



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/042035**

**PROPOSAL:** Demolition & Three New Dwellings

**LOCATION:** 7 Talune Street, Lindisfarne

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 19 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 March 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 19 March 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](http://www.ccc.tas.gov.au) or at the Council offices.



Clarence... a brighter place

# 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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Demolition of existing house & construction of 3 two storey town houses

Location:

Address 7 Talune Street  
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

\$ 985,000

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:

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..... Matthew Grace .....	Date..... 6th of February 2024 .....
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**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

X

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:

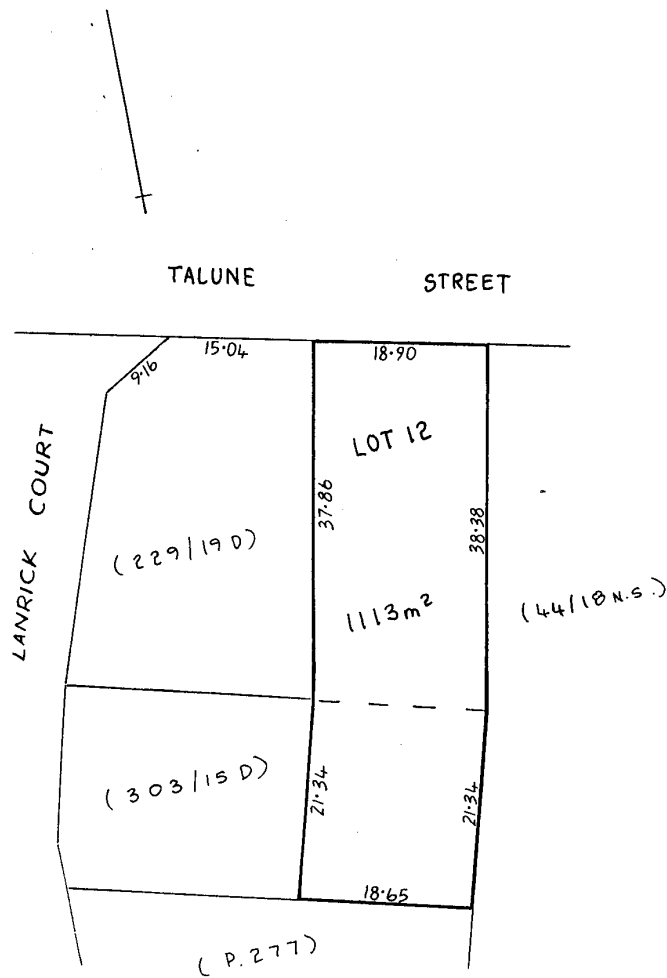
- *Existing and proposed use(s) on site.*
- *Boundaries and dimensions of the site.*
- *Topography, including contours showing AHD levels and major site features.*
- *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
- *Soil type.*
- *Vegetation types and distribution, and 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.*

- ☑ 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.*

OWNER		<b>PLAN OF TITLE</b> LOCATION CITY OF CLARENCE  FIRST SURVEY PLAN No. 303/150 & 229/190 COMPILED BY LTO SCALE 1:500                      LENGTHS IN METRES		REGISTERED NUMBER
FOLIO REFERENCE CT 3136/2				P118179
GRANTEE				APPROVED 15 JUN 1995
				<i>Michael Dixon</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No 1404610	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**BALANCE PLAN**



A 113

SEARCH OF TORRENS TITLE

VOLUME 118179	FOLIO 12
EDITION 4	DATE OF ISSUE 11-Oct-2023

SEARCH DATE : 14-Feb-2024

SEARCH TIME : 07.42 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Plan 118179

Derivation : Part of 2560 Acres Gtd. to T.G. Gregson

Prior CT 3136/2

SCHEDULE 1

N162457 ASSENT to STEPHEN JOHN WATCHORN, STUART WATCHORN and  
NICHOLAS WATCHORN as tenants in common in equal  
shares Registered 11-Oct-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
135367 AND A36141 FENCING CONDITION AND OTHER CONDITIONS in  
Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## TOWN PLANNING SUBMISSION

7 TALUNE STREET, LINDISFARNE, TASMANIA

### DRAWING SCHEDULE

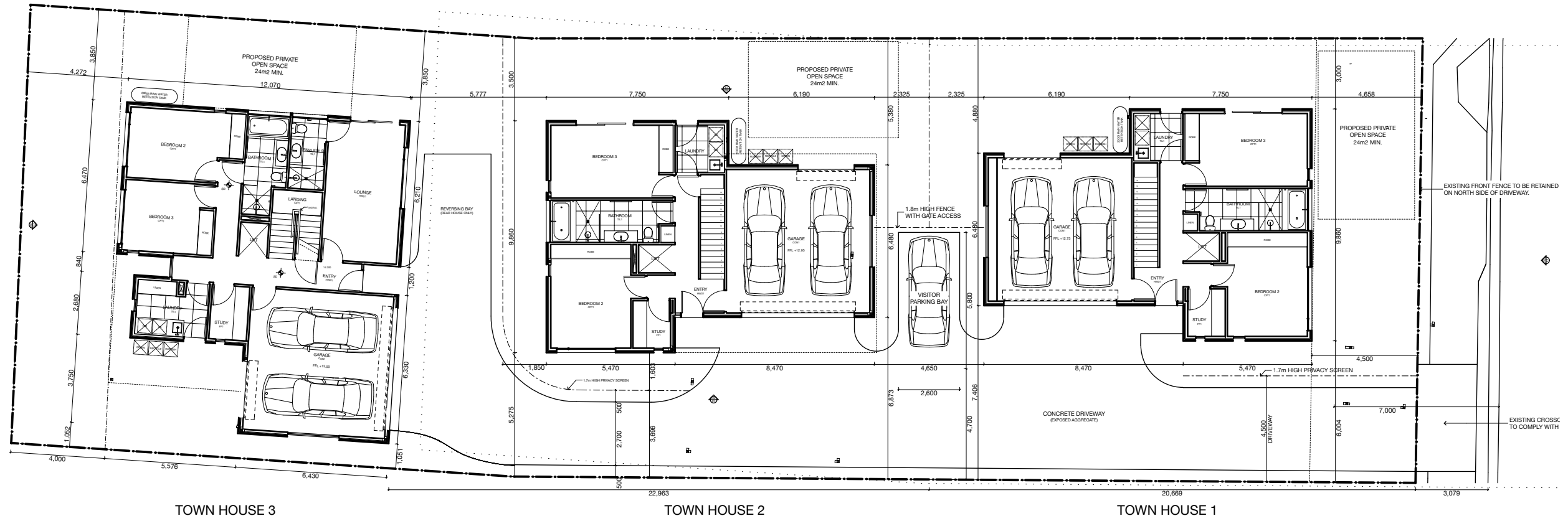
TP100 COVER PAGE  
TP101 SITE PLAN\_EXISTING CONDITIONS  
TP102 SITE PLAN\_PROPOSED  
TP103 FLOOR PLANS\_COMBINED  
TP104 HOUSE 1\_FLOOR PLANS  
TP105 HOUSE 1\_ELEVATIONS  
TP106 HOUSE 2\_FLOOR PLANS  
TP107 HOUSE 2\_ELEVATIONS  
TP108 HOUSE 3\_FLOOR PLANS  
TP109 HOUSE 3\_ELEVATIONS



