



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041144

PROPOSAL: Demolition of Existing Dwelling & Two New Multiple Dwellings

LOCATION: 11 Sunnyside Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 February 2024. 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 01 February 2024.

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



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:

Demolition of existing dwelling, 2 new proposed dwellings, front fence

Location:

Address 11 Sunnyside Road

Suburb/Town Lindisfarne

Postcode 7015

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

\$ 1,500,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(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:

Existing Dwelling

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

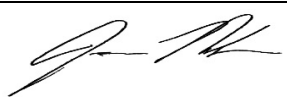
Declaration:

- *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 19/12/2023

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 74618		FOLIO 5
EDITION 5	DATE OF ISSUE 16-Mar-2020	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 5 on Plan 74618 (formerly being P555)
Derivation : Part of 970 Acres Gtd. to E.P. Wilson and Ors.
Prior CT 2764/29

SCHEDULE 1

M809431 TRANSFER to COSTMAC INVESTMENTS PTY LTD Registered
16-Mar-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
124329 FENCING CONDITION in Transfer

DIAGRAM FROM ACTUAL SURVEY

TOWN OF LINDISFARNE
Part of 970 Ac. gtd to E.P. Wilson, A.G. Webster

No. OF APPLICATION

Scale 60 feet to an inch

REGISTERED NUMBER

74618

REFERENCE TO CORNERS

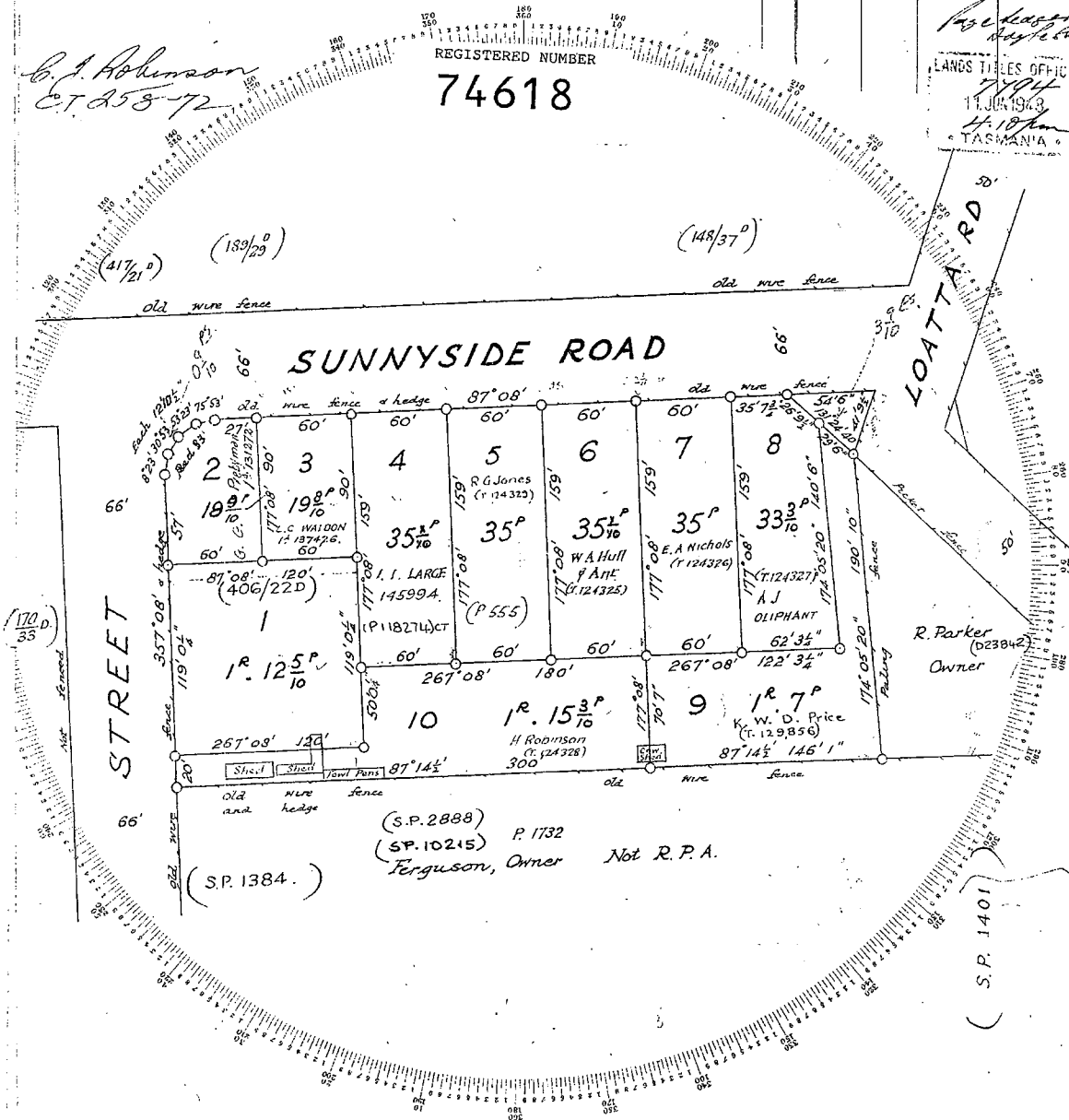
COR.	BEARING	DISTANCE IN LINKS	FROM

approved
FOR THE
MUNICIPALITY OF CLARENCE

8 4 48

C. J. Robinson
C.T. 258-72

LANDS TILES OFFICE
7794
17 JUN 1948
H. 10 PM
TASMANIA



To be filled in
by Surveyor.
Date of Instructions
Survey commenced
Survey finished
Error of close } in
Plotted by
Office examination.
Examined as to boundaries
Mathematically checked
Entered on Card by

I, Edward Mulhearn Lilley of Hobart
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made
from surveys executed by me or under my own personal supervision, inspection,
and field check, and that both plan and survey are correct, and have been made
in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 3rd day of March, 19 48

Em Lilley
Authorised Surveyor.

P I N N Δ C L E

PINNACLE

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.














11 Sunnyside Rd, Lindisfarne 7015

Owner(s) or Clients	Costmac Investments Pty Ltd
Building Classification	1a
Designer	Jason Nickerson CC6073Y
Total Floor Area (Combined)	266.64m ²
Alpine Area	N/A
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	Safeguarding of Airports Code

Title Reference	74618/5
Zoning	General Residential
Land Size	885m ²
Design Wind Speed	N2
Soil Classification	M
Climate Zone	7
Corrosion Environment	Moderate
Bushfire Attack Level (BAL)	Low

ID	Sheet Name	Issue
A0.01	Existing Site Plan	DA - 03
A0.02	Site Plan	DA - 03
A0.03	Shadow Diagrams 21st June	DA - 03
A0.04	Shadow Diagrams 21st June	DA - 03
A0.05	Building Envelope	DA - 03
A1.01	U1 - Floor Plan - Lower	DA - 03
A1.02	U1 - Floor Plan - Upper	DA - 03
A1.03	U1 - Elevations	DA - 03
A1.04	U1 - Elevations	DA - 03
A1.05	U1 - Roof Plan	DA - 03
A2.01	U2 - Floor Plan - Lower	DA - 03
A2.02	U2 - Floor Plan - Upper	DA - 03
A2.03	U2 - Elevations	DA - 03
A2.04	U2 - Elevations	DA - 03
A2.05	U2 - Roof Plan	DA - 03
C.01	Civil Plan	DA - 03
C.02	Parking & Turning Paths	DA - 03
C.03	Turning Paths	DA - 03
L.01	Landscaping Plan	DA - 03
P.01	Sewer & Water Plan	DA - 03

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

RENOVATION LEGEND

- - EXISTING
 - DEMOLITION

Site Areas

Site Area	885 m ²
Ex. House	115.06m ²
Ex. Shed	34.48m ²

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 Volume I.

Surface water, resulting from a storm having an annual exceedance probability of 1%, must not enter the building.

Limitations

F1P2 does not apply to-

- (a) Class 7 or 8 building where in the particular case there is no necessity for compliance; or
- (b) a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes; or an open spectator stand or open-deck carpark.

Fire Safety

Where a building is more than 500m² or if internal fire hydrants are proposed/installed, a fire hose reel system must be provided in accordance with AS2441. Fire hose reels must be installed within 4m of an exit or otherwise provided to provide full coverage to the building.

Survey Notes from Surveyor

Date of Survey: 5 October 2021
Bearing datum is GDA2020 per RTK GNSS Observation.

Horizontal datum is plane with MGA2020 coordinate adopted at SPM 7593, with coordinates of E 529156.257 N 5255019.859 per SurCoM.

Vertical datum is AHD per SPM 7593 with reputed RL14.583m.

Contour Interval 0.2m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by Sarah Lindsay of LXN Architecture have been located and subsequently shown on this plan.

Some services have been plotted from council records, and as such are approximate only. Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

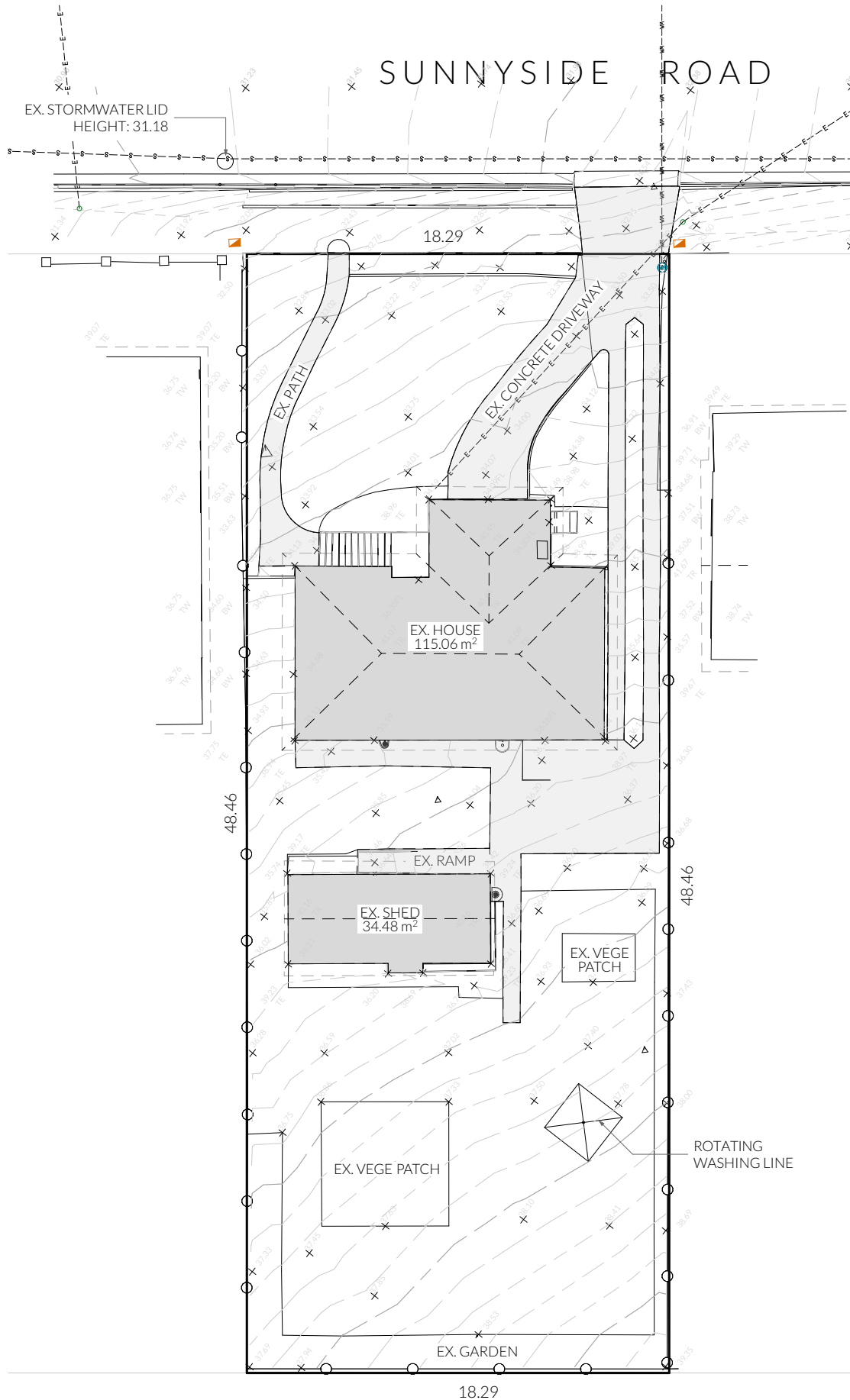
All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

The boundaries shown on this plan are compiled from SP174801 and, as such, are approximate only.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer 'TRIANGLE_1 SURFACE' to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.



Existing Site Plan

1:2 5 0



Site Demolition Plan

1:2 5 0

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7/3 Abernant Way, Cambridge 7170
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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Existing Site Plan

Revision:
Approved by:

DA -
JRN

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

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
 Drawn by: JRN
 Job No: 88-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date
DA02	09.01.2024
DA03	12.01.2024

Description	Amount
Council RFI	
Council RFI	



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Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 Volume I.

Surface water, resulting from a storm having an annual exceedance probability of 1%, must not enter the building.

Limitations

F1P2 does not apply to-
(a) Class 7 or 8 building where in the particular case there is no necessity for compliance; or
(b) a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes; or an open spectator stand or open-deck carpark.

Fire Safety

Where a building is more than 500m2 or if internal fire hydrants are proposed/installed, a fire hose reel system must be provided in accordance with AS2441.

Fire hose reels must be installed within 4m of an exit or otherwise provided to provide full coverage to the building.

