

TITLE: DA0239/2022 - 66 Peel Street West, West Launceston - Residential - Construction of a Dwelling and an Outbuilding

FILE NO: DA0239/2022

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GENERAL MANAGER: Dan Ryan (General Manager Community and Place Network)

ATTACHMENT 1

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

12.0 Low Density Residential Zone

12.1.1 Zone Purpose Statements
12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.
Consistent Consistency with the zone purpose has been achieved as the proposal is for a residential use in a residential zone. The proposal is considered compatible with the character of the surrounding area.

12.4 Development Standards

12.4.1 Site Coverage

Objective: To ensure that site coverage: (a) is compatible with the character of the surrounding area; (b) provides sufficient area for private open space and landscaping; and (c) assists with the management of stormwater runoff.
Consistent The proposal complies with the acceptable solution.
A1.1 Site coverage must be no greater than 50%; and A1.2 No less than 25% of the site must be free from impervious surfaces.
Complies The site area excluding the access strip is approximately 1,380m ² and the approximate area covered by roofed buildings will be 398m ² . Therefore, the proposed site coverage is around 29% with more than 25% of the site remaining pervious.

12.4.2 Building height, setback and siting

Objective: To ensure that building bulk and form, and siting: (a) is compatible with the streetscape and character of the surrounding area; and (b) protects the amenity of adjoining lots.
Consistent The proposal is assessed as complying with the performance criteria (P3) for side setback requirements.

<p>A1 Building height, other than for outbuildings, must be no greater than 8m.</p>
<p>Complies The maximum building height will be 7.5m. The proposal complies.</p>
<p>A2.1 Setback from a primary frontage must be no less than: (a) 8m; or (b) for infill lots, within the range of the setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.2 below; and Figure 12.4.2 - Primary Frontage Setback for Infill Lots</p>
<p>A2.2 Setback from a frontage other than a primary frontage must be no less than 3m.</p>
<p>Complies The subject site is an internal lot, therefore, the setback from the primary frontage is in excess of 32m.</p>
<p>A3.1 Setback from a side boundary must be no less than 3m plus 0.5m for every metre of building height over 3m, or part thereof.</p>
<p>A3.2 Setback from a rear boundary must be no less than 5m.</p>
<p>Relies on Performance Criteria The proposed dwelling is set back from the north western side boundary by 3.6m and from the south eastern side boundary by 4.8m, at the closest points. The proposed maximum building height to the north west is 6.2m and to the south east is 3m (outbuilding). Accordingly, the required setback to the north west is $3 + (3.2 \times 0.5) = 4.6\text{m}$ and 3m for the south east. The proposed minimum setback to the rear boundary is 2.2m. The proposal relies on performance criteria.</p>
<p>P3 Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) the privacy to private open space and windows of habitable rooms on adjoining lots; (g) sunlight to private open space and windows of habitable rooms on adjoining lots; (h) any existing screening or the ability to implement screening; and (i) the character of the surrounding area.</p>
<p>Complies The buildings on the site are considered to be located to ensure that there is no unreasonable loss of amenity to the occupiers of adjoining lots. The site has a slope of approximately 21% rising to the south west and has an area of approximately 1,518m². The subject site on which the proposal is located is an inner lot and the majority of the adjoining lots are currently vacant, however, it is considered that the proposed dwelling is consistent with the pattern of development in surrounding areas. No unreasonable loss of amenity to future occupiers of adjoining lots (currently vacant) is expected as a result of the proposal given the relatively big lot sizes and other site specific characters such as topography.</p> <p>The site has a significant slope, and this limits the ability for the dwelling to be built within the building envelope, as the slope increases the height of the building in relation to the ground level as it falls away.</p> <p>Furthermore, except the property at south west (located to the rear), the other properties adjoining to the site are currently vacant and have no active approvals and as such, do not have private open space or habitable rooms. The property at the rear is developed with a residential dwelling and is considered sufficiently set back from the proposed</p>

dwelling. In addition, the proposed boundary screen planting is expected to be minimize any possible adverse impact on privacy in future.

It is, therefore, considered the proposal meets the performance criteria of P3.

12.4.3 Outbuildings and other structures

Objective:

To ensure that:

- (a) outbuildings do not detract from the character of the surrounding area;
- (b) dwellings remain the dominant built form within an area; and
- (c) earthworks and the construction or installation of retaining walls are appropriate to the site and respect the amenity of adjoining sites.

Consistent

The proposal is assessed as complying with the performance criteria (P1) for outbuilding height requirements.

A1.1 The combined gross floor area of outbuildings must not exceed 81m²; and

- (a) have a wall height no greater than 3.5m; and
- (b) have a building height no greater than 4.5m; and

A1.2 Outbuildings must be setback from the primary road frontage no less than the setback of the dwelling.

Relies on Performance Criteria

The floor area of the proposed outbuilding is 52m². The proposed wall height is 4m and the building height will be 4.3m. As such the proposal relies on the performance criteria.

P1 Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining sites, having regard to:

- (a) visual impact on the streetscape;
- (b) any adverse impacts on native vegetation;
- (c) any overshadowing of adjoining sites;
- (d) the size and location of outbuildings on adjoining sites and in the surrounding area; and
- (e) must have a combined gross floor area that does not exceed 100m²; and
- (f) must have wall height not greater than 4m; and
- (g) must have a building height not greater than 5m.

Complies

The outbuilding will not be seen from the street given the lot is internal. As per the information provided by the applicant, the location of the outbuilding will require removal of two bush type fruit trees. The adjoining site to the rear is currently developed and is sufficiently setback from the proposed development. The other adjoining lots are currently vacant and have no active approval applicable for those lots. In addition, given the limited bulk and height of the proposed outbuilding, it is not expected to have a significant impact on overshadowing of adjoining properties. The proposed outbuilding will have a 52m² floor area, 4m wall height and 4.3m building height. The proposal is assessed as meeting the performance criteria.

A2 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 1.5m from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Complies

The proposed retaining wall to the rear and the proposed earth works will have a maximum height of 1m from existing ground level and will have a minimum setback of 2.2m from a lot boundary. The proposed excavations to the outbuilding will have a maximum height of 0.9m and will be located 0.9m away from the registered 3m wide drainage easement. The proposal complies with the acceptable solution.

E4.6 Development Standards

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

Consistent

The proposed dwelling has appropriate parking and access and is consistent with the purpose of the code.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

Consistent

The proposal complies with the relevant acceptable solution.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

Complies

According to Table E6.1 a residential use in Low Density Residential zone requires one space per bedroom or two spaces per three bedrooms. As per the A1 (c) of the Clause, the subject dwelling can exceed the requirement by more than two spaces or 5% whichever is the greater. The proposed dwelling will have three bedrooms and five car parking spaces have been proposed. Therefore, the proposal comply with the A1 (c) of the Clause.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

To ensure that parking areas are constructed to an appropriate standard.