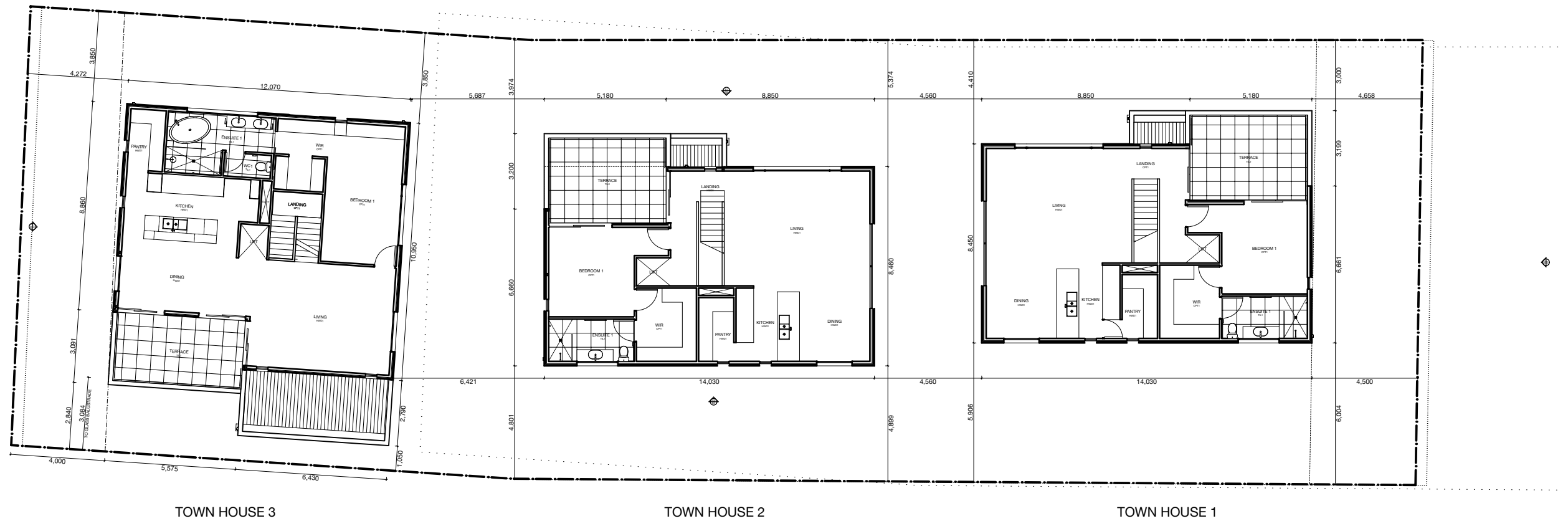


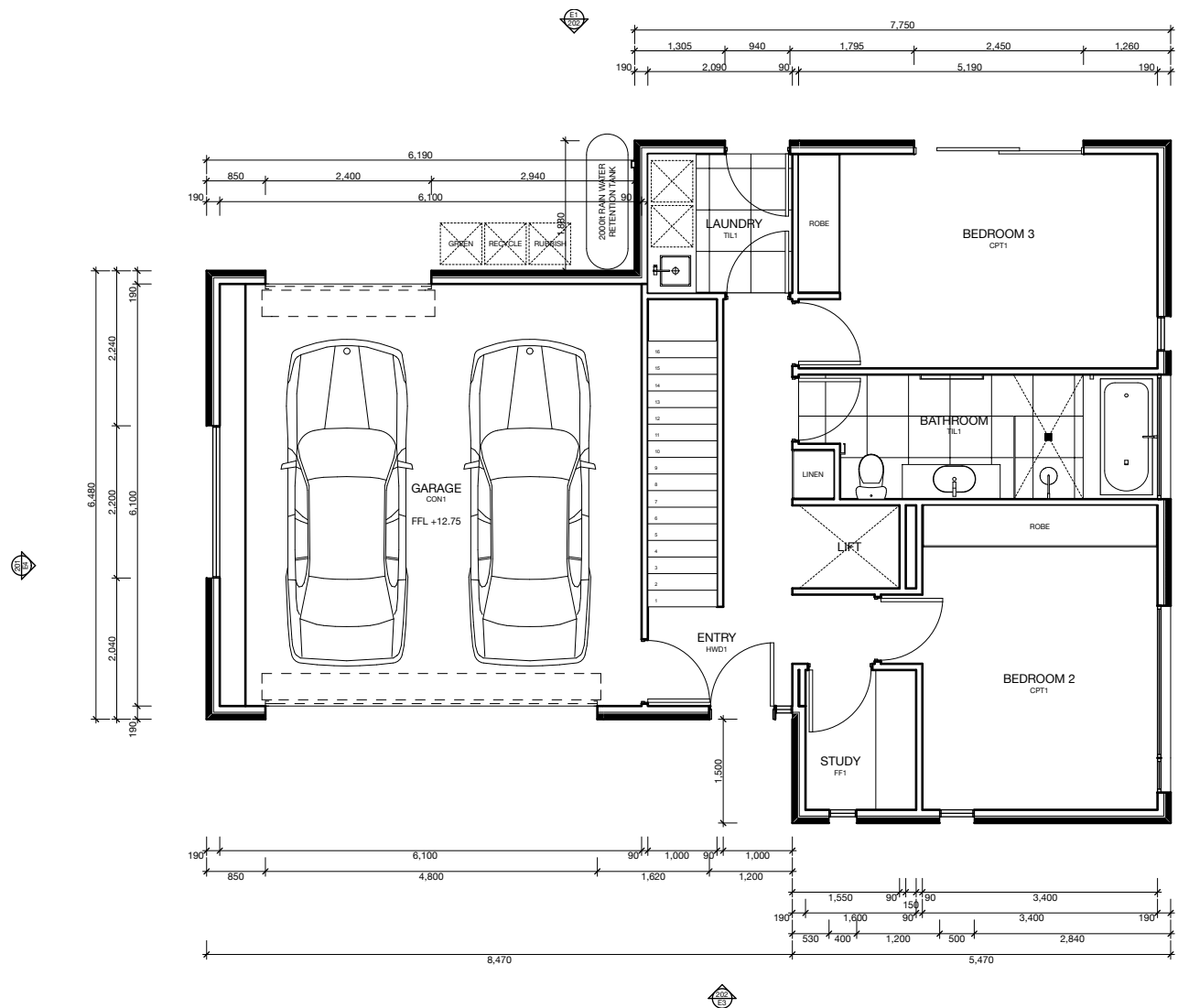


GROUND FLOOR

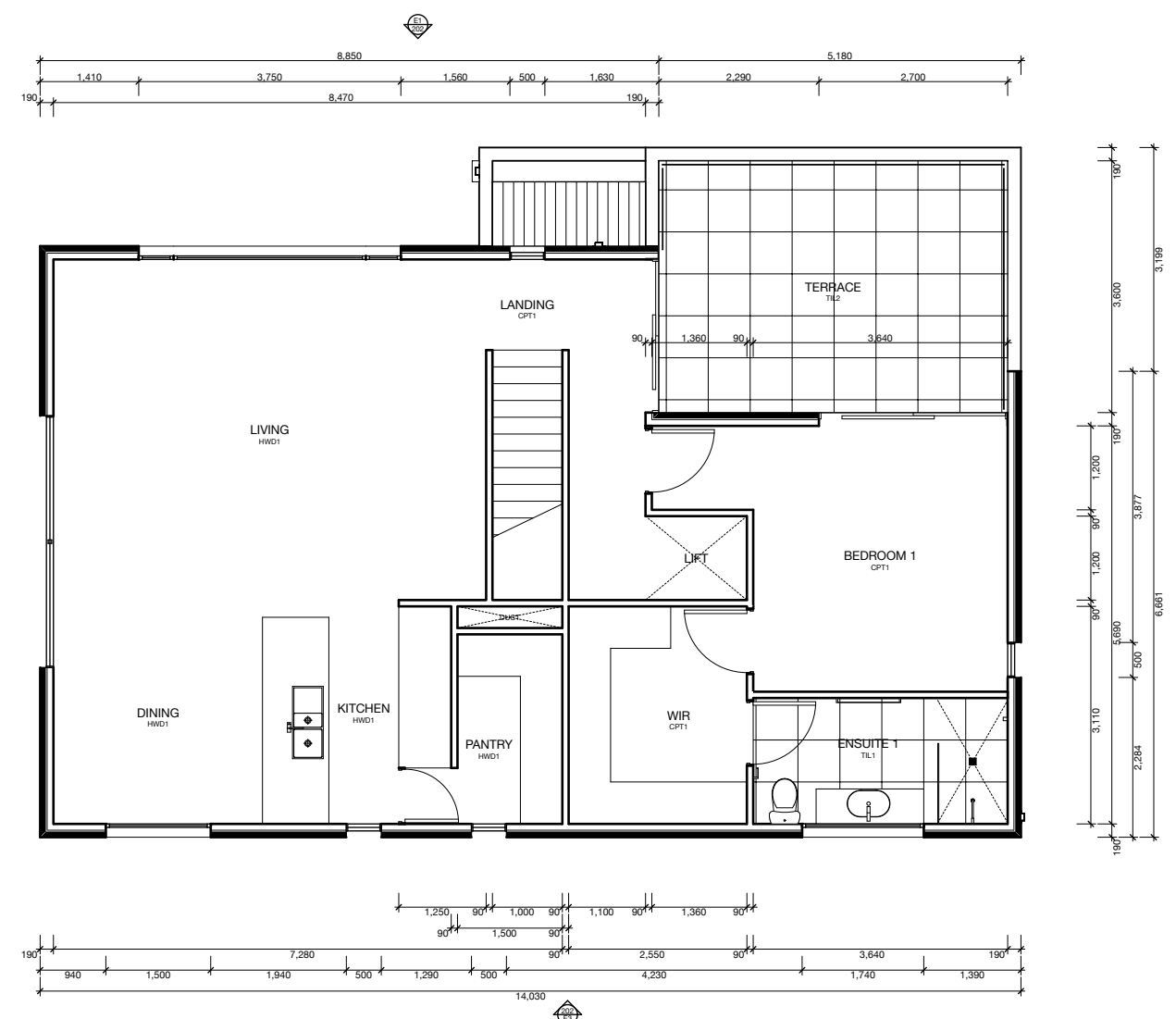


FIRST FLOOR





GROUND FLOOR



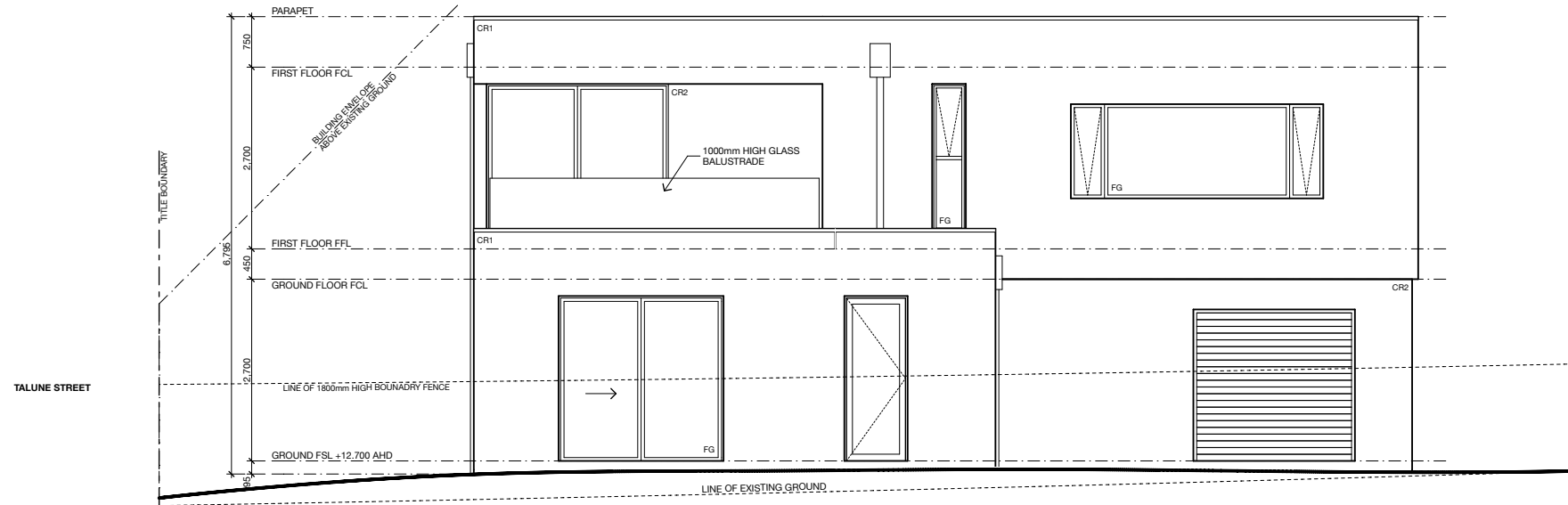
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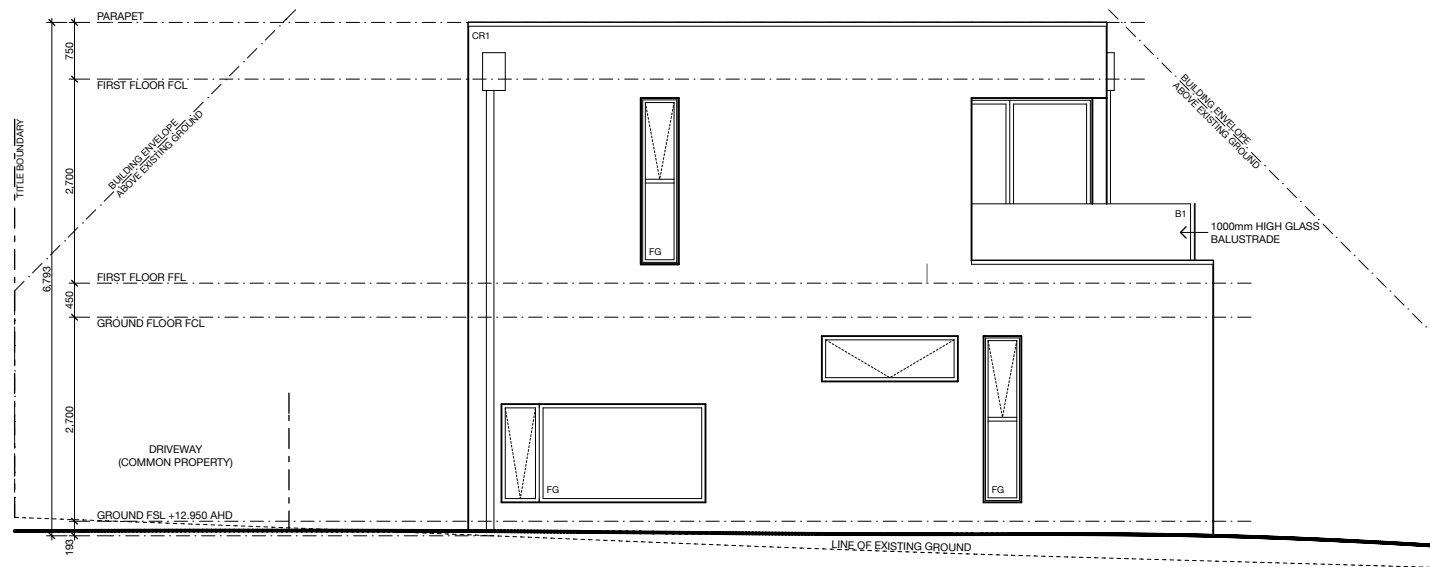
**LEGEND EXTERIOR FINISHES**