Survey Notes from Surveyor

This plan and associated digital model is prepared for Pinnacle Drafting & Design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

Site Areas

Site Area	885 m ²
Building Footprint	266.64 m ²
Total Site Coverage	30.13%

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Site Plan

Revision:
Approved by:

DA - 03
JRN

Scale:
1:250 @ A3
Pg. No:
A0.02

Proposal: Unit Development

Client: Costmac Investments Pty Ltd

Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
Drawn by: JRN
Job No: 88-2023
Engineer: TBA
Building Surveyor: TBA

Issue Date
DA02 09.01.2024
DA03 12.01.2024

Description
Council RFI
Council RFI



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RENOVATION LEGEND

- EXISTING
- DEMOLITION



FRONT FENCE ELEVATION



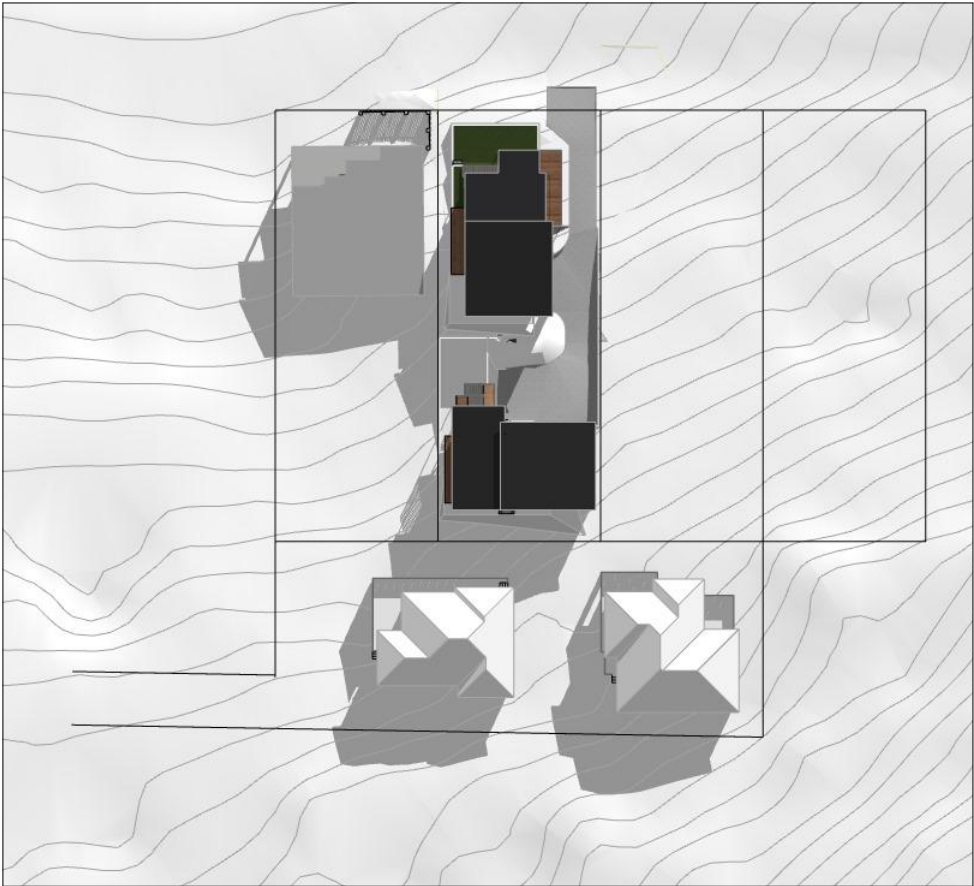
PERSPECTIVE VIEW FRONT FENCE

Revision 12/01/24

NOT FOR CONSTRUCTION



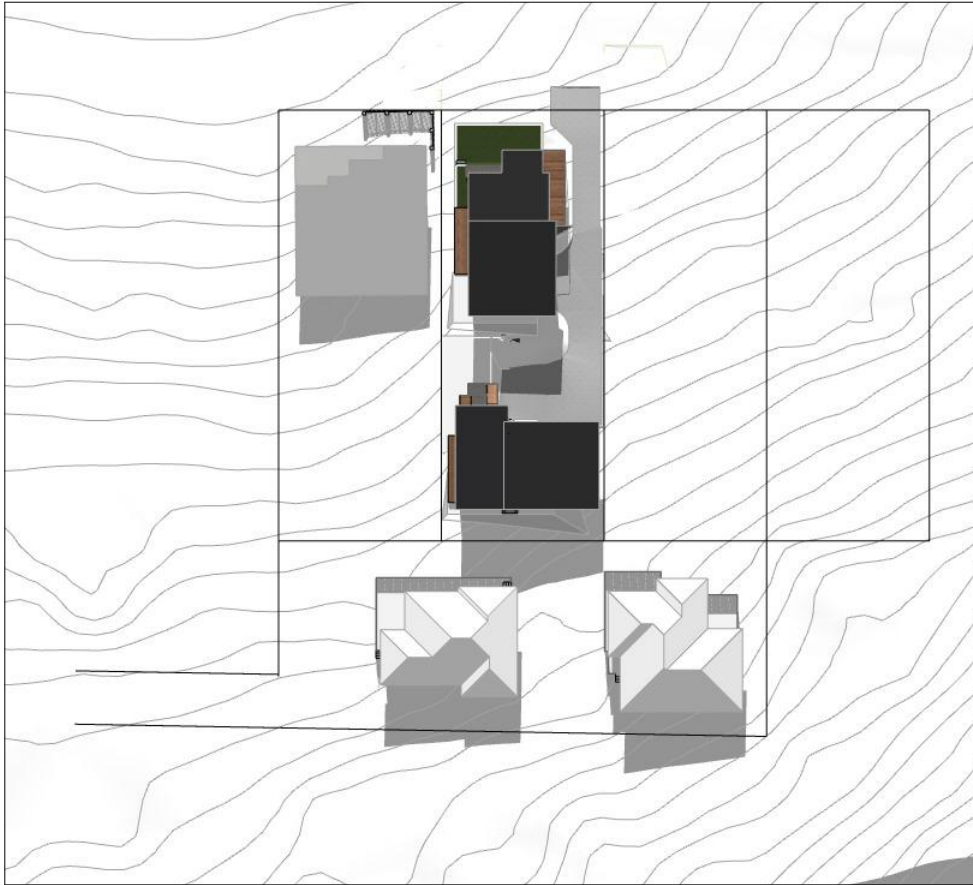
21st June 0900



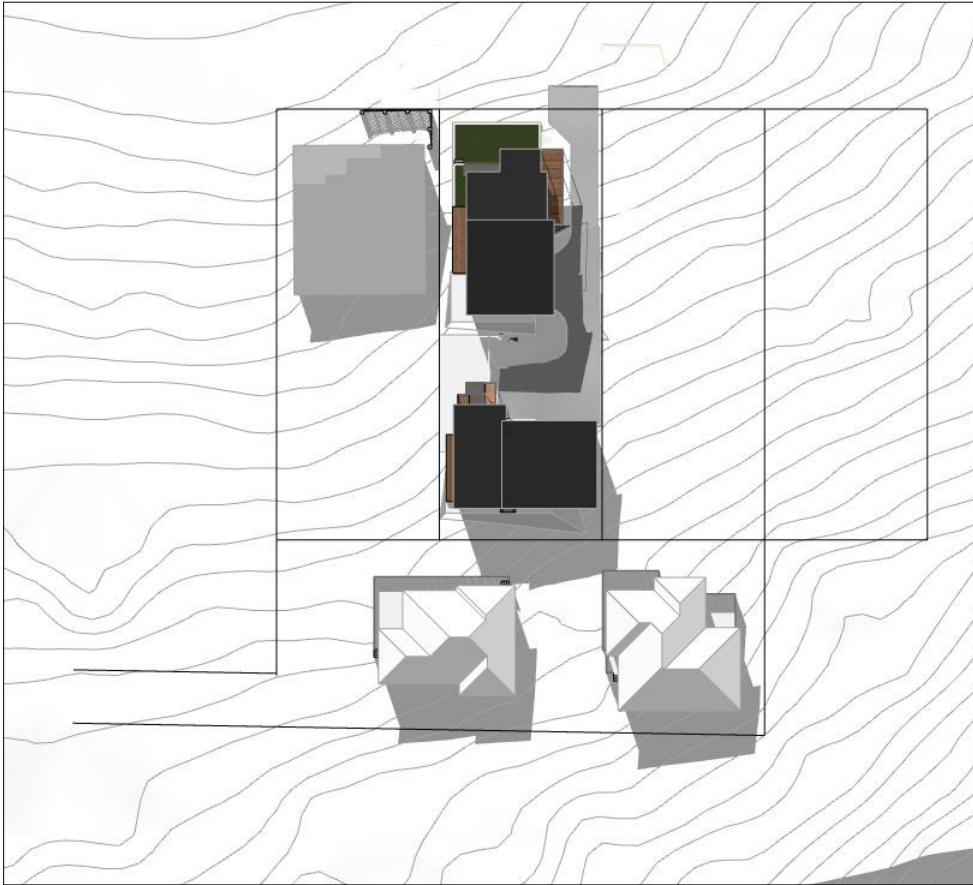
21st June 1000



21st June 1100

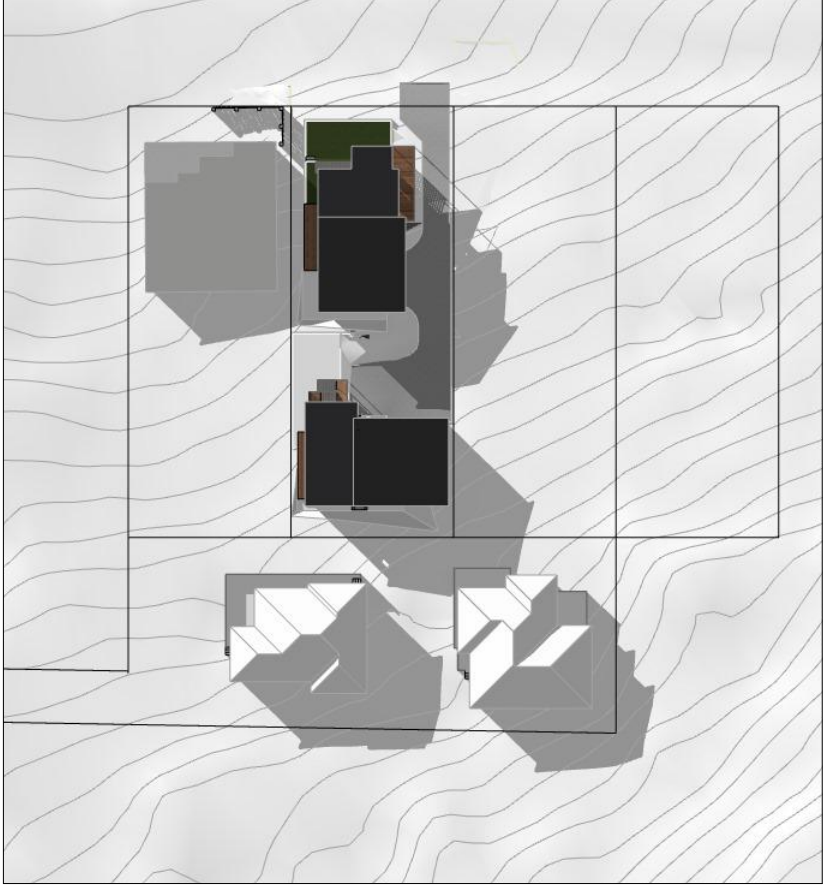


21st June 1200



21st June 1300

NOT FOR CONSTRUCTION



21st June 1500



Shadows @ 0900



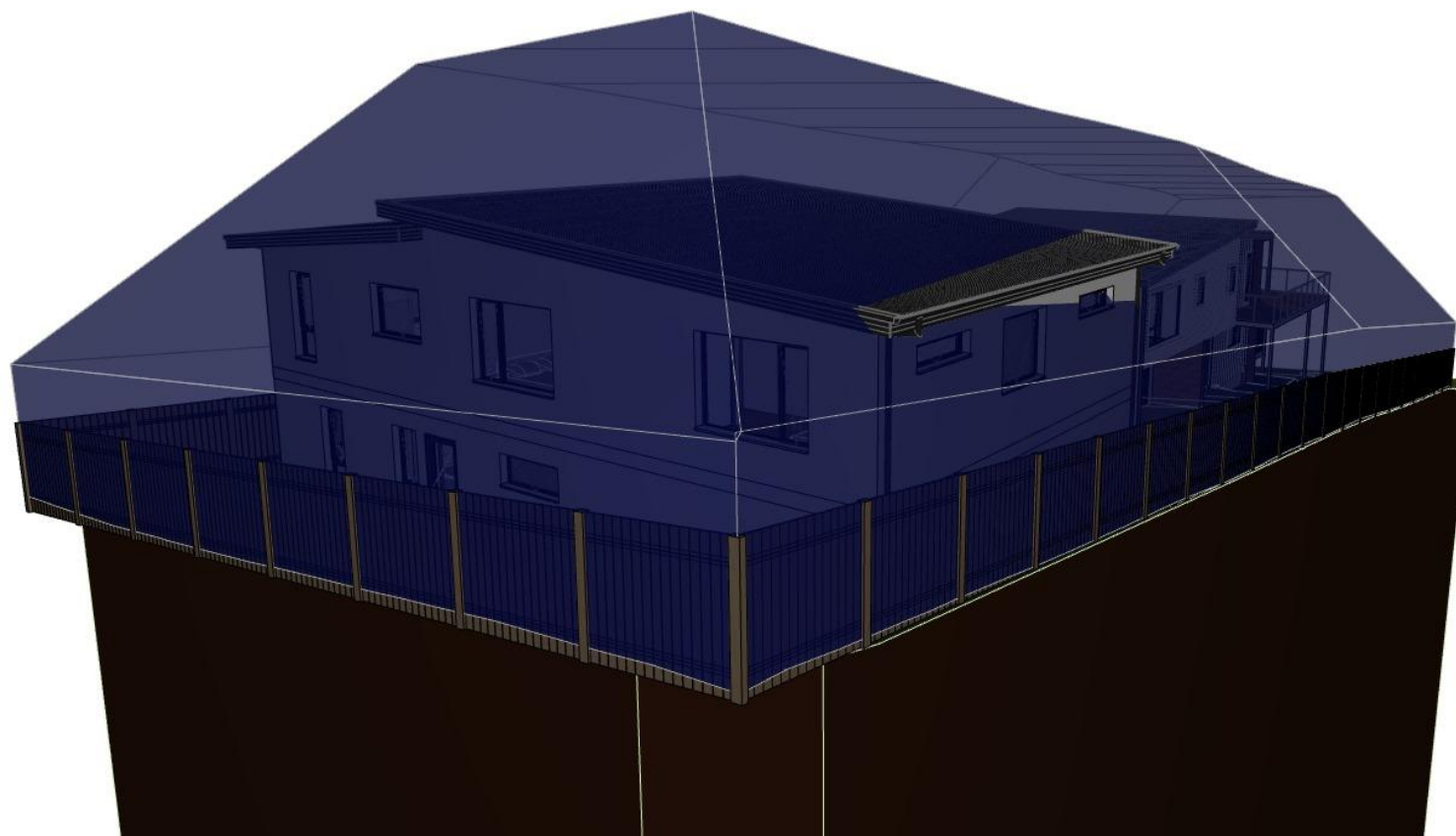
Shadows @ 1200



Shadows @ 1500

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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Shadow Diagrams 21st June		Proposal: Unit Development	Date: 15/12/2023	Issue Date DA02 09.01.2024 DA03 12.01.2024	Description Council RFI Council RFI		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.	
		Revision: DA - 03 Approved by: JRN	Scale: @ A3 Pg. No: A0.04	Client: Costmac Investments Pty Ltd Address: 11 Sunnyside Rd, Lindisfarne 7015	Drawn by: JRN Job No: 88-2023 Engineer: TBA Building Surveyor: TBA					



Envelope @ East Boundary



Envelope @ West Boundary

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Building Envelope

Revision:
Approved by:

DA - 03
JRN

Scale: @ A3
Pg. No: A0.05

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date:	15/12/2023
Drawn by:	JRN
Job No:	88-2023
Engineer:	TBA
Building Surveyor:	TBA

Issue	Date
DA02	09.01.2024
DA03	12.01.2024


Description
Council RFI
Council RFI

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 Access Panel

 Articulation Joint

 Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed 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 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below 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. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

