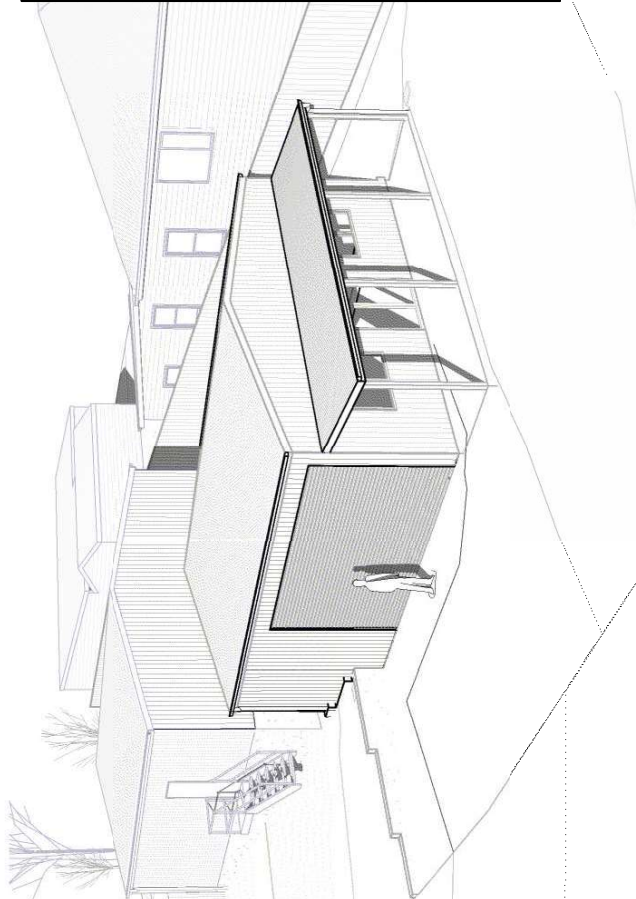


# Proposed Garage at 8a Carnarvon Street, Newstead, T.A.S. 7250

## for Bruce Jessup



| Project Details       |                          |
|-----------------------|--------------------------|
| Council               | Launceston City Council  |
| Zone                  | 10.0 General Residential |
| Planning Overlay      | N/A                      |
| PID                   | 6591 905                 |
| Title Folio           | 1                        |
| Title Volume          | 7667                     |
| Climate Zone          | 7                        |
| WIND SPEED            | N-2                      |
| SOIL CLASS            | CLASS -                  |
| STAR RATING           | ★                        |
| BAL Rating            | BAL - N/A for Planning   |
| Corrosive Environment | N/A                      |

| Drawing List |   |
|--------------|---|
| Sheet Number | Sheet Name                              |
| 1            | Cover Page                              |
| 2            | Government Infrastructure               |
| 3            | Site Plan                               |
| 4            | Site/Drainage Plan                      |
| 5            | Garage Floor Plan                       |
| 6            | Garage Lower Floor Elevations (sheet 1) |
| 8            | Elevations (sheet 2)                    |
| 9            | 3d Views                                |
| 10           | Images                                  |
| 11           | Sun Shade Diagrams_10am & 12 noon       |
| 12           | Sun Shade Diagrams_2 pm                 |

| Area Schedule (Gross Building) |                       |                |
|--------------------------------|-----------------------|----------------|
| Name                           | Area                  | Area (Squares) |
| Existing Garage                | 91.20 m <sup>2</sup>  | 9.81           |
| Existing Dwelling              | 470.90 m <sup>2</sup> | 50.63          |
| Lower Extension                | 101.35 m <sup>2</sup> | 10.90          |
|                                | 663.45 m <sup>2</sup> | 71.34          |

| Site areas |                        |
|------------|------------------------|
| Name       | Area                   |
| Area       | 3647.99 m <sup>2</sup> |
|            | 3647.99 m <sup>2</sup> |



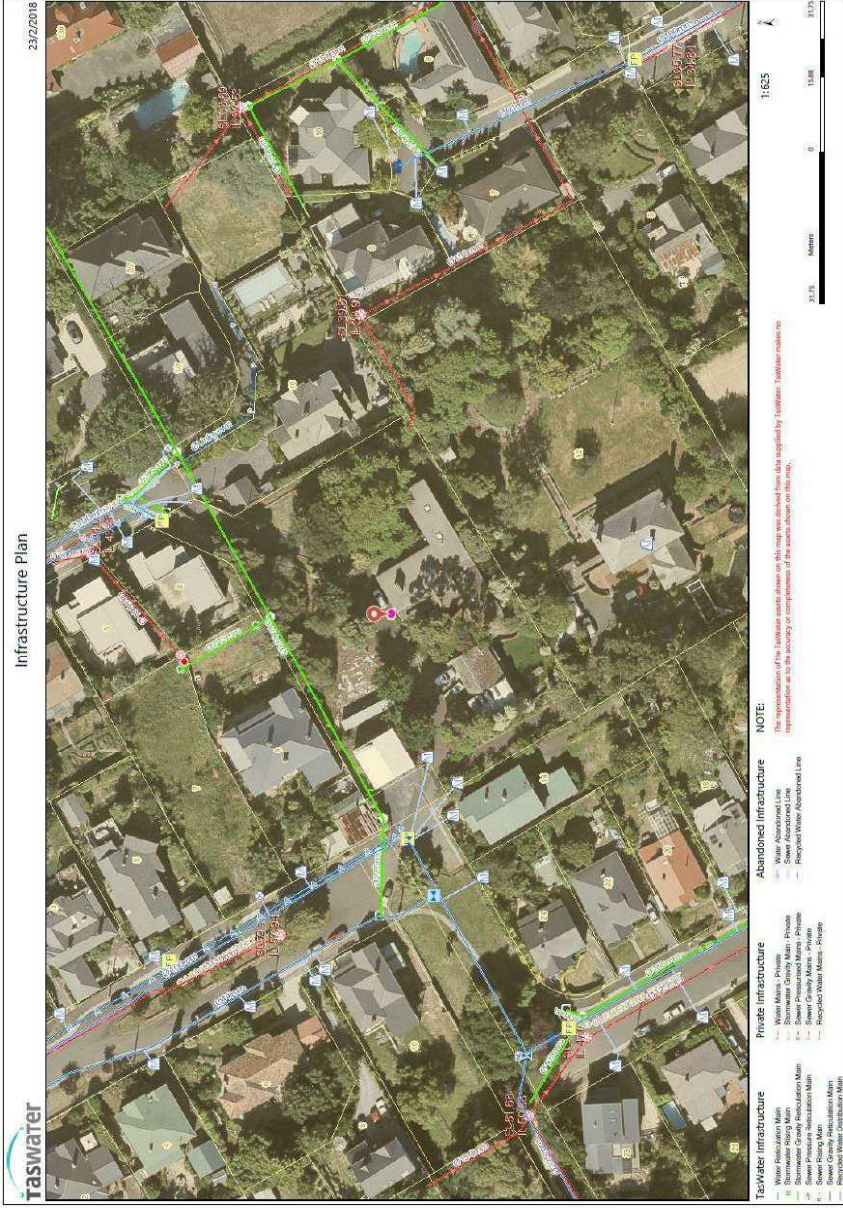
DA amend 2 (A3)

| No. | Date     | Description       |
|-----|----------|-------------------|
| 4   | 10.10.19 | DA amend 2        |
| 3   | 22.05.19 | DA amend 1        |
| 2   | 05.09.18 | Planning App.     |
| 1   | 30.08.18 | Planning Approval |