Consistent

<p>The proposal complies with the acceptable solution.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.
<p>Complies</p> <p>The parking spaces and access will be formed, and will be drained to the public stormwater system. As per the applicant's response to the RFI, the access area close to the garage and outbuilding will be paved with aggregate concrete and the lower driveway to the street will be paved with bitumen (if not exposed aggregate full length). The site is accessed via an existing internal driveway and no changes are proposed to the gradient of the driveway. The vehicular access to the garage and outbuilding will have a gradient less than 7%. The proposal complies.</p>

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent The proposal complies with the acceptable solution.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies</p> <p>The provisions made for parking and access meet the required standards specified in A1.1 of the Clause.</p>

E7.0 Scenic Management Code

<p>E7.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and

(c) ensure that vegetation is managed for its contribution to the scenic landscape.
Consistent The siting and design of the development will not detract from the visual amenity of the scenic management area, or from scenic road corridors. The design is considered appropriate in the area and will complement the locality and the landscape. The proposal also ensures additional landscape vegetation is provided to contribute to the scenic landscape.

E7.6 Development Standards

E7.6.1 Scenic road corridor

Objective: To ensure the visual amenity of the scenic road corridors is managed through appropriate siting and design of development, including subdivision, to provide for views that are significant to the traveller experience and avoid obtrusive visual impacts on skylines, ridge lines and prominent locations.
Consistent
A1 Development (not including subdivision), must not be visible when viewed from the scenic road.
Complies The proposed development is considered not visible from the Southern Outlet, as it is an internal lot with approximate distance of 175m to the highway and is screened by vegetation. In addition, the proposed landscaping plan with boundary screen plantings is expected to screen the appearance of the development.

E7.6.2 Scenic management areas

Objective: The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.
Consistent The dwelling is considered to be designed to complement the character of the local scenic management area.
A1 No acceptable solution.
Relies on Performance Criteria There is no acceptable solution for development in a scenic management area; the proposal relies on the performance criteria.
P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to: (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; (b) the impact on skylines, ridgelines and prominent locations; (c) the nature and extent of existing development on the site; (d) the retention or establishment of vegetation to provide screening; (e) the need to clear existing vegetation; (f) the requirements for any hazard management; (g) the need for infrastructure services; (h) the specific requirements of the development; (i) the location of development to facilitate the retention of trees; and (j) design treatment of development, including: (i) the bulk and form of buildings including materials and finishes; (ii) any earthworks for cut or fill; (iii) the physical (built or natural) characteristics of the site or area; (iv) the nature and character of the existing development; and

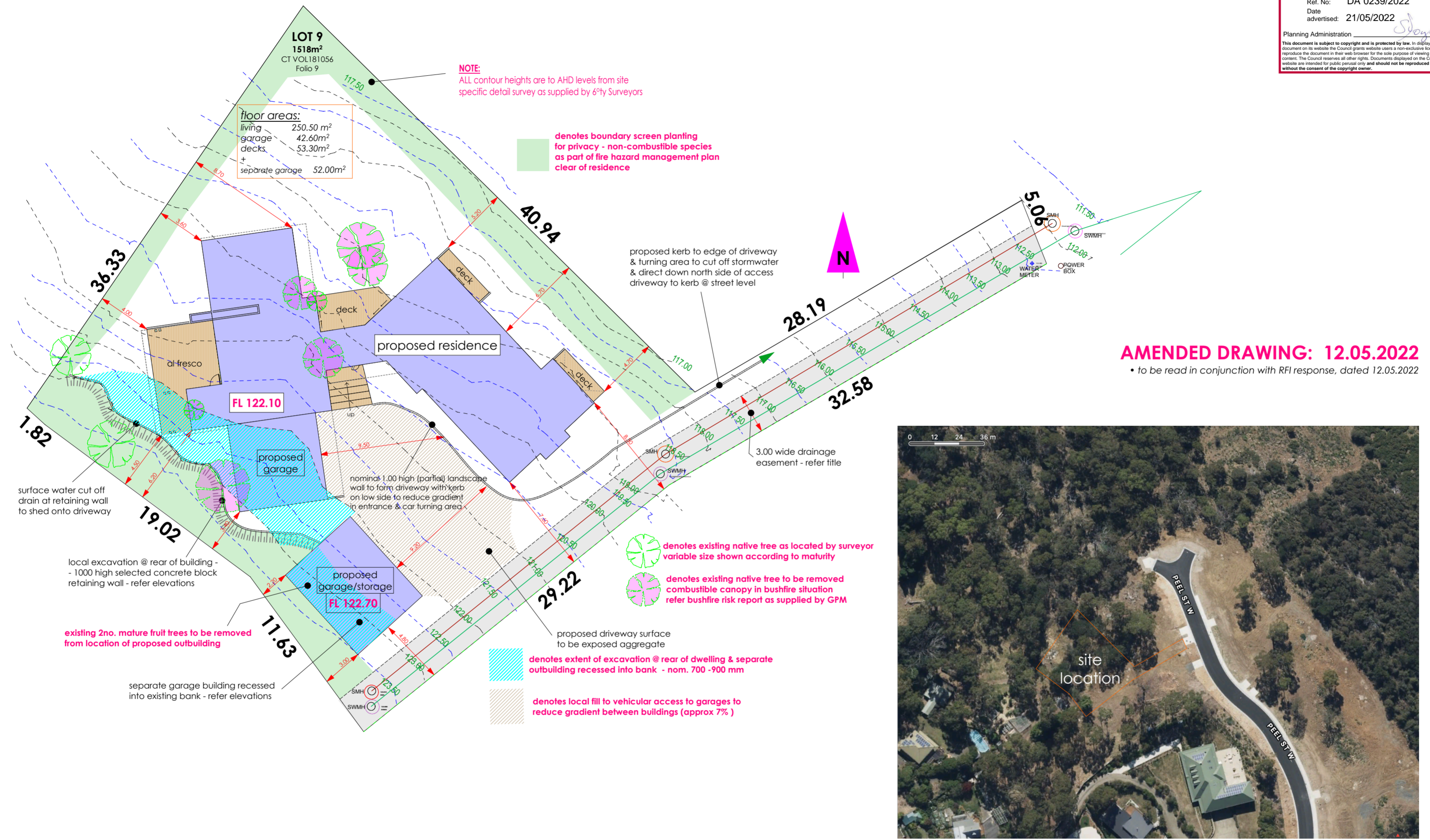
<p>(v) the retention of trees.</p> <p>Complies The proposal is in the Western Hillside Precinct scenic management area which is characterised by residential development interspersed with vegetation. The dwelling proposed is not considered obtrusive to the skyline, due to the topography of the site and the location of mature trees on site and in surrounding areas. Conditions have been recommended requiring the materials used to be non-reflective to further assist with the blending of the development into the environment. The earthworks proposed are minimal and will not impact the scenic nature of the area.</p> <p>The proposal includes a removal of eight trees with variable sizes to facilitate the development (one tree located to the southern end of the site, where the outbuilding is proposed is not shown on the plans). However, in response to the representations received during the advertising period, the applicant agreed to retain and maintain two mature trees proposed for removal, thereby reducing the number of trees to be removed to six.</p> <p>This will be conditioned in the planning permit and amended plans showing all relevant information on trees will be provided prior to the commencement of any work. Given the location of those six trees on site and safety concerns the proposed tree removal considered reasonable.</p> <p>The proposed landscaping plan which proposes boundary screen plantings will screen the appearance of the development. The proposal will assist in the establishing of the emerging character of the area and contribute to the precinct. The proposal is deemed to comply.</p>
<p>A2 No vegetation is to be removed.</p> <p>Relies on Performance Criteria The proposal includes a removal of eight trees with variable sizes to facilitate the development. However, in response to representations received during the advertising period, the applicant agreed to reduce the number of trees to be removed to six. This will be conditioned in the planning permit. The proposal relies on performance criteria.</p>
<p>P2 Development that involves only the clearance or removal of vegetation must have regard to:</p> <ul style="list-style-type: none"> (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; (b) the physical characteristics of the site; (c) the location of existing buildings; (d) the type and condition of the existing vegetation; (e) any proposed revegetation; and (f) the options for management of the vegetation.
<p>Complies As described under E7.6.2 (P1), subject to a condition on the planning permit, the development will include the removal of six trees in variable sizes and the retention and maintenance of 4 mature trees located on the site. The trees proposed to be removed are located within or near the proposed building area. As the subject site is located within the Bushfire Prone Area overlay of the Launceston Interim Planning Scheme 2015 and having regard to the location of buildings and safety concerns the proposed tree removal is considered reasonable. In addition, there will be a site landscaping with boundary screen planting with non- combustible species as part of fire hazard management plan as specified in the plans. The proposal is deemed to comply.</p>