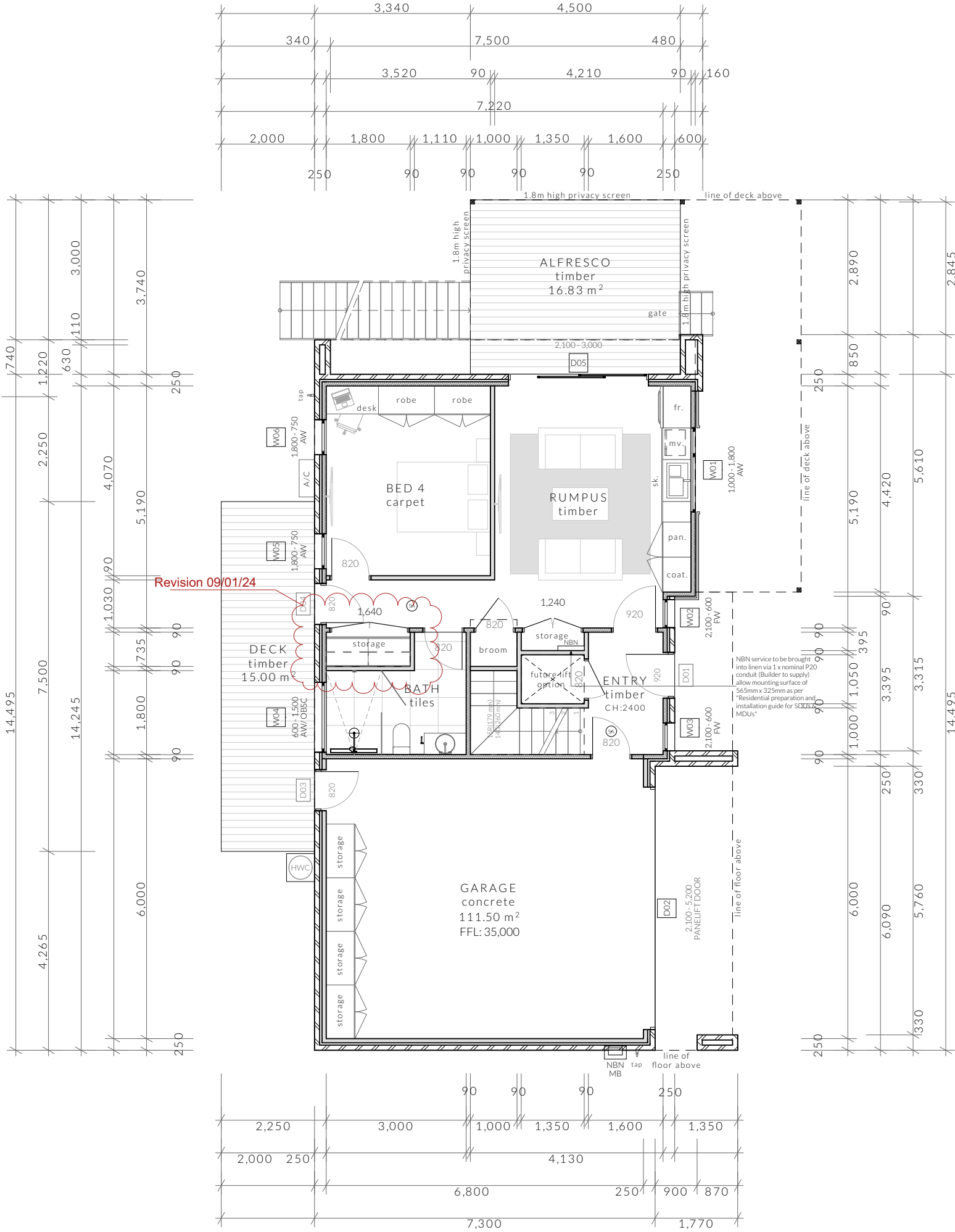
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

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 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



Floor Areas

Lower Floor	111.50m ²
Upper Floor	132.35m ²
Total Floor Area	266.64m ²
Deck	15.00m ²
Alfresco	16.83m ²

NOT FOR CONSTRUCTION

<div><div>PINNACLE</div><div>PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence Number: CC6073Y</div></div>				<table><tr><th>Issue</th><th>Date</th><th>Description</th></tr></table>		Issue	Date	Description
Issue	Date	Description						
U1 - Floor Plan - Lower		Scale: 1:100 @ A3	Proposal: Unit Development		Date: 15/12/2023	<div>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.</div> <div></div>		
Revision: DA - 03	Pg. No: A1.01	Client: Costmac Investments Pty Ltd	Address: 11 Sunnyside Rd, Lindisfarne 7015		Drawn by: JRN			
Approved by: JRN				Job No: 88-2023	Engineer: TBA Building Surveyor: TBA			



—(AJ) Articulation Joint

SA Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed 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 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below 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. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC
Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

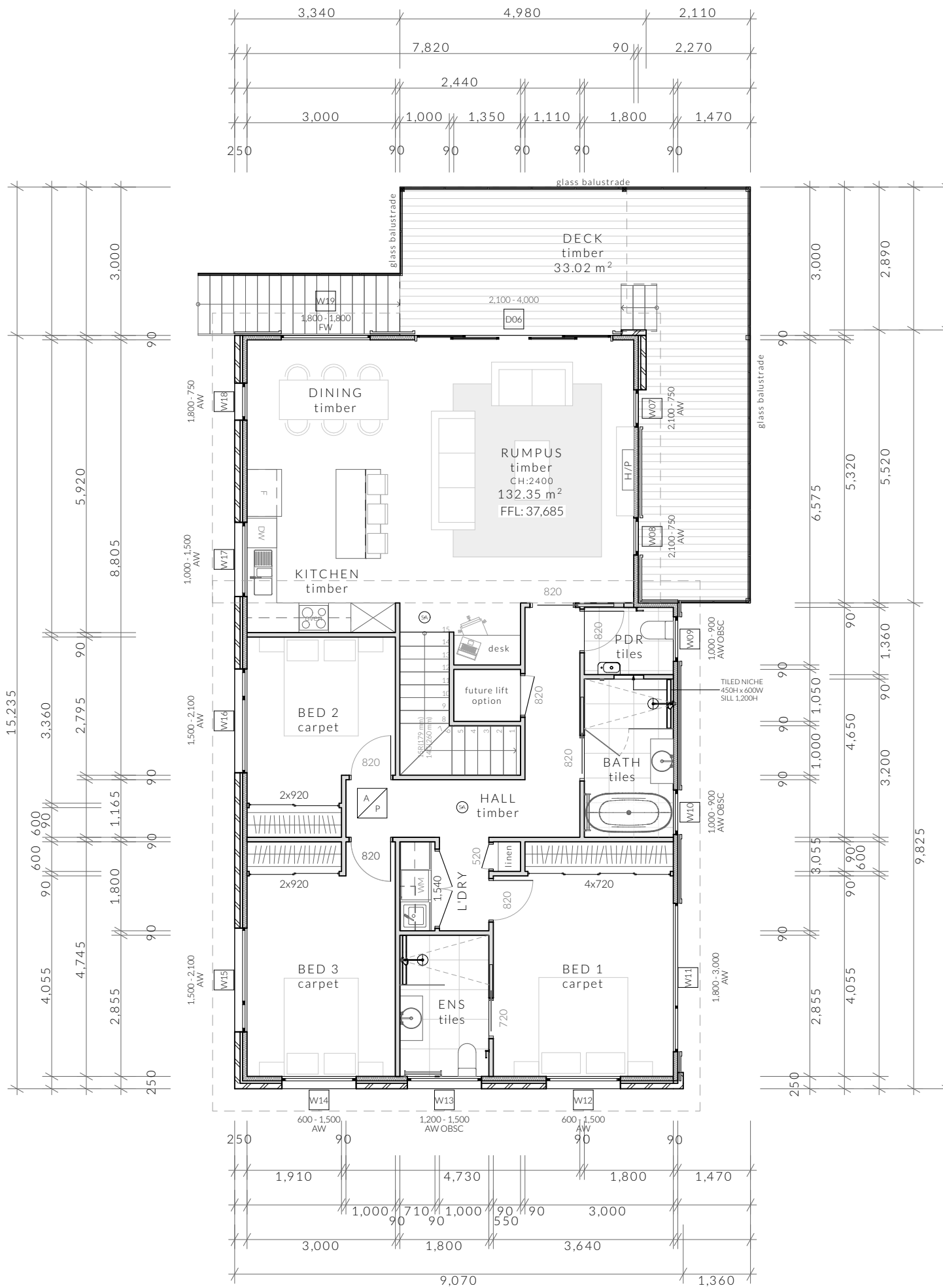
Heights of rooms & other spaces

10.3.1 of NCC 2022

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 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

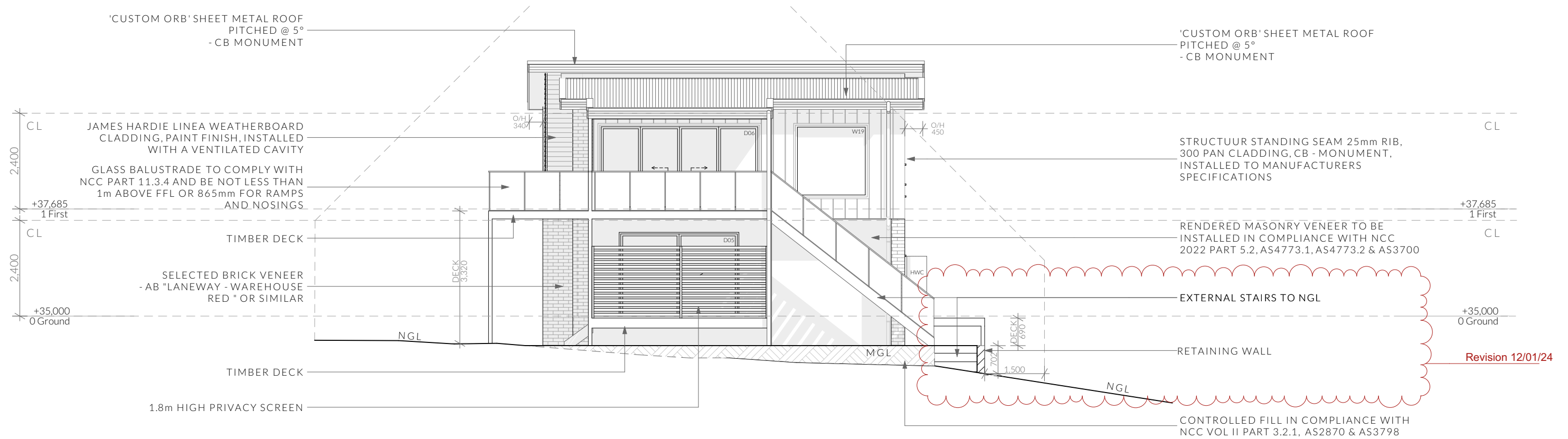


Floor Areas

Lower Floor	111.50m ²
Upper Floor	132.35m ²
<u>Total Floor Area</u>	<u>266.64m²</u>
Deck	33.02m ²

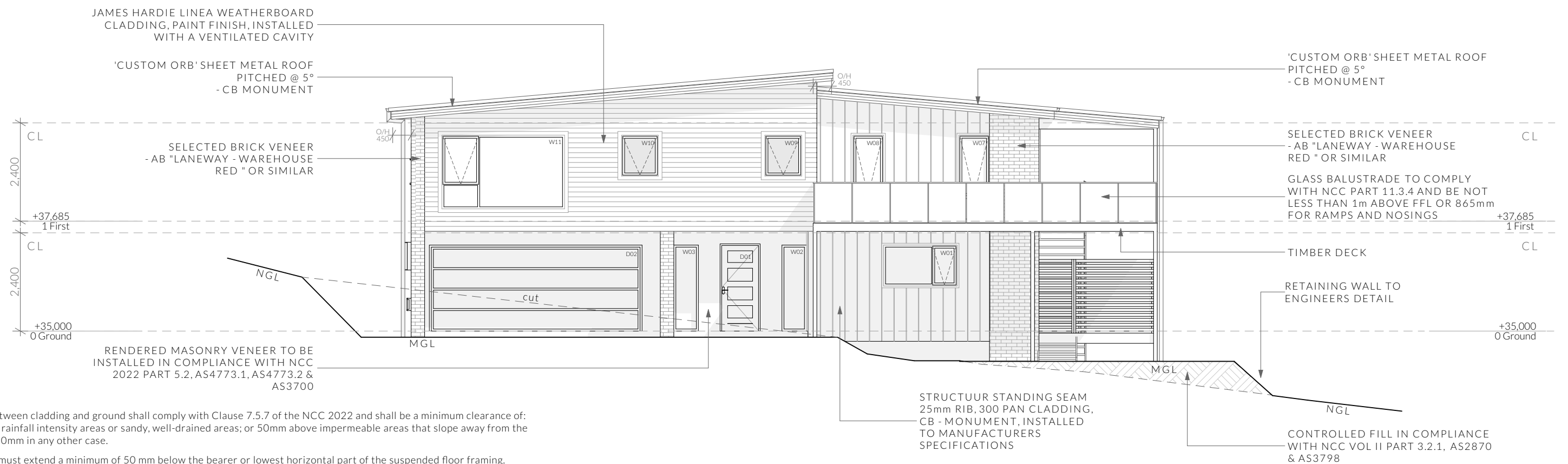
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U1 - Floor Plan - Upper		Scale: 1:100 @ A3	Proposal: Unit Development	Date: 15/12/2023	<p>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE. FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.</p> 
Revision:	DA - 03	Pg. No:	Client: Costmac Investments Pty Ltd	Drawn by: JRN	
Approved by:	JRN	A1.02	Address: 11 Sunnyside Rd, Lindisfarne 7015	Job No: 88-2023	
				Engineer: TBA	
				Building Surveyor: TBA	



U 1 - North Elevation

1:100



U 1 - East Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
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.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

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U1 - Elevations

Revision:
Approved by:

DA - 03
JRN

Scale:
1:100 @A3
Pg. No:
A1.03

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

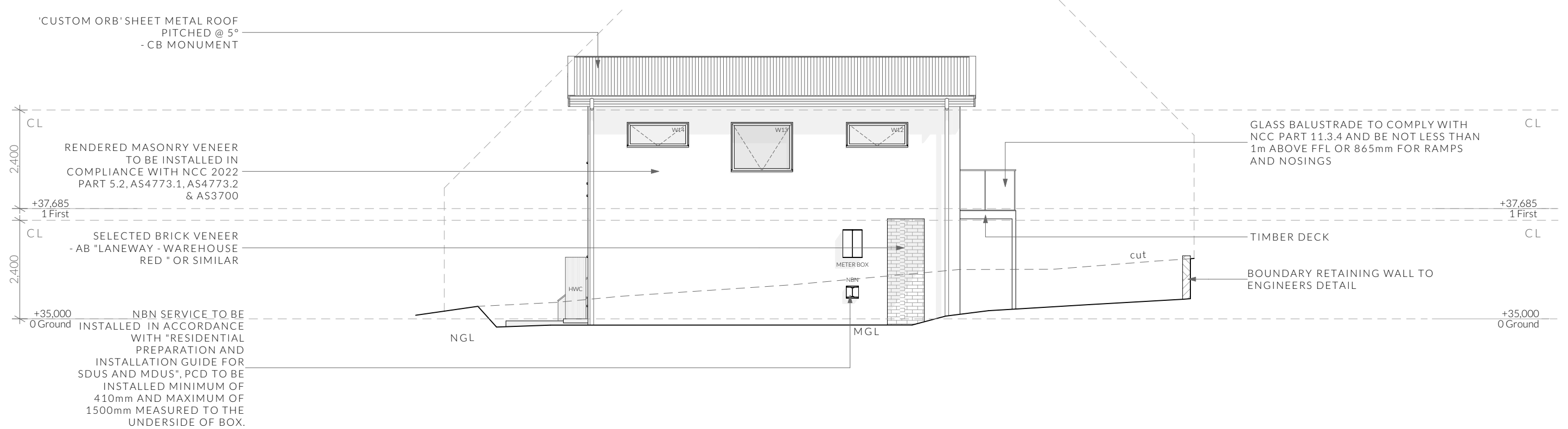
Date: 15/12/2023
Drawn by: JRN
Job No: 88-2023
Engineer: TBA
Building Surveyor: TBA

Issue Date
DA02 09.01.2024
DA03 12.01.2024

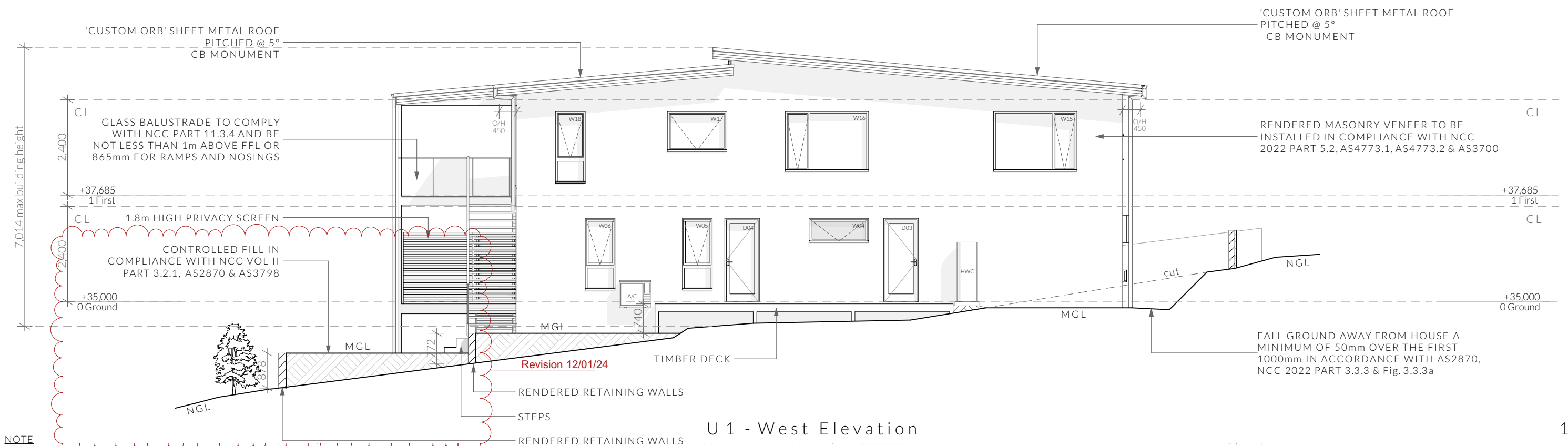
Description
Council RF1
Council RF1

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



1:100



1:100

NOTE Clearances between cladding and ground shall comply with Clause 7.5.7 of the MCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
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.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm

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03 6248 4218
admin@pinnacle drafting.com.au
www.pinnacle drafting.com.au
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U1 - Elevations

Revision: DA -
Approved by: JRN

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

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
 Drawn by: JRN
 Job No: 88-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date
DA02	09.01.2024
DA03	12.01.2024

Description	
Council RFI	
Council RFI	

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ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS
PRACTICABLE.



Part 10.8.3

- (a) is located
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

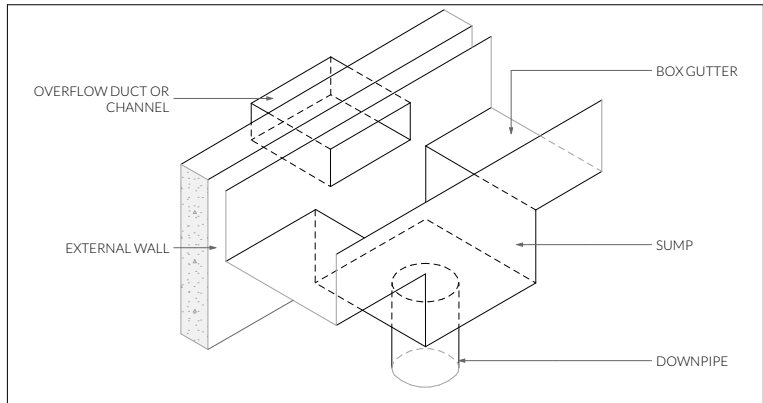
Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 x 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

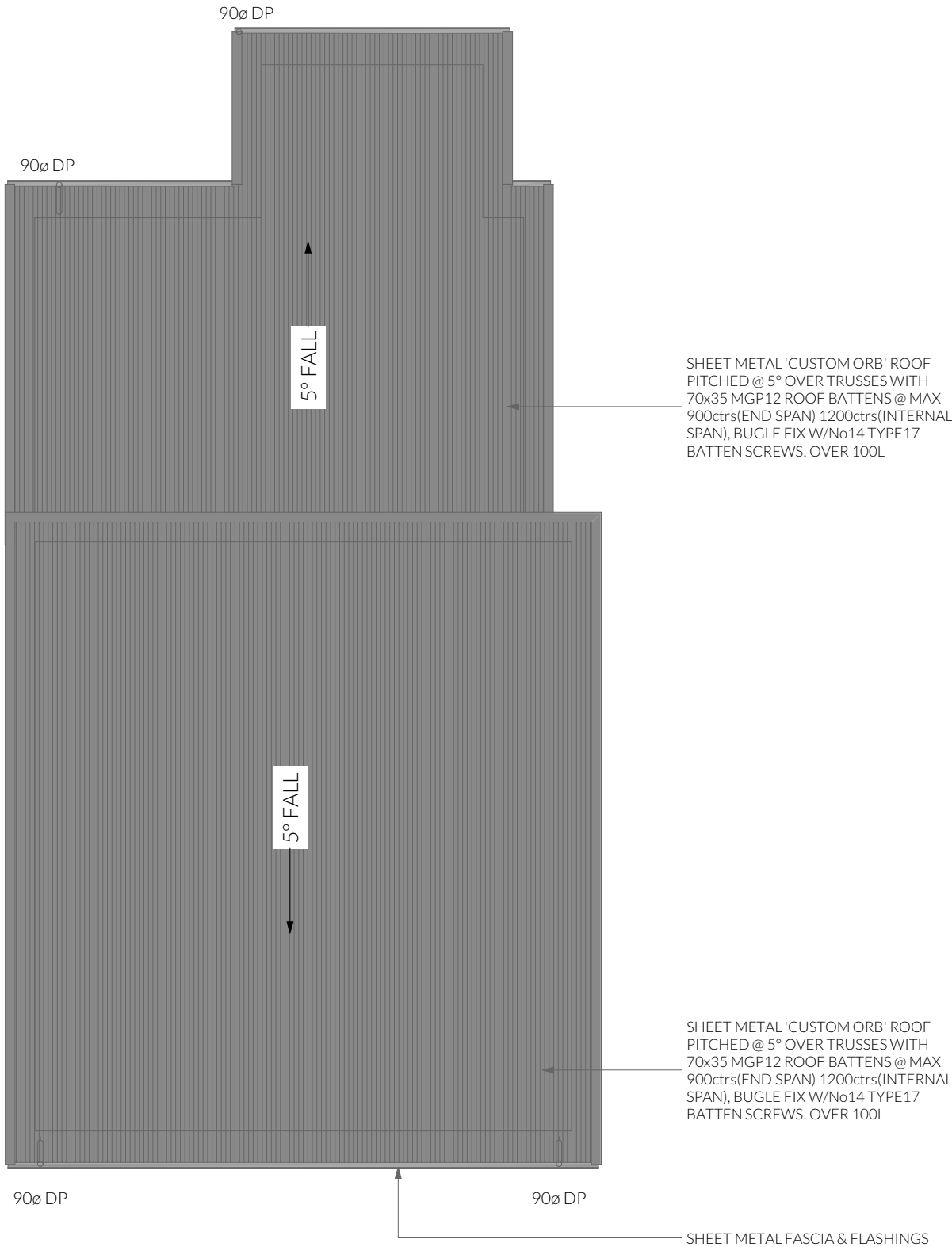
A 3D perspective diagram of a roof drainage system. The diagram shows a sloped roof surface with a central downpipe. A box gutter is installed along the edge of the roof. An overflow weir is located on the side of the box gutter. The external wall is shown at the base of the roof. Labels with leader lines identify the following components: RAINHEAD (pointing to the roof surface), OVERFLOW WEIR (pointing to the side of the box gutter), DOWNPIPE (pointing to the vertical pipe), BOX GUTTER (pointing to the horizontal collection channel), and EXTERNAL WALL (pointing to the vertical wall structure).

EXTERNAL RAIN HEAD DETAIL (TYP) N.T.S



EXTERNAL RAIN HEAD DETAIL (TYP) N.T.S

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm ² /m provided at each of two opposing ends
<p>(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.</p> <p>(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.</p>	



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Ⓢ Smoke Alarm

The door to a fully enclosed 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 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Openable windows greater than 4m above the surface below 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. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

All paths and patios to fall away from dwelling.

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used

infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

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 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Lower Floor	111.50m ²
Upper Floor	132.35m ²
<u>Total Floor Area</u>	<u>243.85m²</u>
Deck	15.00m ²
Porch	6.46 m ²
Landing	1.09 m ²



<div>PINNACLE</div>	PINNACLE DRAFTING & DESIGN 7/3 Abernatt Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U2 - Floor Plan - Lower	Scale: 1:100 @ A3 Pg. No: A2.01	Proposal: Unit Development Client: Costmac Investments Pty Ltd Address: 11 Sunnyside Rd, Lindisfarne 7015	Date: 15/12/2023 Drawn by: JRN Job No: 88-2023 Engineer: TBA Building Surveyor: TBA	Issue Date DA 02 09/01/2024 DA 03 12/01/2024	Description Council RFI Council RFI	<div><div>N</div></div>	This drawing is the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OTHER PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.	<div><div>bdag</div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div>
		Revision: DA - 03 Approved by: JRN								



SA Smoke Alarm

The door to a fully enclosed 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 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Openable windows greater than 4m above the surface below 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. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

All paths and patios to fall away from dwelling.

All stairs to be constructed in accordance with NCC Vol I
2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms and other spaces must not be less than:

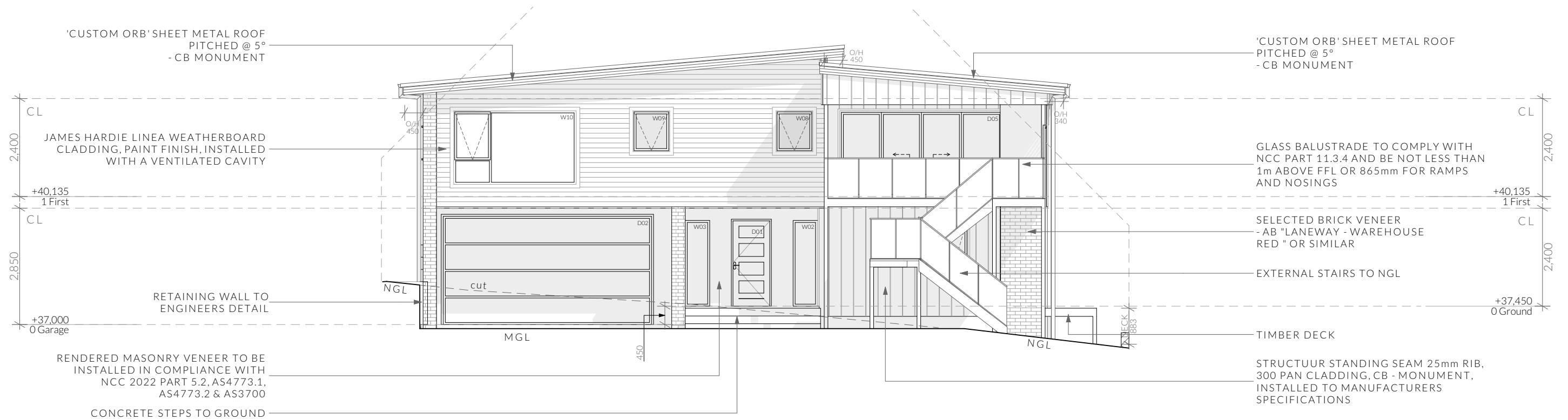
- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) 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 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

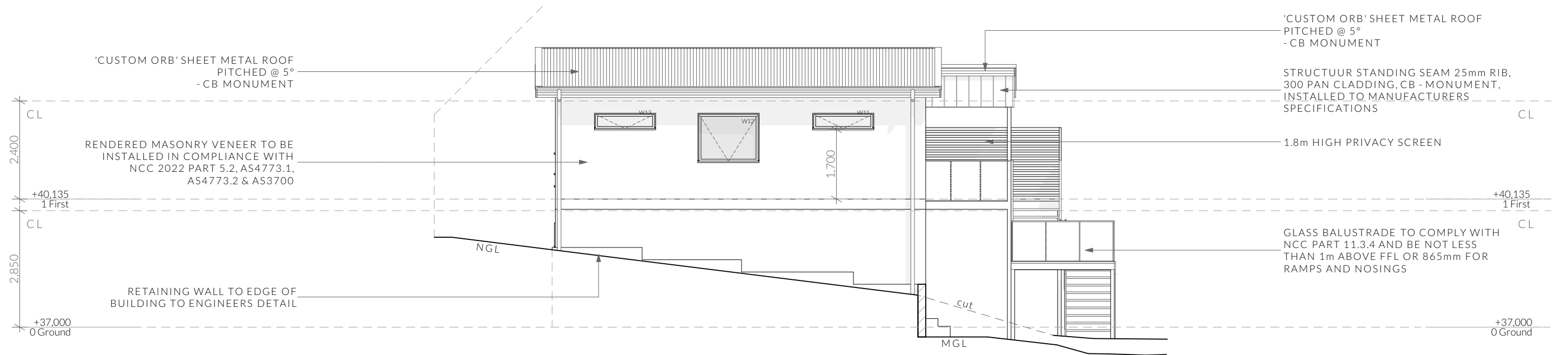
Lower Floor	111.50m ²
Upper Floor	132.35m ²
<u>Total Floor Area</u>	<u>243.85m²</u>
Deck	16.94m ²



