

# Planning Compliance Report

Friday, 5 February 2021

## Addressing Interim Planning Scheme

[2015 Launceston City Council](#)

## Proposed

[40 College St, Newstead, TAS 7250](#)

## Client

[Rickard Lock](#)

**Zone:** [11.0 Inner Residential](#)

**Planning Overlay:** [N/A](#)

# Introduction

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This report aims to demonstrate compliance with relevant planning standards for proposed Extension [40 College St, Newstead, TAS 7250](#), [Launceston, TAS](#). The report aims to take into consideration the intent, values and objectives of the Launceston City Council Interim Planning Scheme 2015, with amendments, and address all scheme standards applicable to this development. This report is based on proposed development works to be carried out, completed, and maintained by the applicant & owner. The proposed development relies on Performance Criteria to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

## Development Details

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The proposed development comprises the construction of a proposed Extension [40 College St, Newstead, TAS 7250](#) & the removal of 3 mature trees.

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Dwelling (footprint)	103.06 m <sup>2</sup>	11.08
Existing Garage	40.86 m <sup>2</sup>	4.39
Proposed Extension	100.30 m <sup>2</sup>	10.79
Proposed Link-way	16.83 m <sup>2</sup>	1.81
	261.06 m <sup>2</sup>	28.07

Site areas	
Name	Area
Site	784.40 m <sup>2</sup>
	784.40 m <sup>2</sup>

Use Class: [Residential](#)

## Applicable Planning Standards & Codes

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The following zone standards and codes of the Launceston City Council Interim Planning Scheme 2015 are applicable to the proposed development:

- [Zone 11.0 Inner Residential](#)
- [11.4.2 Site coverage and rear setback for single dwellings](#)
- [11.4.3 Building envelope for single dwellings](#)

**All Zone standards & codes that are not applicable (N/A) or are compliant with the acceptable solutions have not been listed.**

# Interim Planning Scheme Considerations

## PART D ZONES

### 11.0 Inner Residential Zone

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

<p><b>Objective:</b></p> <p>To ensure that the location and extent of building site coverage:</p> <p>(a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity;</p> <p>(b) assists with the management of stormwater;</p> <p>(c) provides for setback from the rear boundary; and</p> <p>(d) has regard to streetscape qualities.</p>	
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>A rear setback of no less than 4m, unless the lot is an internal lot.</p>	<p>P1</p> <p>The location of buildings in relation to the rear boundary must:</p> <p>(a) allow for adequate visual separation between neighbouring dwellings;</p> <p>(b) maximise solar access to habitable rooms; and</p> <p>(c) facilitate provision of private open space.</p>

**Response:** The proposed works include a single storey extension at the rear of the property which is setback a minimum of 1500 from the rear boundary which is shared with 28 Landsborough Avenue. The rear setback is less than the 4000 in the Acceptable Solutions. The sun-shade diagrams clearly demonstrate that the existing 2000 high boundary fence creates much of the shading on the 21<sup>st</sup> of June with the proposed extension adding only a very small amount of shade. In addition to this, there are 3 mature trees that will be removed as part of this proposal which will considerably INCREASE the amount of direct sunlight into 28 Landsborough Avenue private open space, Living areas & rooftop solar panels. The trees to be removed include a 6m high Pittosporum & two 4m high Robinia Mop – tops.



6M HIGH PITTOSPORUM



4M HIGH ROBINIA



4M HIGH ROBINIA

The Location of the building in relation to the rear boundary:

- a) Allows for adequate visual separation with the distance between the proposed extension & the existing dwelling at 28 Landsborough Avenue measuring 6800mm. In addition to the distance, much of the

- proposed extension will be screened by the existing 2000 high boundary fence.
- b) Maximises solar access to habitable rooms at 28 Landsborough Avenue as demonstrated in the sunshade diagrams pages 11 & 12 of the drawing set there is at least 6hrs direct sunlight into the habitable rooms on 21 June.
  - c) The Private open space for 40 College street is situated in the Eastern half of the property. The private open space at 28 Landsborough Avenue receives at least 4 hrs direct sunlight on 21<sup>st</sup> June (refer pages 11 & 12 of the drawing set.)

### 11.4.3 Building envelope for single dwellings

<p><b>Objective:</b></p> <p>To ensure that the siting and scale of single dwellings:</p> <p>(a) allows for flexibility in design to meet contemporary dwelling requirements;          (b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing;          and          (c) has regard to streetscape qualities.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes:</p> <p>(a) determined by a setback of no less than 3m from side boundaries and no less than 4m from the rear boundary and a building height of no more than 5.5m; or</p> <p>(b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to a building height of no more than 8.5m above natural ground level (see Figures 11.4.3 A and 11.4.3 B); and walls are setback:</p> <p>(i) no less than 1.5m from a side boundary; or</p> <p>(ii) less than 1.5m, provided the wall is built against an existing boundary wall or the wall or walls have a total length of no greater than 9m or one third of the boundary with the adjacent property, whichever is the lesser.</p>	<p>P1</p> <p>The siting and scale of single dwellings must be designed to:</p> <p>(a) ensure there is no unreasonable loss of amenity on adjoining lots by:</p> <p>(i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above;</p> <p>(ii) overlooking and loss of privacy; and</p> <p>(iii) visual impacts when viewed from adjoining lots: and</p> <p>(b) take into account steep slopes and other topographical constraints; and</p> <p>(c) have regard to streetscape qualities.</p>

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The siting & scale of the proposed extension is designed to ensure there is no unreasonable loss of amenity on adjoining lots by:

- i) Overshadowing & reduction of sunlight is minimised & there is at least 6hrs direct sunlight into the habitable rooms on 21 June.
  - ii) Overlooking & loss of privacy is minimised with the use of a single highlight window facing the rear boundary.
  - iii) Visual impacts when viewed from the adjoining lots is minimised due to the extension being single storey less than 3500 above natural surface level which is largely obscured by the existing boundary fences.
- b) N/A
- c) N/A – proposed extension not visible from the street

## **PART E CODES**

### **E1.0 Bushfire Prone Areas Code**

N/A

### **E2.0 Potentially Contaminated Land Code**

N/A

### **E3.0 Landslip Code**

N/A

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

N/A

### **E5.0 Flood Prone Areas Code**

N/A

### **E6.0 Car Parking and Sustainable Transport Code**

Compliant -

### **E7.0 Scenic Management Code**

N/A

### **E8.0 Biodiversity Code**

N/A

### **E9.0 Water Quality Code**

N/A

### **E10.0 Recreation and Open Space Code**

N/A

### **E11.0 Environmental Impacts and Attenuation Code**

N/A

### **E12.0 Airports Impact Management Code**

N/A

### **E13.0 Local Historic Heritage Code**

N/A

### **E14.0 Coastal Code**

N/A

### **E15.0 Telecommunications Code**

N/A

### **E16.0 Invermay/Inveresk flood inundation area code**

compliant

### **E17.0 Cataract Gorge Management Area Code**

N/A

### **E18.0 Signs Code**

N/A

### **E19.0 Development Plan Code**