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Date advertised: 21/05/2022

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site & contour plan
1:200 @ 100% to A2

location plan
refer Bushfire Hazard Management Plan map prepared by GPM for topography & proximity of existing dwellings
- nom. 40.00 metres from south boundary to nearest dwelling
- nom. 53.00 metres UPHILL from western boundary to nearest dwelling



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proposed new residence
at:
66 Peel Street West,
West Launceston,
Tasmania, 7250

DRAWING TITLE:
site & contour plan
1:200 @ 100% to A2

DRAWING NO:
1/6
PROJECT NO:
2021:21
DATE:
29/04/2022

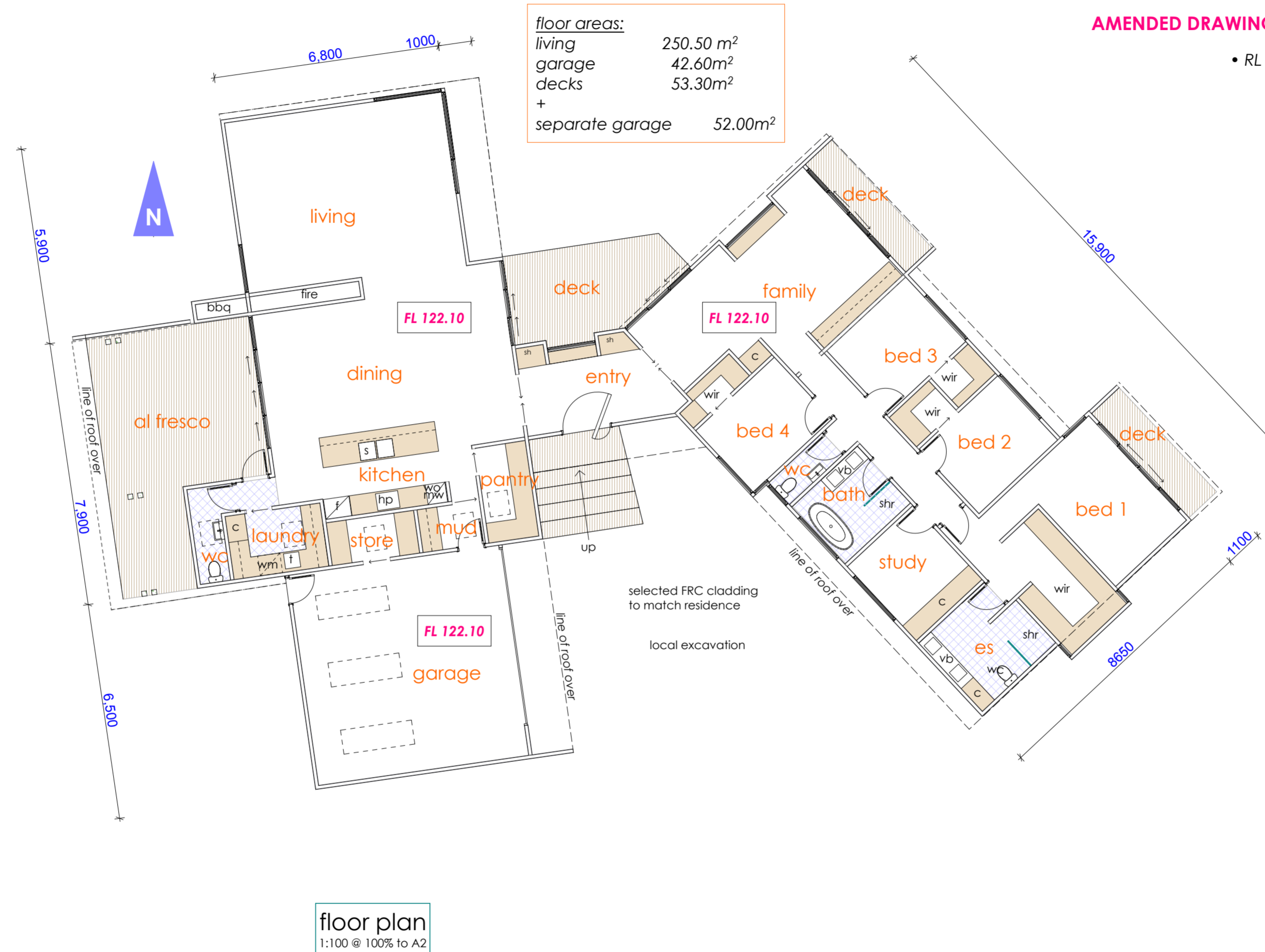
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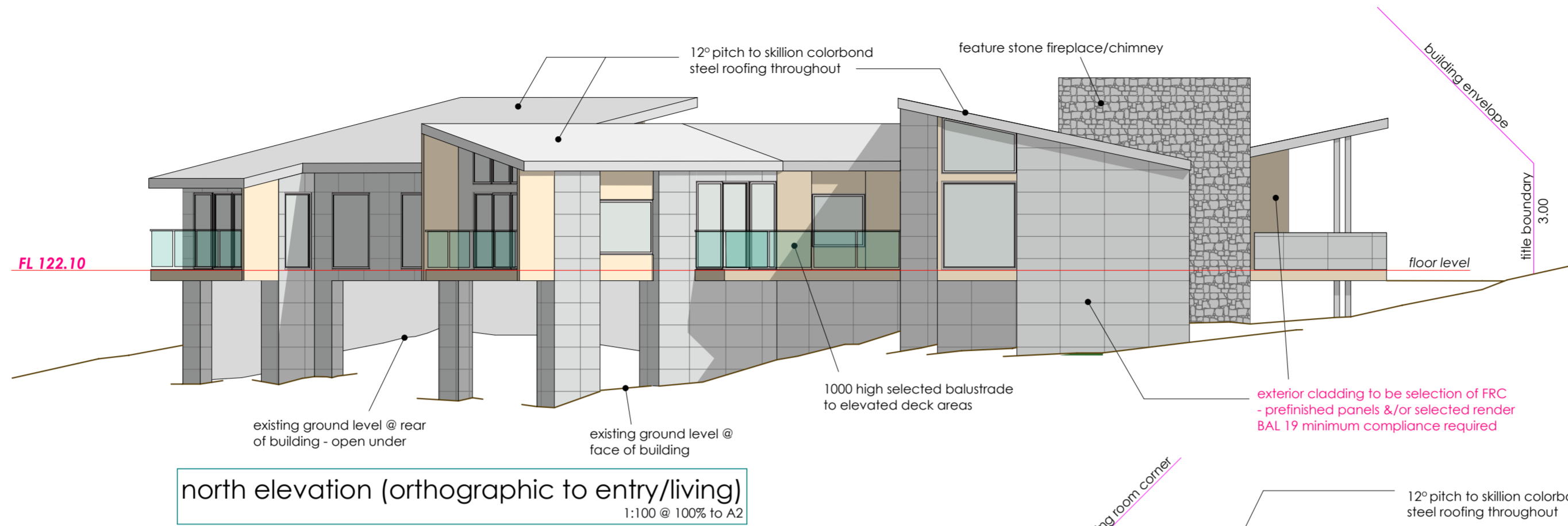
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proposed new residence
 AT:
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 West Launceston,
 Tasmania, 7250

