

PLEASE QUOTE

Your Ref:

Our Ref: SP:CF 6114607, 6114615, 6117808

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	SD 2024/1365
Development Site: -	2 Holmes Place, 5 and 7 Cranwell Street PARK GROVE CT 187617/2, CT 57348/26 and CT 187617/1
Proposal: -	Boundary Adjustment and additional dwelling
Discretionary Matter: -	Reliant on performance criteria for grant of permit - Clause 8.4.6 (P3) and Clause C2.6.3 (P1)

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **4 December 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Pearce

COMMUNITY PLANNING OFFICER

Date of Notice: - **20 November 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.net



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Owner (note – if more than one owner, all names must be indicated)

First
Name

Second
Name

Surname

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

Section 54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

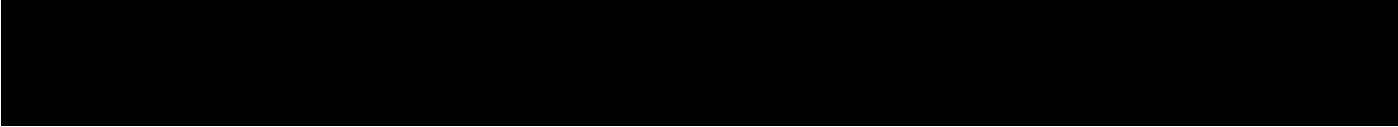
Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Provisions and Standards relied upon for grant of a Permit


Notification of Landowner/s**If land is not in applicant's ownership**

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

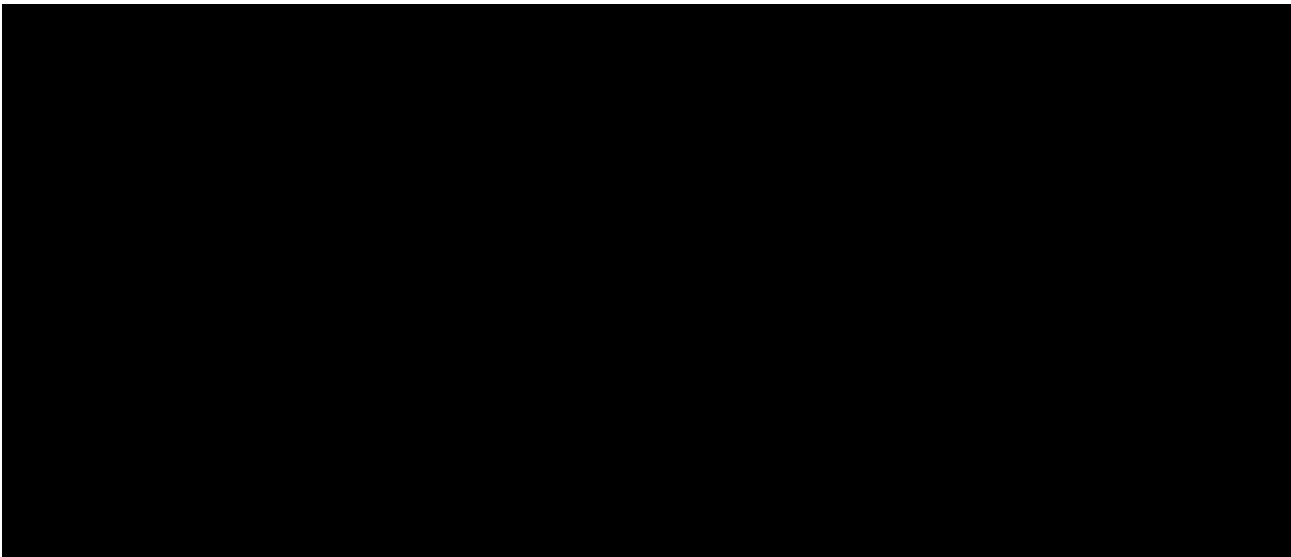
Date

Applicant Declaration

I, _____, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant

Date



SEARCH OF TORRENS TITLE

VOLUME 57348	FOLIO 26
EDITION 4	DATE OF ISSUE 31-May-2019

SEARCH DATE : 09-Feb-2021

SEARCH TIME : 10.00 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 26 on Plan 57348 (formerly being P1550)
 Derivation : Part of 50,000 Acres Granted to the Van Diemens
 Land Company
 Prior CT 2023/67