	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U2 - Floor Plan - Upper	Scale: 1:100 @ A3	Proposal: Unit Development	Date: 15/12/2023	Issue Date DA 02 09.01.2024 DA 03 12.01.2024	Description Council RFI Council RFI		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
	Revision: DA -03 Approved by: JRN	Pg. No: A2.02	Client: Costmac Investments Pty Ltd Address: 11 Sunnyside Rd, Lindisfarne 7015	Drawn by: JRN Job No: 88-2023 Engineer: TBA Building Surveyor: TBA						



1:100



1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
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.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm

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admin@pinnacledrafting.com.au
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U2 - Elevations

Revision:
Approved by:

DA - 03
JRN

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

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
 Drawn by: JRN
 Job No: 88-2023
 Engineer: TBA
 Building Surveyor: TBA

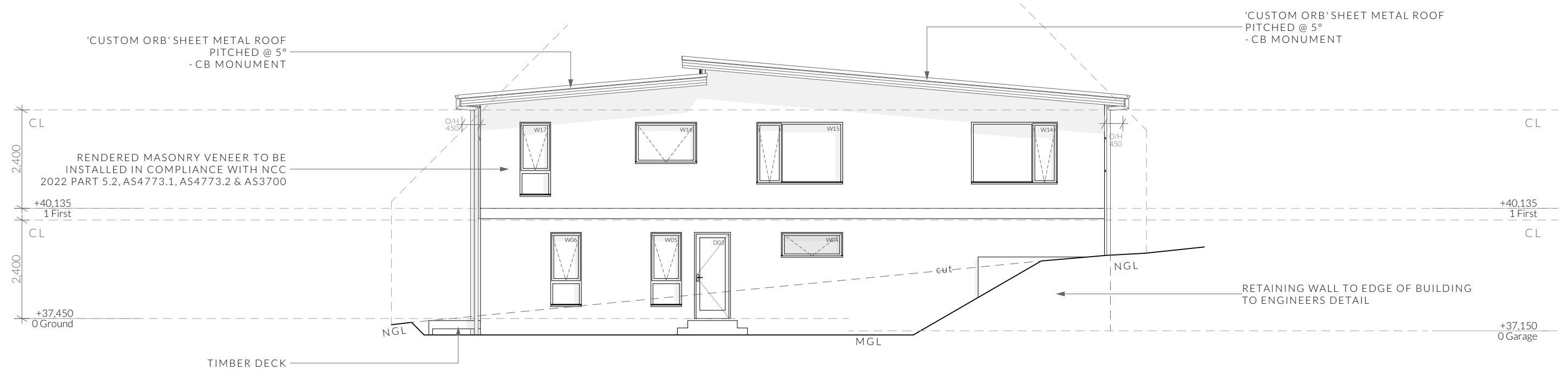
Issue	Date
DA02	09.01.2024
DA03	12.01.2024

Description	
Council RFI	
Council RFI	

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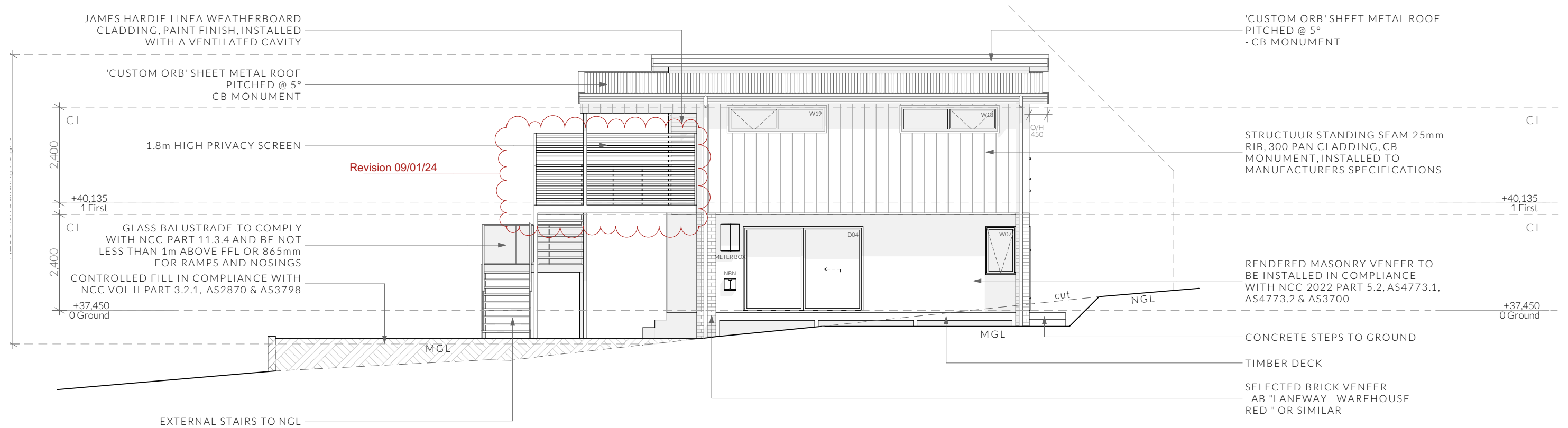


PINNACLE



U 2 - South Elevation

:100



U 2 - West Elevation

:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
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.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm

Pinnacle Drafting & Design

7/2 Aberrant Way, Cambridge 317

773 Abernethy Way, Cambridge 717
22-6242-1212

03 6248 4218

admin@pinnacledrafting.com.au

www.pinnacledrafting.com.au

Licence: CC6073Y

U2 - Elevations

Revision:
Approved by:

DA -
JRN

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

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
 Drawn by: JRN
 Job No: 88-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date
DA02	09.01.2024
DA03	12.01.2024

Description	
Council RFI	
Council RFI	

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PINNACLE

Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a)is located-
 - (i)immediately above the primary insulation layer;
 - or
 - (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer;
 - or
 - (iii)immediately above ceiling insulation; and
- (b)has a height of not less than 20 mm; and
- (c)is either-
 - (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

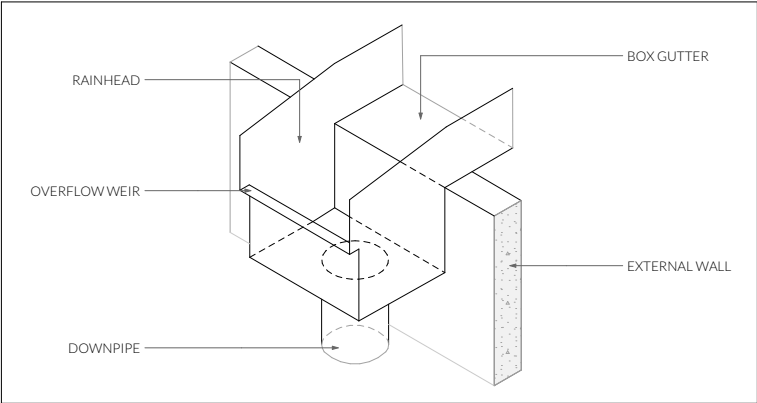
Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

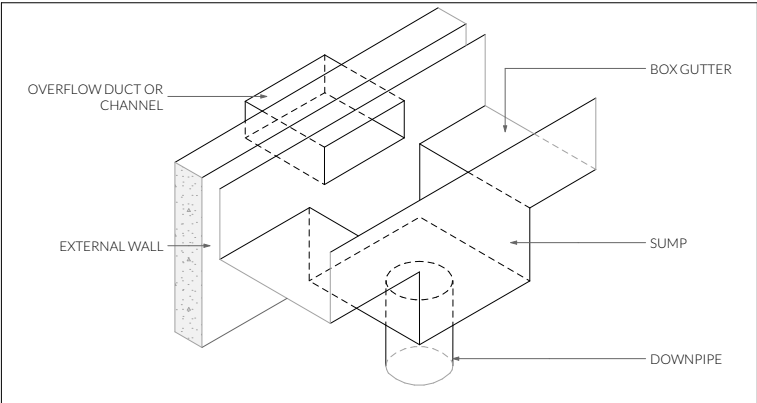
To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a)comply with AS/NZS 2908.2 or ISO 8336; and
- (b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

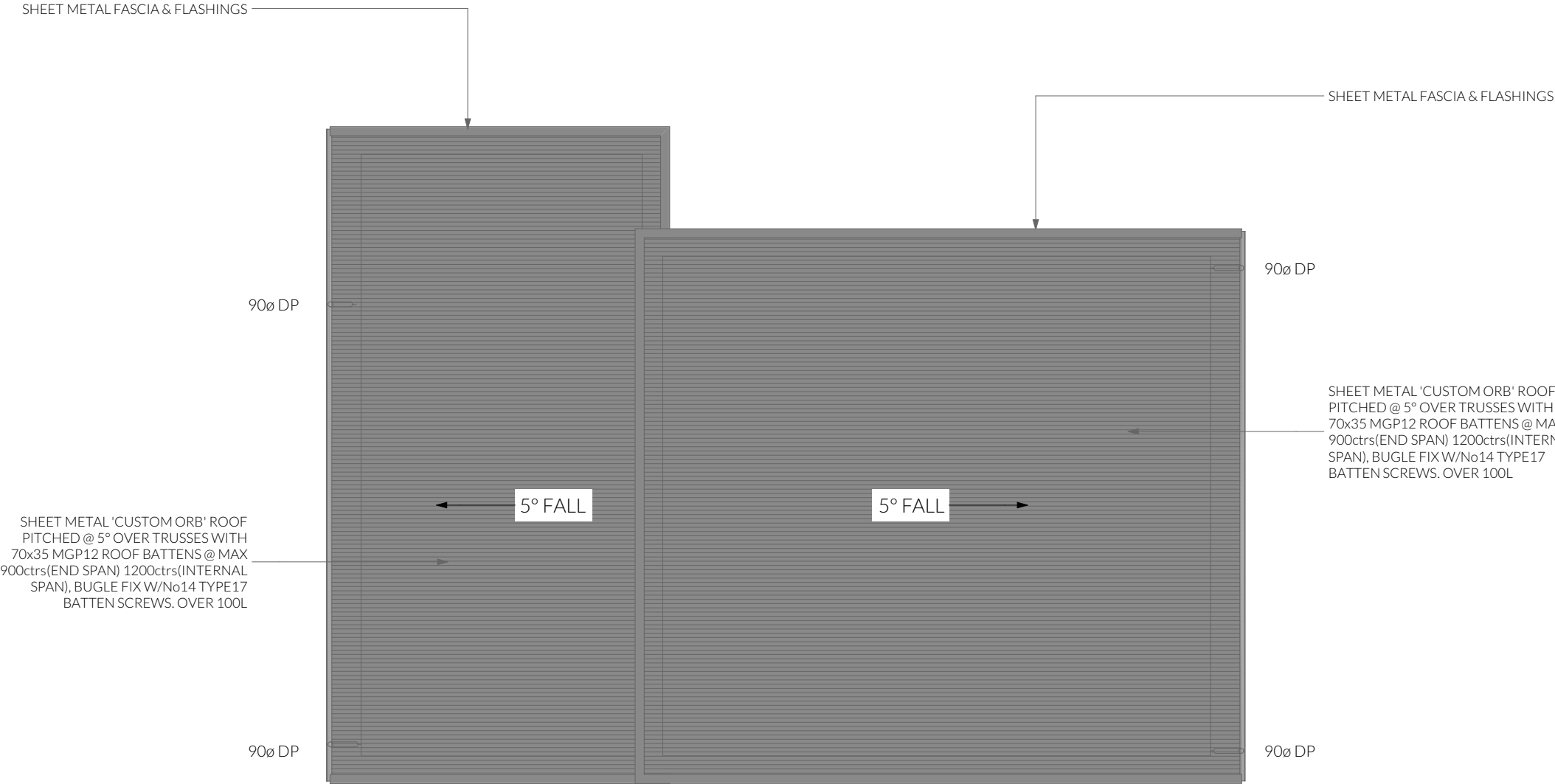
Refer to table 7.5.5 for trimmer and fastener spacings.



EXTERNAL RAIN HEAD DETAIL (TYP) N.T.S



EXTERNAL RAIN HEAD DETAIL (TYP) N.T.S



NOT FOR CONSTRUCTION

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm2/m provided at each of two opposing ends
(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	

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

Revision: DA - 03
Approved by: JRN

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

Proposal: Unit Development

Client: Costmac Investments Pty Ltd

Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023

Drawn by: JRN

Job No: 88-2023

Engineer: TBA

Building Surveyor: TBA

Issue Date: DA02 09.01.2024, DA03 12.01.2024

Description: Council RFI, Council RFI

N

(North arrow symbol)

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bdoo

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Ground to fall away from building in all directions
in compliance with AS2870 & N.C.C 2022 3.3.3.

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

(i) 25mm over the first 1m from the building

- (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
- (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than

- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
- (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
- (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

is to comply with AS2870, AS3500 & N.C.C 2022
3.3.4.

(a) be graded with a uniform fall of not less than 1:300; and

(b) discharge into an external silt pit or sump with-

- (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet and provision for cleaning and maintenance.

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

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

1:100 FALL →

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.