floor plan
 1:100 @ 100% to A2

DRAWING NO:
2/6
 PROJECT NO:
2021:21
 DATE: 29/04/2022

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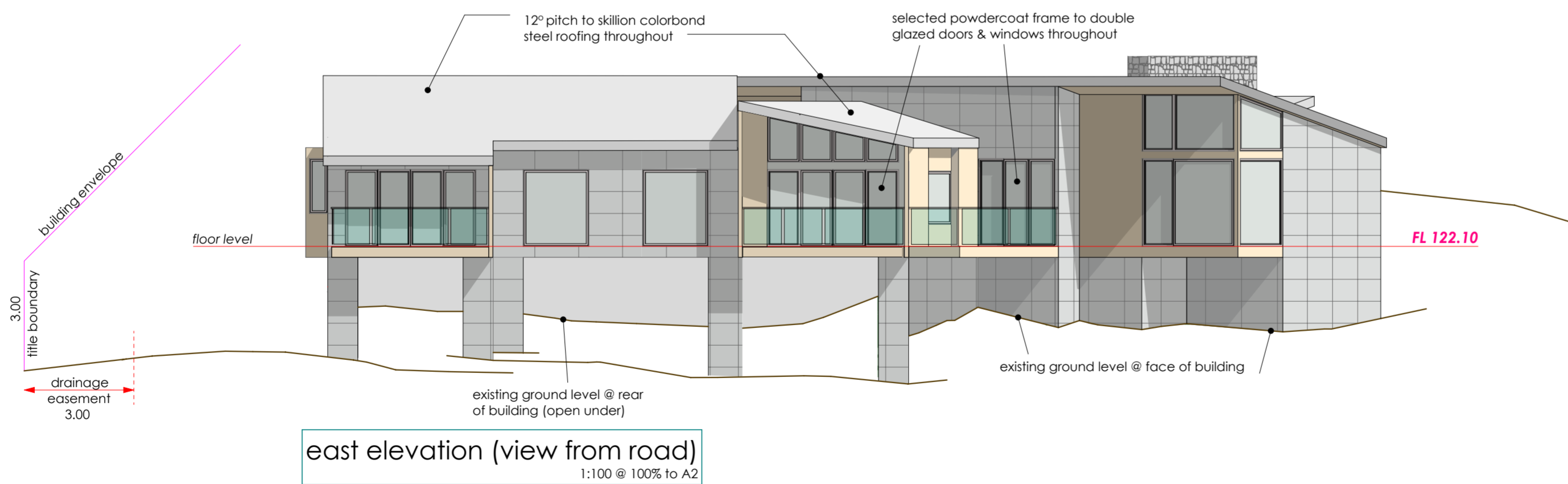
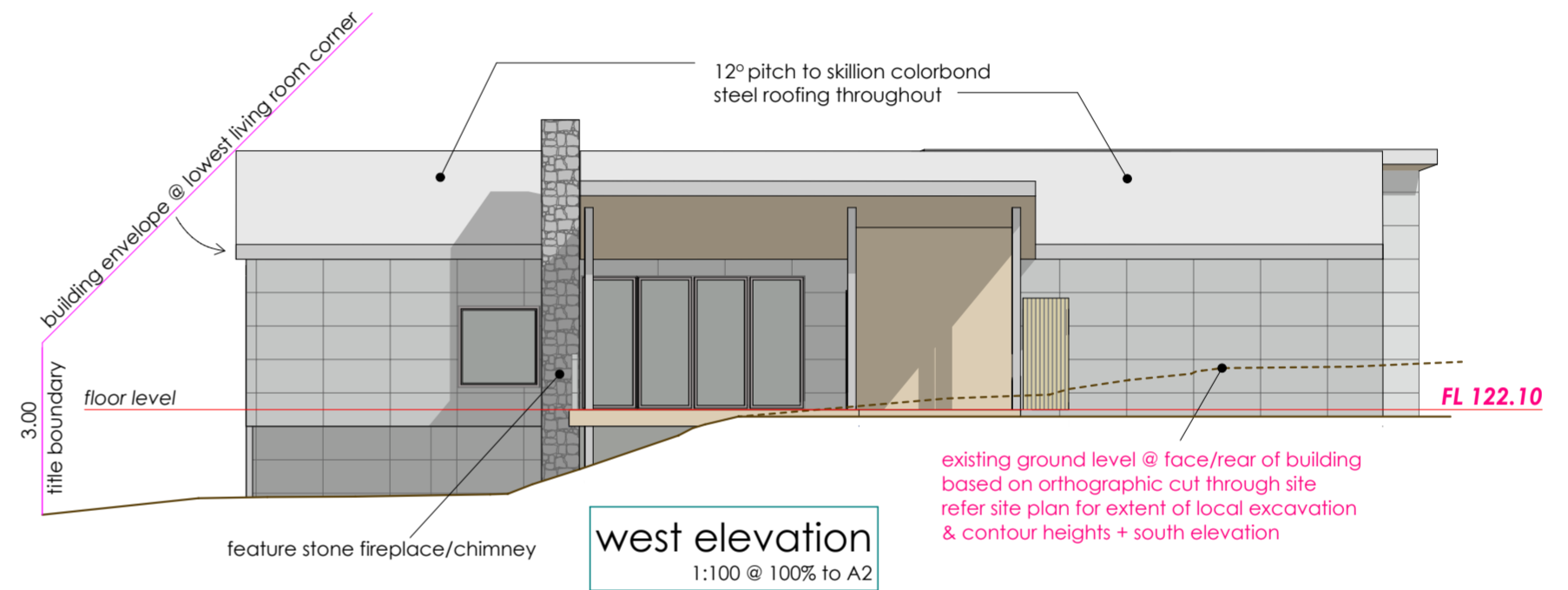
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AMENDED DRAWING: 12.05.2022

- RL for floor added
- exterior cladding note
- west elevation ground level adjustment @ face of building in lieu of title boundary



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proposed new residence
at:
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West Launceston,
Tasmania, 7250

