Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2022/031851

PROPOSAL: 2 Multiple Dwellings

LOCATION: 30 Angelina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 December 2022

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 December 2022. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 21 December 2022.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: Unit Development - 2 x Dwellings

Location:
Address 30 Angelina Drive
Suburb/Town Rokeby *Postcode* 7019

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of:
(if different from applicant)

Estimated cost of development $890,000

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site: Vacand Land

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature ..... *Date* 25/10/22

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182816	167
EDITION	DATE OF ISSUE
2	15-Sep-2022

SEARCH DATE : 25-Oct-2022
SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 167 on Sealed Plan 182816
Derivation : Part of 410 Acres Gtd. to Robert White & John Robertson
Prior CT 182164/501

SCHEDULE 1

M982151 TRANSFER to SCOTT VERNON WEBSTER and AIDAN JACK WEBSTER as tenants in common in equal shares
Registered 15-Sep-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182816 EASEMENTS in Schedule of Easements
SP182816 FENCING PROVISION in Schedule of Easements
SP180218 FENCING PROVISION in Schedule of Easements
SP156979 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 182816

EASEMENTS AND PROFITS

Each lot on the plan is together with:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 122 to 127 (inclusive), 160 to 167 (inclusive), 168-175 (inclusive), 104-110 (inclusive), 402 and 404 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lots 122 to 127 (inclusive), 160 to 167 (inclusive), 168-175 (inclusive), 104-110 (inclusive), 402 and 404 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (HBA Daesung Pty Ltd) shall not be required to fence.

DEFINITIONS

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REF: 182164/501 SOLICITOR & REFERENCE: Page Seager (DAS 182259 – Stages 10-13)	PLAN SEALED BY: Clarence City Council DATE: 22 April 2022 ..... Stage ..... REF NO. SD-2018/3 10-13 Clare Shea Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"**Pipeline and Services Easement**" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Director Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"**Infrastructure**" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

"**TasWater**" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Director Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

EXECUTED by **HBA DAESUNG PTY LTD (ACN 133 810 714)**, as registered proprietor of the land comprised in Folio of the Register Volume 182164 Folio 501 pursuant to section 127 of the *Corporations Act 2001* by:)

.....
Director Signature

Dong Kean Yoon
.....
Director Full Name (print)

.....
*Director/*Secretary Signature

Jinho Lee
.....
*Director/*Secretary Full Name (print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER: HBA DAESUNG PTY LTD

FOLIO REFERENCE: CT.182164-501

GRANTEE: PART OF 410-0-0 GRANTED TO ROBERT WHITE & JOHN ROBERTSON. ~~PART OF 100 ACRES & 50 ACRES LOCATED TO WILLIAM NICHOLLS SNR.~~

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

CITY OF CLARENCE

SCALE 1:1250 LENGTHS IN METRES

REGISTERED NUMBER
SP182816

APPROVED
EFFECTIVE FROM - 4 MAY 2022

Recorder of Titles

PRIORITY FINAL PLAN

INDEX PLAN

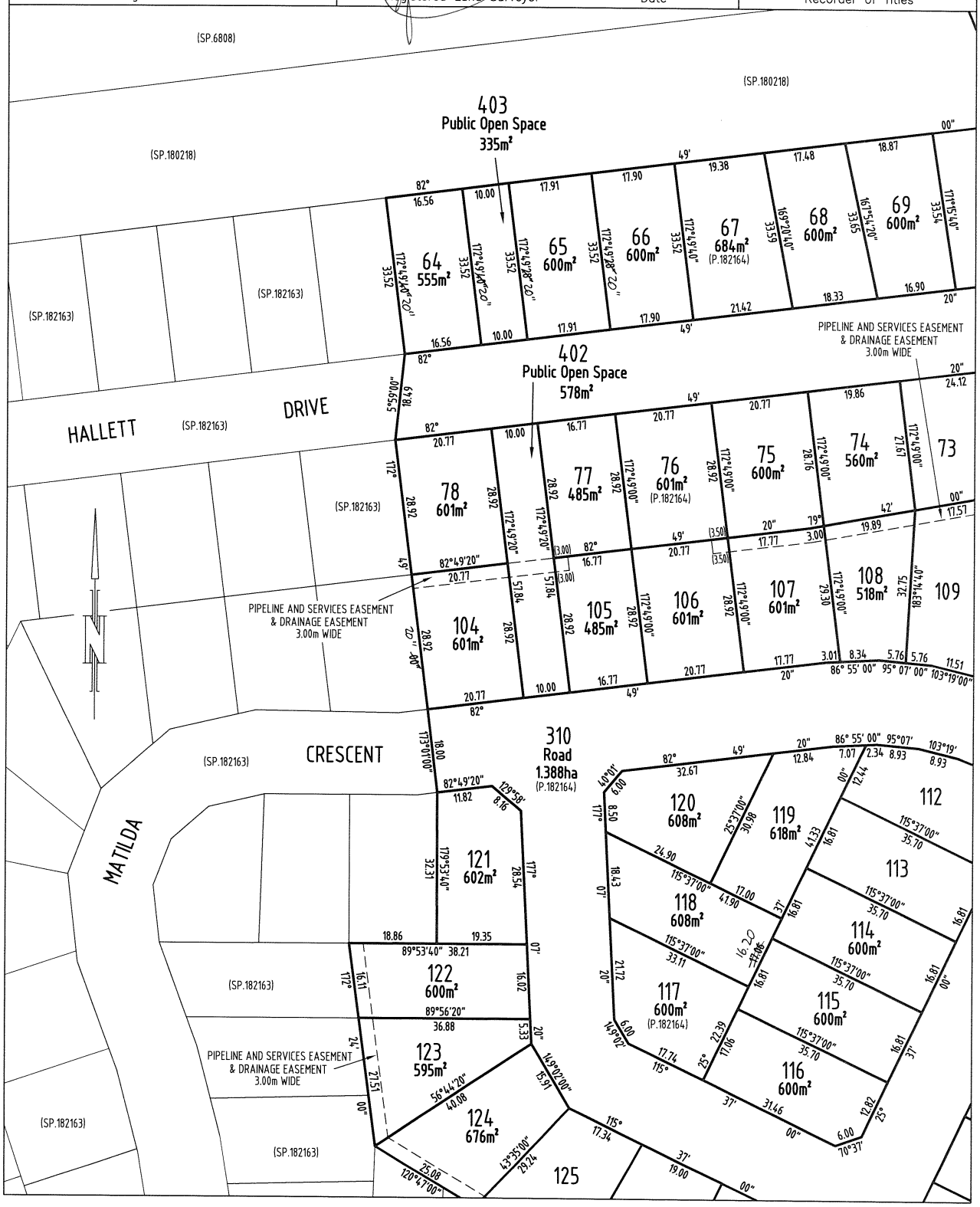
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Registered Land Surveyor — 24-2-22 Date

Council Delegate Clare Shea — 22/4/2022 Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: CT.182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP182816
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 22/4/2022 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 24-2-22 Date	APPROVED EFFECTIVE FROM - 4 MAY 2022 Recorder of Titles

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP 182816
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 22/11/2022	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 24-2-22	APPROVED EFFECTIVE FROM 4 MAY 2022 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP 182816
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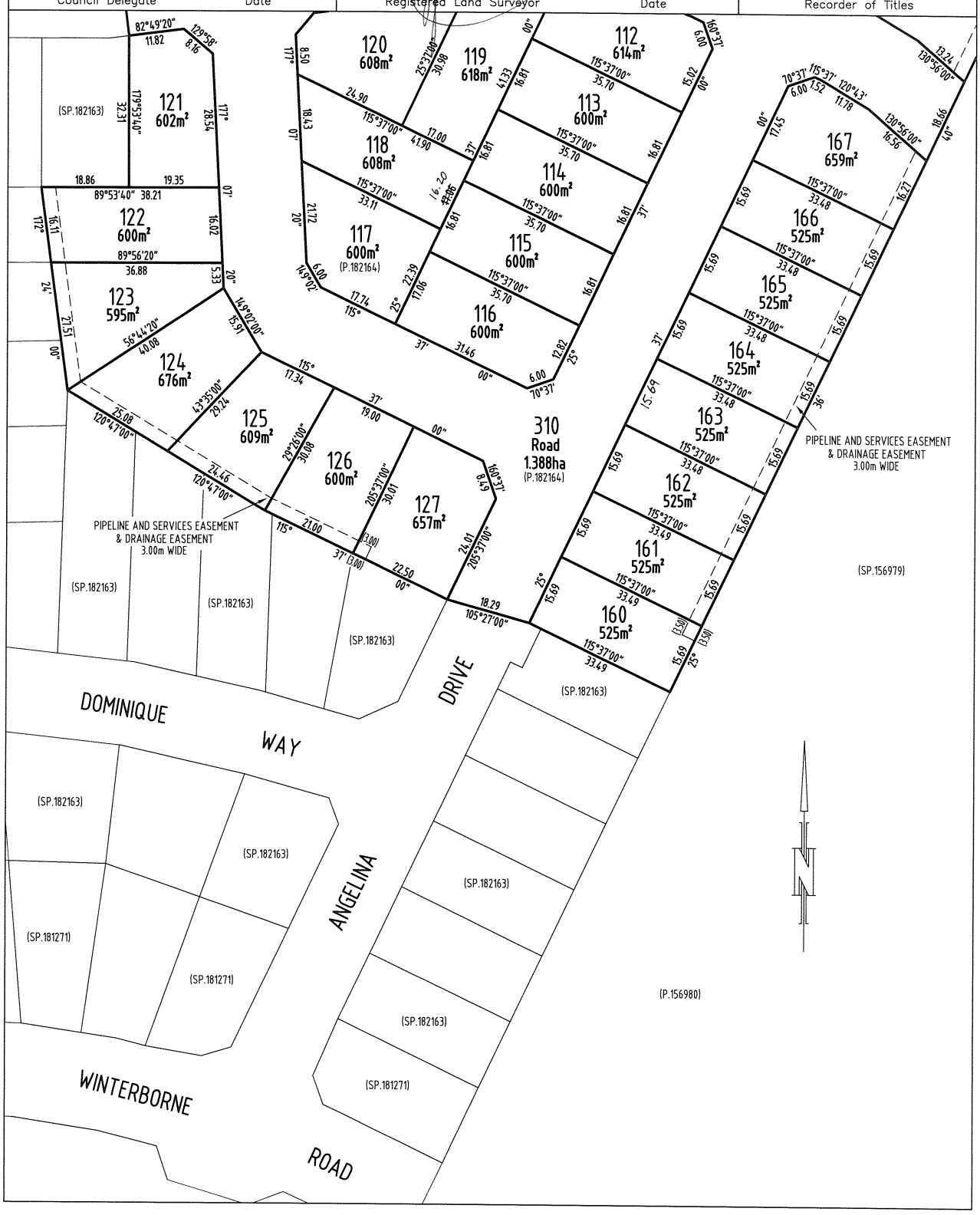


PINNACLE

30 Angelina Dr, Rokeby 7019

Owner(s) or Clients	Scott & Aidan Webster
Building Classification	1a
Designer	Jason Nickerson CC6073Y
Total Floor Area	241.91m^2
Alpine Area	N/A
Other Hazards	Paranville Specific Area Plan, Airport obstacle limitation area, Bushfire-prone areas

