Proposed multiple dwellings

for
Kabraco Builders
6 Binalong Avenue
St. Leonards
Tasmania   7250

<u>Response to representations (DA0574/2021)</u>

Prepared by Greg Scolyer (Scolyer Designs)

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1. Introduction

1.1 Purpose of this Report

This report has been prepared in response to representations received for a Development Application (DA0574/2021) lodged by Kabraco Builders to construct 3 x new dwellings at No. 6 Binalong Ave., St Leonards

The report considers the relevant provisions of the *Launceston Interim Planning Scheme 2015* ('the scheme').

This report should also be read in conjunction with tehg original Planning response dated November 2021

2. Response

2.1 Responses from representors

2.1.1 Shadowing

Setbacks and building envelope for all dwellings – Clause 8.4.2

Objective
To control the siting and scale of dwellings to:
(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1 Response: The proposed Units 1 & 3 will be setback adequately from the primary frontage. Unit 2 is sited at 3m from the primary frontage & requires discretion. It is noted that No 5 Mercer street appears to have a frontage of similar distance. Unit 4 is an existing residence & complies.
Part Complies with A1.

A2 Response: The garages for Units 1 & 3 will be setback adequately from the primary frontage. The garage for Unit 2 is sited at 3m from the primary frontage & requires discretion. Unit 4 currently has a garage,
Part Complies with A2.

A3 Response: The proposed dwellings will not exceed 8.5 m in height (Units 1 – 3 wil be approx.. 7.50m high). Unit 3 is setback 2.30m from the rear boundary & 2.50m from the side boundary which fits within the building envelope. Unit 4 is an existing residence & complies (approx. 5.0m high).
Complies with A3.

Comments: Shadowing is a non issue as the proposed development satisfies 8.4.2 A3 as an Acceptable Solution due to the fact that the proposed new dwellings fit inside the prescribed Building Envelope which was demonstrated in the drawings that were previously submitted for Development Application.

2.1.2 Parking

- All dwellings have double garage parking for the owners, also a guest parking is provided outside each unit. This is deemed more than adequate parking to help keep parking off Mercer Street.

2.1.3 Parking time

- The matter in regard to school time parking is only for 30 minutes, twice a day for 8 months of the year. Not all year all the time due to school holidays.

2.1.4 Mercer Street

- St Leonard's is an ever changing suburb. There are development plans for Mercer Street to be extended into the future with additional building blocks and houses to be built. This area will continue to be move towards a more modern area with families & children as residents. Kabraco plan to build 3 x modern townhouse to assist in setting the tone for the area, being modern stylish homes.

2.1.5 Lot size

- The allotment land size at 6 Binalong Avenue is 1,456m2. For a 4 x dwellings strata title each dwellings averages approximately 364m2 / lot which is over the Planning Scheme's requirements of 325m2 / lot.

2.1.6 Privacy

- The dwellings all face their decks open living space towards street in an attempt to keep views away from neighbouring properties. Privacy screesn will be provided where the Planning Scheme mandates their use. The privacy to dwelllings across ther street to 6 Binalong Ave is a non-issue as having neighbour's across any street is to be part of living in any local suburban area.

3.   Conclusion

The comments above establish that the proposed development complies in most to the Tasmania Planning Scheme

Appendices