DRAWING TITLE:
west, north & east elevations
1:100 @ 100% to A2

DESIGNED BY: GAS
DRAWN BY: GAS
PLANNING APPLICATION NUMBER: 2021:21
DATE: 29/04/2022

DRAWING NO:
3/6
PROJECT NO:
2021:21

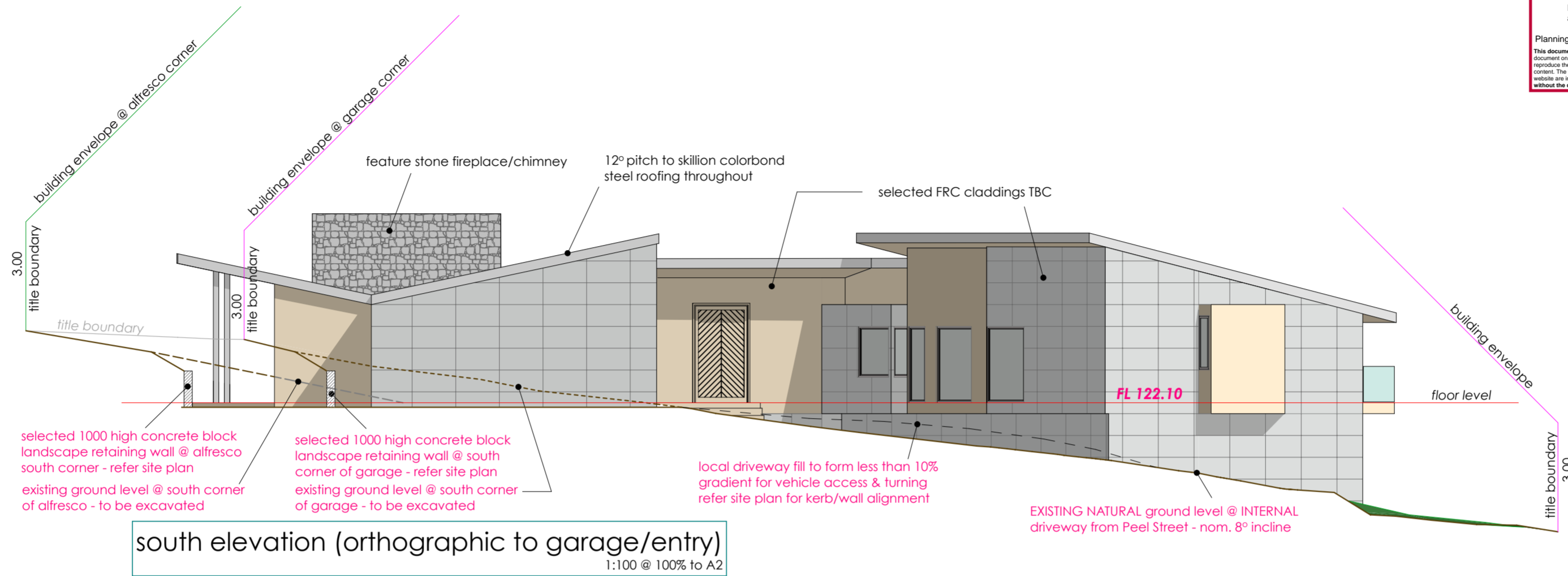
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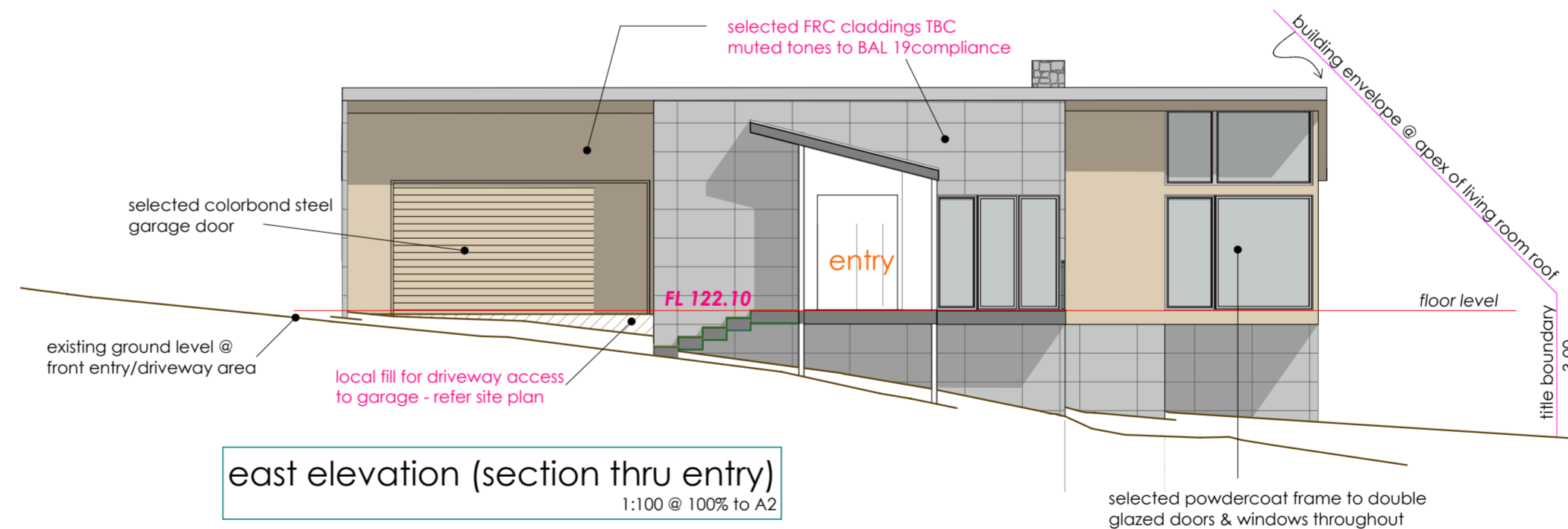
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AMENDED DRAWING: 12.05.2022

- RL for floor added
- exterior cladding note
- south elevation ground level adjustment @ face of building in lieu of title boundary
- top of driveway realignment of levels for vehicular garage + entry access



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			<p>DESIGNED BY: GAS</p>	<p>DRAWN BY: GAS</p>