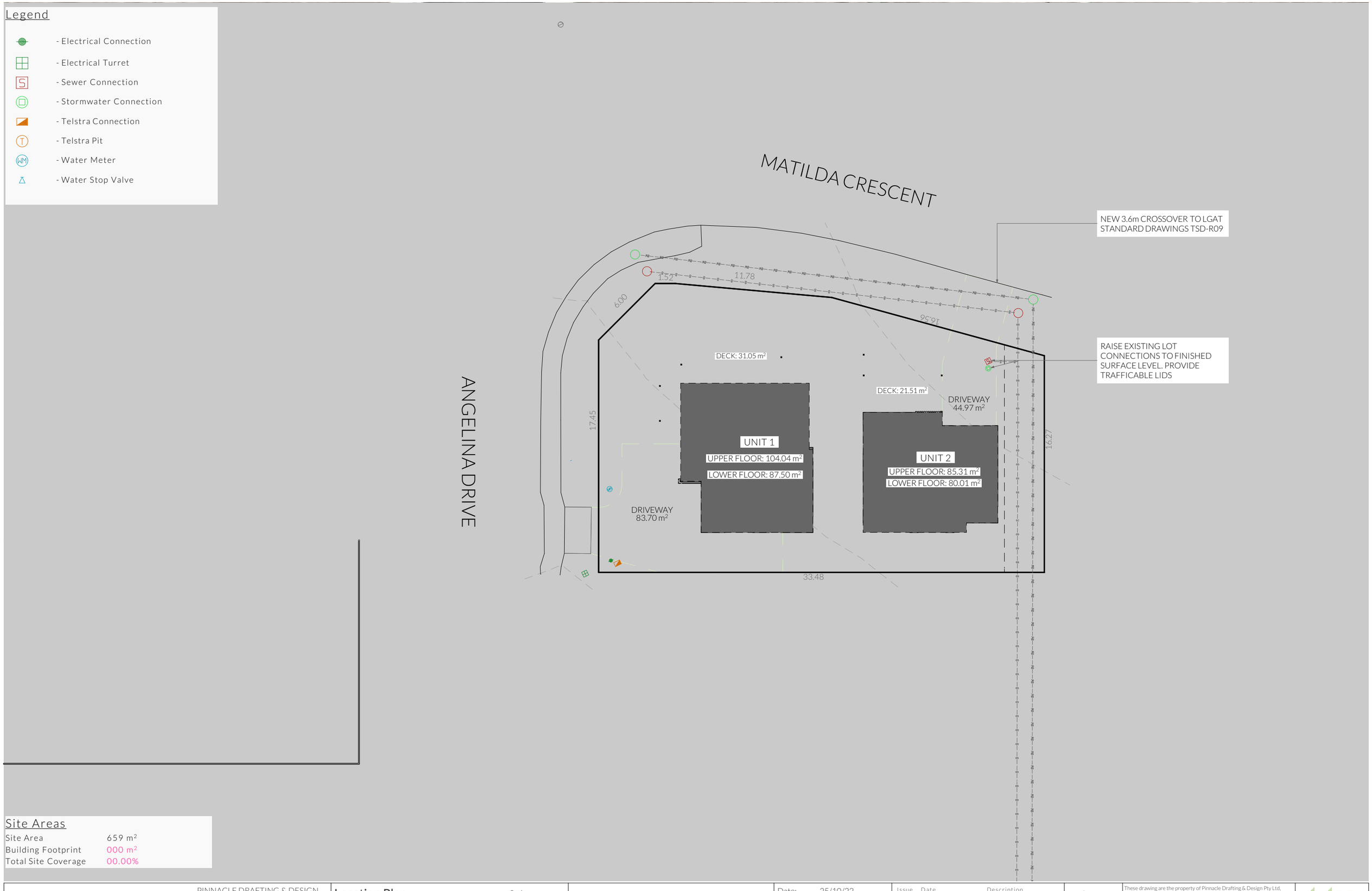
(e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Title Reference	182816/167
Zoning	General Residential
Land Size	659m^2
Design Wind Speed	TBA
Soil Classification	TBA
Climate Zone	7
Corrosion Environment	Moderate
Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A0.01	Location Plan	DA - 01
A0.02	Site Plan	DA - 01
A0.03	Site Elevations	DA - 01
A1.01	U1 - Floor Plan - Lower	DA - 01
A1.02	U1 - Floor Plan - Upper	DA - 01
A1.03	U1 - Elevations	DA - 01
A1.04	U1 - Elevations	DA - 01
A1.05	U1 - Roof Plan	DA - 01
A1.06	U1 - Electrical Plan - Lower	DA - 01
A1.07	U1 - Electrical Plan - Upper	DA - 01
A2.01	U2 - Floor Plan - Lower	DA - 01
A2.02	U2 - Floor Plan - Upper	DA - 01
A2.03	U2 - Elevations	DA - 01
A2.04	U2 - Elevations	DA - 01
A2.05	U2 - Roof Plan	DA - 01
A2.06	U2 - Electrical Plan - Lower	DA - 01
A2.07	U2 - Electrical Plan - Upper	DA - 01
C.01	Civil Plan	DA - 01
C.02	Parking	DA - 01
L.01	Landscaping Plan	DA - 01
P.01	Sewer & Water Plan	DA - 01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve



Site Areas

Site Area	659 m²
Building Footprint	000 m²
Total Site Coverage	00.00%

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

Location Plan

Revision: DA - 01
Approved by: JD

Scale: 1:250 @ A3
Pg. No: A0.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Solar Bollard Lighting
- Spotlight with Sensor

Note

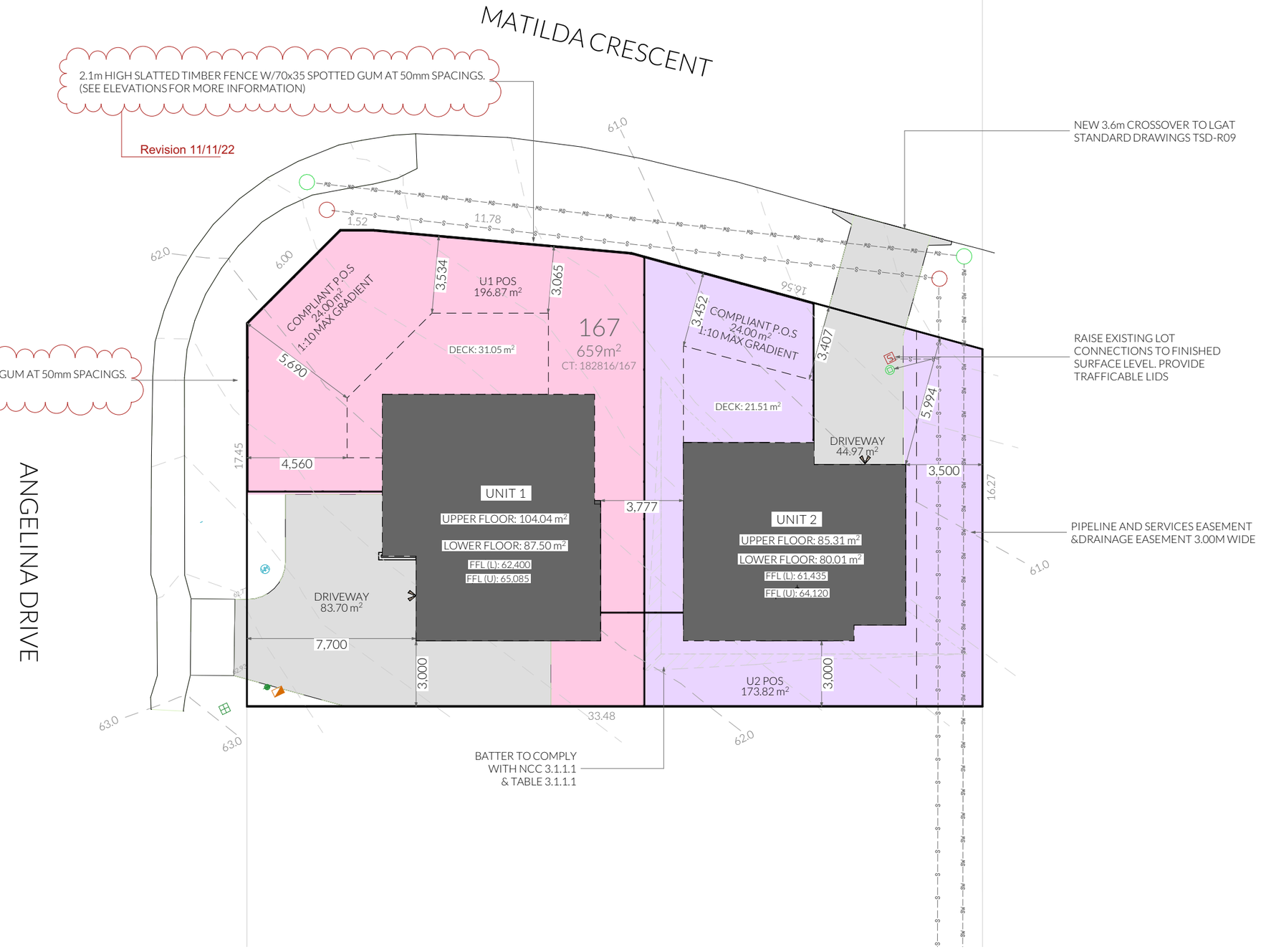
All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 3.1.3.3

2.1m HIGH SLATTED TIMBER FENCE W/70x35 SPOTTED GUM AT 50mm SPACINGS.
(SEE ELEVATIONS FOR MORE INFORMATION)

Revision 11/11/22



Impervious Areas

Site Area	659 m²
Building Footprint	241.91 m²
Driveway Area	128.67 m²
Total Impervious Area	56.22%

Site Areas

Site Area	659 m²
Building Footprint	241.91m²
Total Site Coverage	36.70%

NOT FOR CONSTRUCTION

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Site Plan

Revision: DA - 01
Approved by: JD

Scale: 1:200 @ A3
Pg. No: A0.02

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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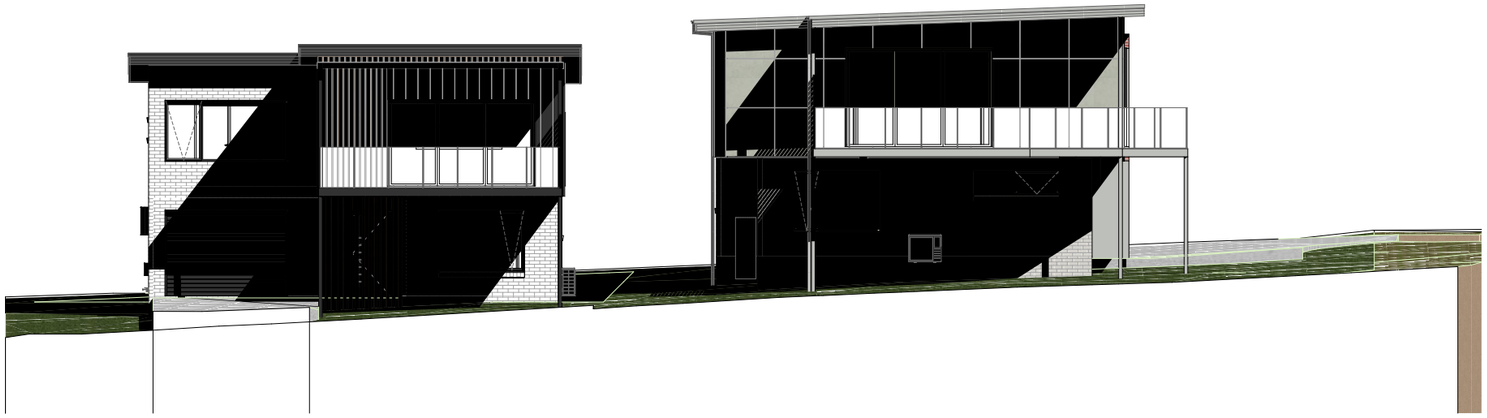

North Elevation 1:150

North Elevation 1:150

South Elevation 1:150

West Elevation 1:150

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

NOT FOR CONSTRUCTION

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Site Elevations

Revision: DA - 01
Approved by: JD

Scale: 1:150 @A3
Pg. No: A0.03

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Lydenbuilders

Access Panel

Articulation Joint

Smoke Alarm

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 3.8.3.3 of NCC Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