- CR1 CEMENT RENDER.  
PURE WHITE FINISH.
- CR2 CEMENT RENDER.  
MONUMENT COLOUR FINISH.
- B1 CLEAR GLASS BALUSTRADE.

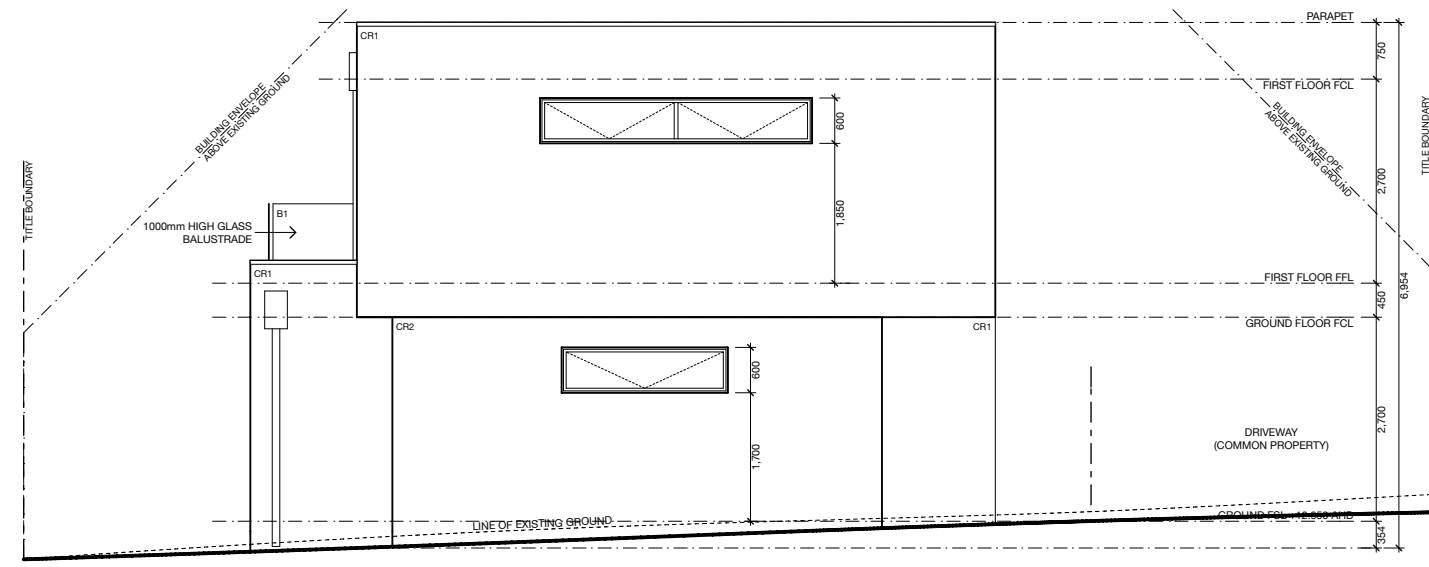
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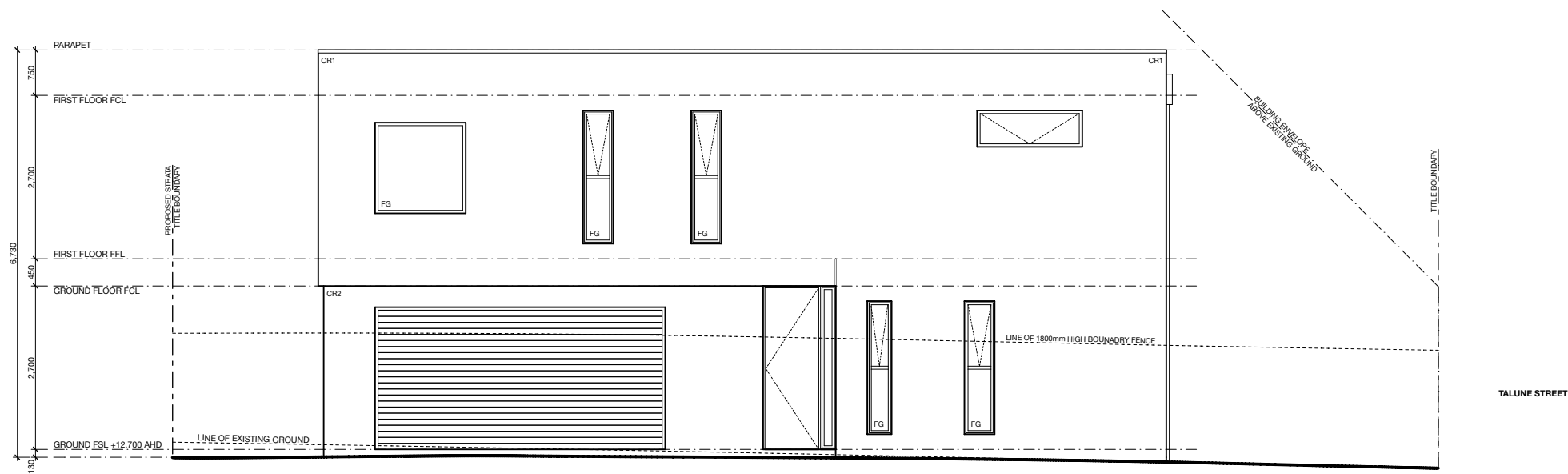
**HOUSE 1 ELEVATION E2 NORTH**