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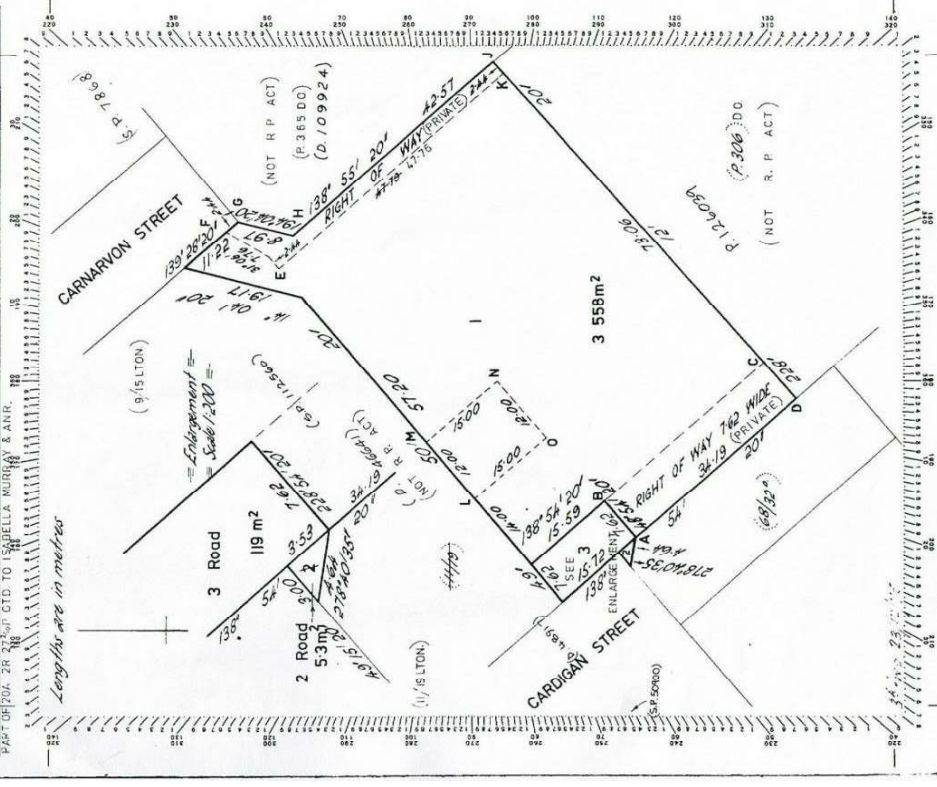
Scale :

Starting Date : 25-02-18  
 Plot Date : 10/10/2019  
 6:08:56 PM  
 Project No. Drawing No.  
 060218 1 /12



Owner: Estate of Alison Stewart  
D.D. FOR EBEKA & ORS  
1/15/18  
9/2/2018  
To: Frances & Michael  
East of Locs Old to William Henry Brownie  
Part of Old 2R 27m<sup>2</sup> Gtd. to Isabella Murray & Anr.  
Scale 1:300  
DEPUTY Registrar in Charge

PLAN OF SURVEY  
by Surveyor Paul Anthony Phelan  
S.P.7667  
Effective from - 9 MAR 1976  
CITY OF LAUNCESTON  
Scale 1:300



**PLANNING EXHIBITED DOCUMENTS**  
Ref No: DA 0549/2018  
Date advertised: 2011/2/019  
Planning Administration: *Adams Building Design*

**Project:**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Drawing Title:**  
Government Infrastructure

**Client:**  
Bruce Jessup

**Scale:**  
DA amend 2

**Starting Date:**  
25-02-18

**Plot Date:**  
10/10/2019 6:08:56 PM

**Project No.:**  
060218

**Drawing No.:**  
2 / 12

| Rev. | Date     | Description       |
|------|----------|-------------------|
| 4    | 10.10.19 | DA amend 2        |
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| 1    | 30.08.18 | Planning Approval |

170 Abbott Street,  
Newstead  
Launceston TAS 7250.

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E: leigh@adamsbuildingdesign.com.au  
www.adamsbuildingdesign.com.au  
ABN 71 048 418 121  
acc. # CG886J

**adams building design**

Version: 2, Version Date: 18/11/2019  
Document Set ID: 4173309







| No. | Date     | Description       |
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| 4   | 10.10.19 | DA amend 2        |
| 3   | 22.05.19 | DA amend 1        |
| 2   | 05.09.18 | Planning App 2    |
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**Project :**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client :**  
Bruce Jessup

**Drawing Title :**  
Site/Drainage Plan

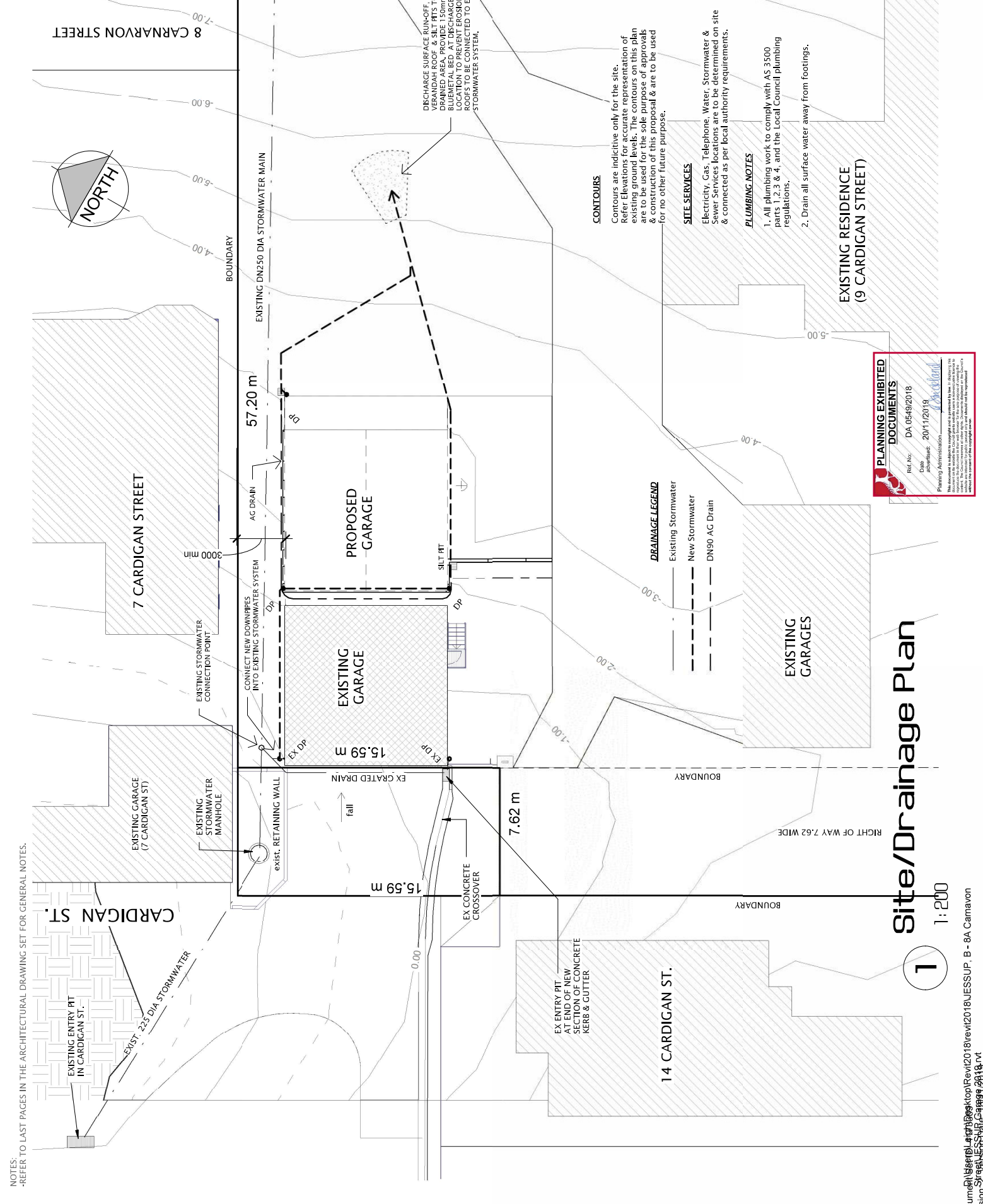
**Scale :**  
1 : 200

**Starting Date :**  
25-02-18

**Plot Date :**  
10/10/2019  
6:08:58 PM

**Project No.**  
060218

**Drawing No.**  
4 / 12



**NOTES:**  
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

**DRAINAGE LEGEND**

|  |                     |
|--|---------------------|
|  | Existing Stormwater |
|  | New Stormwater      |
|  | DN90 AG Drain       |

**CONTOURS**  
Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

**SITE SERVICES**  
Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

**PLUMBING NOTES**  
1. All plumbing work to comply with AS 3500 parts 1, 2, 3 & 4, and the Local Council plumbing regulations.  
2. Drain all surface water away from footings.