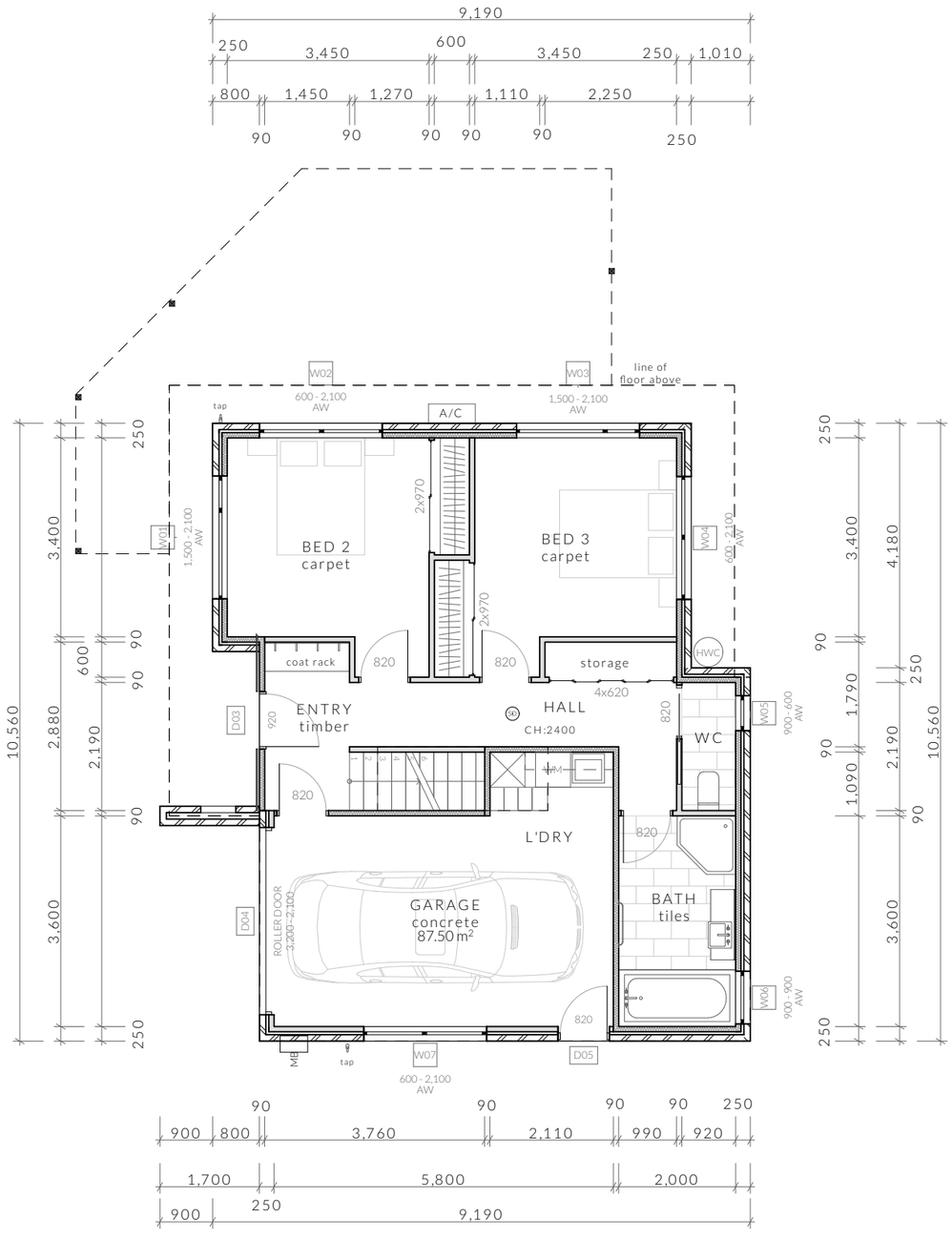
Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Heights of rooms & other spaces 3.8.2.2 of current NCC

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC Volume 2. Builder to contact *Pinnacle* before undertaking works.



Floor Areas

Lower Floor	87.50m²
Upper Floor	104.04m²
Total Floor Area	191.54m²
Deck	31.05m²

NOT FOR CONSTRUCTION

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U1 - Floor Plan - Lower

Revision: DA - 01
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A1.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
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Issue	Date	Description
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Lydenbuilders connecting futures

Access Panel

Articulation Joint

Smoke Alarm

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- be readily removable from the outside of the compartment.

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All paths and patios to fall away from dwelling.

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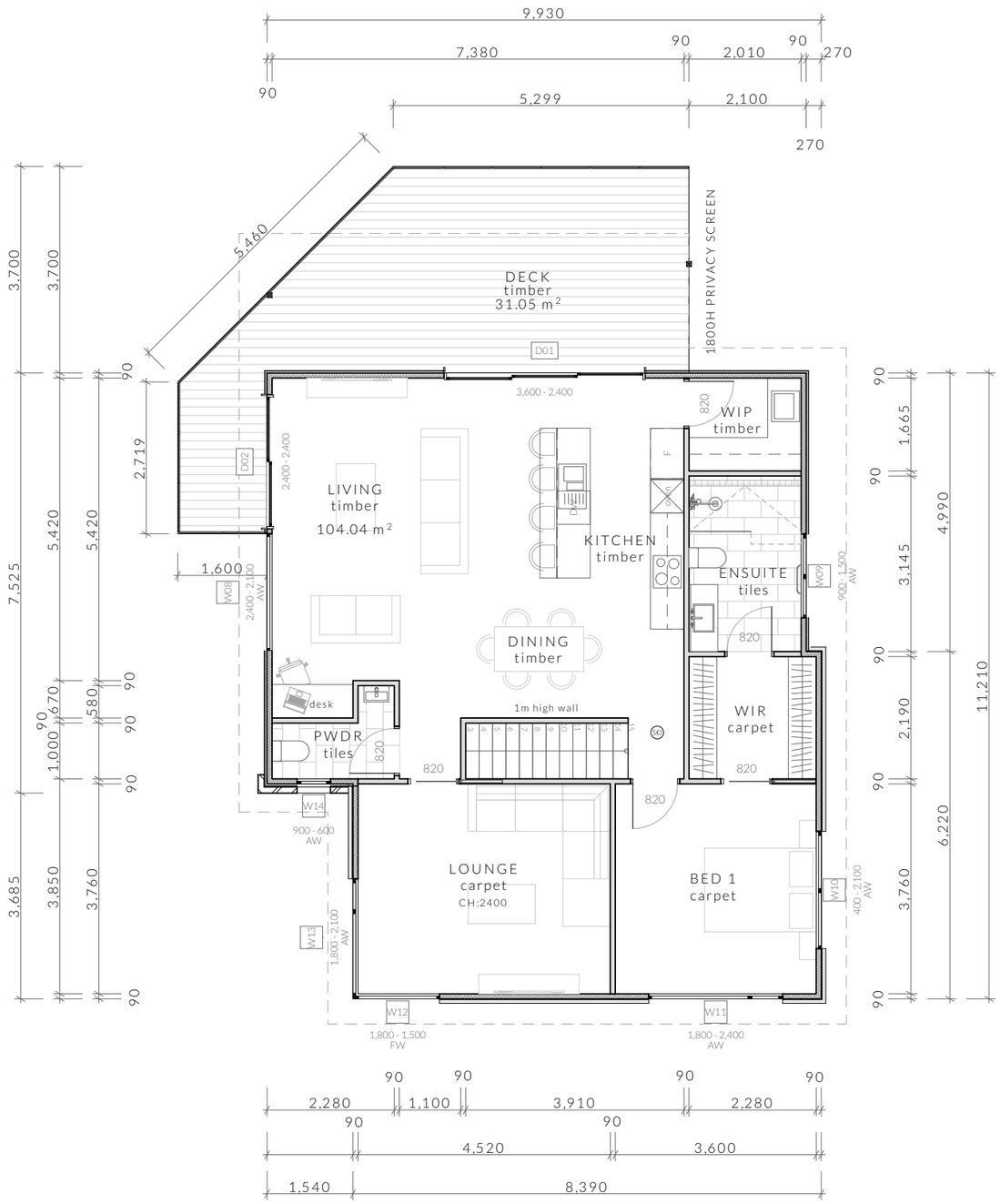
All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Heights of rooms & other spaces 3.8.2.2 of current NCC

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC Volume 2. Builder to contact *Pinnacle* before undertaking works.



Floor Areas

Lower Floor	87.50m²
Upper Floor	104.04m²
Total Floor Area	191.54m²
Deck	31.05m²

NOT FOR CONSTRUCTION

PINNACLE

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7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U1 - Floor Plan - Upper

Revision: DA - 01
Approved by: JD

Scale: 1:100 @A3
Pg. No: A1.02

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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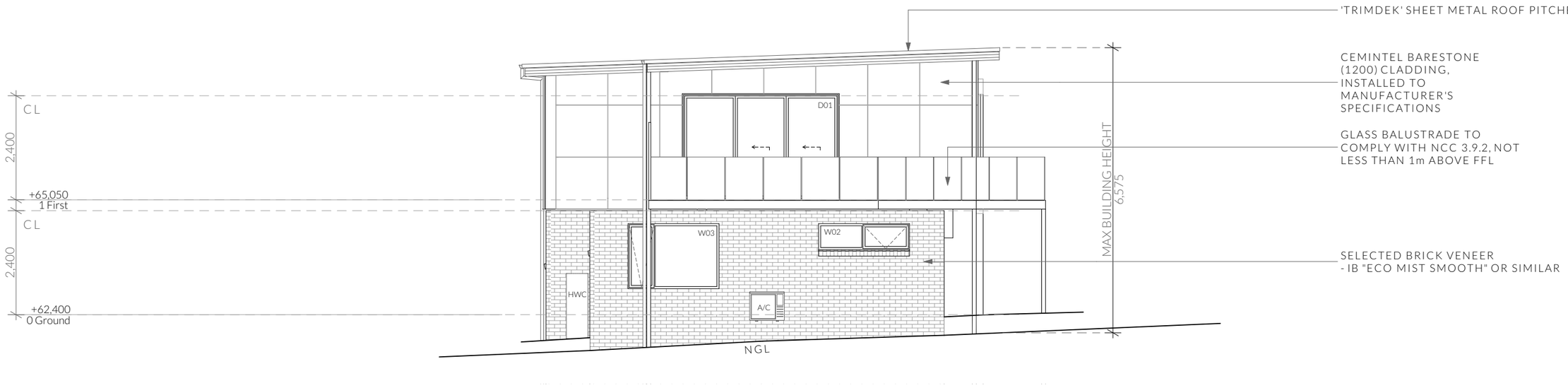
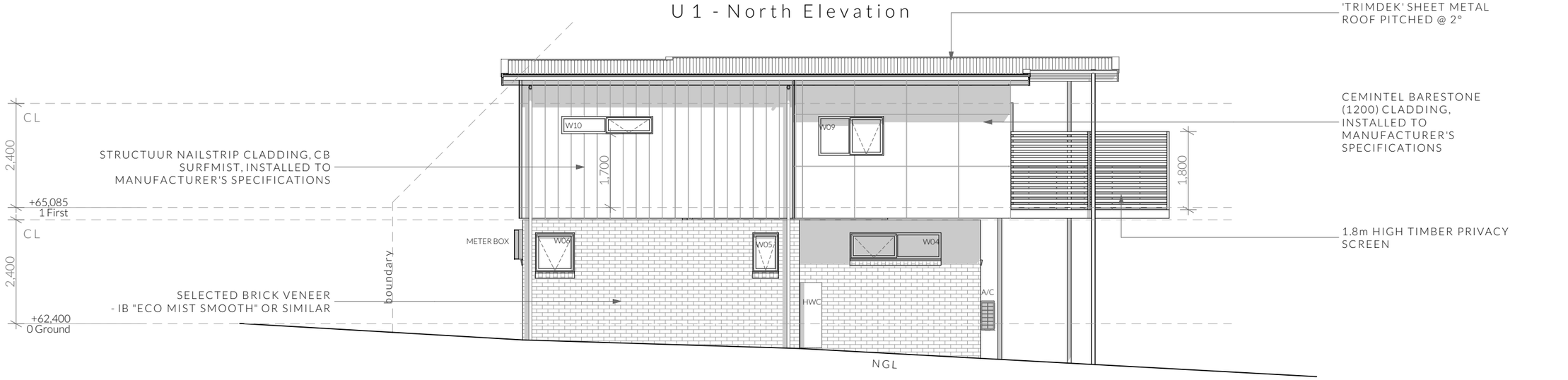
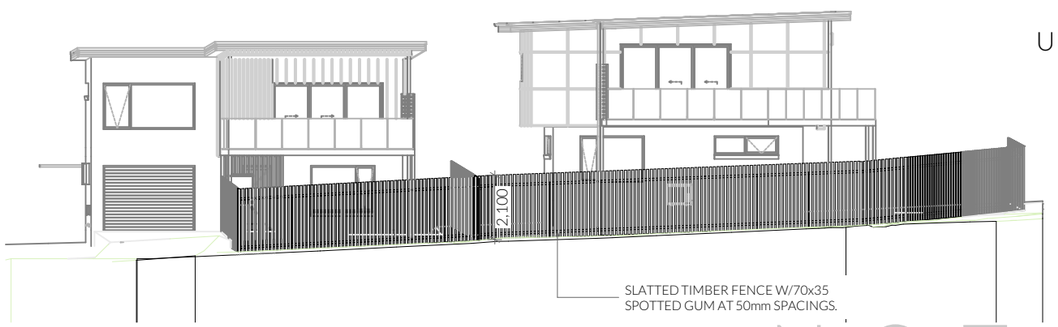