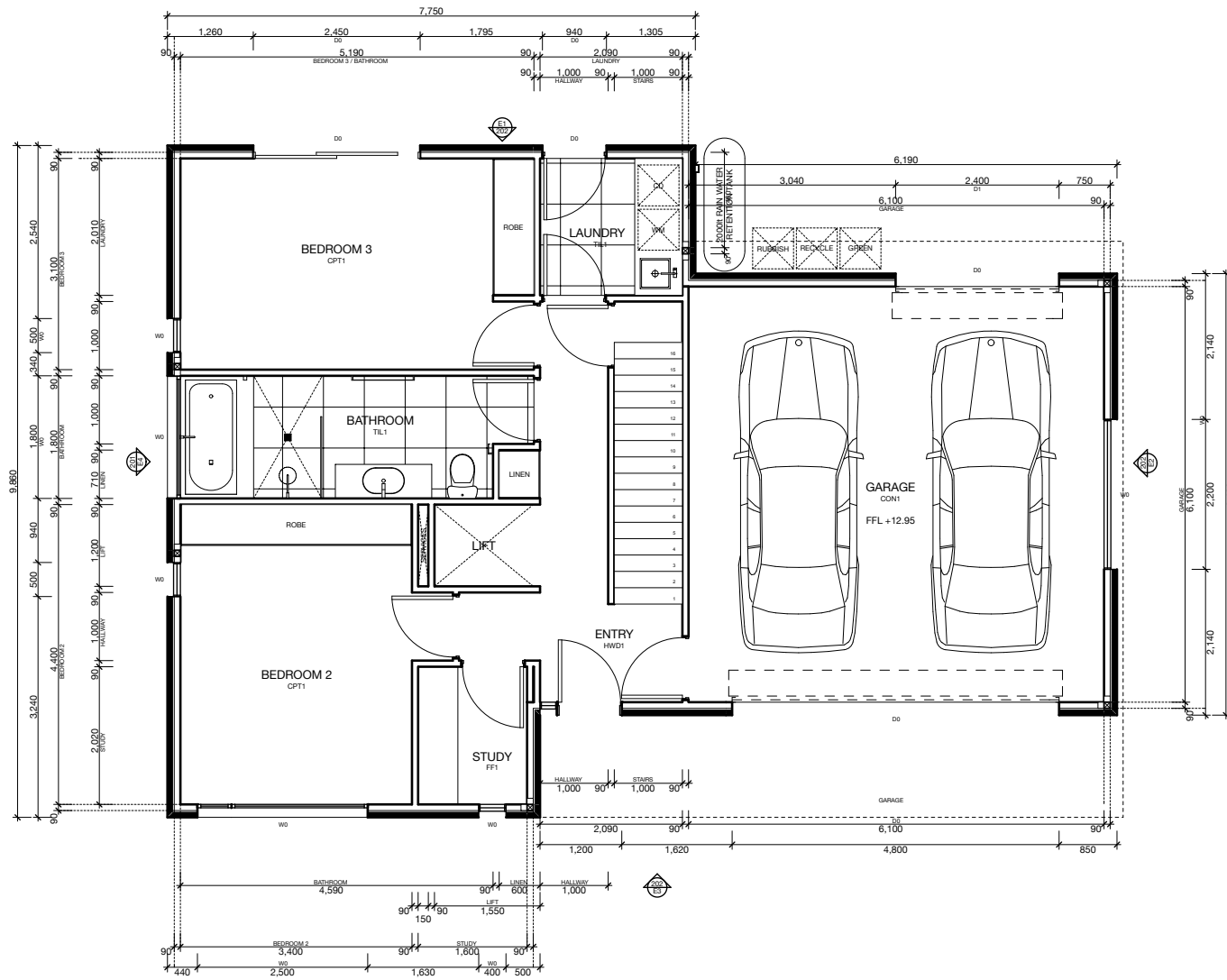


**HOUSE 1 ELEVATION E4 SOUTH**

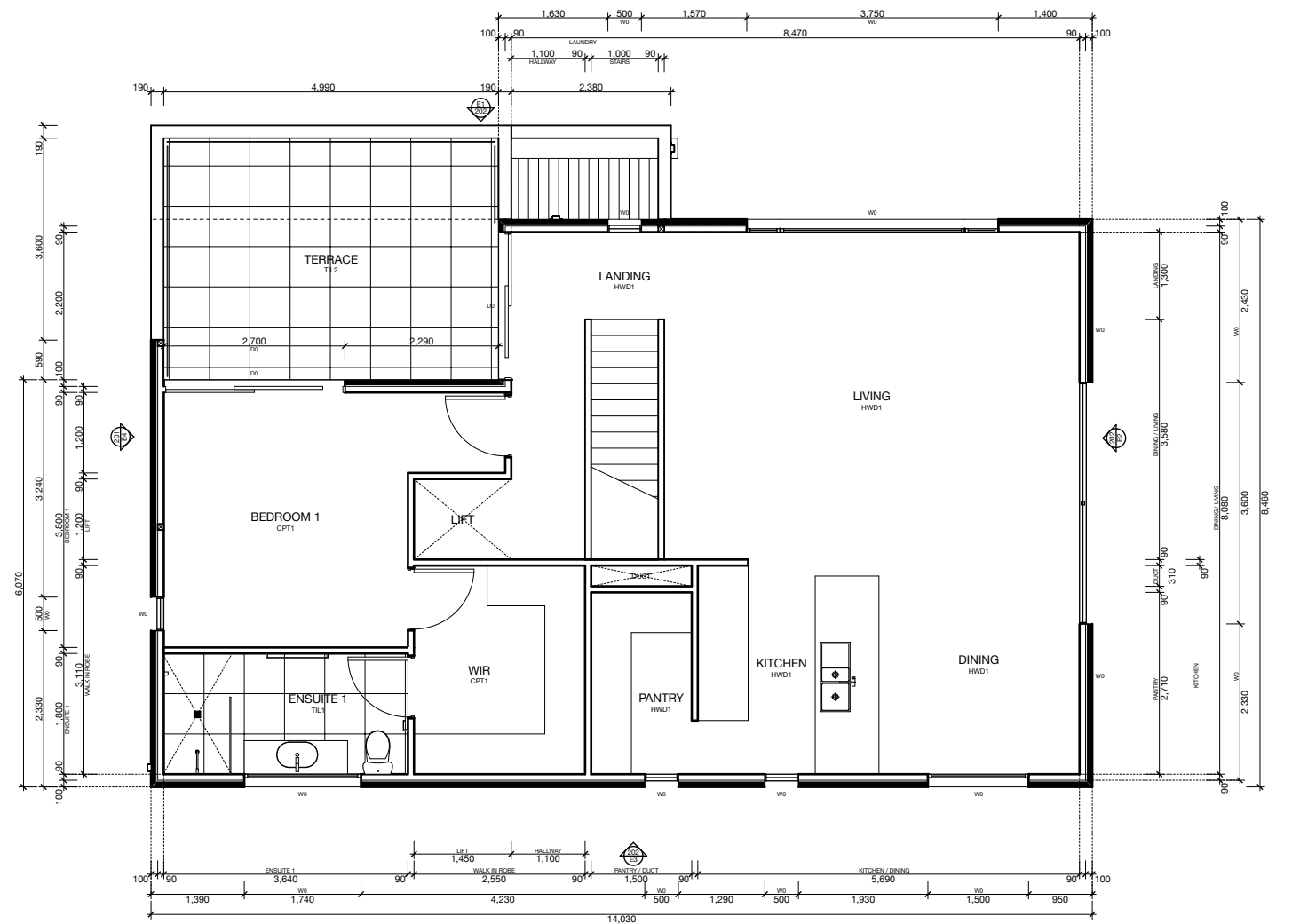


**HOUSE 1 ELEVATION E3 EAST**





GROUND FLOOR



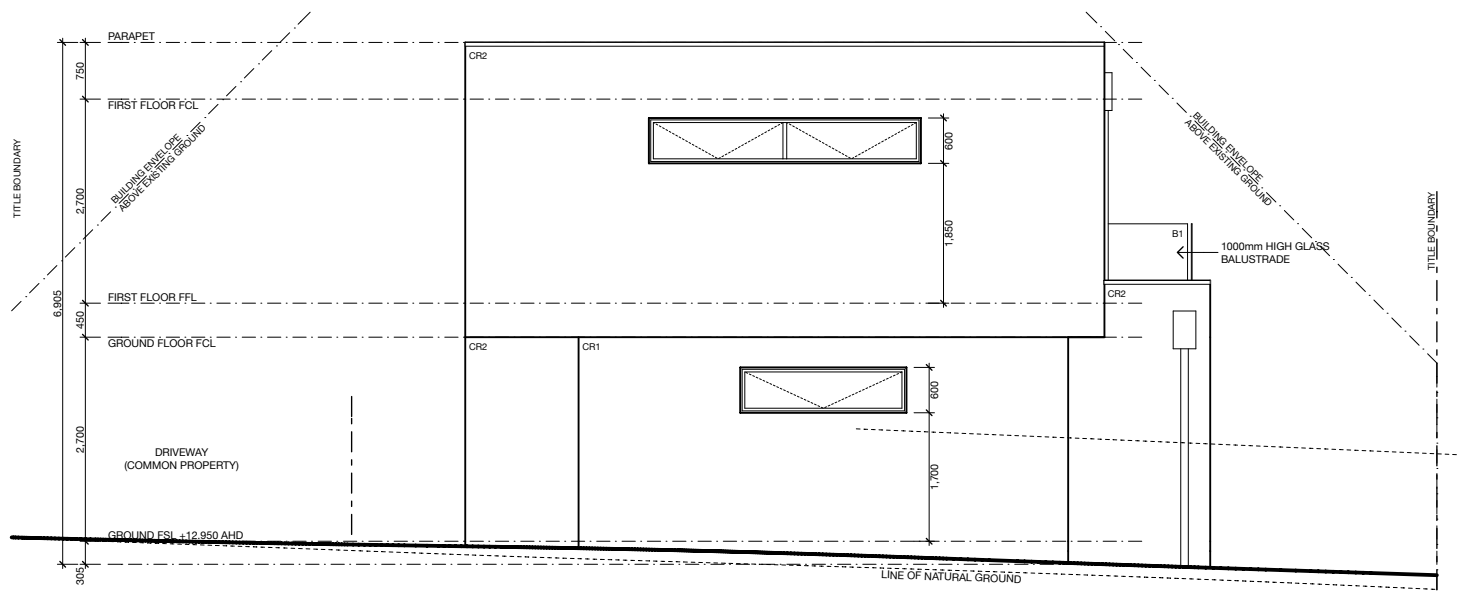
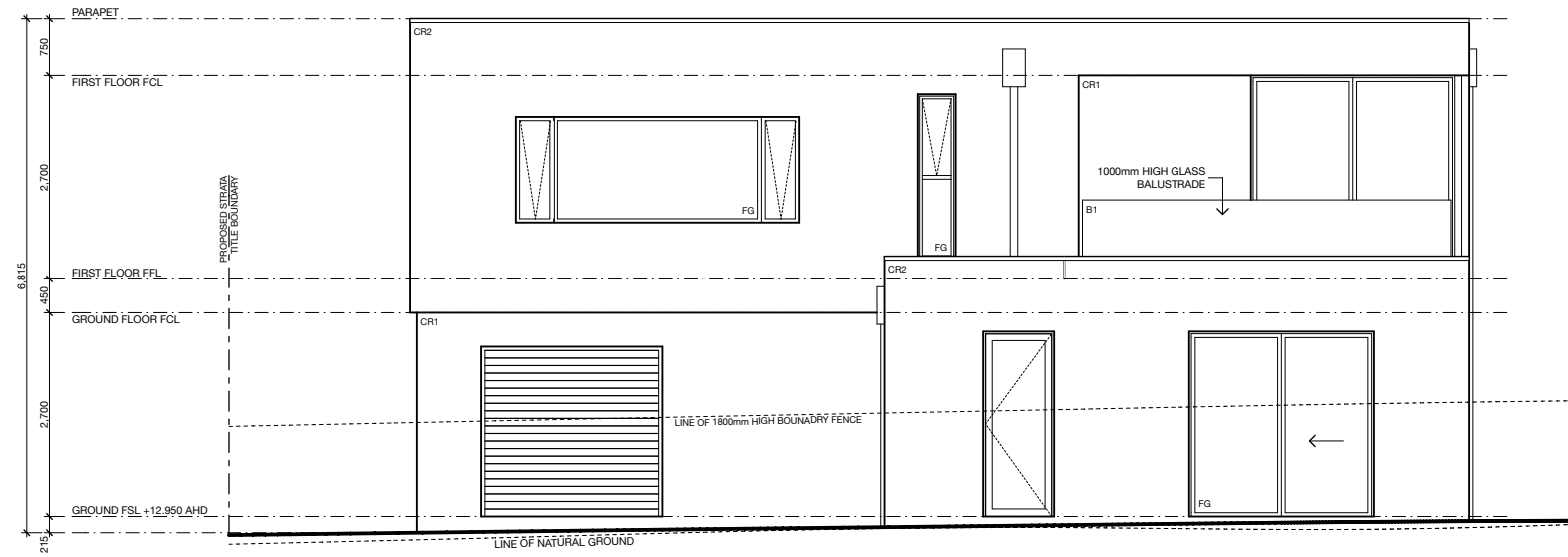
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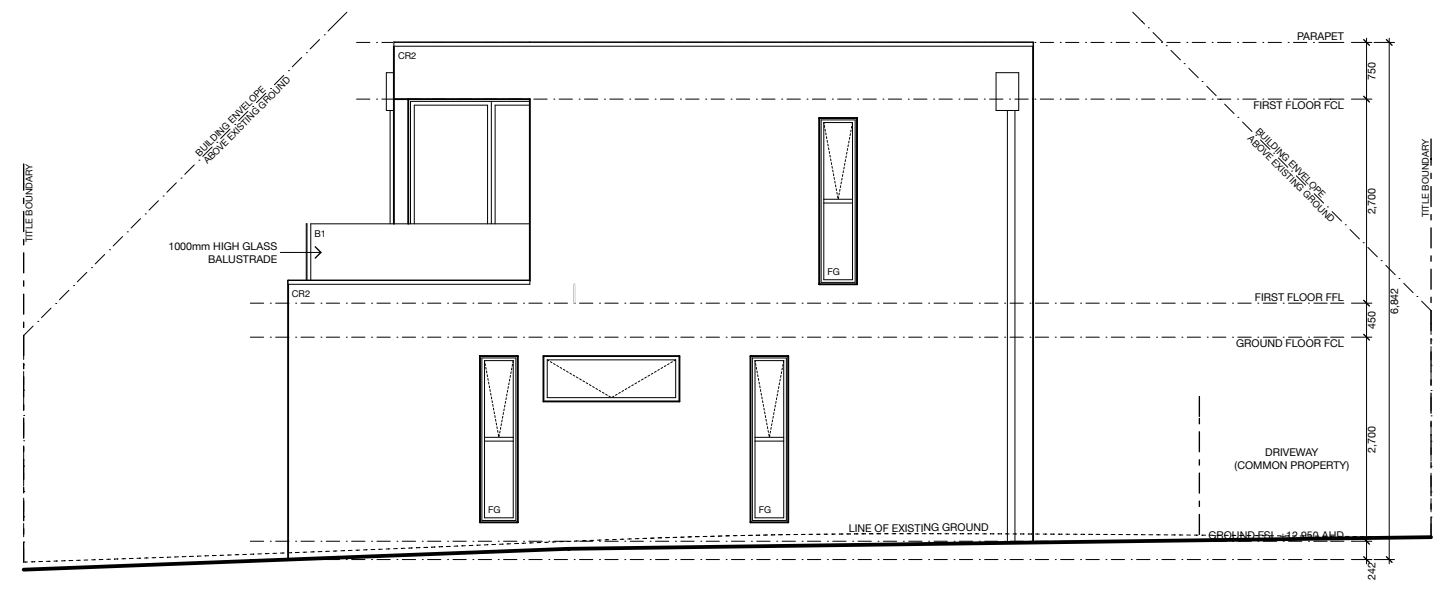
