.*

Not applicable - no subdivision

## 2. E4.0 Road and Railway Assets Code

*The crossover to Frank Street is existing. It does not need widening (see photograph)  
This profile services all residences that have primary or non-primary frontage to Frank Street.*



## 3. E 6.0 Car Parking and Sustainable Transport Code

### **Car Parking Numbers**

*Please see revised Site Plan (A02) which indicates provision for 2 car parking spaces for the existing single dwelling and 2 car parking spaces for the proposed Granny Flat*

## 4. E 13.0 Local Historic Cultural Heritage Code

*As the site of the proposal is listed on the local heritage register as well as the State heritage register the following responses are offered to show the development is consistent with the purpose and provision of the code.*

*In consideration of the Development Standards ( E13.6) of the Local Historic Cultural and Heritage Code:*

### *E13.6.1 - Demolition-*

*Proposed Site Plan (A02) shows two small outbuildings to be demolished.*

### *E13.6.2 - Maintenance and Repair*

#### *A1-*

*New materials and finishes match and are similar to the materials and finishes that are being replaced.*

*As there is no demolition (other than two small out buildings), no materials are being replaced. In accordance with objective and performance standards of Clause E13.6.9 (P1), the proposal has weatherboard (or weatherboard look FC material) to match adjacent properties. The proposed granny flat will be similar in material, colour and finish to the adjacent property (see below).*



*E13.6.3 - Lot size and dimension and frontage  
P1-*

*Subdivision must not unreasonably impact on the historic cultural heritage significance of local heritage places or their settings, having regard to:*

- (a) the cultural heritage values of the local heritage place and setting;*
- (b) the historic development pattern of the area;*
- (c) the separation of buildings or structures from their original setting;*
- (d) the lot sizes, dimensions, frontage, access and orientation;*
- (e) the suitability of the proposal lots for their intended uses; and*
- (f) the removal of vegetation, significant trees or garden settings.*

*N/A -No subdivision proposed.*



### *E13.6.4- Site Coverage*

*P1-*

*The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:*

- (a) the topography of the site;*
- (b) the cultural heritage values of the local heritage place and setting;*
- (c) the site coverage of buildings on sites in the surrounding area; and*
- (d) the pattern of development in the surrounding area*

*On this essentially flat block in Invermay, there is an existing small weatherboard residence (80sqm.) with primary frontage onto Goodwin Street. The proposal is to build an granny flat to the rear of this residence with non-primary frontage onto the adjacent, narrow one way street, Frank Street.*

*There is no intention to make any adjustment to the existing dwelling.*

*The proposed granny flat to the rear is intended to be similar in structure, colour and texture to the residence next door (2 Frank Street)(See photo 13.6.2)*

*The proposed granny flat will enable the infill of a large, vacant rear yard of the current residence at 9 Goodwin Street, and matches the site coverage and pattern of development in the surrounding area.(See below)*



### *E13.6.5- Height and bulk of buildings*

*P1-*

*The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:*

- (a) the cultural heritage values of the local heritage place and setting;*
- (b) the character and appearance of the existing building or place;*
- (c) the height and bulk of other buildings in the surrounding area;*
- (d) the historic cultural heritage significance of adjacent places; and*
- (e) the streetscape.*

*As stated there is no intention to alter the existing residence on Goodwin street. It is in keeping with the style and character of all other houses all being constructed in roughly the same period. The proposal fronts the narrow Frank Street to the rear where although there are a number of more recently constructed residences, all are constructed in the same height and manner of light clad, timber framed dwellings with colours and textures in-keeping with older buildings. (see photo E13.6.2)*

**E13.6.6- Site of building and structure**

**P1-**

*The proposed granny flat is sited in accordance with the stipulated boundary offsets in the Launceston City Council Interim Planning Scheme 2015 - for Inner Residential Development. The aerial photograph shown (E16.6.4) shows site of the proposed dwelling proposed dwelling to be typical of other buildings in the immediate surrounding area.*

**E13.6.7- Fences**

**A1-New fences must be designed and constructed to match existing original fences on the site.**

*The existing timber paling fence onto Frank Street to be retained or at least replaced identical*

**E13.6.8- Roof form and materials.**

**P1-Roof forms and materials are compatible with the historic cultural heritage significance of a place and its setting.**

*The proposed granny flat has a hip and valley style in keeping with others in the area and is clad in colorbond custom orb of a natural, heritage colour hue.*

**E13.6.9- Wall materials.**

**P1-Wall materials for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting.**

*The proposed granny flat is to be clad in a selected light cladding suitable for selected texture coat of a natural, heritage colour hue.*

**E13.6.10- Outbuildings and structures.**

**A1-**

**Outbuildings and structures must:**

- (a) not be located in the front setback;*
- (b) not visible from any road, public park or reserve;*
- (c) have no side longer than 3m;*
- (d) have a gross floor area less than 9 sqm. and a combined total area not exceeding 20 sqm.*
- (e) have a maximum height less than 2.4m above natural ground level;*
- (f) not have a maximum change of level as a result of cut or fill of greater than 1m; and*
- (g) not encroach on any service easement or be located within 1m of any underground service.*

*N/A -No outbuildings proposed.*



**E13.6.11- Driveways and Parking.**

*To ensure that driveways and parking are compatible with historic heritage significance of local heritage places and their settings.*

**A1-**

*Car parking areas for non-residential purposes must be located behind the primary buildings on the site.*

*N/A -No car parking for non-residential purposes required.*

*Drive way for access to the proposed residence carport and garage is from the existing crossover on Frank Street and will be in concrete in keeping with other drive ways in the street.*

**E13.6.12- Tree and vegetation removal**

*N/A -No significant tree/ vegetation removal required.*

**E13.6.13- Signage**

*N/A -No signage required.*