U 1 - North Elevation

1:100

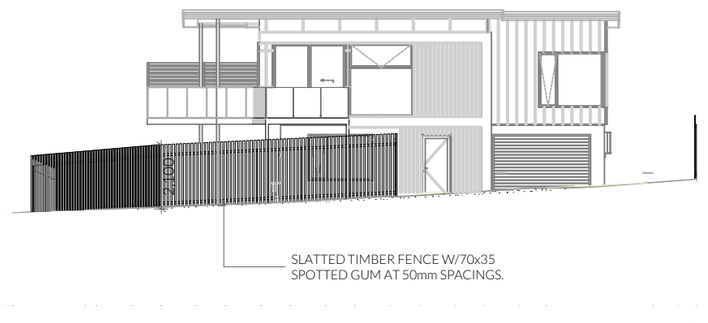




Frontage Fence - North Elevation 1:200

U 1 - East Elevation

1:100



Frontage Fence - West Elevation 1:200

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U1 - Elevations

Revision: DA - 01
Approved by: JD

Scale: 1:100, 1:200
Pg. No: A1.03

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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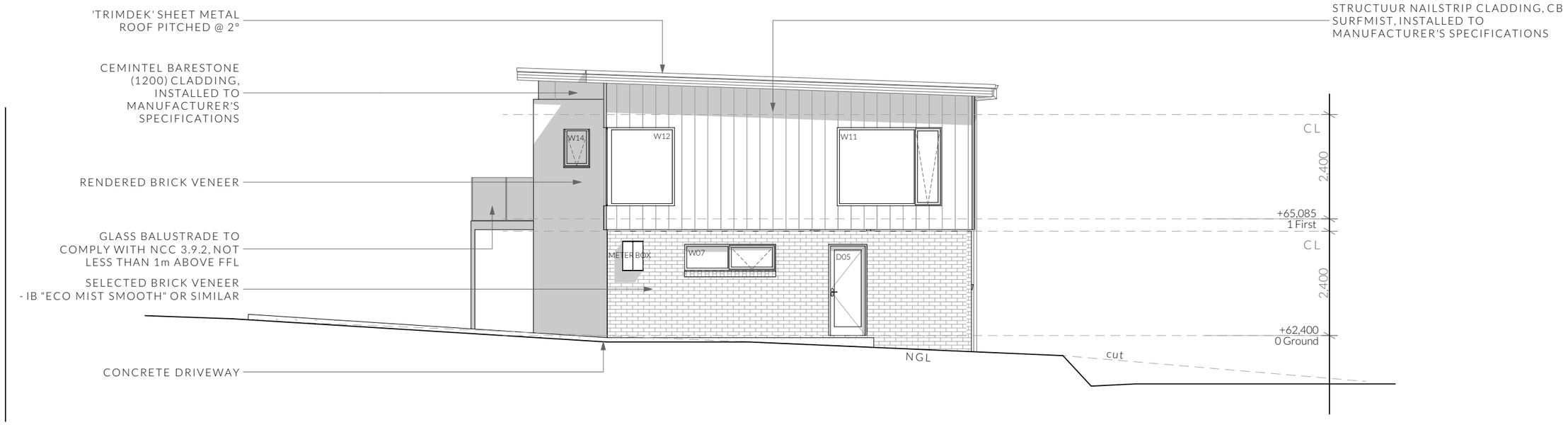

U 1 - South Elevation

1:100

U 1 - West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

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U1 - Elevations

Revision: DA - 01
Approved by: JD

Scale: 1:100 @A3
Pg. No: A1.04

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Roof Ventilation Notes

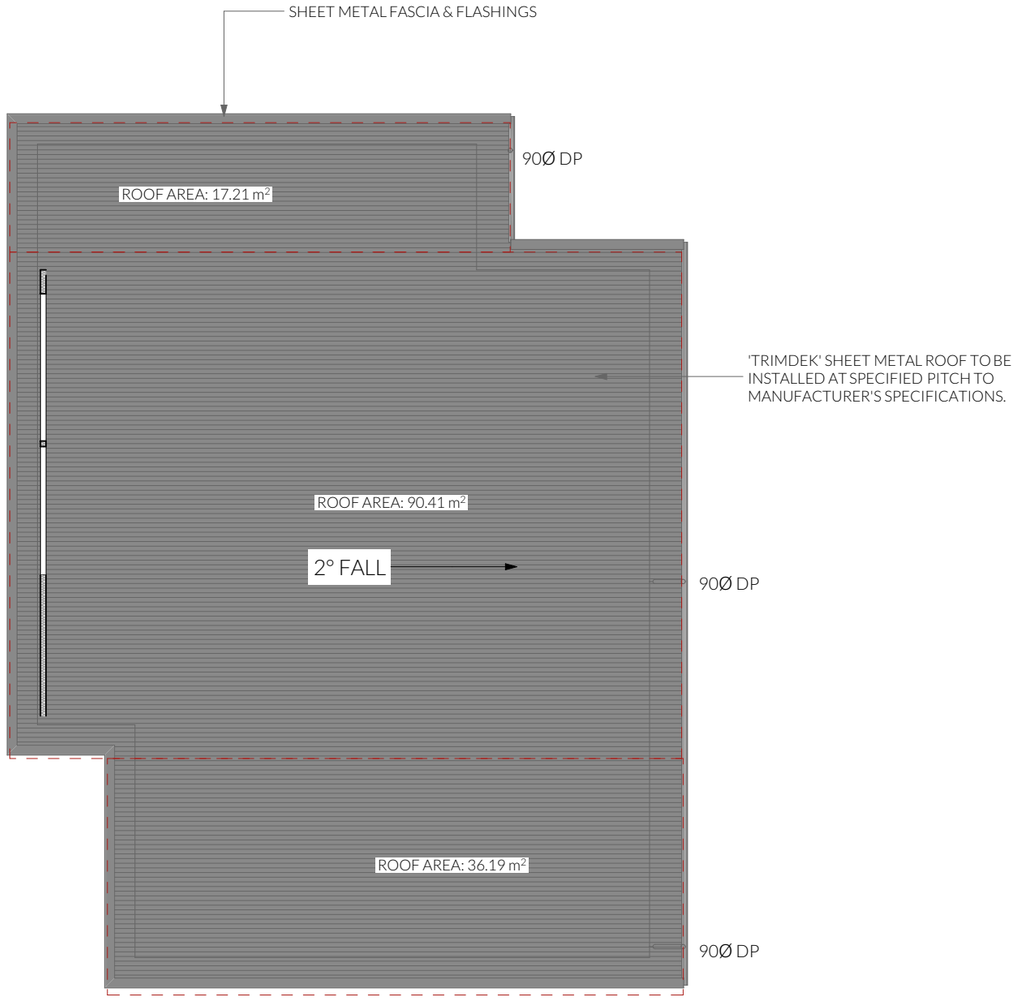
Roof space to be ventilated in accordance with BSOL "Guide for Control of Condensation and Mould in Tasmanian Homes" 2019:

- Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 16°, or 1/150 of the respective ceiling area if the roof pitch is less than 16°.

- 25% of the total unobstructed area required must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & N.C.C Volume 2 Part 3.5.3.



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U1 - Roof Plan

Revision: DA - 01
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A1.05

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Access Panel

Articulation Joint

Smoke Alarm

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 3.8.3.3 of NCC Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Heights of rooms & other spaces 3.8.2.2 of current NCC

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
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(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
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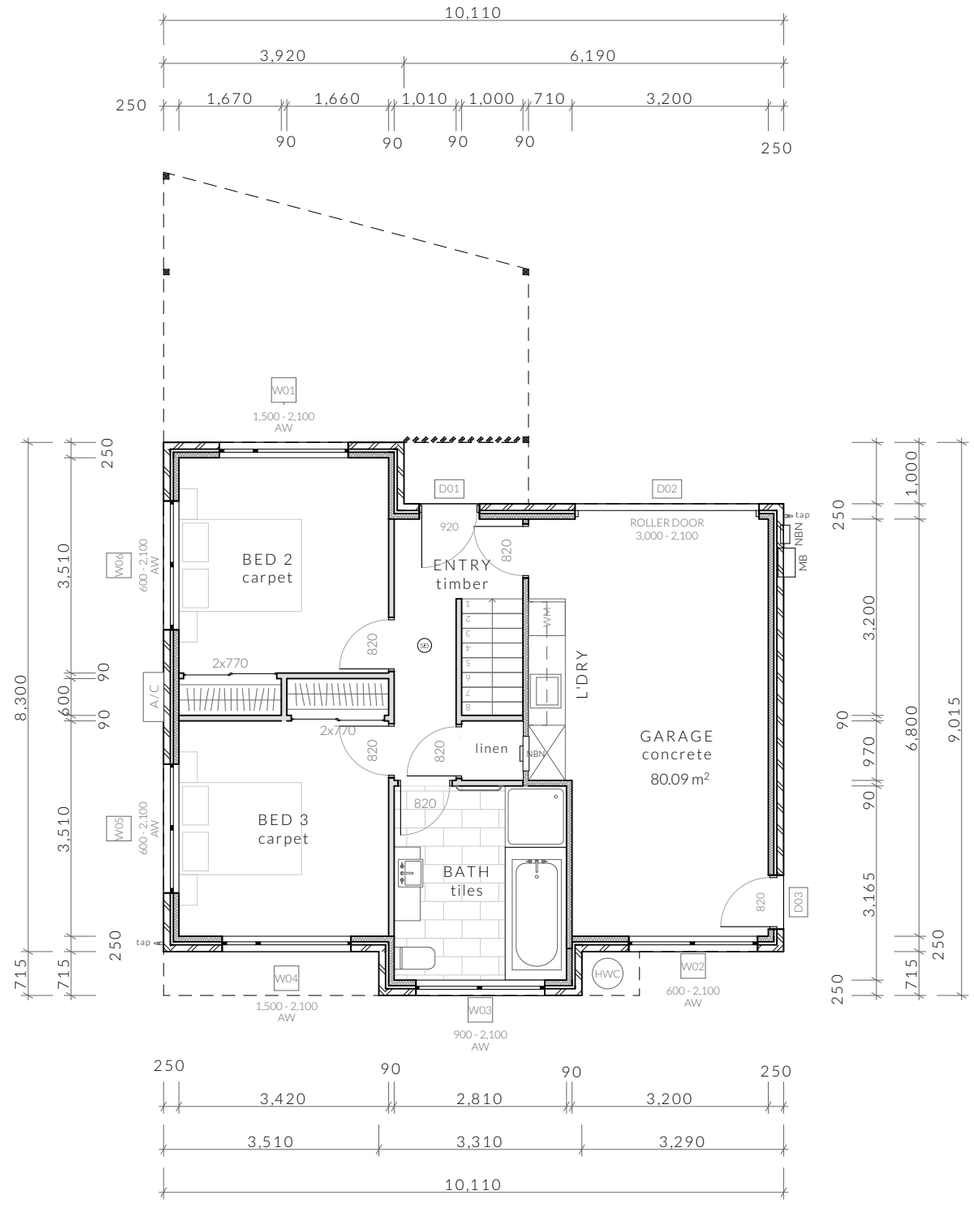

Floor Areas

Lower Floor	80.01m²
Upper Floor	84.64m²
Total Floor Area	164.65m²
Deck	21.51m²

NOT FOR CONSTRUCTION

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7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
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U2 - Floor Plan - Lower

Revision: DA - 01
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A2.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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Access Panel