50

50

600

50

50

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7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Revision: DA - 03
Approved by: JRN

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

Proposal: Unit Development
Client: Costmac Investments Pty Ltd
Address: 11 Sunnyside Rd, Lindisfarne 7015

Date: 15/12/2023
 Drawn by: JRN
 Job No: 88-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date
DA02	09.01.2024
DA03	12.01.2024

Description	Amount
Council RFI	100
Council RFI	100



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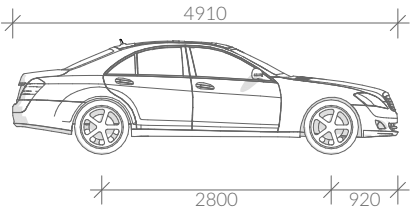


Vehicle Movement Notes

- 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

Parking Space requirements

As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width: 2600 2800 3000 3200
Length: 5400 5400 5400 5400
Aisle Width: 6400 5800 5200 4800

Parking Dimensions - 45°

Width: 2600
Length: 5400
Aisle Width: 3500

Parking Dimensions - Parallel

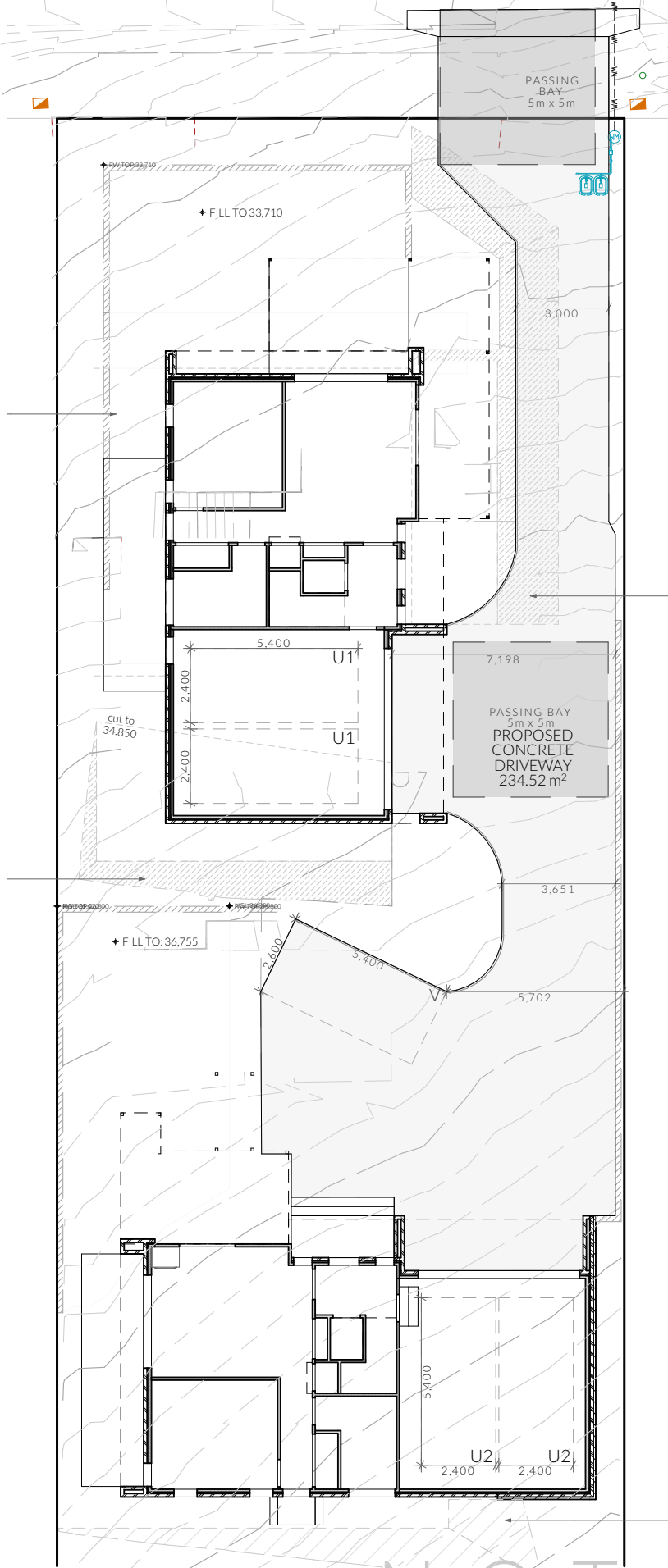
Width: 2300
Length: 6700
Aisle Width: 3600

Legend

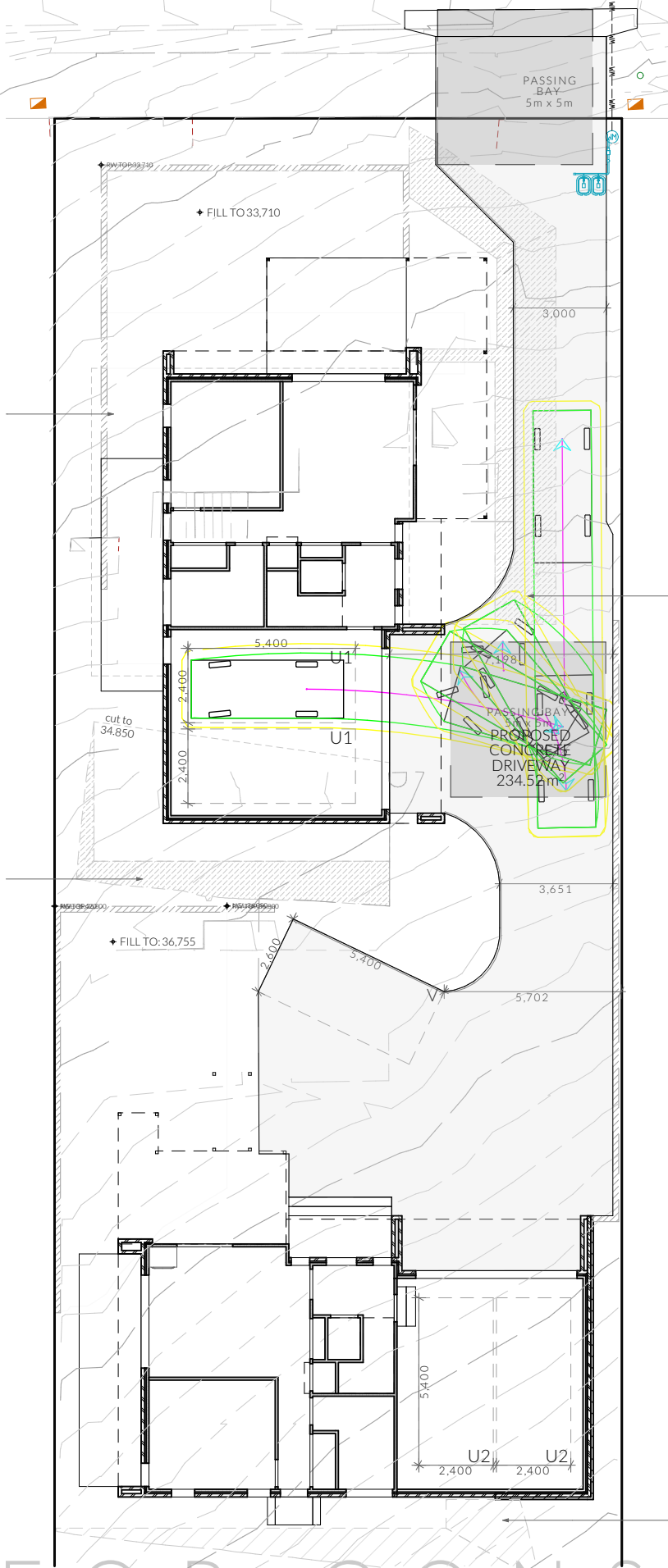
- - Solar Bollard Lighting
- ▽ - Spotlight with Sensor

Turning Path Legend

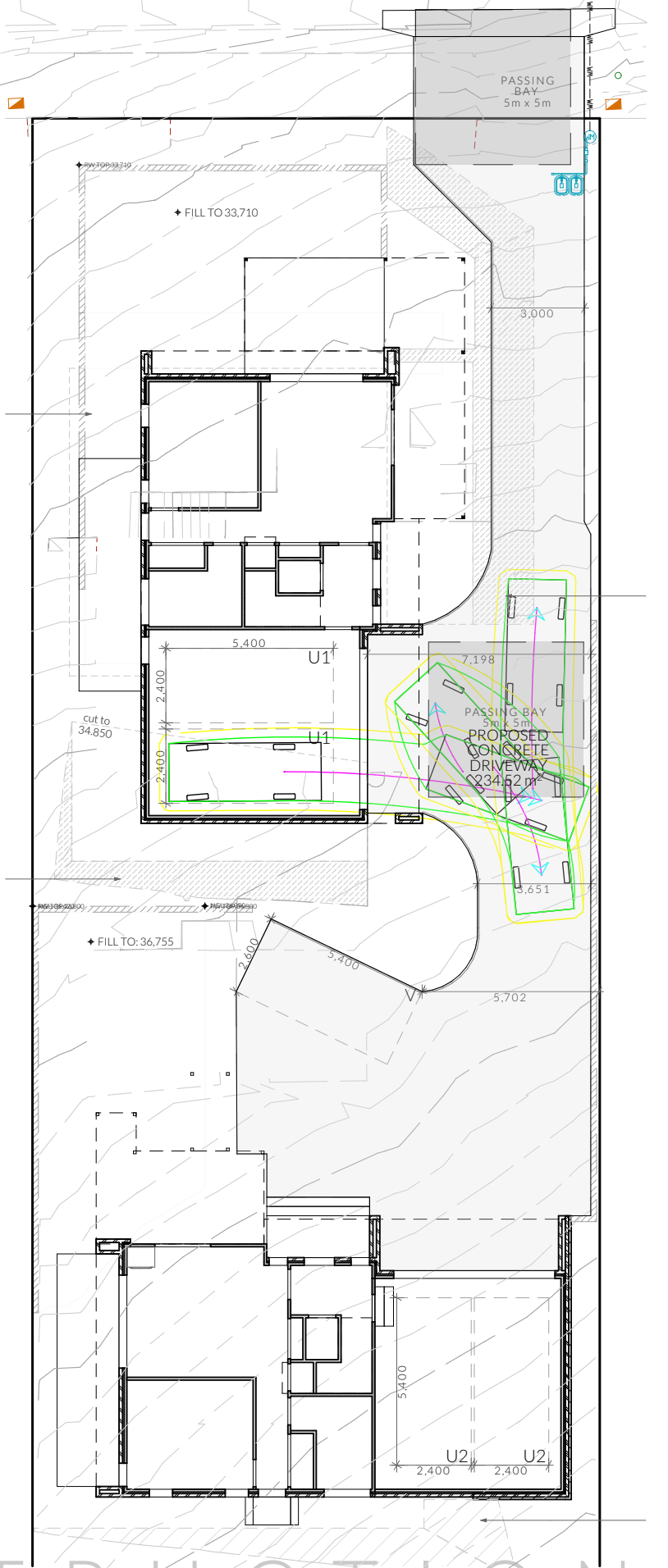
- - LINE OF BODY
- - 300mm BODY CLEARANCE
- ↔ - DIRECTION OF TRAVEL



Parking Plan 1:200



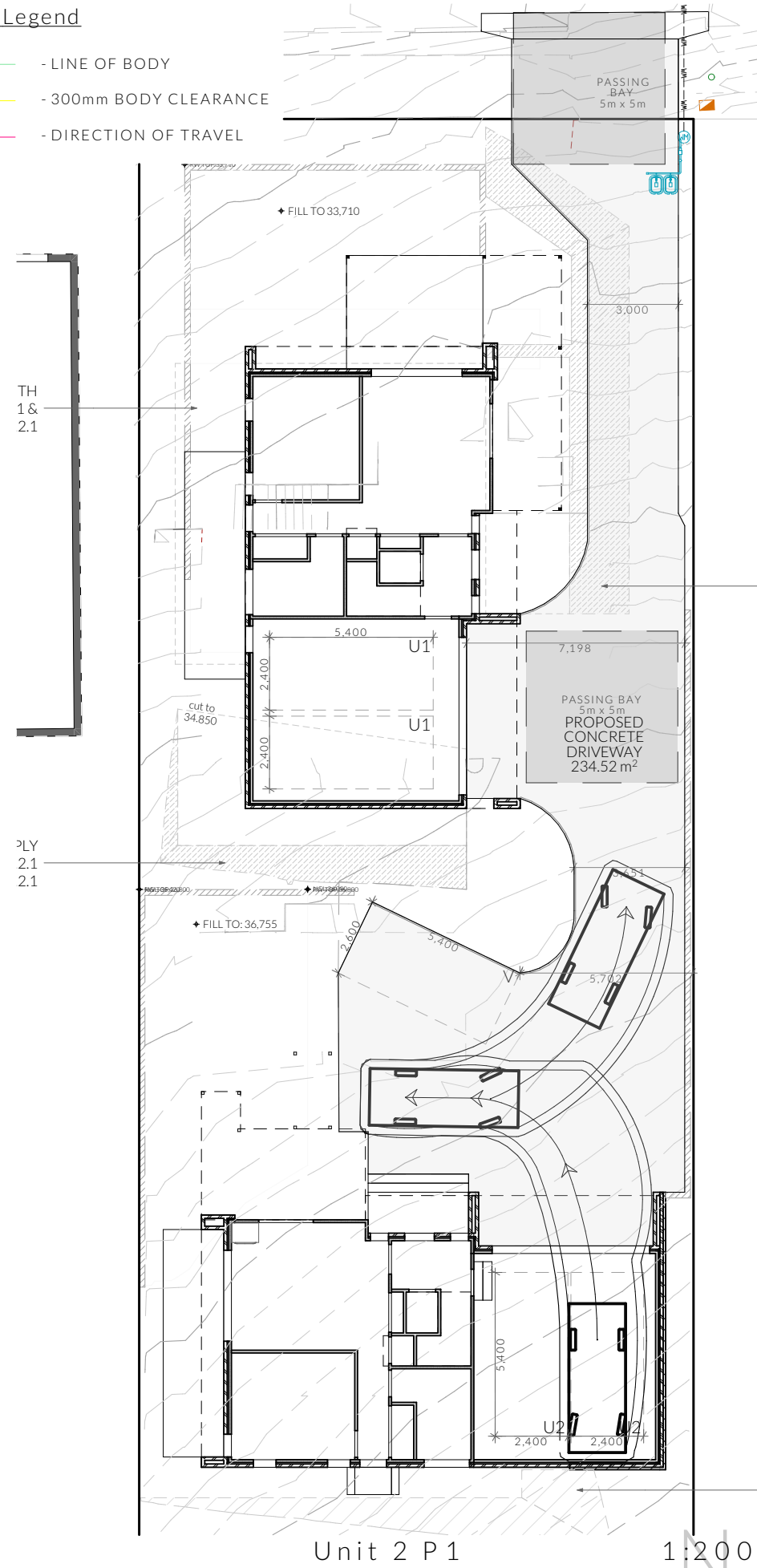
Unit 1 P1 1:200



UNIT 1 P2 1:200

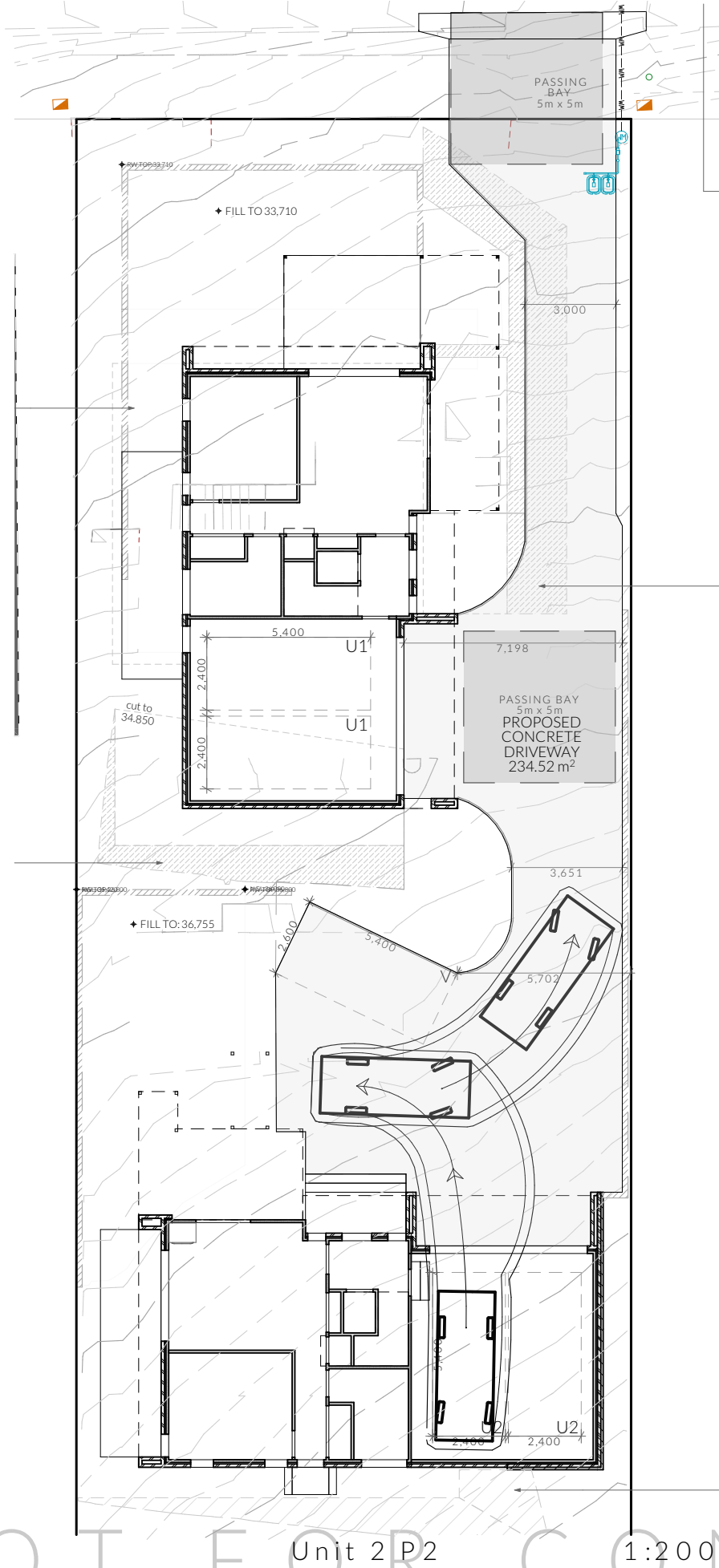
Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL



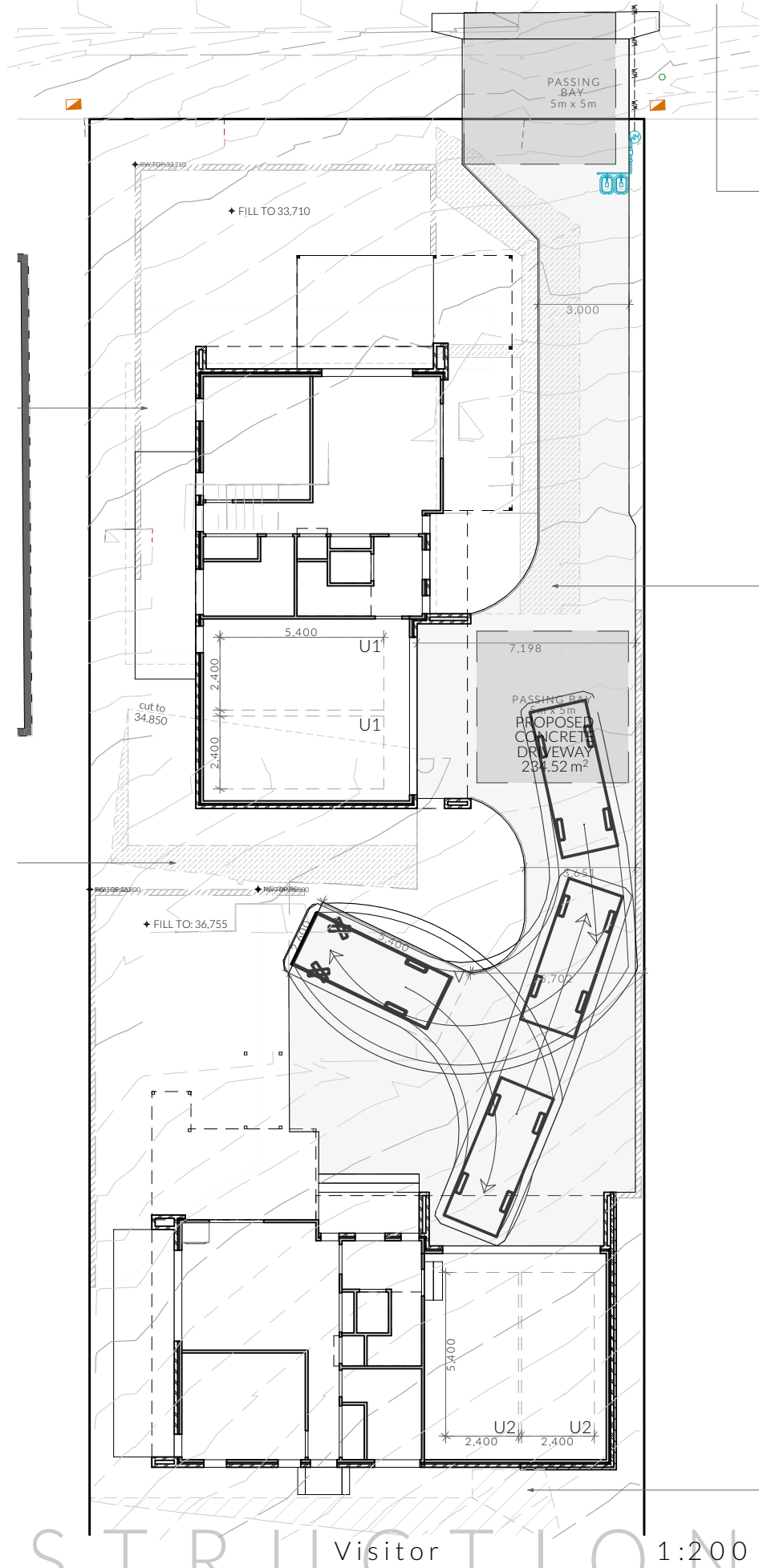
Unit 2 P 1

1:200



Unit 2 P 2

1:200



Visitor

1:200

Legend

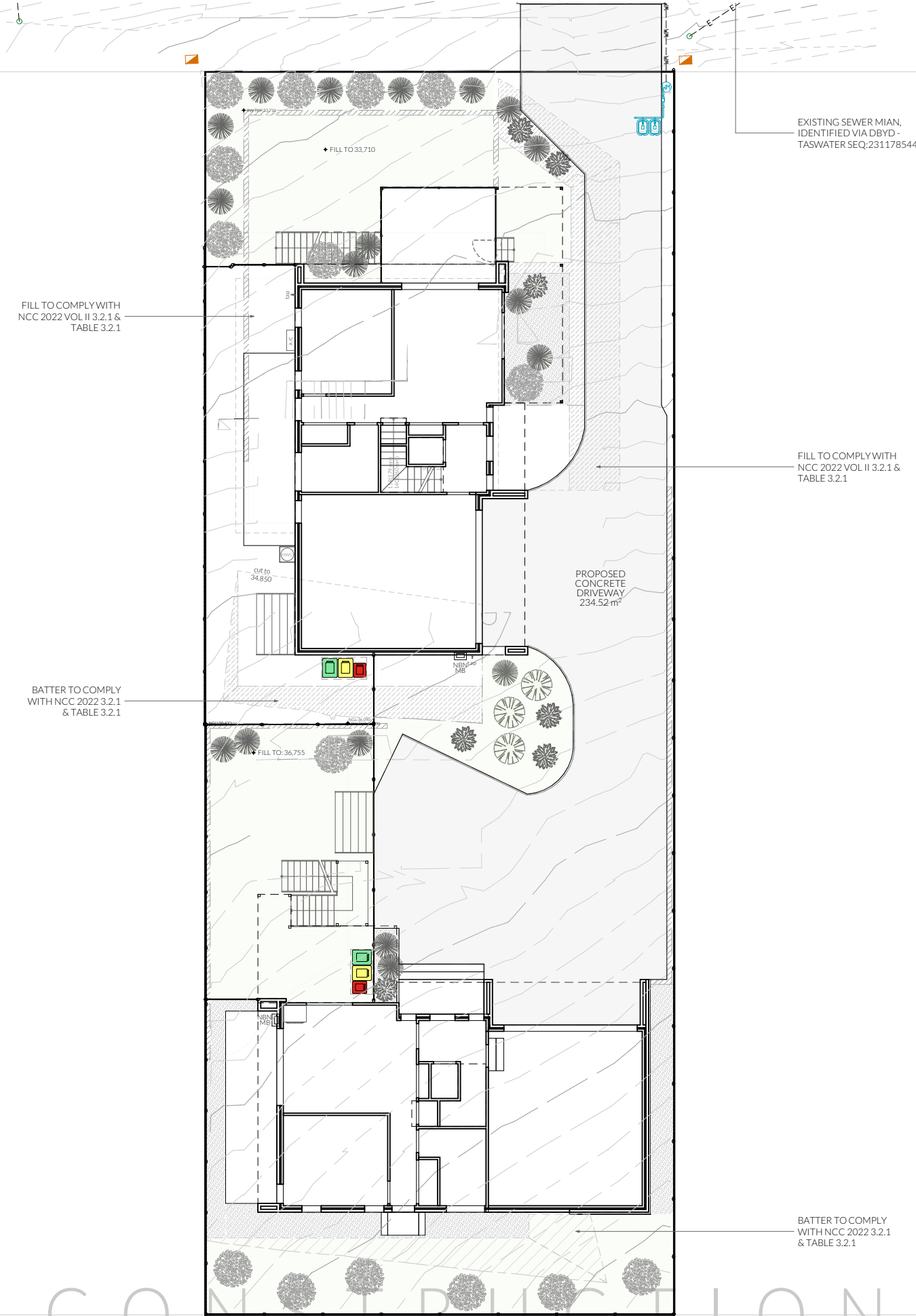
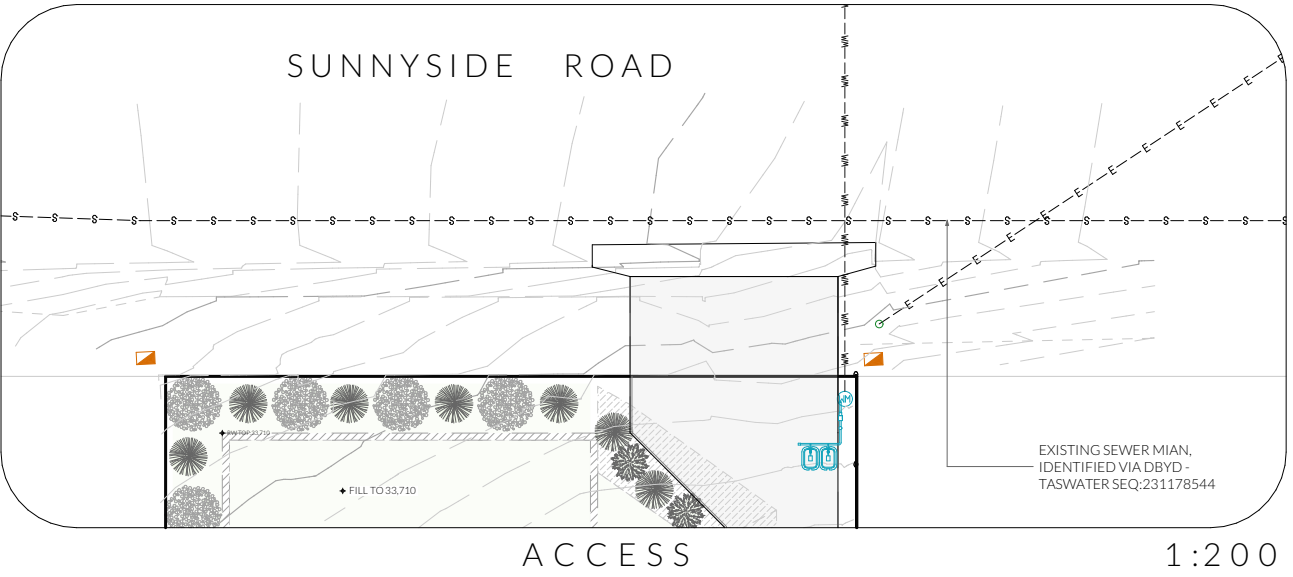
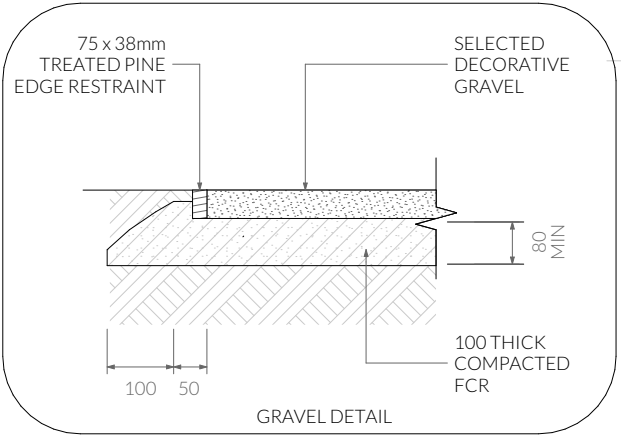
- General Waste Bin
- Recycling Bin
- Green Waste Bin
- Clothesline
- Air Conditioner unit
- Meter Box
- Hot Water Cylinder
- 1.8m to 2.1m Paling Fence
- 1.7m high Timber Screen
- 1.2m Timber Fence
- Solar Bollard Lighting
- Spotlight with Sensor
- Seeded Lawn
- Mulched Garden Bed
- Gravel Area - Fine
- Decorative Pebble
- Water
- Paving

Planting Schedule

Symbol	Species	Qty	Pot Size
	Anigozanthos sp.	2	140 pot
	Dianella tasmanica	17	140 pot
	Lavandula sp.	9	140 pot
	Viburnum Odoratissimum	6	140 pot

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 be 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.