EXISTING RESIDENCE  
(9 CARDIGAN STREET)

**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0549/2018  
Date submitted: 2011/2019

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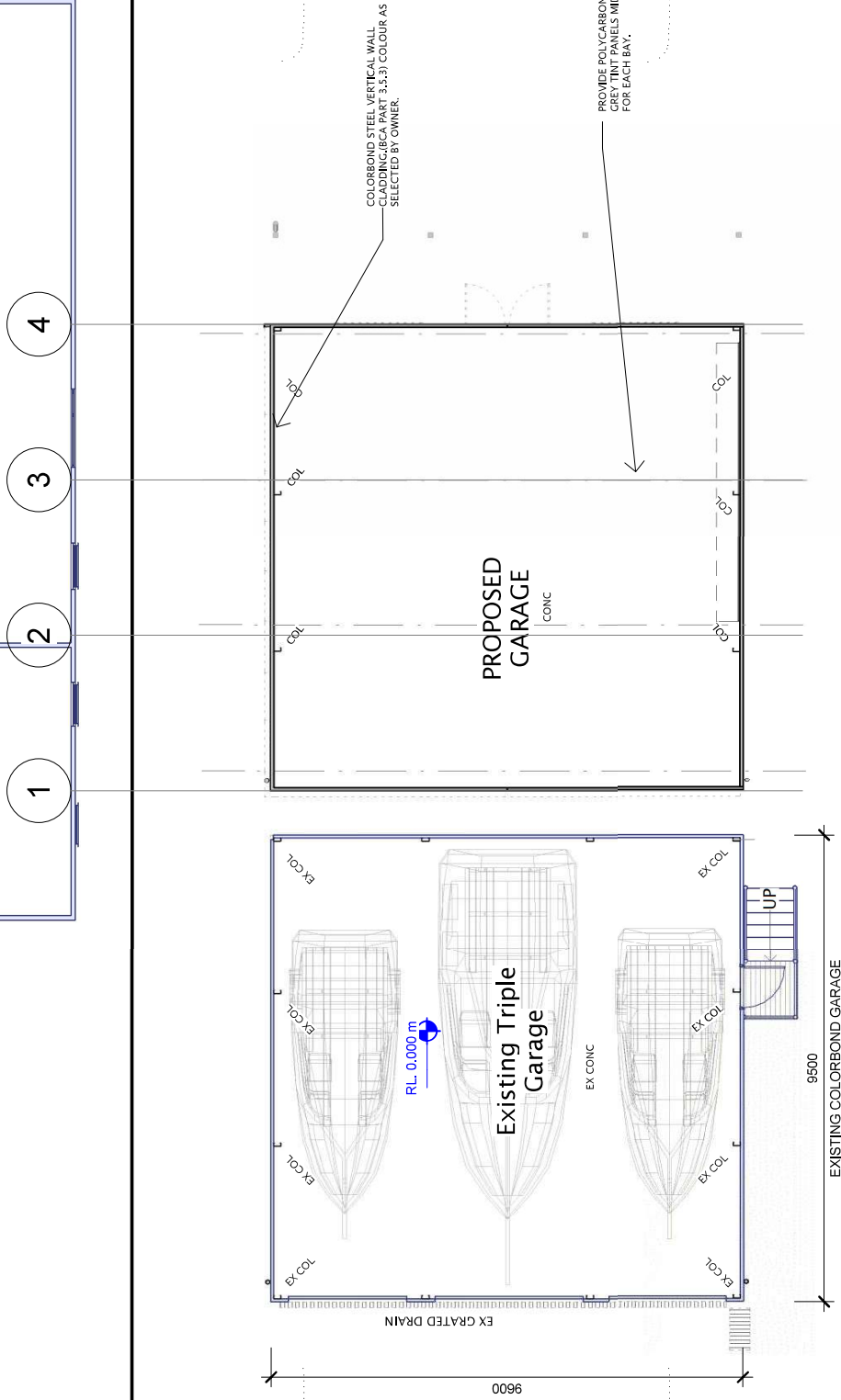
# Site/Drainage Plan

1:200



NOTES:  
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D:\Users\Leigh\Desktop\Revit\2018\JESSUP - B - 8A, Carnarvon Street\JESSUP Garage 2019.rvt



**Floor Plan**  
1 : 100

**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0549/2018  
Date advertised: 2011/2019  
Planning Administration: *Adams Building Design*

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| Area Schedule (Gross Building) |                       |                |
|--------------------------------|-----------------------|----------------|
| Name                           | Area                  | Area (Squares) |
| Existing Garage                | 91.20 m <sup>2</sup>  | 9.81           |
| Existing Dwelling              | 470.90 m <sup>2</sup> | 50.63          |
| Lower Extension                | 101.35 m <sup>2</sup> | 10.90          |
|                                | 663.45 m <sup>2</sup> | 71.34          |

| Rev. | Date     | Description       |
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| 3    | 22.05.19 | DA amend 1        |
| 2    | 03.08.18 | Planning App 2    |
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**Project :**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client :**  
Bruce Jessup

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|                 |                       |                   |        |
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| Scale :         | 1 : 100               | <b>DA amend 2</b> |        |
| Starting Date : | 25-02-18              |                   |        |
| Plot Date :     | 10/10/2019 6:08:59 PM | Project No.       | 060218 |
|                 |                       | Drawing No.       | 5 /12  |

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170 Abbott Street,  
Newstead  
Launceston TAS 7250.

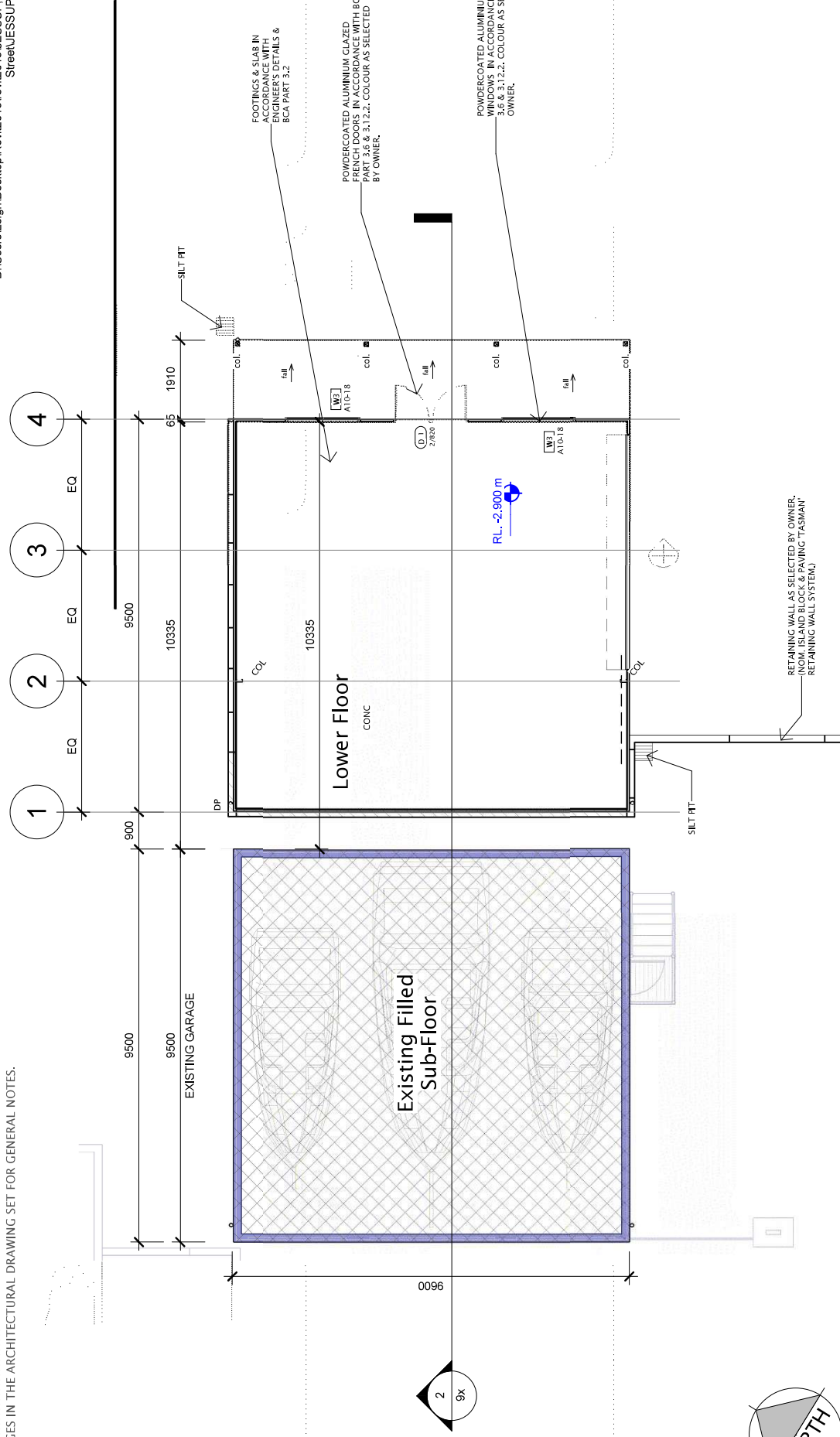
M : 0411 294 351  
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www.adamsbuildingdesign.com.au