Articulation Joint

Smoke Alarm

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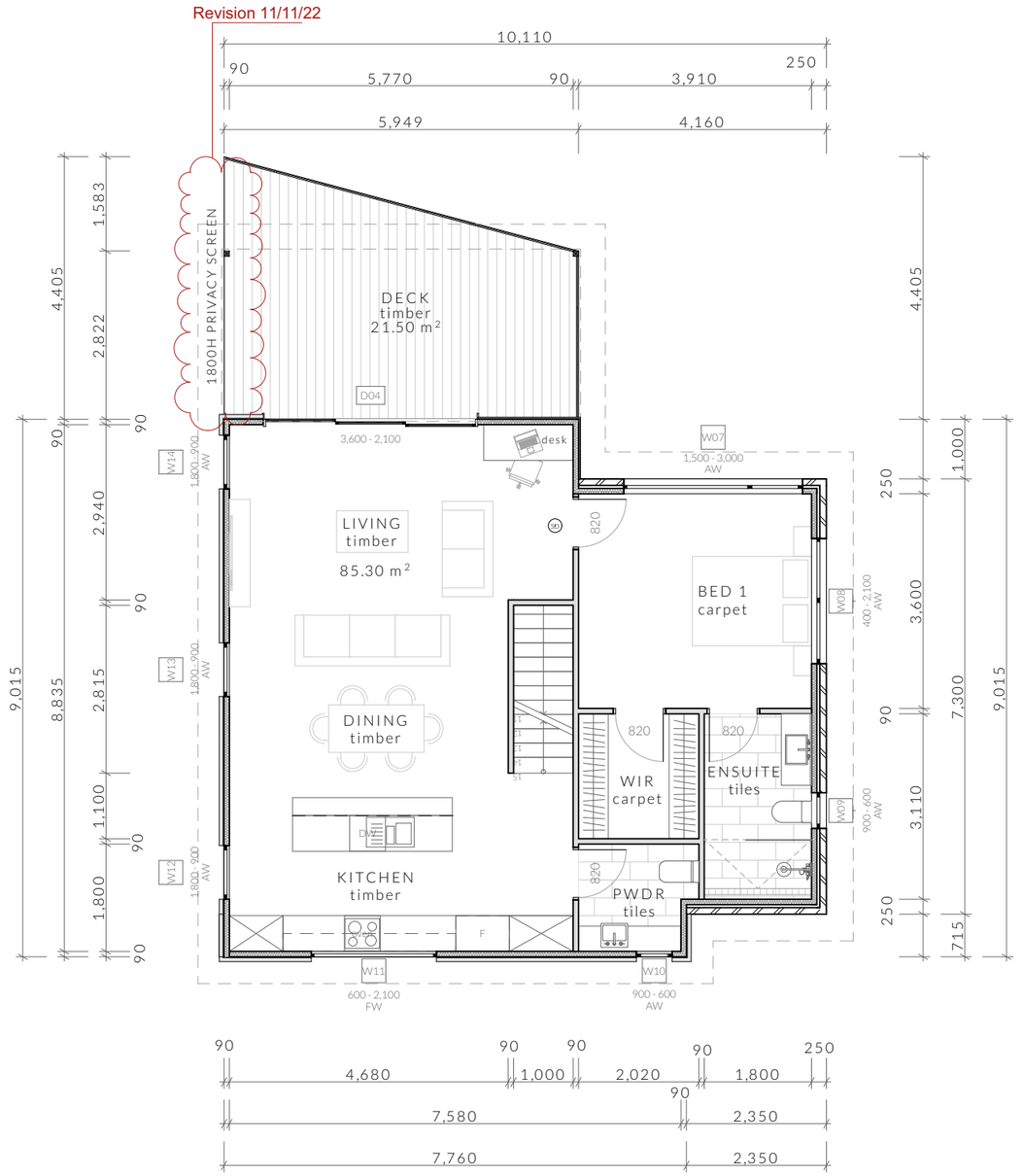
Revision 11/11/22



Floor Areas

Lower Floor	80.01m²
Upper Floor	84.64m²
Total Floor Area	164.65m²
Deck	21.51m²

NOT FOR CONSTRUCTION

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U2 - Floor Plan - Upper

Revision: DA - 01
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.02

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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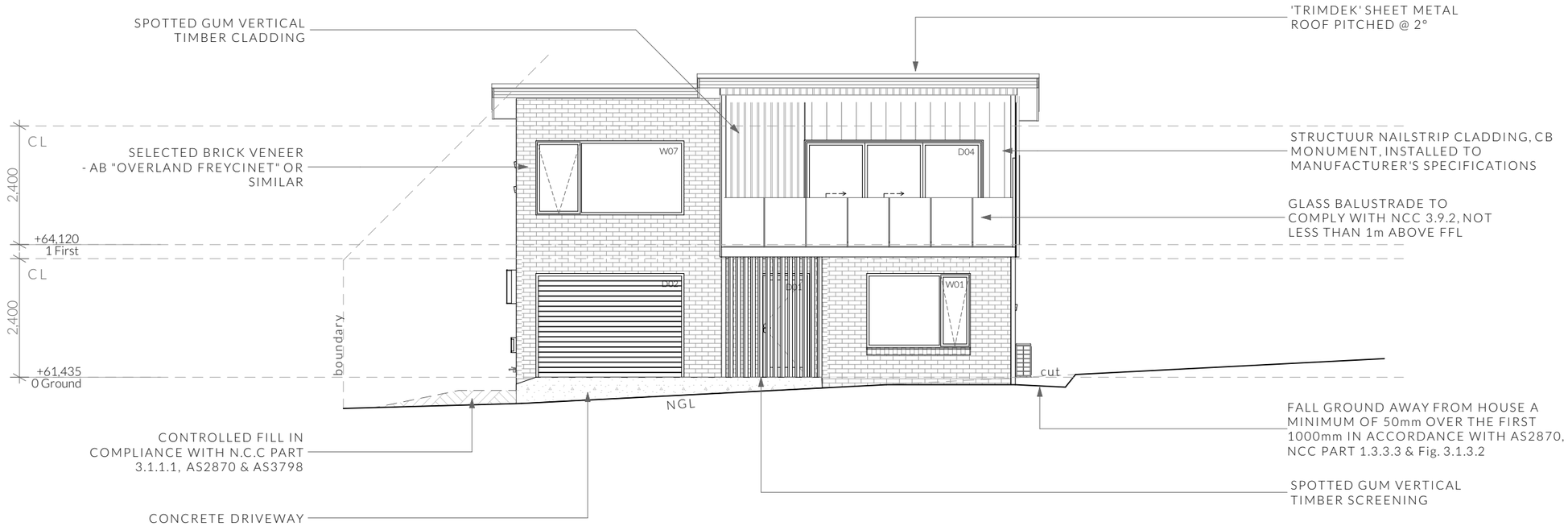
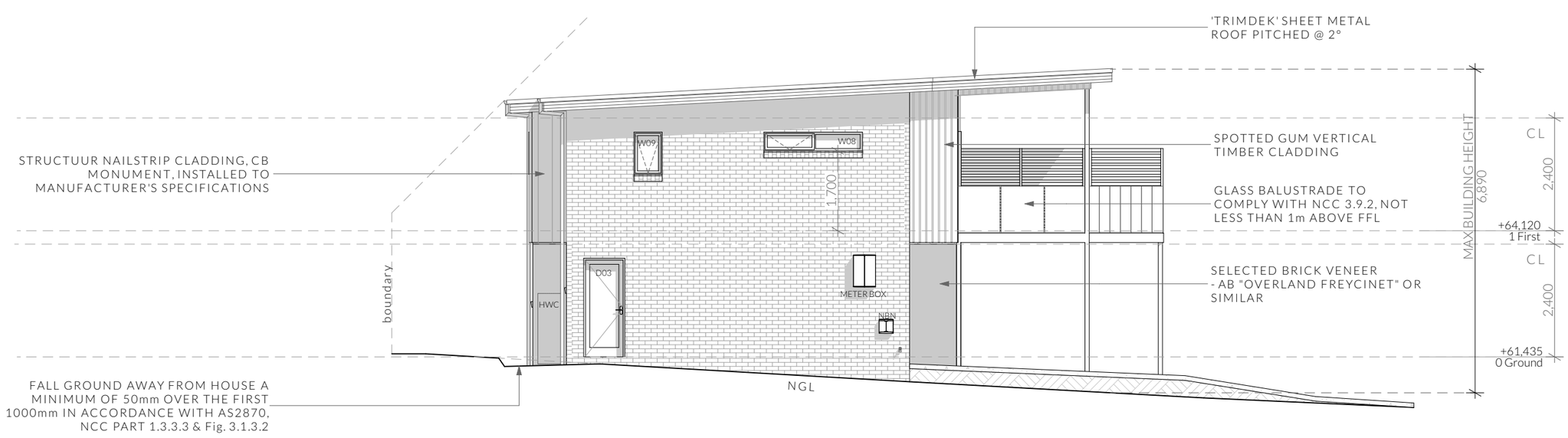


U 2 -North Elevation

1:100



U 2 - East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

NOT FOR CONSTRUCTION

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admin@pinnacledrafting.com.au
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U2 - Elevations

Revision: DA - 01
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.03

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Lydenbuilders

U 2 -South Elevation

1:100

U 2 - West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
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Except for bedrooms, where the requirement is for heights above 2m.

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U2 - Elevations

Revision: DA - 01
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A2.04

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

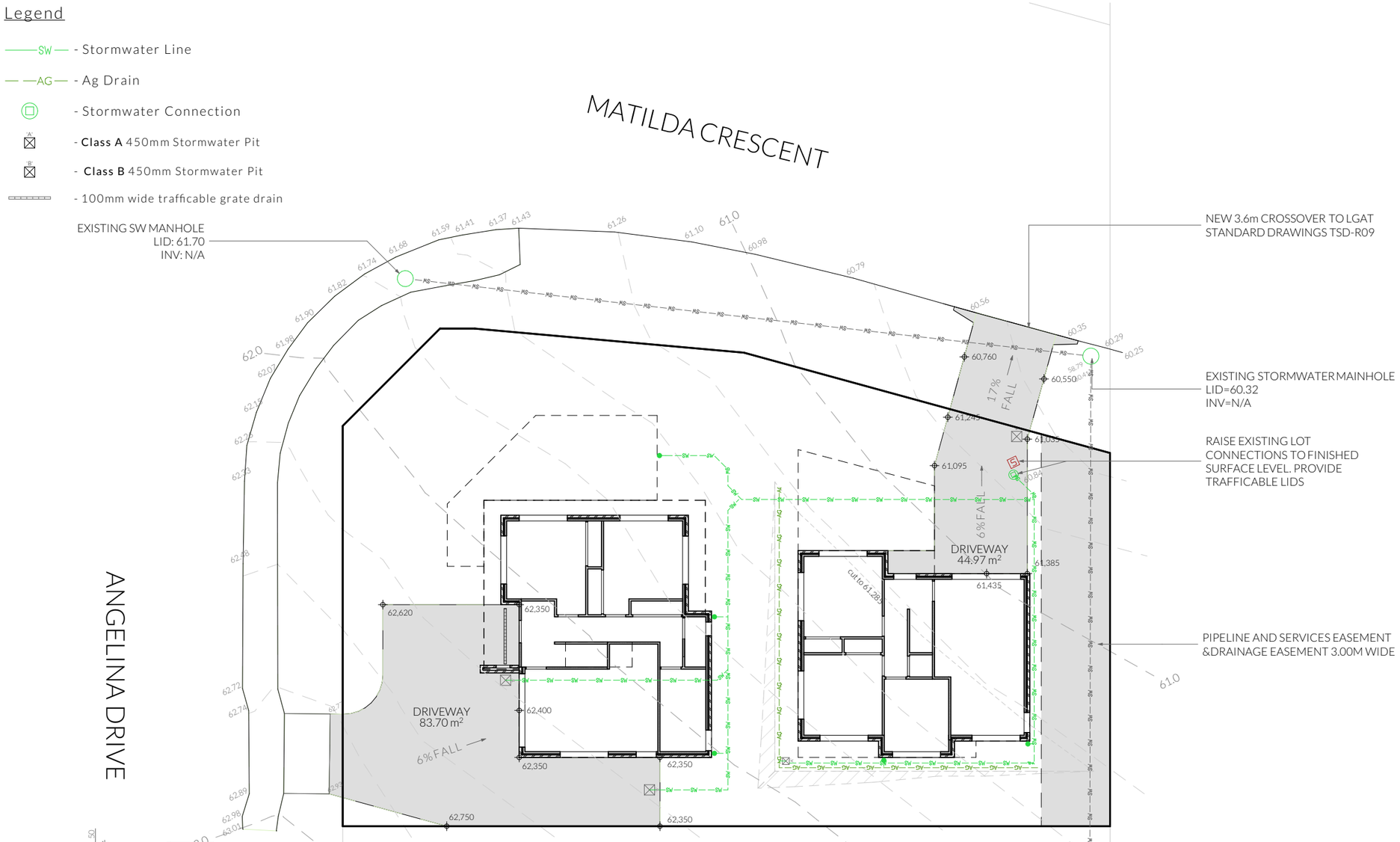
Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 3.1.3.3

General Notes

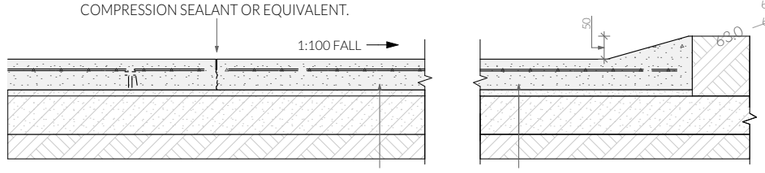
1. Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100m deep compacted FCR basecourse layer.
2. Concrete strength shall be 32 mpa min.
3. Provide control joints at 6.0 m centres- refer detail.
4. Compact concrete using mechanical vibrators.
5. Cure all exposed concrete surfaces by keeping moist for 7 days. i.e cover with plastic sheets.
6. Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
7. All new and/or altered service connections shall be undertaken by council at the developer's expense.
8. Provide 65 dia agricultural drains at base of cut and connect to stormwater at lowest point
9. Driveway to be min 100mm thick 32mpa concrete with sl82 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints @ max. 6m crs.
10. Driveway to be sloped to integrated kerb and gutter system on low side of driveway
11. Rainwater pipes to be PVC or Colorbond finish metal.
12. Driveway sawcuts to be installed at approx. 4m centers with expansion joints at 8-12m centers.