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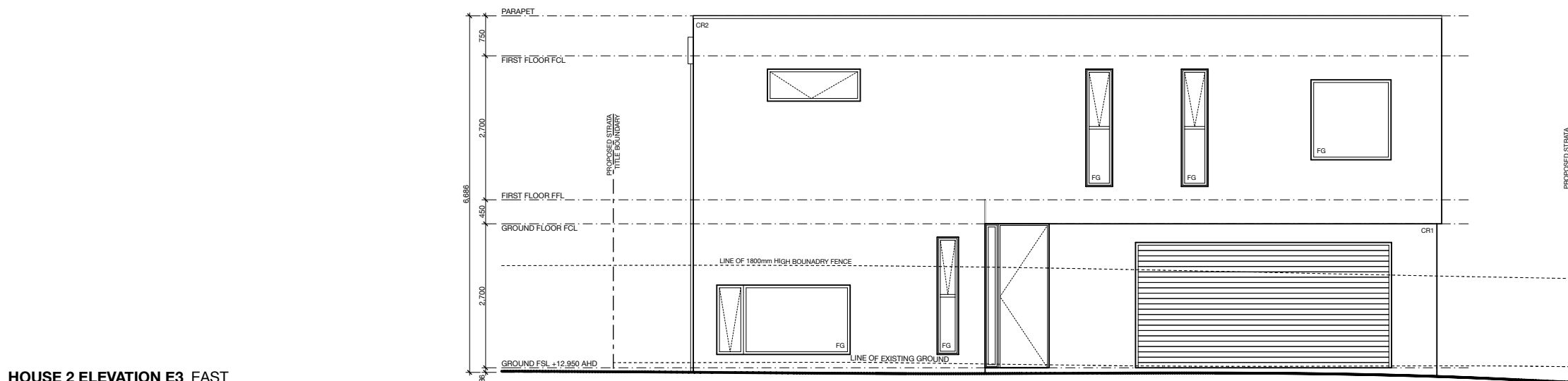
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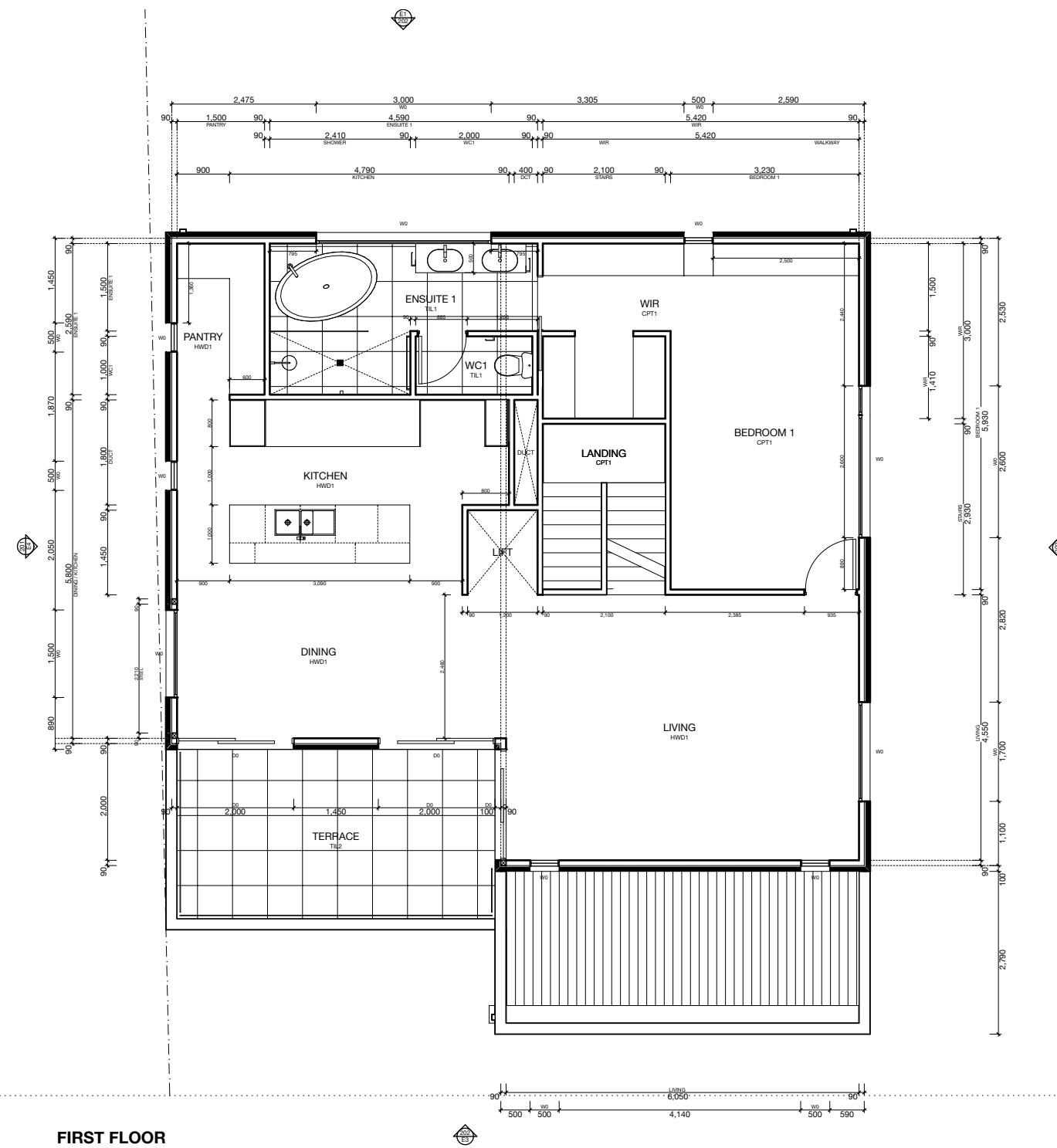
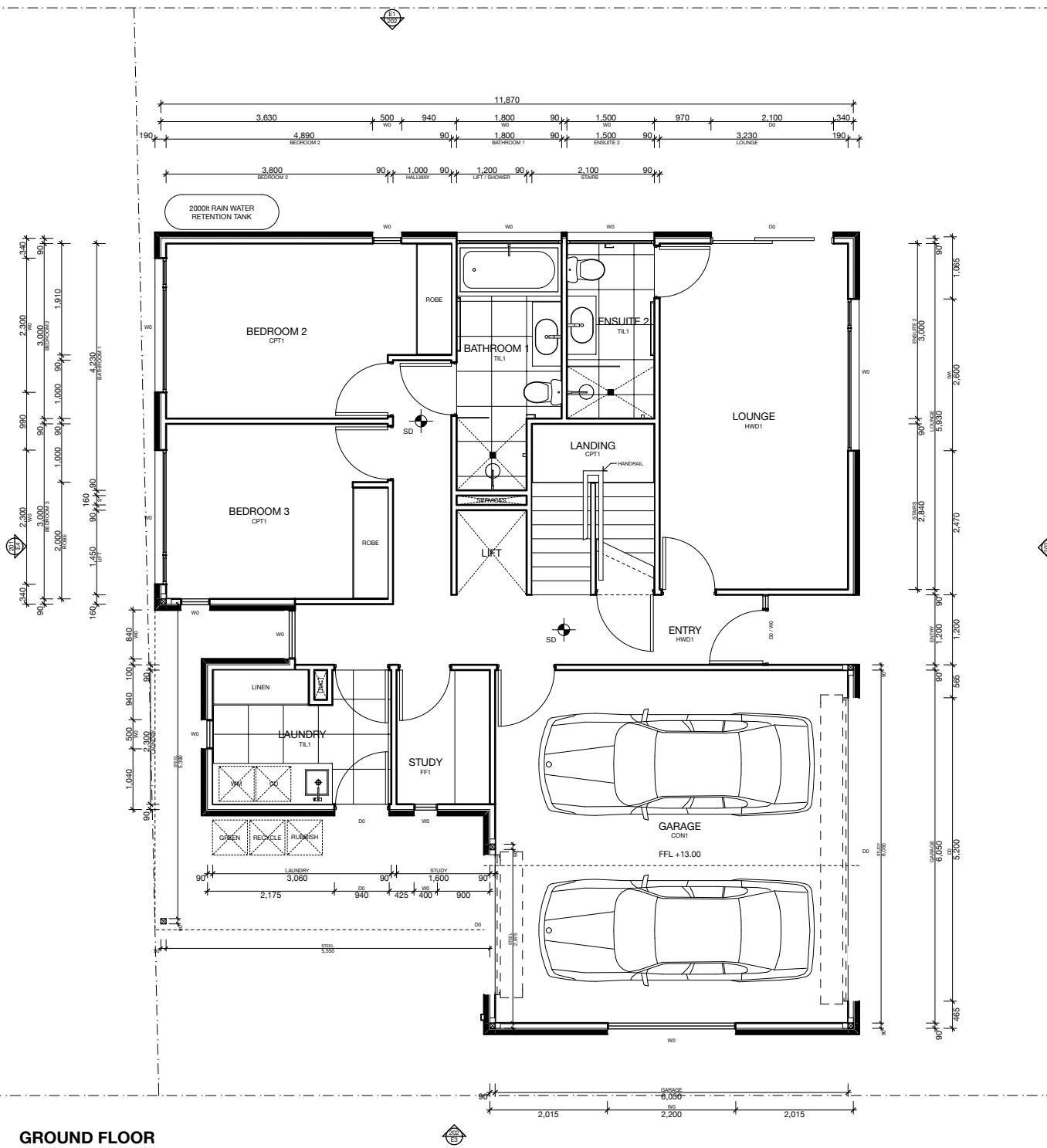
**HOUSE 2 ELEVATION E2\_NORTH**