ABN 71 048 418 121  
acc. # CG866J



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D:\Users\Leigh\Desktop\Revit\2018\JESSUP - B - 8A, Carnarvon Street\JESSUP Garage 2019.rvt



| Area Schedule (Gross Building) |                       |                |
|--------------------------------|-----------------------|----------------|
| Name                           | Area                  | Area (Squares) |
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| Lower Extension                | 101.35 m <sup>2</sup> | 10.90          |
|                                | 663.45 m <sup>2</sup> | 71.34          |

# Lower Floor Plan

1 1:100

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acc. # CG886J

| Rev. | Date     | Description       |
|------|----------|-------------------|
| 4    | 10.10.19 | DA amend 2        |
| 3    | 22.05.19 | DA amend 1        |
| 2    | 03.08.18 | Planning App 2    |
| 1    | 30.08.18 | Planning Approval |

**Project:**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Drawing Title:**  
Garage Lower Floor

**Client:**  
Bruce Jessup

|   |                           |
|---|---------------------------|
| <b>Scale:</b> 1 : 100                   | <b>DA amend 2</b>         |
| <b>Starting Date:</b> 25-02-18          |                           |
| <b>Plot Date:</b> 10/10/2019 6:08:59 PM | <b>Project No.</b> 060218 |
|   | <b>Drawing No.</b> 6 / 12 |





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building design

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Newstead.

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ACC. # CC886J

**DA amend 2** A3

| No. | Date     | Description       |
|-----|----------|-------------------|
| 4   | 10.10.19 | DA amend 2        |
| 3   | 22.05.19 | DA amend 1        |
| 2   | 05.09.18 | Planning App 2    |
| 1   | 30.08.18 | Planning Approval |

**Project :**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client :**  
Bruce Jessup

**Drawing Title :**  
Elevations (sheet 1)

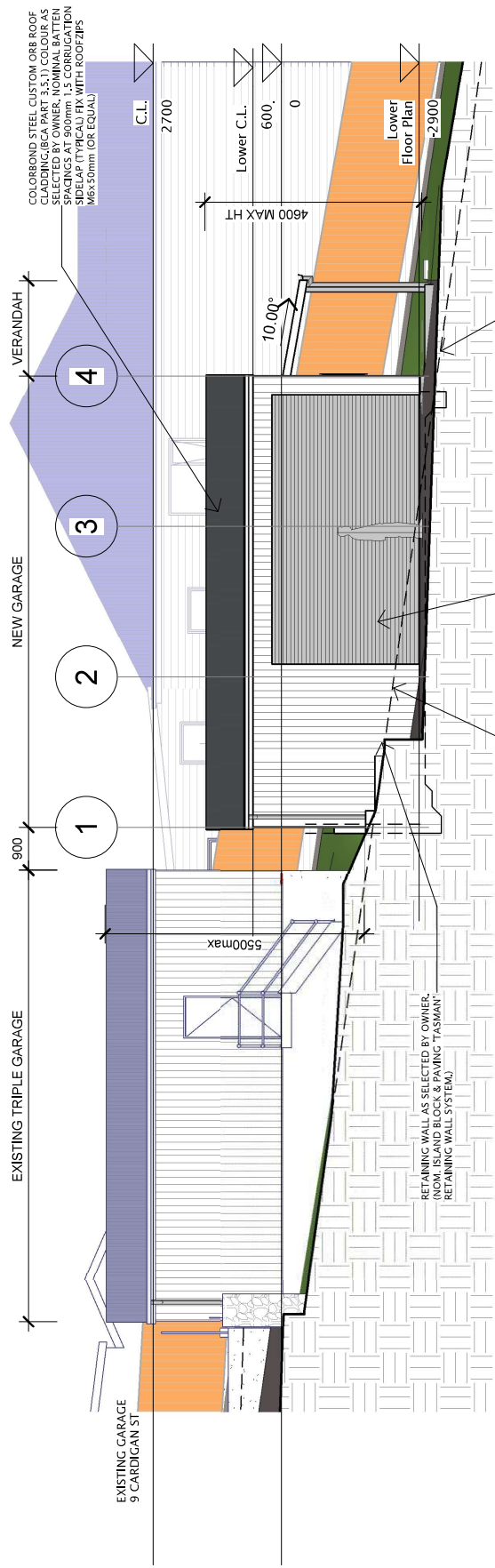
**Scale :**  
1 : 100

**Starting Date :** 25-02-18

**Plot Date :** 10/10/2019  
6:09:00 PM

**Project No.** 060218  
**Drawing No.** 7 / 12

NOTES:  
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**South Elevation**