Legend

- SW — Stormwater Line
- AG — Ag Drain
- Stormwater Connection
- **Class A** 450mm Stormwater Pit
- **Class B** 450mm Stormwater Pit
- 100mm wide trafficable grate drain

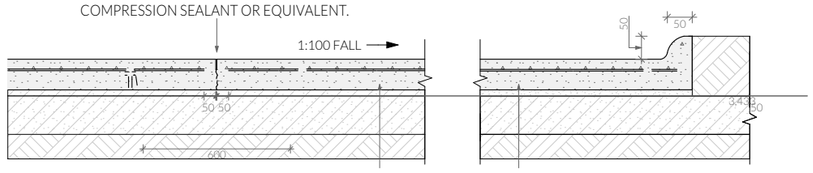


40 DEEP WETFORMED OR SAWCUT CONTROL JOINT FILLED WITH NEOPRENE COMPRESSION SEALANT OR EQUIVALENT.



100 THICK X 32 MPa CONCRETE PAVEMENT. SL 82 MESH (T) OVER 20mm SAND BED AND 100mm MIN DEEP COMPACTED FCR BASECOURSE.

40 DEEP WETFORMED OR SAWCUT CONTROL JOINT FILLED WITH NEOPRENE COMPRESSION SEALANT OR EQUIVALENT.



100 THICK X 32 MPa CONCRETE PAVEMENT. SL 82 MESH (T) OVER 20mm SAND BED AND 100mm MIN DEEP COMPACTED FCR BASECOURSE.

NOT FOR CONSTRUCTION

PINNACLE

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Civil Plan

Revision: DA - 01
Approved by: JD

Scale: 1:200 @ A3
Pg. No: C.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
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Job No: 81-2022
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Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Roof Ventilation Notes

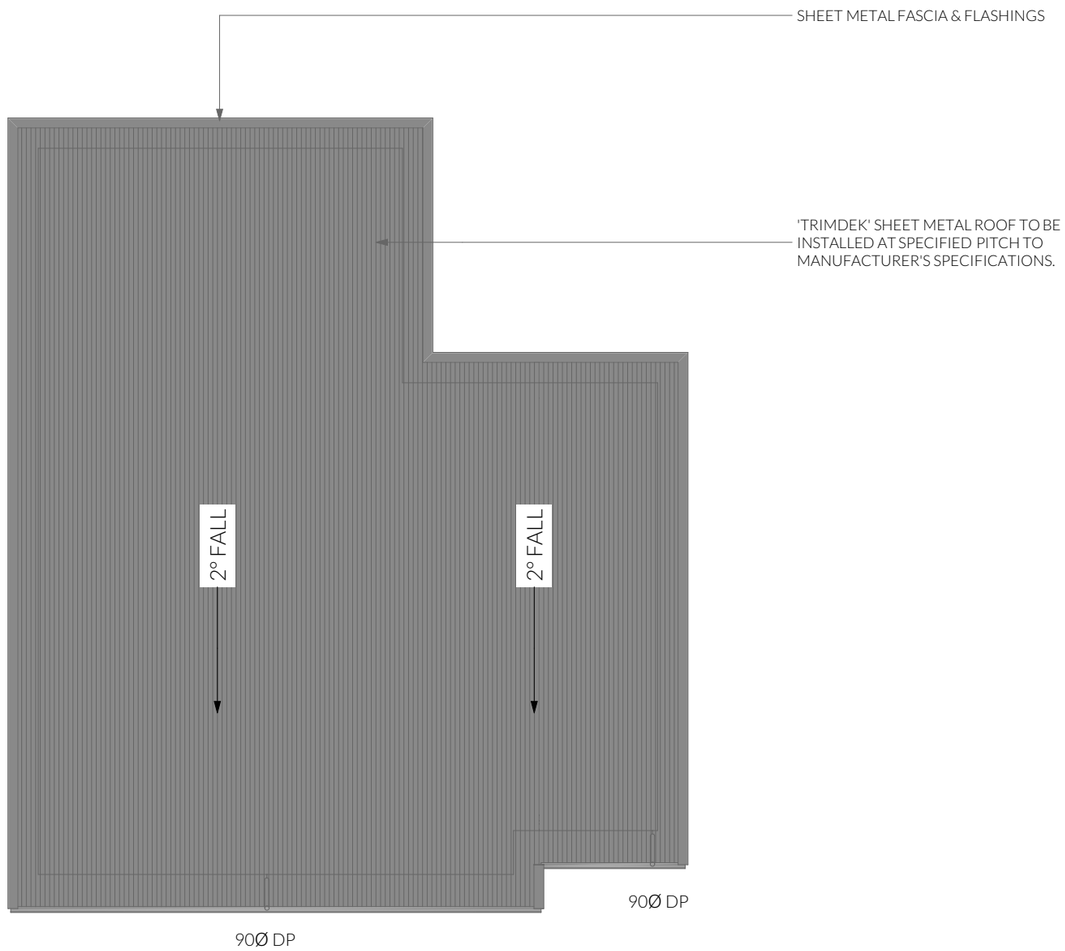
Roof space to be ventilated in accordance with BSOL "Guide for Control of Condensation and Mould in Tasmanian Homes" 2019:

- Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 16°, or 1/150 of the respective ceiling area if the roof pitch is less than 16°.

- 25% of the total unobstructed area required must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & N.C.C Volume 2 Part 3.5.3.



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U2 - Roof Plan

Revision: DA - 01
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.05

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Note

All driveway pits and grate drains to be **Class B**.

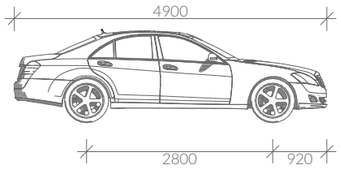
Stormwater pits are indicative. Location may vary depending on site conditions.

Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B85 Vehicle Dimensions

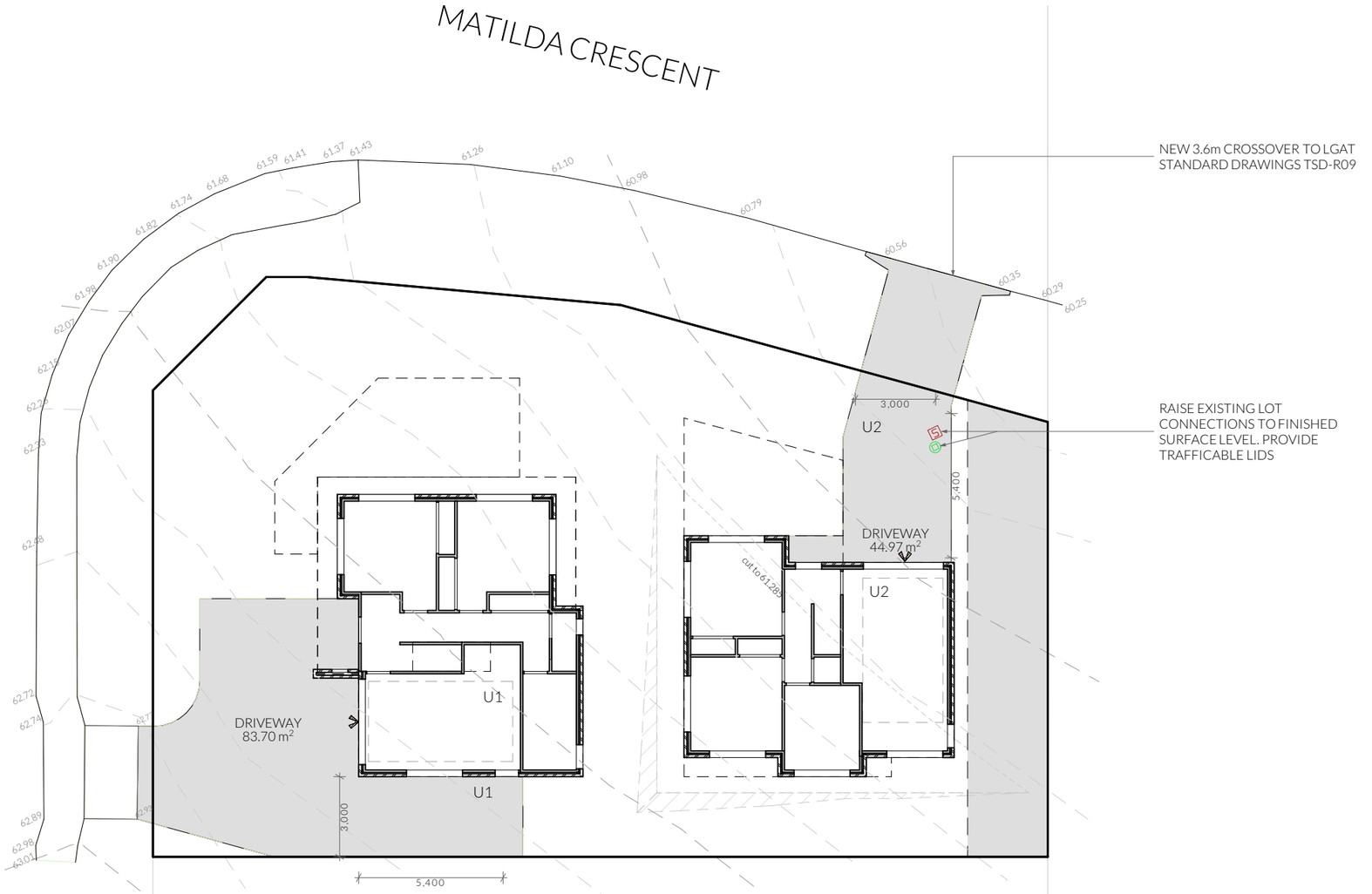
Width:	1870
Track:	1770
L-L Time:	6.0
Turning Radius:	5800

Legend

- Solar Bollard Lighting

- Spotlight with Sensor

ANGELINA DRIVE



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Parking		Scale:	1:200 @ A3
Revision:	DA - 01	Pg. No:	C.02
Approved by:	JD		

Proposal:	Unit Development
Client:	Scott & Aidan Webster
Address:	30 Angelina Dr, Rokeby 7019