**HOUSE 2 ELEVATION E4\_SOUTH**



**HOUSE 2 ELEVATION E3\_EAST**

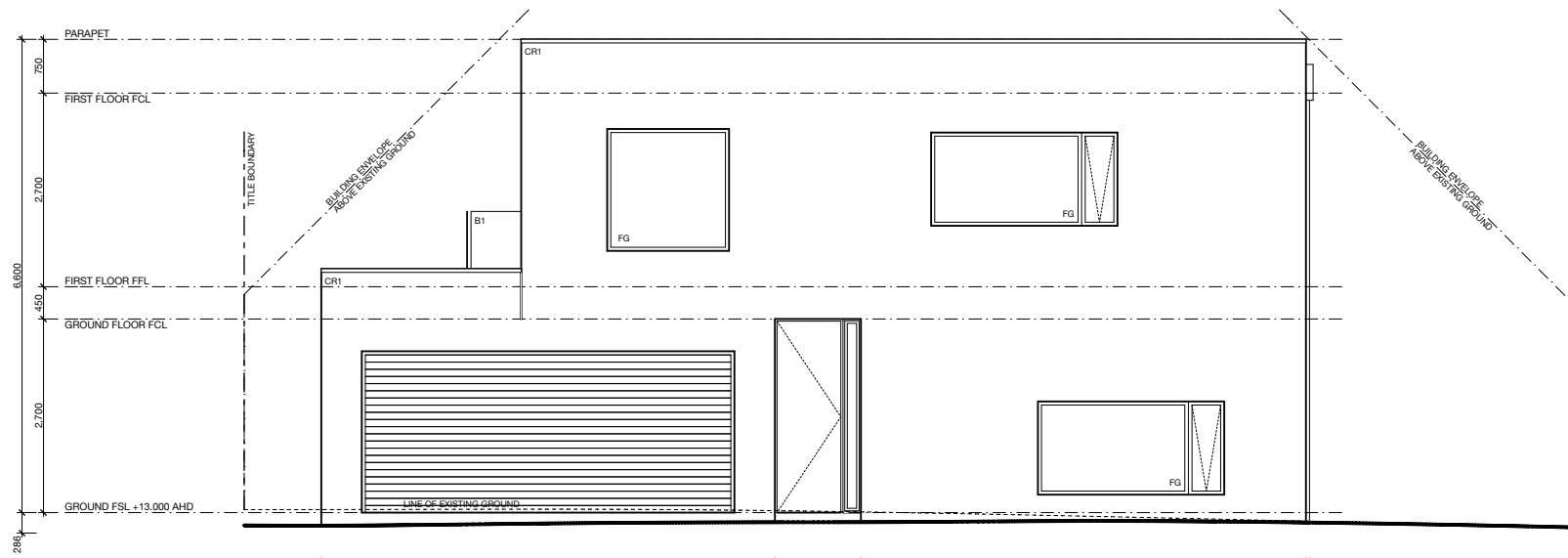




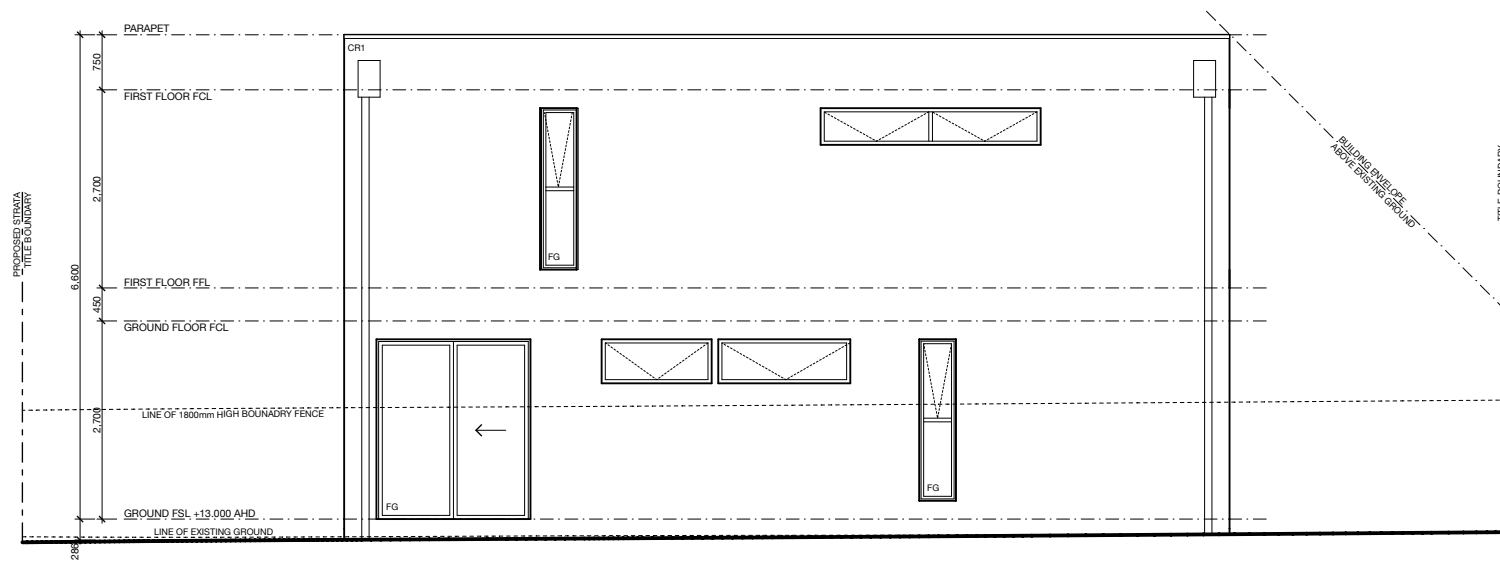
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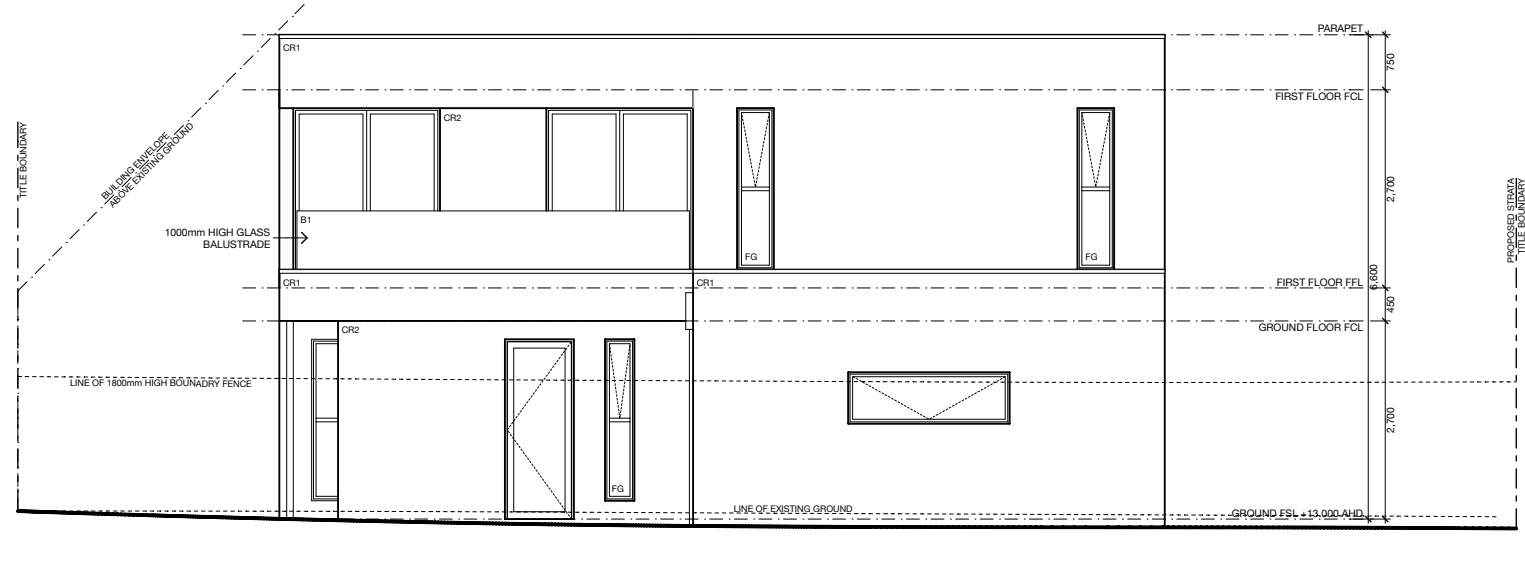
**HOUSE 3 ELEVATION E2\_NORTH**