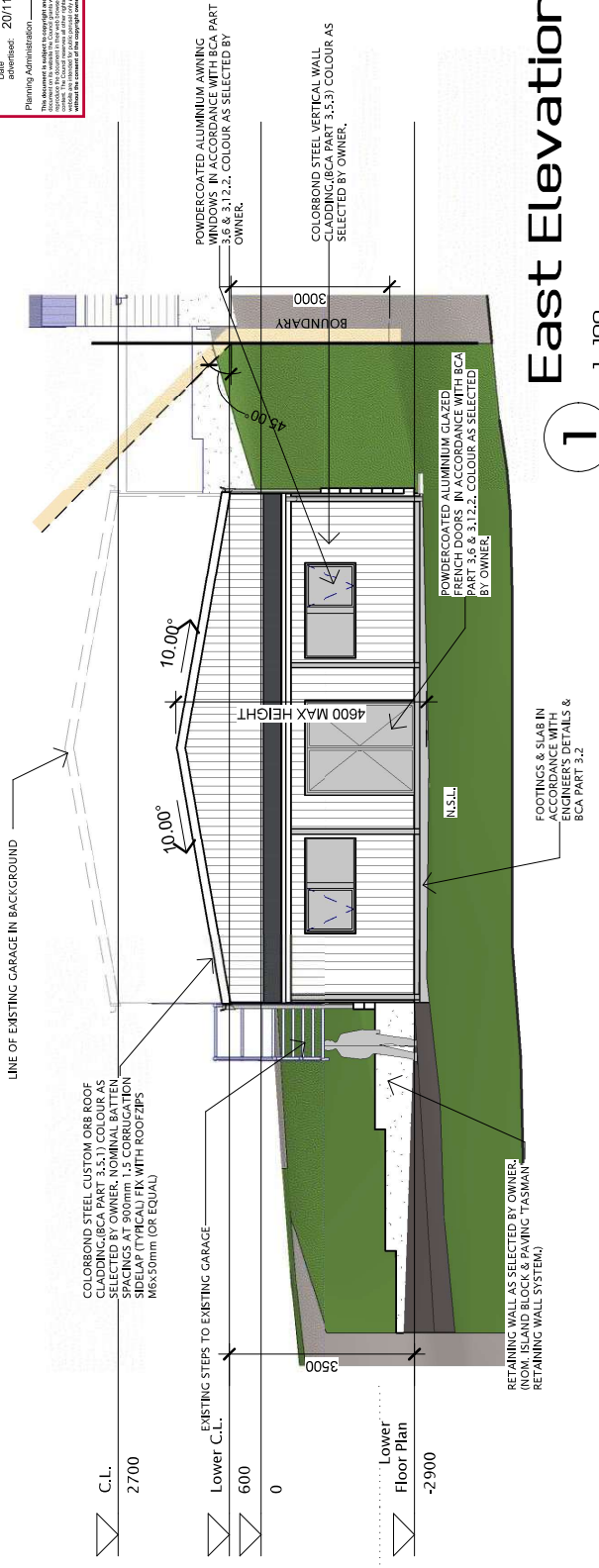
2 1:100

**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0549/2019  
Date downsize: 20/11/2019

Planning Administration  
Launceston

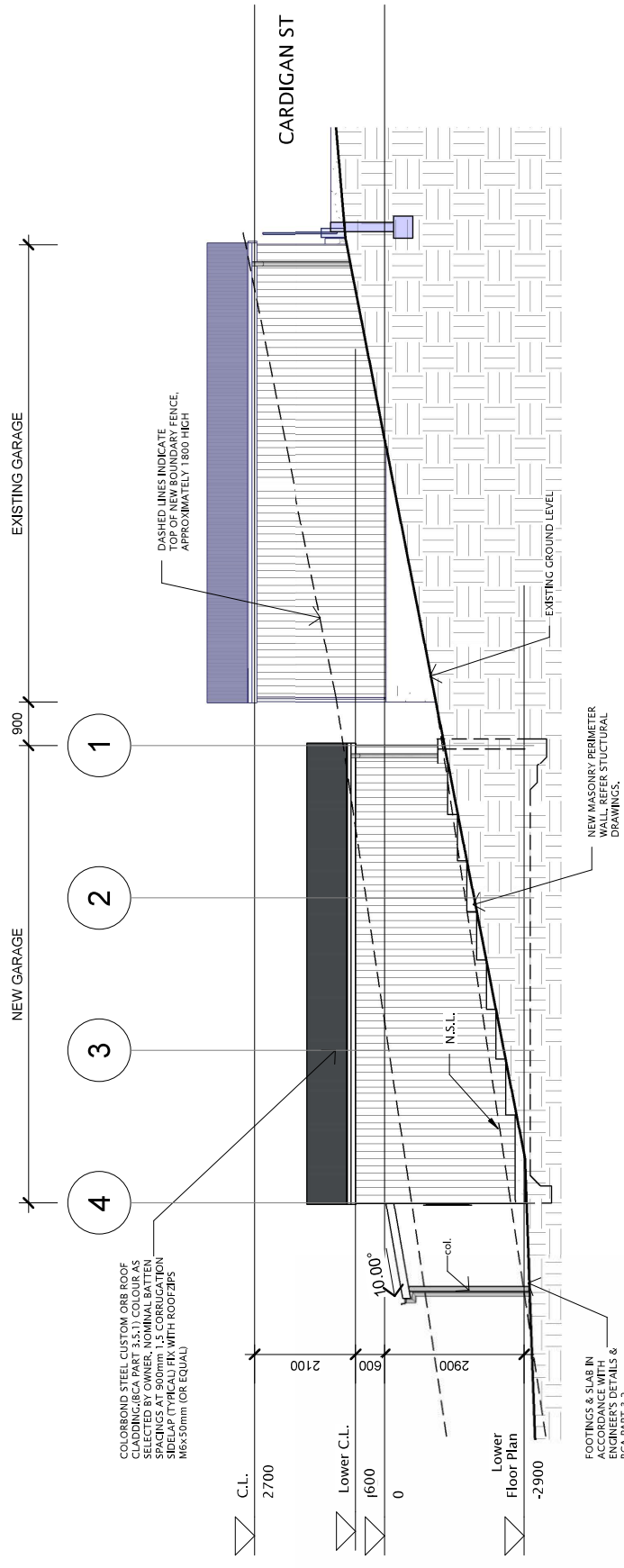
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**East Elevation**

1 1:100





# North Elevation

1:100

# West Elevation\_Existing Frontage

1:100

| No. | Date     | Description       |
|-----|----------|-------------------|
| 4   | 10.10.19 | DA amend 2        |
| 3   | 22.05.19 | DA amend 1        |
| 2   | 05.09.18 | Planning App 2    |
| 1   | 30.08.18 | Planning Approval |

Project :  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

Client :  
Bruce Jessup

Drawing Title :  
Elevations (sheet 2)

Scale : 1 : 100

Starting Date : 25-02-18

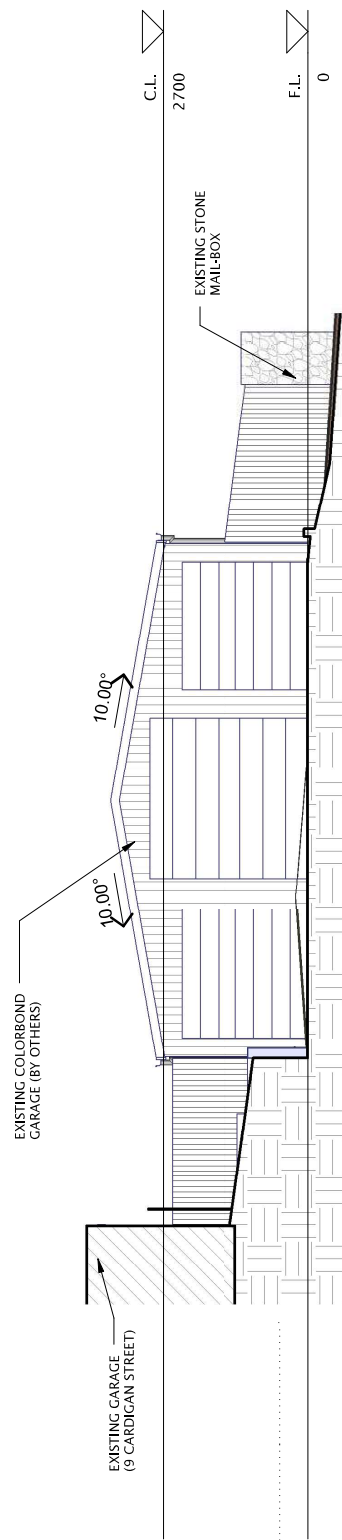
Plot Date : 10/10/2019  
6:09:00 PM

Project No. 060218  
Drawing No. 8 / 12

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1 Northerly Perspective

3 Westerly Perspective



2 Easterly Perspective

DA amend 2 A3

| No. | Date     | Description       |
|-----|----------|-------------------|
| 4   | 10.10.19 | DA amend 2        |
| 3   | 22.05.19 | DA amend 1        |
| 2   | 05.09.18 | Planning App 2    |
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**Project :**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client :**  
Bruce Jessup

