



27 April 2021

Launceston City Council  
PO Box 396  
Launceston  
TAS 7250

Dear Planner,

**Re: Proposed new multiple dwellings at 7 Weedon Avenue, South Launceston**

The proposed development is for 1 new additional dwelling and an extension to the existing dwelling totalling 2 dwellings. The proposed alterations to the front dwelling include new single car garage and new ensuite for existing bedroom 1. The rear proposed dwelling is 2 storey, 3 bedroom, 2 bathroom with open plan living, kitchen & dining and attached 1 car carport.

**10.0 General Residential Zone**

**10.4.1 Residential density for multiple dwellings**

A1 Complies – Site Area 736m<sup>2</sup> = 368m<sup>2</sup> per dwelling

**10.4.2 Setbacks and Building Envelope for all dwellings**

A1 Complies

A2 Complies

A3 Complies

**10.4.3 Site coverage and private open space for all dwellings**

A1 a) Complies – Site coverage = 35.78%  
b) Complies – Total private open space = Unit 1 – 177m<sup>2</sup>, Unit 2 – 167m<sup>2</sup>

A2 Complies

**10.4.4 Sunlight to private open space of multiple dwellings**

A1 Complies with a

**10.4.5 Width of openings for garages and carports for all dwellings**

A1 Complies – width of opening 5.5m

#### 10.4.6 Privacy for all dwellings

A1 a) Complies  
b) Complies  
c) Complies

A2 a) i) Does not comply – Unit 2 W11  
ii) Does not comply – Unit 2 W9  
iii) Complies  
iv) Complies

b) i) Does not comply  
ii) Complies – Unit 2 W11 opaque  
Does not comply – Unit 2 W9  
iii) Does not comply – Unit 2 W9

P2 Unit 2 W9 is located 2.29m from the rear boundary. This boundary is shared with 27 Gascoyne Street, Kings Meadows. W9 faces approximately SSE uphill towards the shed (on boundary) and house lounge (behind bath), bath (13m away) & laundry (15.8m away). The house is shielded from overlooking by vegetation on site. The private open space of 27 Gascoyne Street is located to the NW of the house and away from the line of sight from W9. Therefore direct views to the windows and private open space of 27 Gascoyne Street is minimised.

A3 Does not comply – Unit 1 existing lounge room windows.

P3 The existing lounge room windows of Unit 1 are positioned at least 2.1m above the level of the driveway directly outside the window. The 3m width of the driveway to Unit 2 and the small number of parking spaces provided (2) would restrict the speed and frequency at which the cars travel along this area and therefore reduce the level of vehicle noise. The location of the windows above the driveway will also minimise vehicle light intrusion.

#### 10.4.7 Frontage fences for all dwellings

N/A – proposed fences to comply with the requirements of the exemption.

#### 10.4.8 Waste storage for multiple dwellings

A1 Complies with a

#### 10.4.9 Site facilities for multiple dwellings

A1 Complies

A2 Complies

#### 10.4.10 Common property for multiple dwellings

A1 Complies

#### 10.4.11 Outbuildings, Swimming pools and fences

A1.1 Complies

A1.2 N/A

A2 N/A

A3 N/A

#### 10.4.12 Earthworks and retaining walls

A1 a) Complies  
b) Complies  
c) Does not comply  
d) Complies  
e) Complies

P1 The topography of the subject site is sloped approximately 1:6 falling towards the NE. Proposed dwelling is located to ensure it remains within the building envelope. In order to achieve this the ground floor is cut into the site with the deepest cut being 1.35m in the SW corner of the ground floor. Stormwater runoff will be collected around the dwelling to prevent unreasonable discharge to the adjoining lots. The retaining walls will be constructed to engineers standards and batters to the National Construction Code to ensure topsoil and soil erosion is minimised.

#### 10.4.13 Location of car parking

A1 Does not comply – refer to response to 10.4.6 Privacy for all dwellings P3

A2.1 Complies

A2.2 Complies

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

Only parts with discretion required are addressed in the below.

<u>Parking spaces</u>	<u>Required</u>	<u>Provided</u>
Unit 1	2	2
Unit 2	2	2
Visitor	1	0
<b>Total</b>	5	4

#### E6.5.1 Car parking numbers

A1 Does not comply



P1.2 The designed layout of the site provides individual driveway access for each unit and has the appearance of 2 separate properties. The existing house Unit 1 is expected that visitors would utilize on-street parking as they would with a single dwelling with no visitor parking space. This type of visitor parking is evident in the locality. It is expected that visitors to Unit 2 would park in the driveway to Unit 2. As they are visiting the occupants of Unit 2 and the driveway is not shared there would not be an issue with blocking the driveway for the other unit.

A2 N/A

Kind regards

Bianca Pople