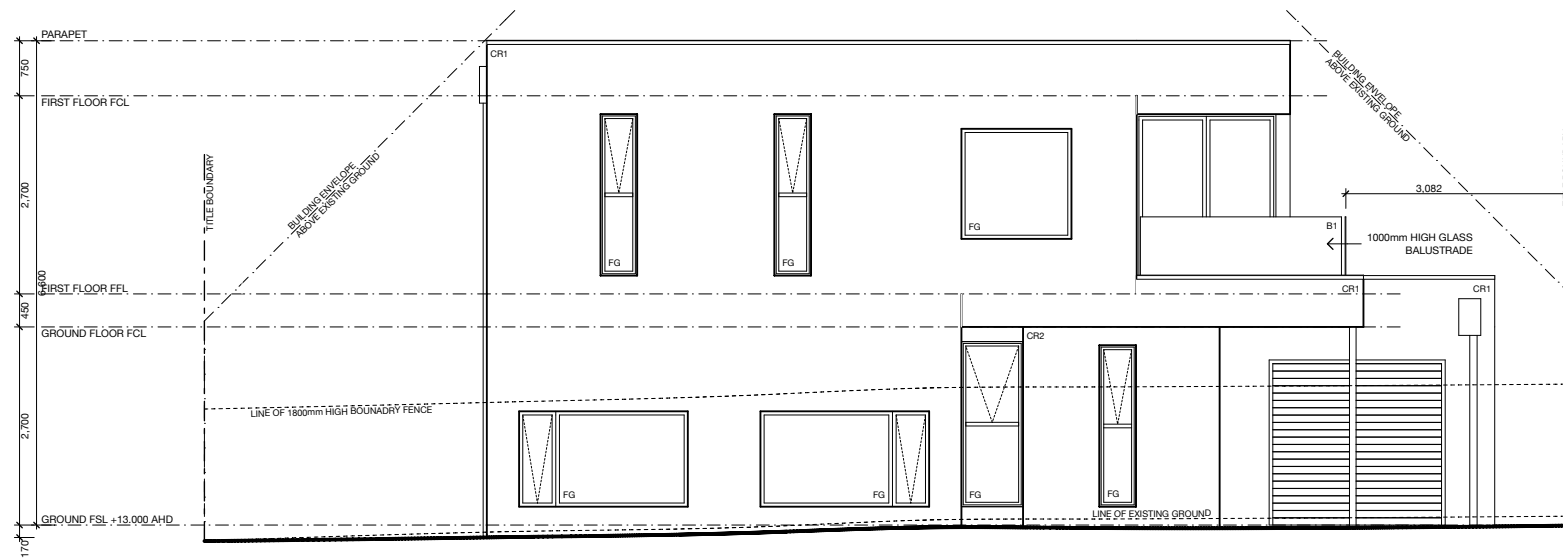
**HOUSE 3 ELEVATION E1\_WEST**



**HOUSE 3 ELEVATION E3\_EAST**



**HOUSE 3 ELEVATION E4\_SOUTH**





## PLANNING REPORT

Project: **7 Talune Street, Lindisfarne, Tasmania**

Date: 6<sup>th</sup> February 2024 **Town Planning Submission** Revision 2 – 21<sup>st</sup> February 2024

### DESCRIPTION OF PROPOSAL

The proposal is for the demolition of an existing single storey house & the construction of 3 separate 2 story townhouses located at 7 Talune Street, Lindisfarne.

The dwellings have been designed based on environmentally sustainable design (ESD) principles embracing passive solar design, solar systems, natural ventilation, aspect, efficiency (water & energy consumption), materiality, recycling & regionalism.

It is envisaged that the proposed development will become a working model encompassing environmentally sustainable design & demonstrating the accessibility, simplicity & benefits of such architecture to the broader community.

### ZONING & SITE CONTEXT

The Subject Site is zoned General Residential zone under the Tasmanian Planning Scheme. The surrounding areas are also likewise zoned General Residential as shown in Figure 1 below.

Measuring 1113m<sup>2</sup>, the Subject Site has a largely flat gradient and is currently occupied by a typical Mid Century 1950's brick veneer single storey house located in the centre of the property. The house has had a number of alterations & additions undertaken & is by no means original or of any architectural significance. The property has extensive established vegetation straddling the North, East & West property boundaries with the neighbouring properties providing significant privacy screening accordingly – much of which is to be retained as part of the proposed development.

The existing driveway crossover located on the North side of the site while recently upgraded, is to be increased in width to provide the required opening width under the Planning Scheme.



Figure 1 – Subject Site shown in red shading. Source: Google Earth. No nominated scale.

7 Talune Street, Lindisfarne, Tasmania

Talune Street is a typical suburban sealed street with a mixture of similar type period houses as well as new modern houses & a number of dense developments alike (9, 10, 11 & 15 Talune Street). The surrounding area is characterised by predominantly mid to late 20<sup>th</sup> century suburban density development interspersed with recently constructed dwellings.

The property contains a mixture of random shrubs, hedging & small trees predominately located around the edges of the site of which is to be retained where practical to provide additional screening & privacy. A significant amount of the rear of the property is concrete slab surrounding an in ground pool. The property is not mapped as containing any native vegetation of any significance. No heritage overlays apply to the site.

Vehicular access into the site is off Talune Street from which the property has direct physical & legal frontage. The property is located in an area that is fully serviced with sewer, water, stormwater & electricity as well as sealed roads & footpath infrastructure.

The subject development site is located 230m West of the Beltana Bowls Club & the Lindisfarne Cricket/Football Club, 650m from Anzac Park, 700m from the Motor Yacht Club of Tasmania & 2km from the Lindisfarne Medical Centre & shopping precinct.

In relation to neighbouring dwellings – to the East (9D Talune Street) is a relatively new single storey brick veneer dwelling with another new 2 storey brick veneer/light frame dwelling (9C Talune Street) to its South. 8 Lanrick Court abuts the Southern boundary & is single storey light frame timber clad house.

The Western boundary neighbours are 5 Talune Street – a 2 storey rendered light frame dwelling & 9 Lanrick Court – a 2 storey brick veneer dwelling. Vehicle access to 5 Talune Street is off Talune itself, the formal pedestrian entry access is via Lanrick Court.

All of the neighbouring houses themselves are positioned off the Title Boundary by at least 3 metres or greater with only their respective Garages or sheds being closer to the boundary.

Given the North/South orientation of the subject site & the designed setbacks, whilst being 3 separate 2 storey residences, the proposed development will not adversely affect nor have major impact on either of the existing neighbouring properties in terms of visual impact, overlooking, loss of privacy or overshadowing.

The upper levels of the proposed townhouses are set back a minimum of 3.8m from their respective boundaries ensuring that all dwellings have absolutely minimal overshadowing on any neighbouring dwellings as well as minimising its visual appearance, scale & physical bulk.

The proposed townhouses have been designed to utilise the Eastern side of the Site for vehicle access to ensure the private open spaces of all dwellings remain private & get all day sun from early morning until sundown.

**SITE CONTEXT PHOTOGRAPHS**



7 Talune Street – Subject Site



7 Talune Street – Subject Site



9 Talune Street - neighbouring property



5 Talune Street - Western neighbouring property

7 Talune Street, Lindisfarne, Tasmania

**DESIGN RESPONSE**

This application seeks approval for the demolition of an existing house & the construction of 3 separate 2 story townhouses.

Each dwelling has been located to not only capture the expansive views in all directions the site has from its elevated position but also to enable sun penetration & natural light throughout. The Siting has been critical to ensure that the proposed development does not impose on or restrict any amenity to the existing neighbouring properties.

The proposal ultimately results in the subject site being adequately developed & complies with site coverage and density standards in the Planning Scheme and will result in a high quality development & built form creating a less claustrophobic & expansive sense of space for the residents and neighbouring properties alike.

By identifying the sites features, opportunities & constraints, the proposed dwellings and their private open space has been carefully orientated to take advantage of passive solar design with all day sun to both residences while enabling its primary outdoor area at the rear of the site to remain private from the neighbouring dwellings.

The proposed designs of all houses generally consist of the main Entries, WC's, Laundries, Garages, Lounge's & Bedrooms on the Ground Floor's opening out onto garden area & Terraces. The First Floors contain the Kitchen's, Living & Dining areas, Terraces & Master Bedroom (with Ensuite & WIR).

Each townhouse will have garden areas & landscaping that are very substantial compared to typical modern developments. Townhouse 1 has approximately 140m<sup>2</sup> of designated usable soft area with Townhouse 2 being 90m<sup>2</sup> & townhouse 3 being around 160m<sup>2</sup>.

Lifts have also been included in the design to ensure the proposed development access & egress appeals to the largest demographic possible.

Through the use of large stacking sliding doors & operable windows, the users can immediately regulate internal temperatures naturally depending on the prevailing wind direction at any time minimising the reliance on mechanical cooling (although it is provided).

Similar principles apply to the double glazed windows used throughout the dwelling - all windows are operable enabling extensive natural cooling utilising cross-ventilation while their specific placement & size enable plentiful direct sun access during the morning period while minimising heat load during the afternoons.