**Drawing Title :**  
3d Views

**Scale :**

**Starting Date :** 25-02-18

**Plot Date :** 10/10/2019  
6:09:02 PM

**Project No.** 060218  
**Drawing No.** 9 / 12

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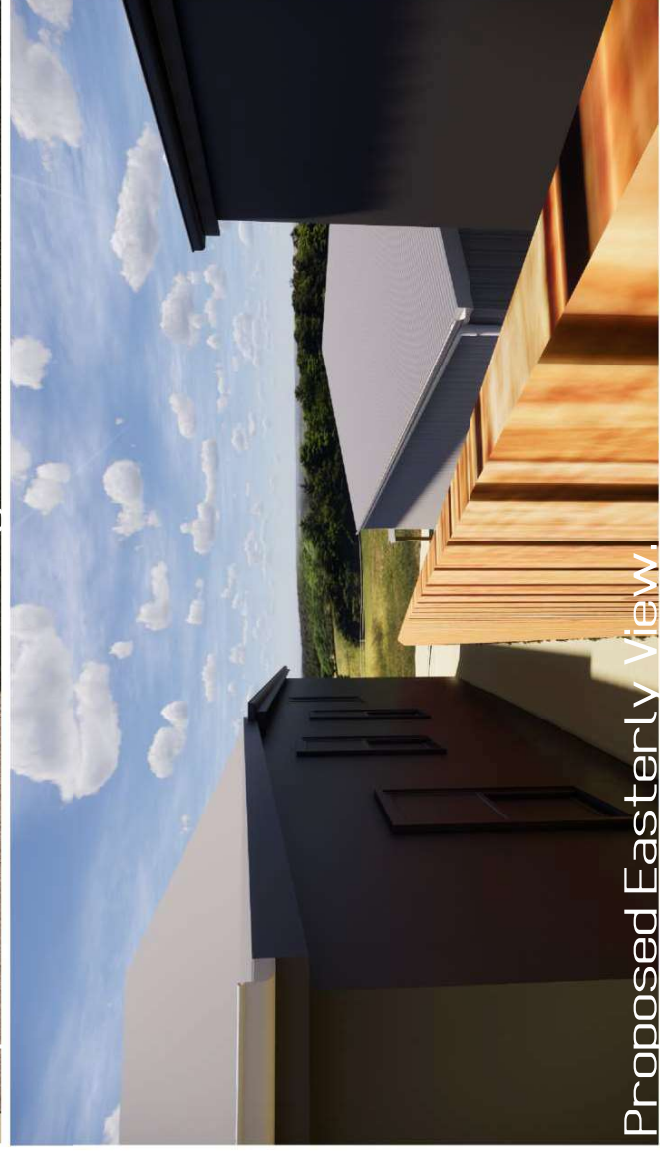
existing view of 9 Cardigan st



Proposed view of 9 Cardigan St



existing easterly view



Proposed Easterly View

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| 4    | 10.10.19 | DA amend 2        |
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| 1    | 30.08.18 | Planning Approval |

**Project :**  
 Proposed Garage  
 at 8a Carnarvon Street,  
 Newstead, TAS, 7250

**Client :**  
 Bruce Jessup

**Project Title :**  
 Images

**Scale :** 1 : 1

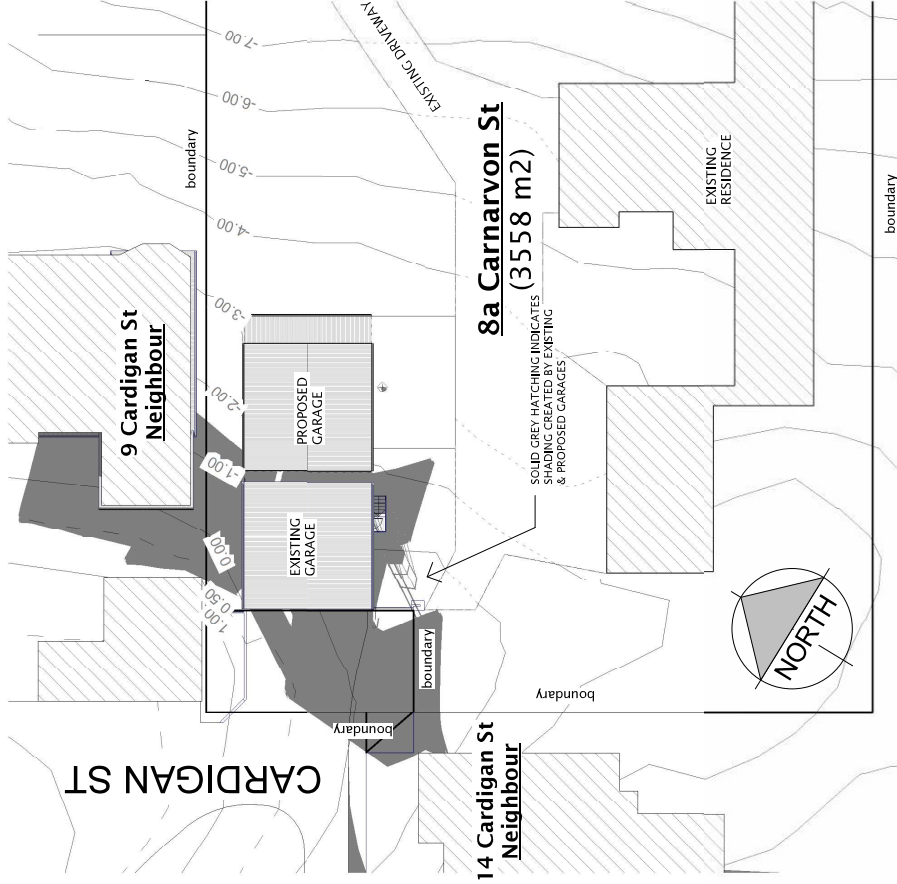
**Starting Date :** 25-02-18

**Plot Date :** 10/10/2019 6:09:02 PM

**Project No.:** 060218  
**Drawing No.:** 10/12

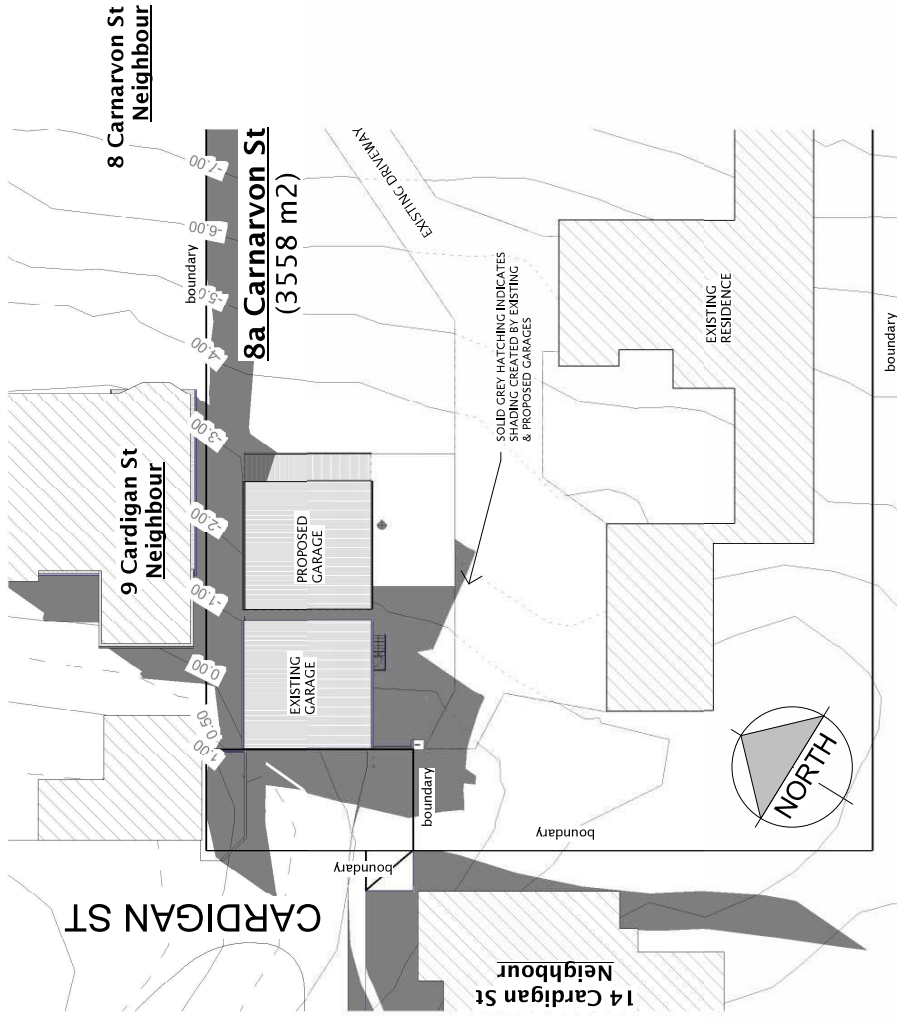
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1 Sun shade Diagram @ 10 am June 21


1:400



2 Sun shade Diagram @ 12 noon June 21

1:400





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**Project :**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client :**  
Bruce Jessup