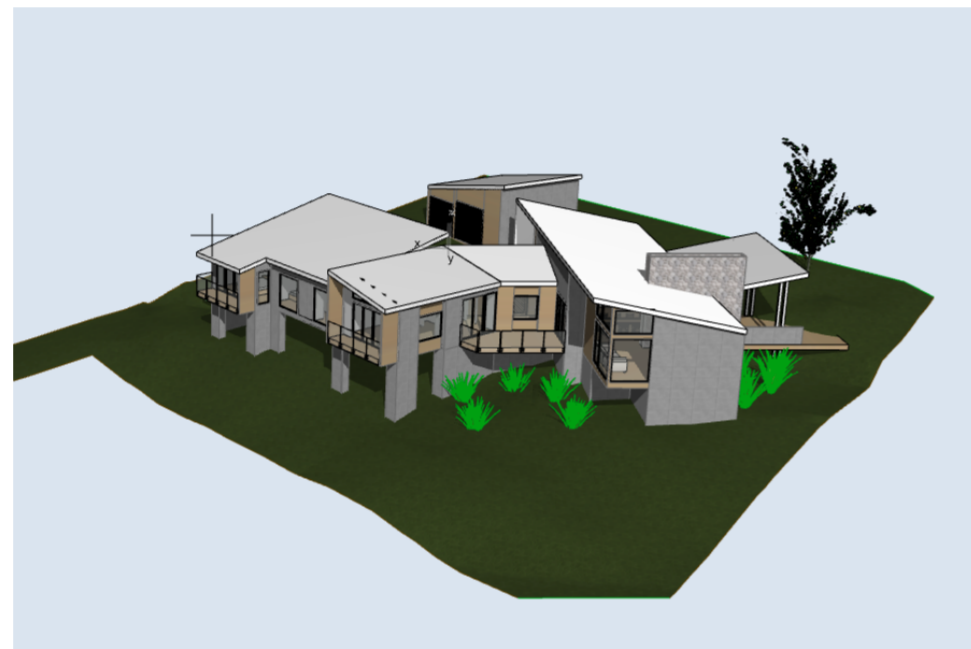
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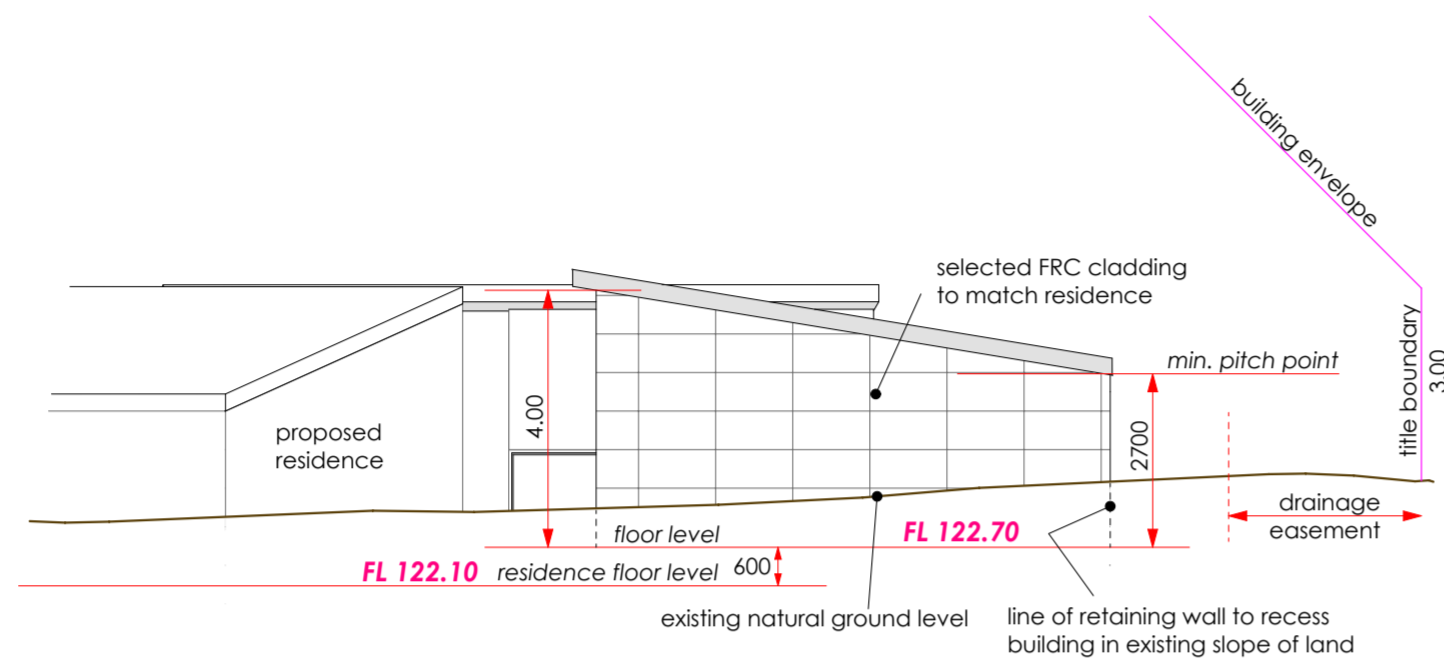
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proposed new residence
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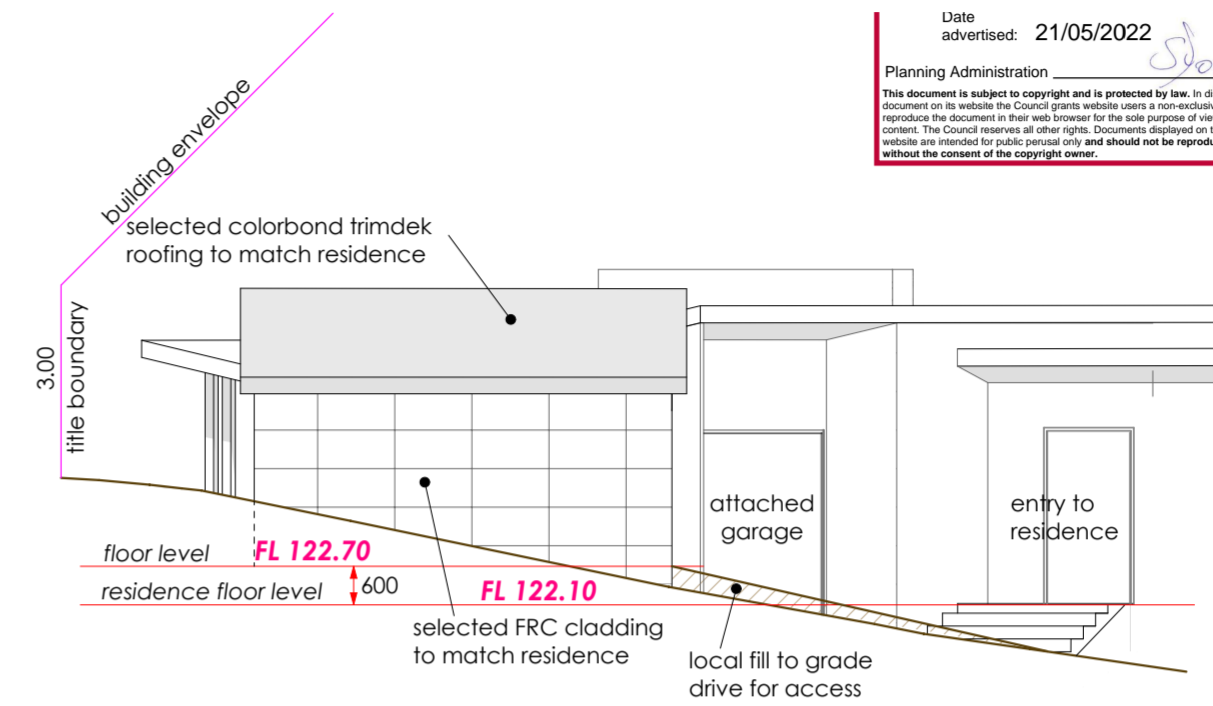
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3D images
NTS @ 100% to A2

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6/6
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2021:21
DATE: 29/04/2022