All windows & doors will be double glazed dark colour powder coated aluminium. The palette of materials has been specifically selected for their longevity, minimal ongoing maintenance & sustainability. The colour scheme has been deliberately selected to ensure the proposed scheme draws from & is sympathetic to the immediate built context.

**ZONING, ASSOCIATED OVERLAYS & CODES**

The Subject Site falls under the Tasmanian Planning Scheme & is located within Zone 8.0 General Residential Zone.

No Planning Scheme overlays affecting the site.

**ZONES:**

The following development standards under the Inner Residential zone are applicable to the proposed development:

- 8.4.1 Residential density for multiple dwellings
- 8.4.2 Setbacks & building envelopes for all dwellings
- 8.4.3 Site coverage & private open space for all dwellings
- 8.4.4 Sunlight & overshadowing for all dwellings
- 8.4.5 Width of openings for Garages & carports for all dwellings
- 8.4.6 Privacy for all dwellings
- 8.4.7 Frontage fences for all dwellings
- 8.4.8 Waste storage for multiple dwellings

**CODES:**

The following Codes have development standards that are applicable to the proposed development:

- C2.0 Parking & Sustainable Transport Code
- C3.0 Road & Railway Assets Code

**PART 8.0 APPLICABLE GENERAL RESIDENTIAL ZONE DEVELOPMENT STANDARDS****8.4.1 RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS**

The objective of the code is to *“that the density of multiple dwellings makes efficient use of land for housing & to optimise the use of infrastructure & community services”*.

The Owner of the land is passionate, enthusiastic & committed to both designing sustainably as well as living sustainably. Through efficient design the proposed development provides a dwelling that is flexible in how it is inhabited and has been design to provide accommodation to a medium to large family all within walking distance to parks, schools, shopping centres & public transport.

The A1 Acceptable Solution found under 8.4.1 Residential Density for Multiple Dwellings states a minimum site area per dwelling of 325m<sup>2</sup>. The subject development site land size is 1113m<sup>2</sup>.

The proposed new dwelling complies with the A1 acceptable solutions assessment criteria of clause 8.4.1.

**8.4.2 SETBACKS & BUILDING ENVELOPES FOR ALL DWELLINGS**

The objective of the code is to *“control the siting & scale of the dwellings in order to provide reasonable consistent separation dwellings and their frontage within the street, provides consistency in apparent scale, bulk, massing & proportions of dwellings, to provide separation between dwellings on adjoining properties to allow reasonable opportunity for daylight & sunlight to enter habitable rooms & private open space & to provide reasonable access to sunlight for existing solar energy installations”*.

The A1 Acceptable Solution requires a minimum 4.5m frontage setback.

The A2 Acceptable Solution does not apply in this scenario.

In terms of A3, the elevation plans show the proposed dwelling being located within the prescribed building envelope and therefore the proposed development complies with the A3 Acceptable Solution.



#### **8.4.3 SITE COVERAGE & PRIVATE OPEN SPACE FOR ALL DWELLINGS**

The objective of the code is to *“ensure that the dwellings are compatible with the amenity & character of the area & provide for outdoor recreation & the operational needs of the residents, opportunities for the planting of gardens & landscaping & the private open space that is conveniently located & access to sunlight”*.

The existing house is to be demolished as part of this application and replaced with the proposed 3 new townhouses (defined as a ‘multiple dwelling’).

The site area of the subject is 1113m<sup>2</sup>. Combined, the 3 townhouse area coverage equate to only 364m<sup>2</sup> or 32.7% complying with the prescribed Acceptable Solutions requirements.

The site coverage in terms of roofed buildings complies with the A1 (a) maximum site coverage of 50%.

Townhouse 1 & 2 both comply with the A2 Acceptable Solutions relating to the Private Open Space requirements. Townhouse 3 falls 15cm short of the stated A2 (b) (i) 4m horizontal dimension. Technically the entire Townhouse could be reduced in width (10cm removed from main Hallway width & another 5cm from the Garage width) in order to obtain the 4m width however this would be at the practical detriment of the house itself which I do not believe is logical. The only reason that the Private Open Space is shown in this location is in order to be on the Northern side of the building in order to comply with the Planning Scheme. It is important to note that Townhouse 3 also has considerably larger & more private landscaped areas at the rear of the property that exceed the 4m requirement & would in fact be more conducive to all day entertaining as it would be sheltered from direct sun & a far more pleasant environment.

The Performance Criteria P2 states that *“a dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining & children’s play & is conveniently located in relation to a living area of the dwelling & orientated to take advantage of sunlight.”*

Townhouse 3 not only has other ground floor areas that could be deemed as being Private Open Spaces that receive early morning sunlight & afternoon through to evening sunlight (the entire rear of the property) but also has a large partially roofed Terrace on the First Floor directly off the Living, Dining & Kitchen areas.

It is fair & reasonable to assume that Townhouse 3 most definitely conforms with Performance Criteria P2.

#### **8.4.4 SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS**

The objective of the code is to *“ensure that the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site”*.

A1 Acceptable Solutions states that a multiple dwelling that is to the North of the private open space of another dwelling on the same site is required to satisfy A2 or P2 of the clause 8.4.3 must satisfy (a) or (b) unless excluded by (c).

Performance Criteria P2 states that *“a dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining & children’s play & is conveniently located in relation to a living area of the dwelling & orientated to take advantage of sunlight”*.

The development Site is orientated with the Talune Street access being toward the North East with the long boundaries running North/North West & North/North East. The proposed townhouses are positioned along the length of the Site with their Private Open spaces, majority of landscaped areas & first floor Terraces facing North/North West. These areas receive direct sunlight for the majority of the day & do not overshadow each other.

Each townhouse has a partially roofed/open air elevated first floor terrace conveniently located off the main Living/Kitchen/Dining area that received considerable sunlight as well as being designed & orientated toward the water views, city & mountain views. The ground level private open spaces & landscaped areas are also accessible directly through the rear Garage roller doors, Laundry doors, Bedrooms via their own sliding doors as well as by simply walking around the house itself as none of the areas are landlocked.

The proposed development complies with the Acceptable Solutions of Clauses A1(a), (b) & (c).

#### **8.4.5 WIDTH OF OPENINGS FOR GARAGES & CARPORTS FOR ALL DWELLINGS**

The objective of the code is to *“reduce the potential for Garage & Carport openings to dominate the primary frontage”*.

None of the proposed townhouse Garage openings face the primary frontage therefore this objective is largely irrelevant in this instance.

The proposed development complies with 8.4.5 Acceptable Solutions A1.

#### **8.4.6 PRIVACY FOR ALL DWELLINGS**

The objective of the code is to *“provide reasonable opportunity for privacy for dwellings”*.

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 side boundary
- c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space or carport is not less than 6m from a window or glazed door, habitable room of the other dwelling on the same site; or from a balcony, deck, roof terrace or the private open space of the dwelling on the same site.

The proposed development complies with 8.4.6 Acceptable Solutions A1.

Regarding A2 Acceptable Solutions – as all windows & doors on the Ground Floor of the proposed dwelling are under the 1m above Natural Ground Level & as such this clause is not applicable.

Any first floor balustrade on any of the proposed dwellings is a minimum of 3.1m from the boundary which exceeds the 3m minimum required set back from a side boundary & more than 4m from a rear boundary (20.7m) as such complies with A2 Acceptable Solutions (a) (i), (ii) (iii) & (iv).

A2 Acceptable Solutions sub-clauses (a) (iii) & (iv) are complied with by all townhouses via the designed setbacks throughout.

Townhouses 1 & 2 have 1.7m high screens providing privacy from the shared Driveway into ground floor habitable room windows where required.

The proposed development complies with 8.4.6 Acceptable Solutions A3.

#### **8.4.7 FRONTAGE FENCES FOR ALL DWELLINGS**

The objective of the code is to ensure *“the height & transparency of the frontage fences provide adequate privacy & security for residents, allow the potential for mutual passive surveillance between the road & the dwellings & provide reasonably consistent with that on adjoining properties”*.

The Subject Site already has existing established dense vegetation & trees abutting the Talune Street frontage (refer to Site Photographs) that is to be retained. This feature is in reasonable consistency with the adjoining property to the West as well as many other properties in the Street. No additional front fences are proposed as part of this application.

There is no prescribed Acceptable Solution to this Clause.

#### **8.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS**

The objective of the code is to *“provide for the storage of waste & recycling bins for multiple dwellings”*.

Each townhouse of the proposed development has its own designated rubbish, recycle & green waste storage area within their own properties adequately screened from the frontage. The locations are discrete & easily accessed directly via the side door out of the Laundry.

The proposed development complies with A1 Acceptable Solutions criteria of clause 8.4.8 in terms of area, siting and being screened from view from the frontage.

#### **APPLICABLE PLANNING SCHEME CODE DEVELOPMENT STANDARDS**

##### **C2.0 PARKING & SUSTAINABLE ACCESS CODE**

The objective of the provision is among other items to *“ensure that an appropriate level of parking facilities is provided to service use & development, to ensure that cycling, walking & public transports are encouraged as a means of transport in urban areas, to ensure that access for pedestrians, vehicles & cyclists is safe & adequate, to ensure that parking does not cause an unreasonable loss of amenity to the surrounding area, to ensure that parking spaces & accesses meet appropriate standards & finally, to provide for parking precincts & pedestrian priority streets”*.

Table C2.1 states that for a development consisting of multiple dwellings with 2 or more Bedrooms, 2 car spaces per dwelling is required.

All 3 proposed new townhouses have double car garages. There is also additional space immediately in front of the garages in all townhouses providing extra area to park a third car. In addition to this, given the quiet nature of the area, Talune Street provides ample on-street parking.

Table C2.1 states that 1 dedicated visitor car space be provided on site per 4 dwellings be provided.

The proposed development has 1 dedicated visitor car park between Townhouse 1 & 2.

Based on the above, the proposed development complies with the requirements of clause C2.0 Parking & Sustainable Access Code.

##### **C3.0 ROAD AND RAILWAY ASSETS CODE**

The objective of the provision is among other items to: *“protect the safety and efficiency of the road & railway networks & to reduce conflicts between sensitive uses & major roads & all the rail network.”*

This clause is not relevant to the proposed development.