**Drawing Title :**  
Sun Shade Diagrams\_10am & 12 noon

**Scale :** 1 : 400

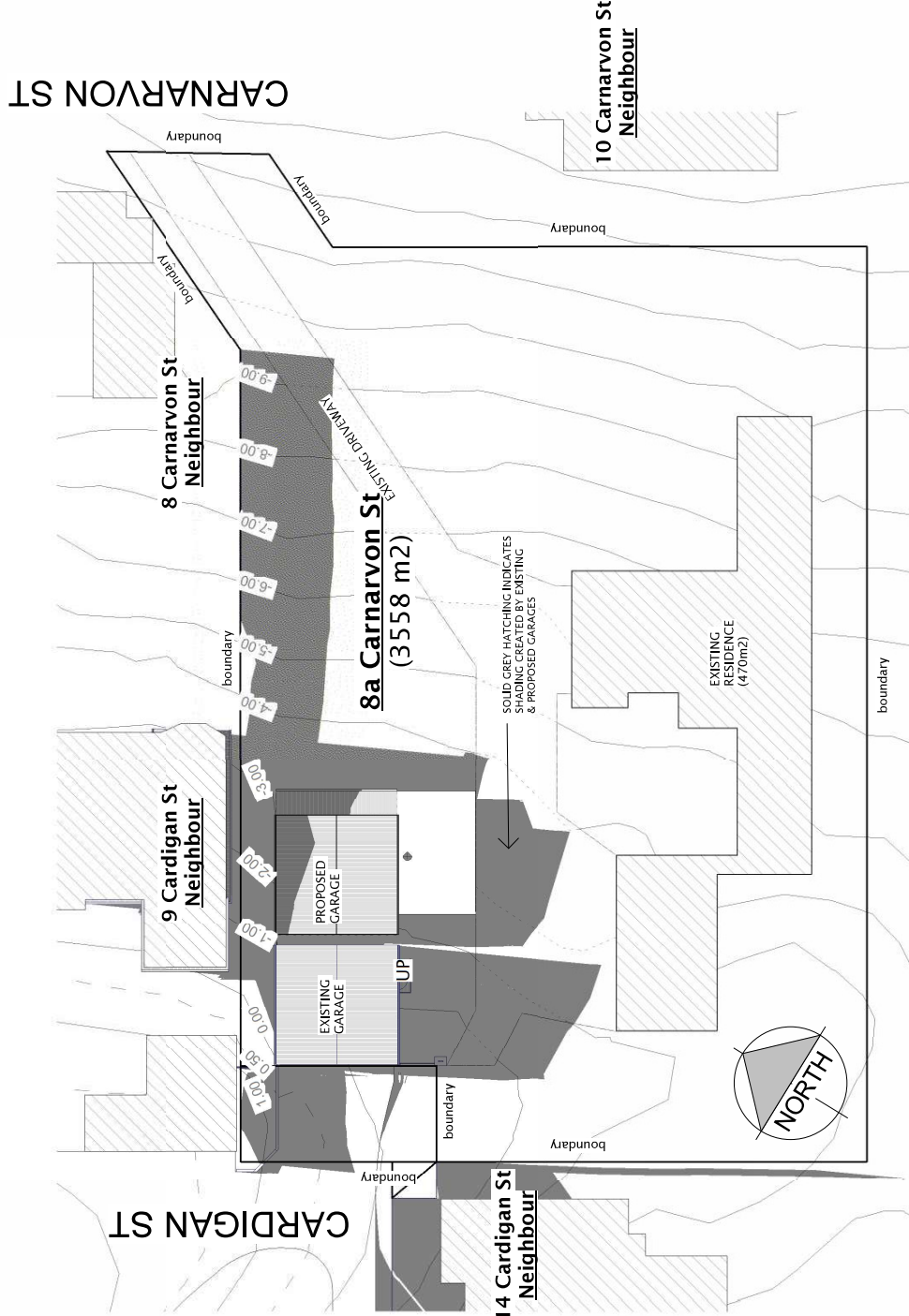
**Starting Date :** 25-02-18

**Plot Date :** 10/10/2019 6:09:03 PM

**Project No.:** 060218

**Drawing No.:** 11/12

NOTES:  
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(3) Sun shade Diagram @ 2 pm June 21

1:400

**PLANNING EXHIBITED DOCUMENTS**  
Ref. No: DA-0549/2018  
Date issued: 20/11/2018  
Planning Administration: *Cardigan*

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**adams building design**  
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ABN 71 048 418 121  
acc. # CC886J

**DA amend 2 (A3)**

| No. | Date     | Description       |
|-----|----------|-------------------|
| 4   | 10.10.19 | DA amend 2        |
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**Project:**  
Proposed Garage  
at 8a Carnarvon Street,  
Newstead, TAS, 7250

**Client:**  
Bruce Jessup

**Drawing Title:**  
Sun Shade Diagrams\_2  
pm

**Scale:**  
1 : 400

**Starting Date:**  
25-02-18

**Plot Date:**  
10/10/2019  
6:09:04 PM

**Project No.**  
060218  
**Drawing No.**  
12/12



Our Ref: 19.277

Measured form and function



5 November 2019

Mr Richard Jamieson  
Manager City Development  
City of Launceston  
By Email: [Brian.White@launceston.tas.gov.au](mailto:Brian.White@launceston.tas.gov.au)



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ABN 27 014 609 900

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Launceston / 7250  
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E [admin@6ty.com.au](mailto:admin@6ty.com.au)

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston 7250  
P (03) 6332 3300

57 Best Street  
PO Box 1202  
Devonport 7310  
P (03) 6424 7161

Dear Richard,

**PLANNING ASSESSMENT - DA0549/2018 - 8A CARNARVON STREET, NEWSTEAD**

6ty° Pty Ltd have been engaged to prepare a planning assessment of the revised application drawings against Clause 10.4.11 Outbuildings, swimming pools and fences - Performance Criteria P1 of the *Launceston Interim Planning Scheme 2015* ("the Scheme")

It is intended to be read in conjunction with the amended drawing set prepared by Adams Building Design dated 10 October 2019.

**Proposal**

The proposal is for the construction of a single-storey outbuilding in the north-west corner of the site<sup>1</sup>. It will have a gross floor area of 91.2m<sup>2</sup> and will have the following boundary setbacks:

- a. a uniform northern (side) boundary setback of 3m;
- b. a uniform southern (side) boundary setback of 36.2m;
- c. a 52m setback from its Carnarvon Street frontage;
- d. a 44m setback from its eastern boundary which adjoins 10 Carnarvon Street;
- e. a 20m setback from its western boundary which adjoins 14 Cardigan Street.

The proposed outbuilding will be located to the rear of an existing outbuilding relative to its Cardigan Street frontage. The two outbuildings will be separated by a gap which will have a width of 900mm. The northern and western walls of the proposed outbuilding will be solid. The southern elevation will include a double width garage door. The eastern elevation will include two windows and a French door. A veranda will be located above the door and windows extending for the entire length of the eastern elevation.

The outbuilding will have an eaves height of 3.5m and a roof apex height of 4.6m measured relative to finished floor level, and a roof pitch of 10°. It will be partly excavated into the slope, which rises towards the west, to a maximum depth of 1.6m at the north-western corner of the building area. The northern wall of the outbuilding will therefore have an apparent building height above adjacent natural

<sup>1</sup> The site is 8a Carnarvon Street which has a lot size of 3,555m<sup>2</sup>.

ground level of between 3.5m at the eastern end and 1.8m at the western end. The maximum building height, which relates to the roof apex, will be setback 7.4m from the northern boundary.

To facilitate the proposed outbuilding, an existing outbuilding with a gross floor area of 27.5m<sup>2</sup> will be demolished.

## Planning Assessment

### Clause 10.4.11 Outbuildings, swimming pools and fences - Performance Criteria P1

The objective of the standard is:

*To ensure that:*

- (a) *outbuildings, swimming pools and fences:*
  - (i) *do not detract from the character of the surrounding area; and*
  - (ii) *are appropriate to the site and respect the amenity of neighbouring lots;*
- (b) *dwelling remain the dominant built form.*

The performance criteria states:

*Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:*

- (a) *the visual impact on the streetscape;*
- (b) *any overshadowing of adjoining lots;*
- (c) *the size and location of outbuildings on adjoining lots;*
- (d) *existing buildings on the site;*
- (e) *the topography of the site.*

The term 'surrounding area' is not defined by the Scheme. For the purposes of the assessment, the surrounding area ("the area") is taken to include lots that have frontage onto Cardigan Street and Carnarvon Street and all lots that adjoin the site.