Date:	25/10/22
Drawn by:	JRN
Job No:	81-2022
Engineer:	Aldanmark
Building Surveyor:	LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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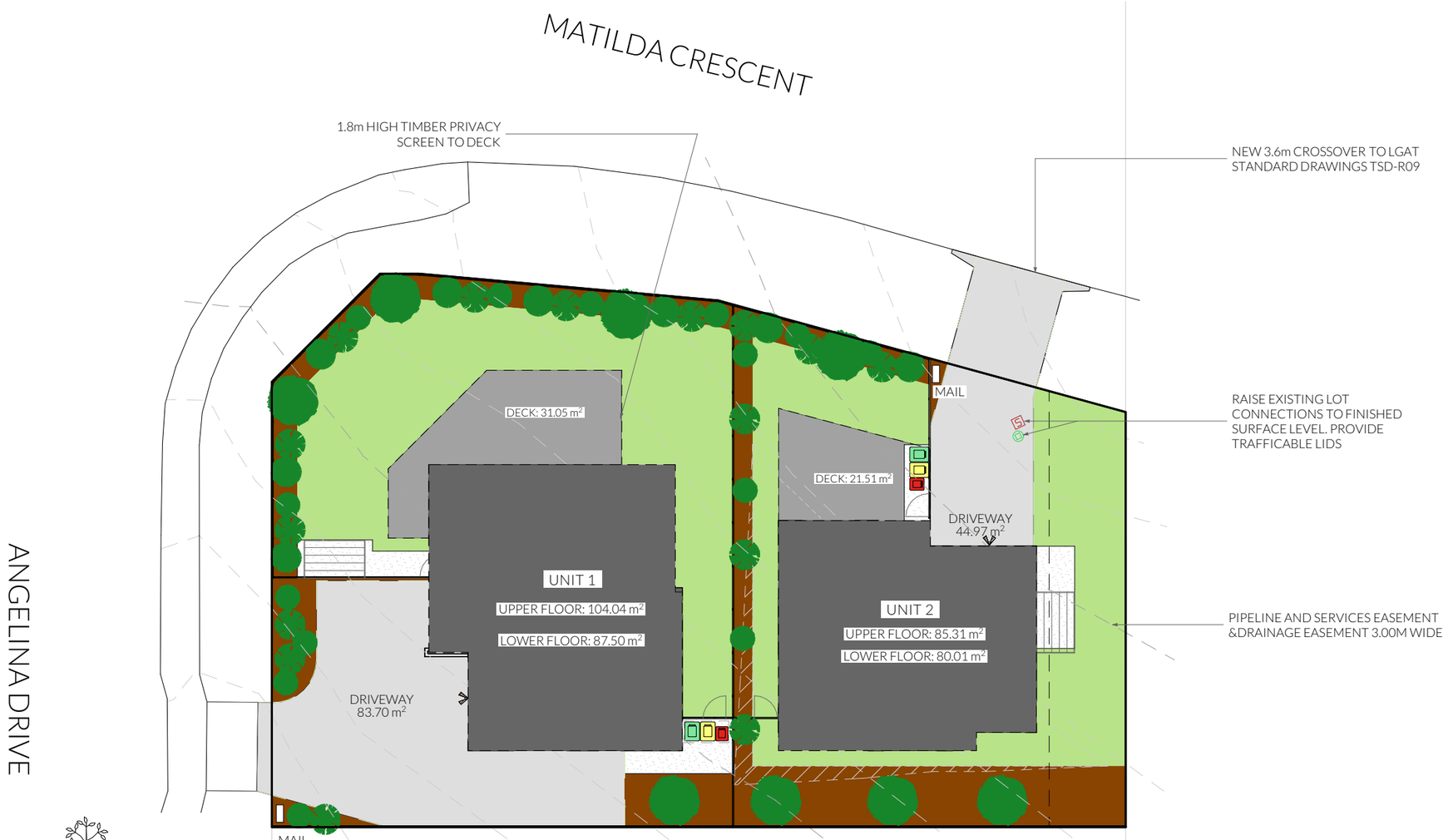
Legend

- General Waste Bin
- Recycling Bin
- Green Waste Bin
- 1.2m to 2.1m Paling Fence
- Solar Bollard Lighting
- Spotlight with Sensor
- Lomandra 'Seascape' or similar, 1.2m spread
- Westringia sp. or similar, 1.5m Spread
- Cordyline 'Red Star' or similar, 2m Height, 1m spread
- Pittosporum 'James Stirling' 3m height, 2m spread or similar
- Acer Palmatum 'Bonfire' or similar, 3m height, 3m spread
- -Seeded Lawn
- Mulched Garden Bed
- Gravel Area

Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

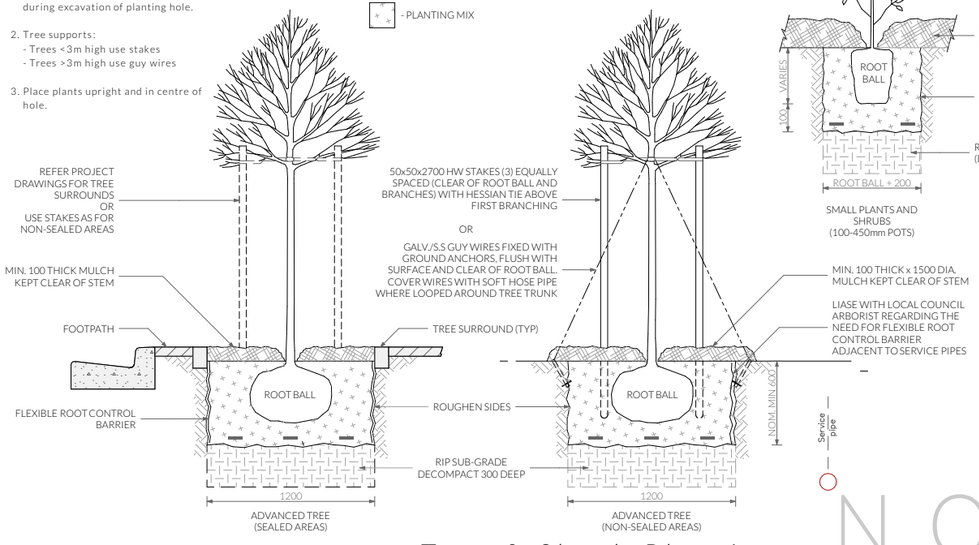


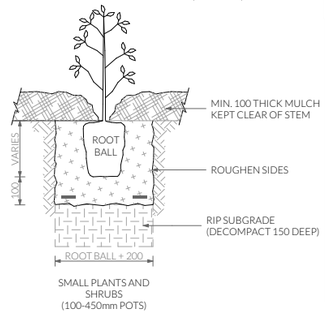
Notes

1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:
   - Trees <3m high use stakes
   - Trees >3m high use guy wires
3. Place plants upright and in centre of hole.

KEY

- SLOW RELEASE FERTLISER
- PLANTING MIX





Tree & Shrub Planting

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Landscaping Plan

Revision: DA - 01
Approved by: JD

Scale: 1:200 @ A3
Pg. No: L.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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Plumbing Notes

All plumbing to be in accordance with AS3500, Tas Plumbing Code and local authority regulations.

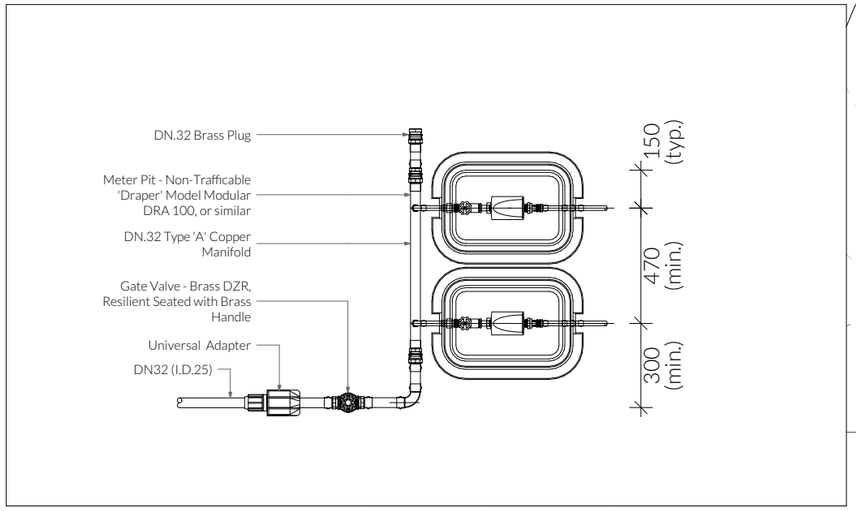
Sewer and stormwater to mains connections, plumber to verify location on site.
(refer to site plan.)

All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

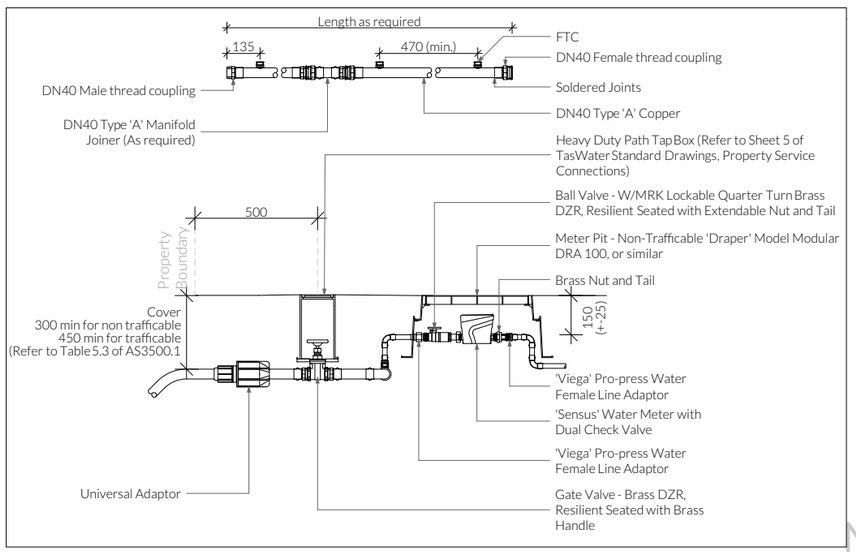
Minimum gradient on sewer pipes as per AS3500.2.2
- ·65ø = 1:40
- ·80ø, 100ø = 1:60
- ·125Ø = 1:80
- ·155Ø = 1:100

Note

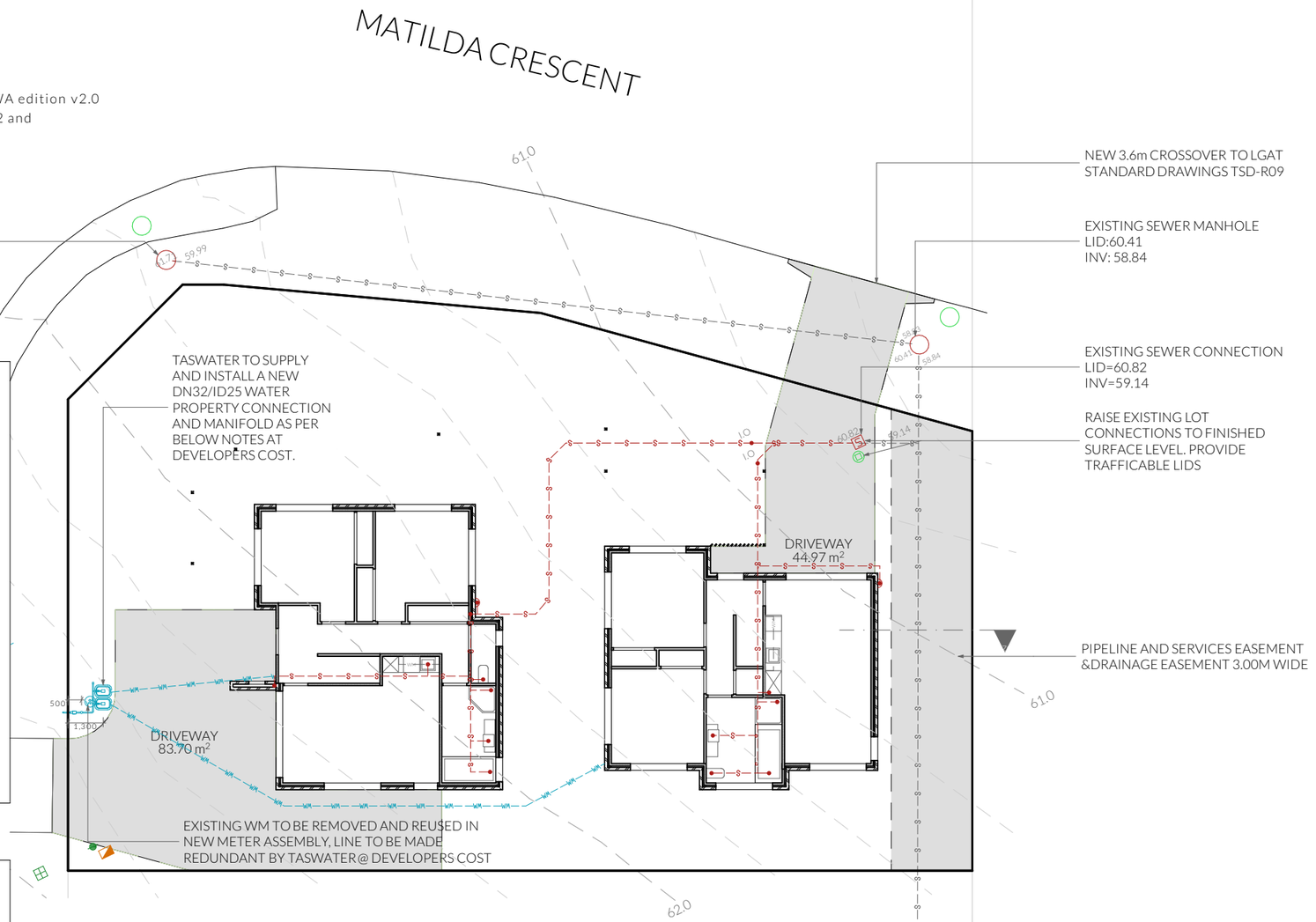
All driveway pits and grate drains to be **Class B**.
Stormwater pits are indicative. Location may vary depending on site conditions.