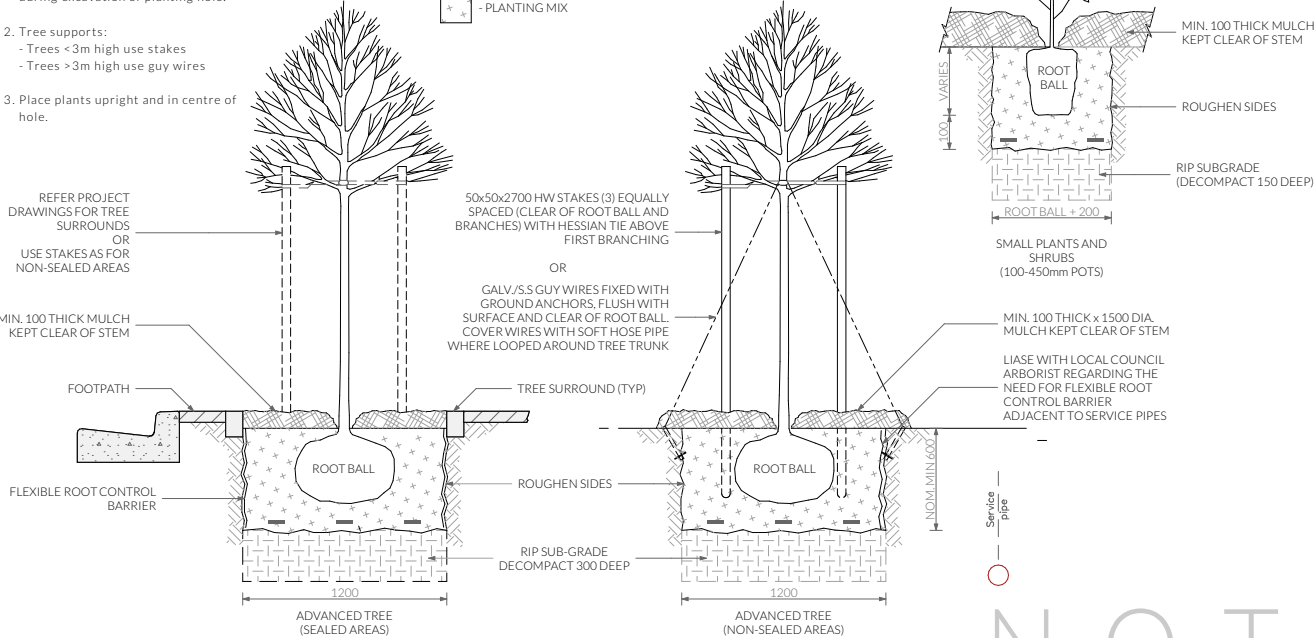


Notes

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

KEY

- SLOW RELEASE FERTILISER
- PLANTING MIX



Tree and Shrub Planting

Plumbing Notes

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

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

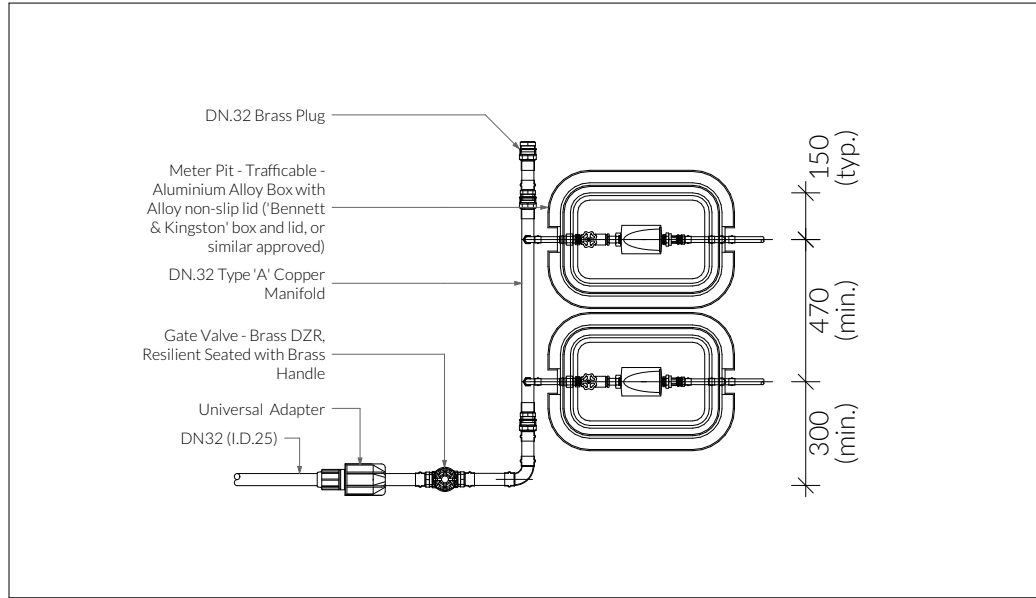
All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

Minimum gradient on sewer pipes as per AS3500.2.2

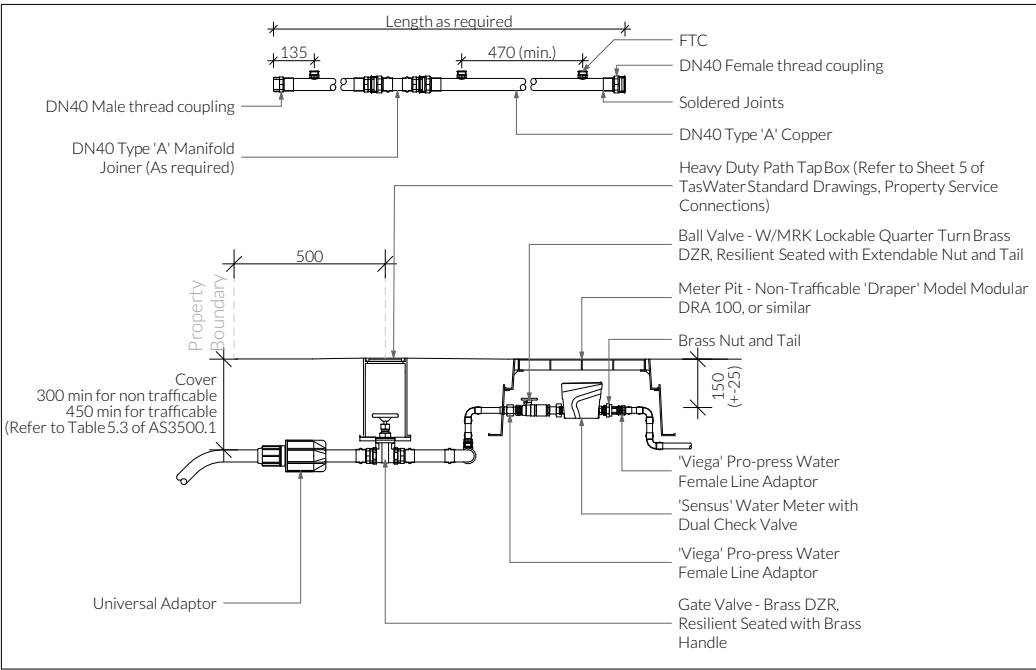
- 65ø = 1:40 (2.5%)
- 80ø, 100ø = 1:60 (1.65%)
- 125ø = 1:80 (1.25%)
- 150ø = 1:100 (1.00%)

Note

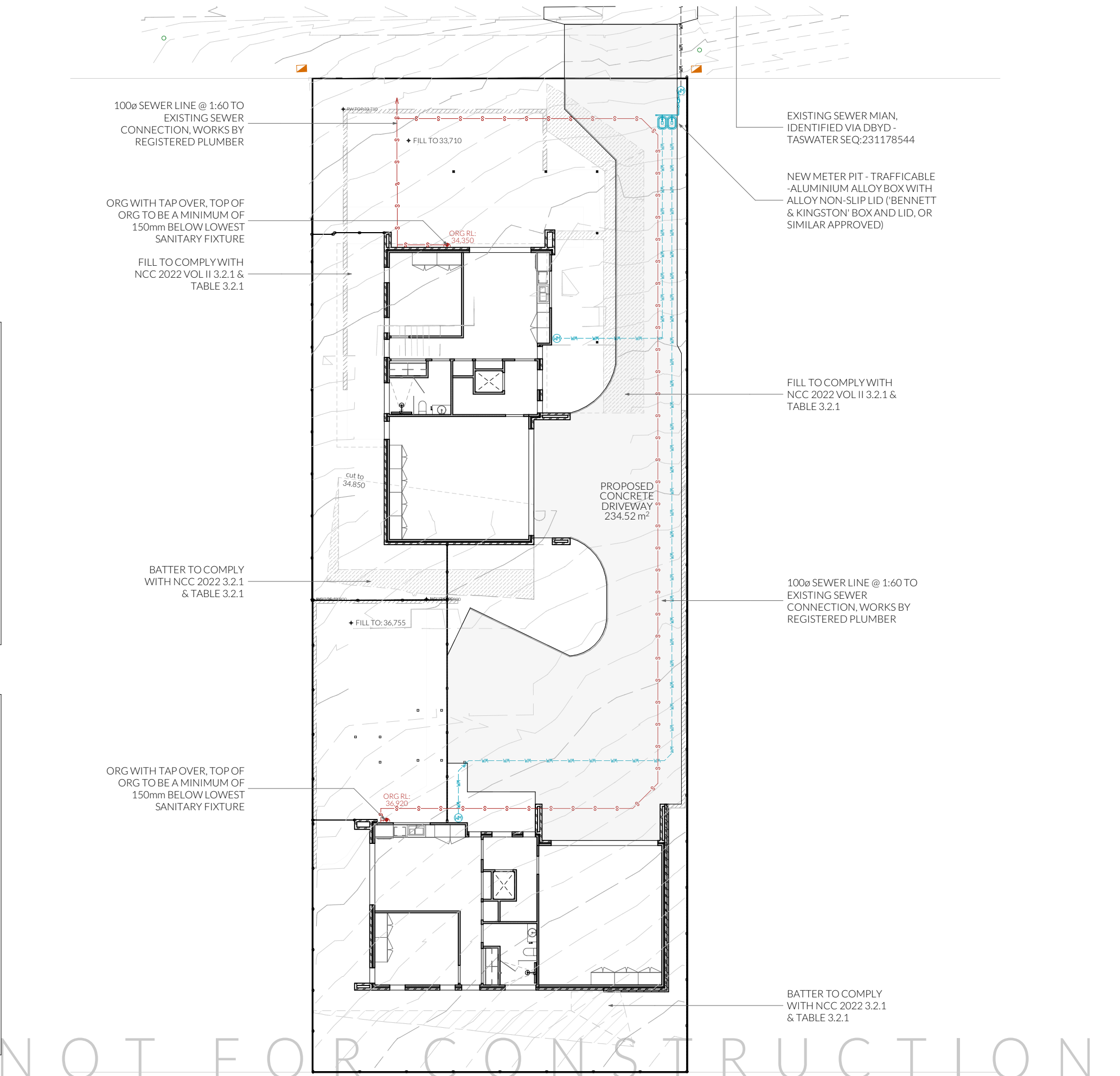
All driveway pits and grate drains to be **Class B**.
Stormwater pits are indicative. Location may vary depending on site conditions.



Meter Assembly - Below Ground Plan View



Meter Assembly - Profile View



Dear Sir/Madam,

PLANNING APPLICATION - PDPLANPMTD-2023/041144 - 11 Sunnyside Road, Lindisfarne

In response to your correspondence dated 04.01.24
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	<i>Please provide comprehensive written description of the proposed use and how it will function/operate. The comprehensive description must include proposed measures to ensure it operates as proposed indefinitely. This is required because the proposal presents as four dwelling in two buildings, where the ground and first floors of each building would be self-contained residences with food preparation facilities, a bath or shower, laundry facilities, a toilet and sink.</i>	The proposal is for 2 Units only, the laundry facilities have been removed to the lower floor. The lower floor is to be utilized for a teenager retreat or guest retreat and to be utilized by the main dwelling.
2	8.4.1 RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS P1 • Provide documentation addressing the performance criteria, P1, for this clause as the four dwellings are unable to meet the acceptable solution for this clause.	N/A see above Item 1 statement.
3	8.4.2 SETBACKS AND BUILDING ENVELOPES FOR ALL DWELLINGS P1 • Provide documentation addressing the performance criteria, P1, for this clause, in relation to the retaining wall within 4.5m of the frontage.	The front boundary wall consists of a terraced retaining wall not higher than 1m and will be provided with landscaping to soften the appearance of the walls. 5 Sunnyside Road consists of a solid wall to 1.8m max height and our proposed wall will be used for a terraced garden as opposed to a front fence.
4	8.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS A1 or P1, and A2 or P2 • Show Private Open Space of not less than 60m ² for each of the multiple dwellings (4) on the site plan. Alternatively provide documentation addressing the corresponding performance criteria, P1, for this clause.	N/A see above Item 1 statement.


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	<ul style="list-style-type: none"> • Show Private Open Space to meet the acceptable solution for Clause 8.4.3 A2 for each of the multiple dwellings (4) on the site plan. Alternatively provide documentation addressing the corresponding performance criteria, P2, for this clause. 	
5	<p>8.4.4 SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS A1 or P1.</p> <ul style="list-style-type: none"> • Provide documentation addressing the acceptable solution A1 or for the corresponding performance criteria. 	N/A see above Item 1 statement.
6	<p>8.4.6 PRIVACY FOR ALL DWELLINGS A1 or P1 and A2 or P2.</p> <ul style="list-style-type: none"> • The screening to be the of the western elevation deck of unit 2 does not meet the acceptable solution, A1, as it is not the full length of the deck. Please provide documentation addressing the corresponding performance criteria, P1, for this clause. • Windows on the upper level of the southern elevation of Unit 2 do not meet the acceptable solutions for 8.4.6 A2 as they are within 4m of the rear boundary. Please amend the plans to meet the acceptable solutions or provide documentation addressing the corresponding performance criteria, P1, for this clause. 	<p>Screen has been extended (see revised elevations)</p> <p>Setback to the wall is 4.004m in compliance with the Acceptable Solution.</p>
7	<p>8.4.7 FRONTAGE FENCES FOR ALL DWELLINGS</p> <ul style="list-style-type: none"> • Provide documentation addressing the performance criteria, P1, for this clause. 	The front boundary wall consists of a terraced retaining wall not higher than 1m and will be provided with landscaping to soften the appearance of the walls. 5 Sunnyside Road consists of a solid wall to 1.8m max height and our proposed wall will be used for a terraced garden as opposed to a front fence.
8	<p>8.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS A1 or P1.</p> <ul style="list-style-type: none"> • Provide documentation meeting the acceptable solution for this clause, alternative provide documentation addressing the performance criteria, P1, for this clause. 	See Landscaping Plan for more information.
9	<p>C2.5.1 CAR PARKING NUMBERS</p> <ul style="list-style-type: none"> • Seven parking spaces are required to meet the acceptable solution for this clause. Please amend the plans to meet the acceptable solutions, A1, or provide documentation addressing the corresponding performance criteria, P1, for this clause. 	N/A see above Item 1 statement.

P I N N A C L E

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,

A handwritten signature in black ink, appearing to read 'J. Nickerson', with a stylized flourish at the end.

Jason Nickerson

Director

Dear Sir/Madam,

Planning Application 11 Sunnyside Rd, Lindisfarne

Development Overview

The proposal is for the demolition of the existing dwelling and a 2-unit development to be constructed.

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: 885m² / 325m² = 2.72

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;

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(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

(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 closest primary frontage is 4.5m

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 16m

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

(ii) overshadowing the private open space of a dwelling on an adjoining property;

(iii) overshadowing of an adjoining vacant property; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.

Response:

Unit 1 & 2 are both slightly outside of the building envelope (see Building Envelope model for more information) Shadow diagrams have been provided to show the effects on neighbouring properties. Shadow diagrams show that neighbouring dwellings have minimal overshadowing on the POS and no reduction in sunlight to habitable rooms. Visual bulk is reduced by Unit 1 and 2 being cut in significantly at the rears of the building presenting more as a single storey. The units also have articulated facades utilizing different cladding types to prevent “blank” walls when presented to neighbours.

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 (30.13%)

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);

(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**

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. Refer to shadow diagrams

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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 not within 12m of the primary frontage.

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**

Proposed deck for a Unit 2 finished floor level is more than 1m within 3m from the side boundary, with a fixed screen to a height of not less than 1.7m above the finished surface 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):

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(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**

Windows within 3m sill height is not less than 1.7m above the floor level

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

(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 1.5m² 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

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