The surrounding area is spatially represented in Figure 1 below. It encompasses an area of 3.17ha and consists of 26 lots. The smallest lot is 473.1m<sup>2</sup> and the largest lot is 5,037m<sup>2</sup>. The average lot size within the area is 1,082.2m<sup>2</sup>.

For the purposes of the assessment, the adjoining lot is 9 Cardigan Street which is to the north-west of the proposed outbuilding.





**Figure 1 - aerial image illustrating the spatial extent of the surrounding area.**

Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania

The proposed outbuilding will not detract from the character of the area or the amenity of the adjoining lot, having regard to the following:

- (a) The site is located at the southern end of a residential block that is bound by Cardigan Street to the west and Carnarvon Street to the east. Both streets are dead-end roads and consist of split level lanes. The western lane of each street is on the low side and is used for ingress. The eastern lane of each street is on the high side and is used for egress. The lanes are separated by a vegetated median.

Vehicles are able to transition from the eastern lane to the western lane at the end of each median. The southern end of the Cardigan Street median is located approximately 39m from the frontage of the site. The southern end of the Carnarvon Street median is located approximately 13m from the frontage of the site. Views to the location of the proposed outbuilding from these positions are blocked or obscured by existing dwellings and outbuildings, fencing and vegetation on the site and adjoining lots.

The proposed outbuilding will be located directly behind an existing outbuilding that is constructed to the Cardigan Street frontage. The wall of the existing outbuilding that faces the road has a length 9.6m and contains three garage door openings. The wall has a maximum height above pavement level of 3.1m to the roof apex. A solid colourbond fence extends between the existing outbuilding and adjoining lot to the north. The location of the existing outbuilding and fence will block views to the proposed outbuilding from the section of Cardigan Street that is directly adjacent to the frontage of the site.

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Date advertised: 20/11/2019

Planning Administration *Sackland*

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The proposed outbuilding will be setback approximately 52m from Carnarvon Street which is located downslope to the north-east. The substantial setback distance from Carnarvon Street, row of vegetation along the western side of the internal driveway and vegetation between the driveway and proposed outbuilding will obscure views to the proposed outbuilding from the section of Carnarvon Street that is directly adjacent to the frontage of the site.

The proposed outbuilding will not result in visual impacts on the streetscape of Cardigan Street and Carnarvon Street. It will therefore not detract from the character of the area in this regard.

- (b) The proposed outbuilding will be located to the south of the adjoining lot. The shadow diagrams (Project No. 060218 Drawing No. 11/12 and 12/12) demonstrate that the size and location of the proposed outbuilding will not overshadow the adjoining lot. It will therefore not detract from the amenity of the adjoining lot in this regard.
- (c) The following table illustrates existing gross floor area of outbuildings on lots within the surrounding area. It also shows the site coverage of outbuildings and total site coverage on each lot.

| Address              | Outbuilding GFA (m <sup>2</sup> ) | Outbuilding Site Coverage (%) | Total Site Coverage (%) |
|----------------------|-----------------------------------|-------------------------------|-------------------------|
| 2 Cardigan Street    | 74                                | 9.4                           | 40.4                    |
| 4 Cardigan Street    | 39.23                             | 6.4                           | 43.38                   |
| 6 Cardigan Street    | 40.13                             | 3.8                           | 27.8                    |
| 8 Cardigan Street    | -                                 | -                             | 25.6                    |
| 10 Cardigan Street   | -                                 | -                             | 23.8                    |
| 12 Cardigan Street   | 85.59                             | 1.7                           | 8.4                     |
| 14 Cardigan Street   | 45.88                             | 6.5                           | 31.7                    |
| 9 Cardigan Street    | 87.41                             | 7.7                           | 37.7                    |
| 7 Cardigan Street    | -                                 | -                             | 57                      |
| 5 Cardigan Street    | 66.56                             | 8.4                           | 44                      |
| 3 Cardigan Street    | 84.4                              | 10.5                          | 35.1                    |
| 1 Cardigan Street    | 67.28                             | 8.3                           | 35.8                    |
| 3 Suffolk Street     | 84.1                              | 11.32                         | 45.7                    |
| 5 Suffolk Street     | 36.09                             | 4.4                           | 44.1                    |
| 2 Carnarvon Street   | 99.47                             | 12.5                          | 35.7                    |
| 4 Carnarvon Street   | -                                 | -                             | 32.3                    |
| 6 Carnarvon Street   | -                                 | -                             | 41.07                   |
| 8 Carnarvon Street   | -                                 | -                             | 38.9                    |
| 10 Carnarvon Street  | 37.81                             | 2.7                           | 21.8                    |
| 1/7 Carnarvon Street | -                                 | -                             | 44.6                    |
| 2/7 Carnarvon Street | -                                 | -                             | 47.58                   |
| 1 Carnarvon Street   | 80.86                             | 10.5                          | 40.9                    |
| 3 Carnarvon Street   | 25.78                             | 3.02                          | 30.9                    |
| 5 Carnarvon Street   | -                                 | -                             | 24.25                   |



| Address         | Outbuilding GFA (m <sup>2</sup> ) | Outbuilding Site Coverage (%) | Total Site Coverage (%) |
|-----------------|-----------------------------------|-------------------------------|-------------------------|
| 130 Elphin Road | -                                 | -                             | -                       |



The largest combined gross floor area of outbuildings on a lot in the surrounding area is 99.47m<sup>2</sup> and the lowest is 25.78m<sup>2</sup>.

The largest outbuilding site coverage on a lot within the surrounding area is 12.5% and the lowest is 1.7%. The average outbuilding site coverage is 7.14%.

The largest total site coverage on a lot within the surrounding area is 57% and the lowest is 8.4%. The average total site coverage is 35.7%.

By contrast, the proposed outbuilding will result in the following:

| Value                             | Existing | Proposed |
|-----------------------------------|----------|----------|
| Outbuilding GFA (m <sup>2</sup> ) | 124.6    | 189.2    |
| Outbuilding Site Coverage (%)     | 3.5      | 5.3      |
| Total Site Coverage (%)           | 17.1     | 18.9     |

The proposed combined outbuilding gross floor area will retain an outbuilding site coverage and total site coverage that will be substantially lower than the maximum site coverage values in the surrounding area. The proposed outbuilding will result in a net increase in outbuilding gross floor area on the site of approximately 63.7m<sup>2</sup>. The location of the proposed outbuilding will not be discordant with the location of outbuildings in the surrounding area. In this regard, the location of outbuildings on lots within the surrounding area range from the frontage to the rear boundary.

The size of the proposed outbuilding is therefore appropriate to the site and the character of the area in terms of site coverage, net increase in gross floor area and location.

The proposed outbuilding will be located downslope from the southern side of the adjoining lot. The northern wall of the outbuilding will be setback 4m from the adjoining dwelling. Its location faces away from the primary living and private open space areas of the adjoining dwelling.

The northern elevation of the outbuilding will be partly excavated into the slope, which rises towards the west, to a maximum depth of 1.6m at the north-western corner of the building area. The northern wall of the outbuilding will therefore have an apparent building height above adjacent natural ground level of between 3.5m at the eastern end and 1.8m at the western end. The lower wall of the outbuilding will be partly screened by a 1.8m high solid boundary fence.

The size and location of the proposed outbuilding will not detract from the amenity of the adjoining lots in terms of site coverage, net increase in gross floor area and its position and height relative to the adjoining dwelling.

- (d) The proposed outbuilding will be comparable with the size and location of the existing outbuilding that it will be adjacent to. Inclusion of the proposed outbuilding on the site will increase to net outbuilding gross floor area by

approximately 63.7m<sup>2</sup>, increase the outbuilding and total site coverage by 1.8%.

- (e) The proposed outbuilding will be partially cut into the site to accommodate a level building area.

### Conclusion

Based on the above assessment, it is submitted that the proposed outbuilding complies with performance criteria 10.4.11 P1. The size and location of the proposed outbuilding will be appropriate to the site, limit impacts on the amenity of the adjoining lot and will have a negligible impact on the character of the surrounding area.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

**6ty° Pty Ltd**

George Walker  
Director/Planning Consultant

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