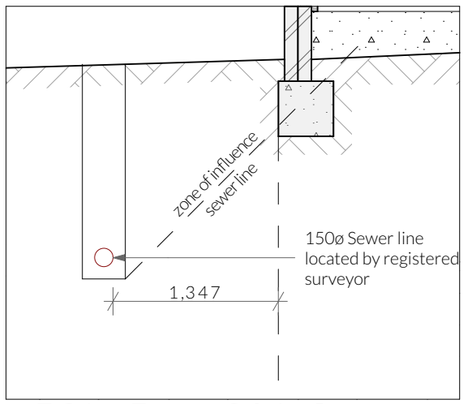


Meter Assembly - Below Ground Plan View



Meter Assembly - Profile View





ZOI - Zone Of Influence 1:50

Legend

- WM — Water Line
- S — Sewer Line
- WM — Water Connection
- Water Stop Valve
- S — Sewer Connection

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Sewer & Water Plan

Revision: DA - 01
Approved by: JD

Scale: 1:200 @A3
Pg. No: P.01

Proposal: Unit Development
Client: Scott & Aidan Webster
Address: 30 Angelina Dr, Rokeby 7019

Date: 25/10/22
Drawn by: JRN
Job No: 81-2022
Engineer: Aldanmark
Building Surveyor: LTBS

Issue	Date	Description
DA - 01	11.11.22	Council RFI Response

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Lydenbuilders

25/10/2022
Clarence City Council

Dear Sir/Madam,

Planning Application
30 Angelina Dr, Rokeby

The following is our supporting written justification against the current planning scheme. Please see our response at the bottom of each code.

8.4 Development Standards for Dwellings

8.4.1 Residential Density for Multiple Dwelling
Acceptable Solutions A1 *Multiple Dwellings must have a site area per dwelling of not less than 325m²* Response: ☒ Complies Proposed is a multiple dwelling Total are site area: 659m² /325m² = 2.02 Maximum Number of units per site = 2 Number of proposed units per site = 2

8.4.2 Setbacks and building envelope for all dwellings
A1 *Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:* *(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;* *(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;* *(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or*

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(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.

Response:

☒ Complies

The primary frontage is 4.560, the secondary frontage is 3.065

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

(a) 5.5m, or alternatively 1m behind building line;

(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or

(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

Response:

☒ Complies

The garage front setback is 7.700 & 5.994

A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or

(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

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Response:

☒ Complies

The proposed dwelling is within the building envelope as referred by figures 8.1, 8.2 and 8.3 of the Tasmanian Planning Scheme. Refer to Elevation Sheets A1.03,A1.04,A2.0.3,A2.04

A4

No trees of high conservation value will be impacted.

Response:

☒ Complies

No trees of high conservation value will be impacted.

8.4.3 Site coverage and private open space for all dwellings

A1

Dwellings must have:

(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and

(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

Response:

☒ Complies

Proposed site coverage is not more than 50% excluding eaves up to 0.6m wide (36.70%)
Proposed multiple dwellings with a total area of private open space of not less than 60m² (U1 196.87m², U2 173.82m²) associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level

A2

A dwelling must have private open space that:

(a) is in one location and is not less than:

(i) 24m² or

(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

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(b) has a minimum horizontal dimension of not less than:

(i) 4m; or

(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and

(d) has a gradient not steeper than 1 in 10.

Response:

☒ Complies

Proposed dwelling private open space is not less than 24m² with a minimum horizontal dimension of not less than 4m. Please refer to site plan for private open space location
With a gradient not steeper than 1 in 10

8.4.4 Sunlight to private open space of multiple dwellings

A1

A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):

(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):

(i) at a distance of 3m from the northern edge of the private open space; and

(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;

(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and

(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:

(i) an outbuilding with a building height not more than 2.4m; or

(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

Response:

☒ Complies

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Proposed multiple dwellings is contained within a line project in reference to Figure 8.4 of the Tasmanian Planning Scheme. Refer to sheet A1.03,A1.04,A2.0.3,A2.04
Proposed multiple dwellings does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm in 21st June as it is North facing.

8.4.5 Width of opening for garages and carports for all dwellings

A1

A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

Response:

☒ Complies

The proposed carport or garage for a dwelling is within 12m of the primary frontage. The total width of opening facing the primary fontrage is not more than 6m or half the width of the frontage (8.72 & 8.28)

8.4.6 Privacy for all dwellings

A1

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;

(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and

(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:

(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

Response:

☒ Complies

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Setbacks to the side & rear boundary are more than 3m & 4m respectively. U1 to have a permanently fixed external screen for the full length of the deck to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%

A2

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

(a) the window or glazed door:

(i) is to have a setback of not less than 3m from a side boundary;

(ii) is to have a setback of not less than 4m from a rear boundary;

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.

(b) the window or glazed door:

(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;

(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

Response:

☒ Complies

Proposed dwelling has no windows with a floor level more than 1m above the existing ground level within 3m of a side setback.
Proposed dwelling W08 is more than 1m above existing ground level to the rear setback and has a sill 1.7m above FFL
W10 sill height is not less than 1.7m above the floor level within 6m of another dwelling on the same site. All other windows are compliant with this clause

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

(a) 2.5m; or

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(b) *1m if:*

(i) it is separated by a screen of not less than 1.7m in height; or

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

Response:

☒ Complies

Proposed shared driveway (excluding parking space allocated to that dwelling) is separated from a window or glazed door to habitable room of a multiple dwelling by 2.5m

8.4.8 Waste storage for multiple dwellings
A1 *A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations:* *(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or* *(b) a common storage area with an impervious surface that:* *(i) has a setback of not less than 4.5m from a frontage;* *(ii) is not less than 5.5m from any dwelling; and* *(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.* Response: ☒ Complies Proposed multiple dwelling has an area for the exclusive use of each dwelling, excluding the area in front of the dwelling, or has a setback of not less than 4.5m from a frontage, is not less than 5.5m from any dwelling, or is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. Please refer to landscaping plan

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards
C2.5.1 Car Parking Numbers
Performance Criteria P1.1

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The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces;

(c) the availability and frequency of public transport within reasonable walking distance of the site;

(d) the availability and frequency of other transport alternatives;

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

(g) the effect on streetscape; and

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

Response:

(a) Each Unit has its on associated driveway which allows for an additional carpark between the road and the Unit but can't fit them within the boundary.
(b) Each Unit has its on associated driveway which allows for an additional carpark between the road and the Unit.
(c) Metro bus stops within 1km walking distance on Goodwins Rd
(d) N/A
(e) N/A
(f) There is excess on-street car parking along Matilda Cres and Angelina Dr
(g) Additional visitors will park between the road and the unit they are visiting. As this is a normal occurrence within residential areas no additional effect o the streetscape is expected.
(h) N/A

Performance Criteria
P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;
(b) the size of the dwelling and the number of bedrooms; and
(c) the pattern of parking in the surrounding area.

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Response:

a) The proposed units will each require 2 car parking spaces which has been provided.
b) The dwellings are each 3-bedroom units with an expected use of 2 car parks
c) Parking in the area is provided onsite with visitor parking to occur on-street along the frontage.

C2.5.2 Bicycle Parking Numbers

A1

Bicycle parking spaces must:

(a) be provided on the site or within 50m of the site; and

(b) be no less than the number specified in Table C2.1

Response:

☒ Complies

N/A

C2.5.3 Motorcycles Parking Numbers

A1

The number of on-site motorcycle parking spaces for all uses must:

(a) be no less than the number specified in Table C2.4; and

(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

Response:

☒ Complies

N/A

C2.5.4 Loading bays

A1

A loading bay must be provided for uses with a floor area of more than 1000m^2 in a single occupancy.

Response:

☒ Complies

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N/A

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

A1

Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:

(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and

(b) General Retail and Hire uses up to 100m² floor area,

provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.

Response:

☒ Complies

N/A

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1

All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all weather pavement;

(b) be drained to the public stormwater system, or contain stormwater on the site; and

(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

Response:

☒ Complies

The proposed development parking, access ways, manoeuvring and circulation spaces shall be constructed with a durable all-weather pavement. To be drained to a public stormwater system or contain stormwater on site. Excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

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C2.6.2 Design and layout of parking areas

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

Response:

☒ Complies

(i) See Civil Plan for more information
(ii) Driveways are for 2 car parking spaces only
(iii) 3.6m wide access in accordance with TSD-R09
(iv) Car parking spaces comply with AS2890 minimum width of 3m with 2 vertical obstructions
(v) N/A
(vi) N/A
(vii) N/A as each unit has its own access

(b) The proposed parking and access is compliant with AS2890

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

(a) be located as close as practicable to the main entry point to the building;

(b) be incorporated into the overall car park design; and

(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.

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Response:

☒ Complies

N/A

C2.6.3 Number of accesses for vehicles

P1

The number of accesses for each frontage must be minimised, having regard to:

(a) any loss of on-street parking; and

(b) pedestrian safety and amenity;

(c) traffic safety;

(d) residential amenity on adjoining land; and

(e) the impact on the streetscape.

Response:

a) Excess of on-street car parking along Matilda Cres and Angelina Dr is available
b) There is no existing footpath located along Matilda Cres. Where the new access is proposed
c) The proposed access is located a significant distance form the corner and has clear sight lines in both directions when exiting the site
d) The proposed access is along a different frontage which is in keeping with the residential lots in the area (1 per frontage)
e) The proposed access is along a different frontage which is in keeping with the residential lots in the area (1 per frontage)
f)

A2

Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.

Response:

☒ Complies

N/A

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

A1

In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005

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Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance an design requirements.

Response:

☒ Complies

N/A

C2.6.5 Pedestrian access

A1.1

Uses that require 10 or more car parking spaces must:

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or

(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

Response:

☒ Complies

N/A

A1.2

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

Response:

☒ Complies

N/A

C2.6.6 Loading bays

A1

The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.

Response:

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☒ Complies

N/A

A2

The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

Response:

☒ Complies

N/A

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

A1

Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:

(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;

(b) be located within 50m from an entrance;

(c) be visible from the main entrance or otherwise signed; and

(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.

Response:

☒ Complies

N/A

A2

Bicycle parking spaces must:

(a) have dimensions not less than:

(i) 1.7m in length;

(ii) 1.2m in height; and

(iii) 0.7m in width at the handlebars;

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(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and

(c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities -- Part 3: Bicycle parking.

Response:

☒ Complies

N/A

C2.6.8 Siting of parking and turning areas

A1

Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.

Response:

☒ Complies

N/A

A2

Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:

(a) have no new vehicle accesses, unless an existing access is removed;

(b) retain an active street frontage; and

(c) not result in parked cars being visible from public places in the adjacent roads.

Response:

☒ Complies

N/A

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

A1

Within a parking precinct plan, on--site car parking must:

(a) not be provided; or

(b) not be increased above existing parking numbers.

Response:

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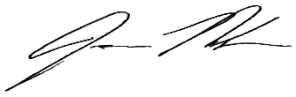
☒ Complies

N/A

I trust the information in this letter provides adequate justification against the current planning scheme and ask that the council accepts the submitted documentation as a valid application under LUPAA.

Kind Regards,



Jason Nickerson

Director

Pinnacle Design

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