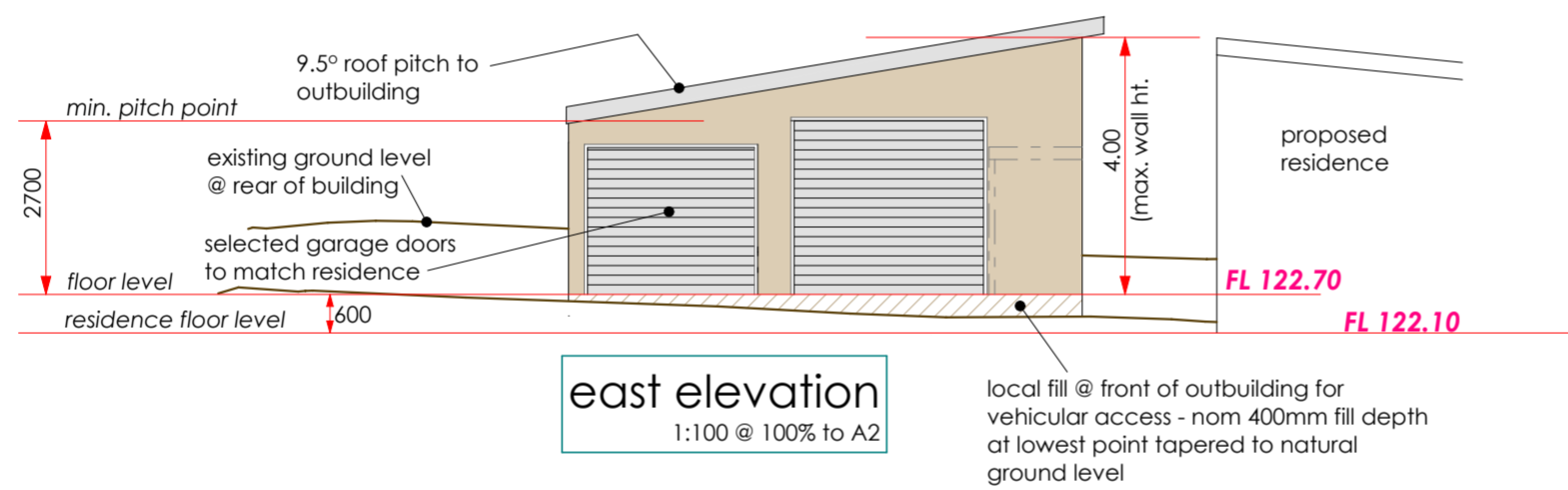
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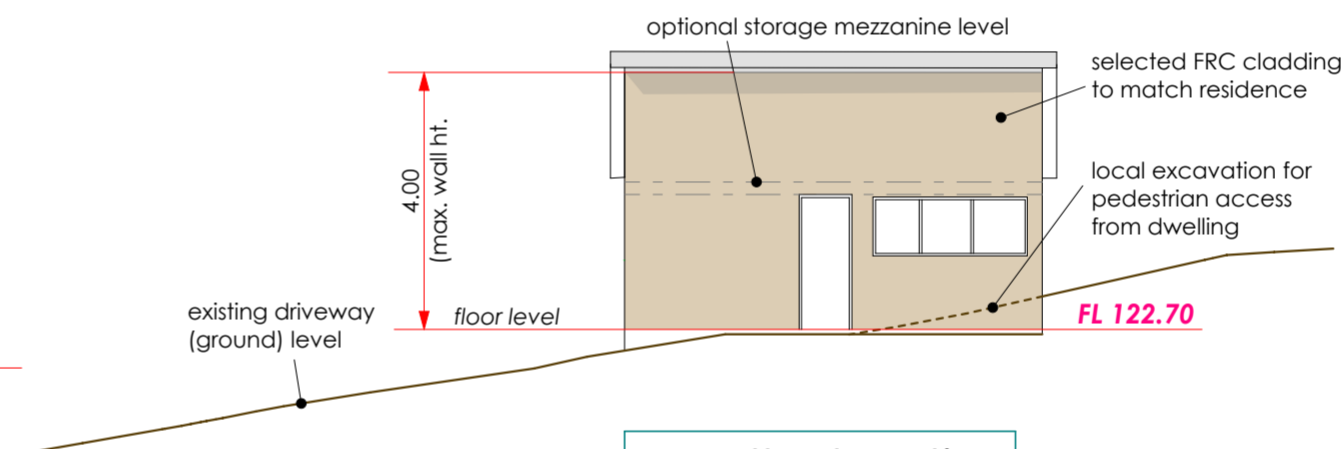
west elevation
1:100 @ 100% to A2



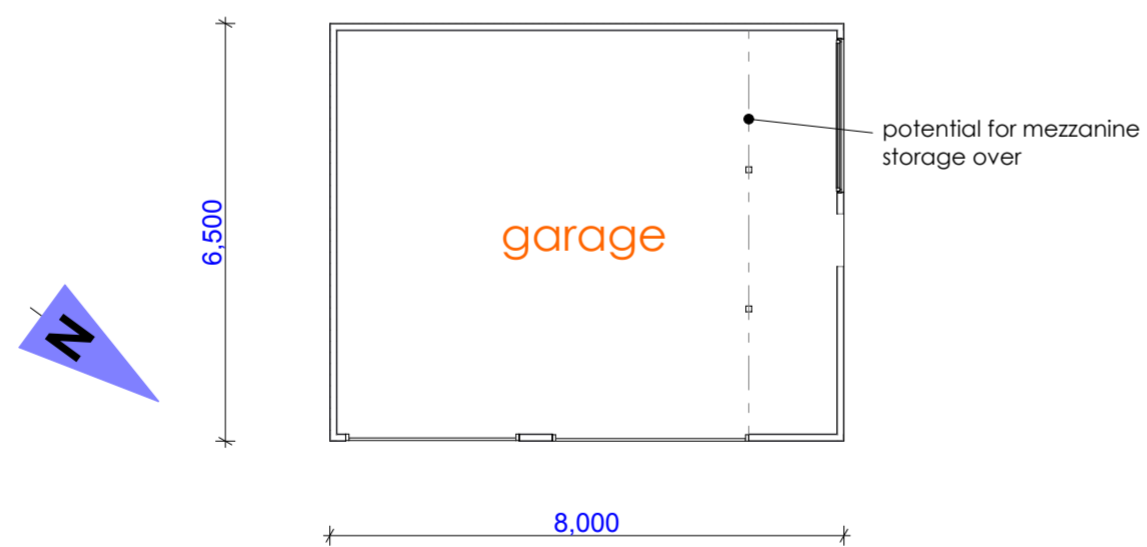
south elevation
1:100 @ 100% to A2



east elevation
1:100 @ 100% to A2



north elevation
(facing proposed residence)
1:100 @ 100% to A2



floor plan
1:100 @ 100% to A2

AMENDED DRAWING: 16.05.2022

- RL for floor added
- local driveway fill shown
- maximum wall height reduced
- roof pitch reduced to 9.5°

Date advertised: 21/05/2022
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		DESIGNED BY: GAS	DRAWN BY: GAS	DATE: 14/05/2022

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Date: 12.05.2022

ABN: 97 799 238 126

ATTENTION: ANUSHKA GARDIYE - LAUNCESTON CITY COUNCIL PLANNING

RE: DA0239/2022 - PROPOSED RESIDENCE
66 Peel Street West, WEST LAUNCESTON 7250

In response to your request for further information dated 09.05.2022, herewith submitted the following noted in order of your correspondence:

Clause 8.1.3 - revised site plan including tree removal, FFL to elevations

1. Outbuildings

- visual impact from street - located as close to sw corner as possible of internal lot - partially recessed into bank to minimise height so below that of the proposed dwelling - roof height pitches towards residence to maintain low profile at end of driveway
- no impact to native vegetation but removal of two mature fruit trees
- height + wide setbacks from boundary pose no threat of overshadowing to adjoining properties
- only apparent outbuilding is uphill to rear of site - refer location plan
- proposed outbuilding = 52 sq m
- north wall only (closest to higher dwelling) = 4.00 metres high from slab
- 4.70 metres @ lowest ground level to apex of roof (north wall)
- submitted garage drawings reflect above dimensions - RL noted

Earthworks:

- least setback is 2.20 from south west boundary
- proposed excavation intended to limit landscape retaining wall height @ rear of building to 1.00 and sufficient to enable pedestrian access around the building
- .80 metre maximum height of retaining wall to outbuilding forms actual building wall to minimise impact adjacent drainage easement and minimise visual height above ground
- 1.75 closest point to registered easement on site
- topography of site encourages locating at rear where minimal site works required for driveway/access infrastructure in combination with proposed residence
- outbuilding excavation is required in association with residence where minimal excavation is proposed to balance height of buildings and provide sensible pedestrian and vehicular access
- no adjoining structures exist to be impacted

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Lauren Stagoll 0407 565 377 ~ laurenstagoll@icloud.com

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- groundwater and stormwater cutoff drains & kerbs directing to street outlet - refer site plan for details
- potential for loss of topsoil or soil erosion is mitigated by generous landscape buffer between excavation and rear title boundary which also provides opportunity for 'green' privacy from uphill property

Construction of parking areas:

- the site is accessed via an internal driveway - natural ground level @ 8.5 degree gradient continues to face of garaging with local fill to each door and extended to contour turning area and comfortable pedestrian access.
- the proposed buildings offer undercover parking for four vehicles
- intent is to provide exposed aggregate concrete surface to entrance/ garaging area with potentially bitumen to lower driveway to street (if not exposed aggregate full length)
- refer site plan for location of proposed stormwater collection on site including kerb along north boundary of drive to kerbside discharge

Scenic Management Areas:

- the site is uphill from dense native vegetation at risk of bushfire, particularly via canopy of mature eucalyptus if understorey vegetation is not managed - refer GPM bushfire hazard report as supplied
- the development site contains mid-size (young) eucalypts generally located in the centre of the site where the building needs to be located as far as possible due to bushfire management principles for setbacks from title boundaries
- the proposed dwelling is single storey to accommodate a young family for ease of living so minimal excavation at rear is to balance the physical and visual height at front
- the site is below the skyline ridge and devoid of prominent features
- the site is undeveloped beyond site works for the sub-division intrusion to provide sewer & stormwater infrastructure within the easement which runs the full length of the southern boundary - understorey clearing has been done to reduce fire risk as per GPM fire report as supplied
- the site is internal and shares its southern boundary with a site with street frontage which has clear felled all vegetation including mature trees contrary to the expectation of this developer - refer recent photo within the supplied fire report
- this proposal has considered the location where the size and shape of the building is spread across the site consistent with its position on the hill ie. well below the ridge line and located behind future house on street frontage site in front - inconspicuous - exterior cladding materials to be muted with the

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tone of the bushland terrain but selected to be compliant with the bushfire risk assessment requirements - refer GPM report

- revegetation of the site will be in strict accordance with considered selection of species for safest inclusion in such an area - refer site plan for extent of options for appropriate landscaping

Included with this written document is pdf file of amended drawings to be read in conjunction with this information.

Sincerely

GENETTE STAGOLL
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Should further details or clarification be required, please make direct contact with Genette Stagoll: genetestagoll@icloud.com or call 0417 291 127.

From: "Nancy Serisier" [REDACTED]
Sent: Mon, 6 Jun 2022 16:57:40 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DAO239/2022. Attention Anushka Gardiye

Good afternoon,

I wish to comment on DAO239/2020 and the removal of the 5 native trees on this block.

While I am empathetic to the purchasers of this block in that they have bought this land with the view of building a lovely family home, I do strongly condemn the Launceston Council for allowing a subdivision to be created here in the first place. The land is within the Scenic Protection area and the developer has already clear felled the block in front of 66 Peel St. I acknowledge this is of no fault of the owners of the block. However if every purchaser within this sub division decides to cut down 5 trees for their house to be built the area is going to be quite desolate.

Native trees have a significant influence on the character of our city ,especially when looking west up to this area. Added to this trees minimise land degradation and critically provide habitat for wildlife. They also soften urban development.

While I understand why the applicant wishes to remove the trees, and I feel this application will be approved, it would be encouraging to know that the LCC Planning department take a more intelligent approach to future approaches to creating sub divisions in such sensitive areas.

Regards,
Ann (Nancy) Serisier.

[REDACTED]
Sent from my iPad

From: "Andrew Smith" [REDACTED]
Sent: Mon, 6 Jun 2022 15:15:09 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: OBJECTION DA 0239/2022 66 Peel St

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LCC Planners

I hereby record my objection to DA 0239/2022 and the clearing of trees, undergrowth and other flora and wildlife habitat at the lower end of Peels Street.

Regards
Andrew Smith
[REDACTED]

From: "Helen Tait" [REDACTED]
Sent: Mon, 6 Jun 2022 14:23:14 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Helen Tait representation to DA 0239/2022 66 Peel St

Representation pursuant to the advertisement for DA 0239 Lower Peel St West Launceston
To: Planning Officer, Anushka Gardiye
From: Helen Tait
[REDACTED]

On pursuing the details for DA It is with great distress that I find the destruction of the lovely remnant and scenic bushland at the lower end of Peel Street South Launceston. I just cannot comprehend what LCC (acting as a planning authority) is thinking of when they allowed the latest subdivision here.

It is tragic to see the heap of very large bulldozed trees; presumably past habitat trees for owls, parrots, spotted pardalotes, swallows and many more birds and animals associated with this land and the reserved land adjacent. And the understory beside the gully; stripped and further scheduled for removal for fire safety for these new buildings, is prime nesting ground for the little birds that delight us locally and more generally in our city renowned for its native bird life. When I was a working with planners in the 1970's we began our deliberations from the geology up, we considered; landscape, site lines, vegetation and neighbourhood values. We thought about using open space commitments on the developer; to instigate buffer zones, for protection of reserve lands, for removing the need for mitigating for immediate fire risk.

What can I say but weep in regard to the background to the DA before LCC. There is little to no vegetation remaining on this site or the adjacent blocks, and the gully boundary of the reserve is now exposed and vulnerable. The fact that significant trees have already been removed from this scenic protection area means that, for this DA, the application for the removal of any more trees in this scenic protection area needs to receive enhanced priority of consideration.

The building/s proposed for Lot 9 cover much of the block in artificial surfaces and shows little sympathy or engagement with concepts of protection or buffer for the nature reserve beside it and the scenic zone that it is in.

I put in this objection and it refers not just to the personal owner but the developer who is promoting this subdivision. I can but be appalled at what destruction of the natural values of our unique city this council is authoritively seemingly blindly presiding over.

At present I have no idea what clauses or legislation I can effectively call upon at this late stage but I hereby record my representation in objection to this DA.

Helen Tait
[REDACTED]

From: "Nancy" [REDACTED]
Sent: Tue, 31 May 2022 12:27:44 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Re DA0239/2022

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Attention Anushka Gardiner

We are responding to the proposed development application at 66 Peel St West, West Launceston, as we share the rear boundary of the proposed residence.

Firstly we share the concern of the developer re unexpected removal of mature trees from the adjoining blocks to the east and the south.

Secondly, we would like reassurance that the boundary screen planting on the rear boundary will be acted on as per the plans.

Thirdly we would request that any planned fencing is NOT colourbond as we believe it detracts from the scenic management plan as is evidenced by the fence recently installed on the southern boundary of the proposed development.

Yours sincerely

Nancy Telfer & Richard Duckett

[REDACTED]

Sent from my iPad