SCHEDULE 1

M583823, M756328 & M756326 TRANSFER to ERIN WOODHOUSE
 Registered 31-May-2019 at 12.02 PM

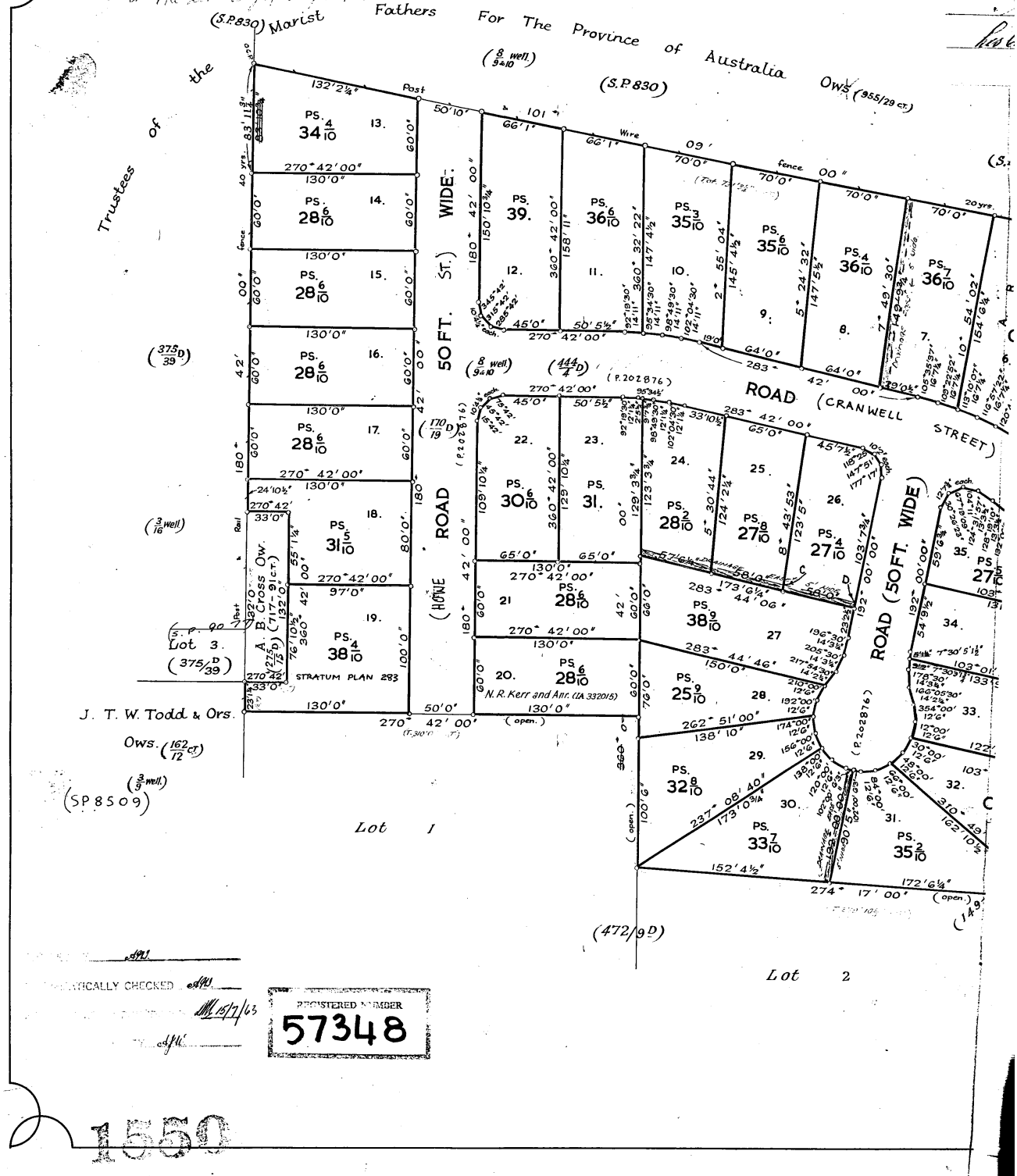
SCHEDULE 2

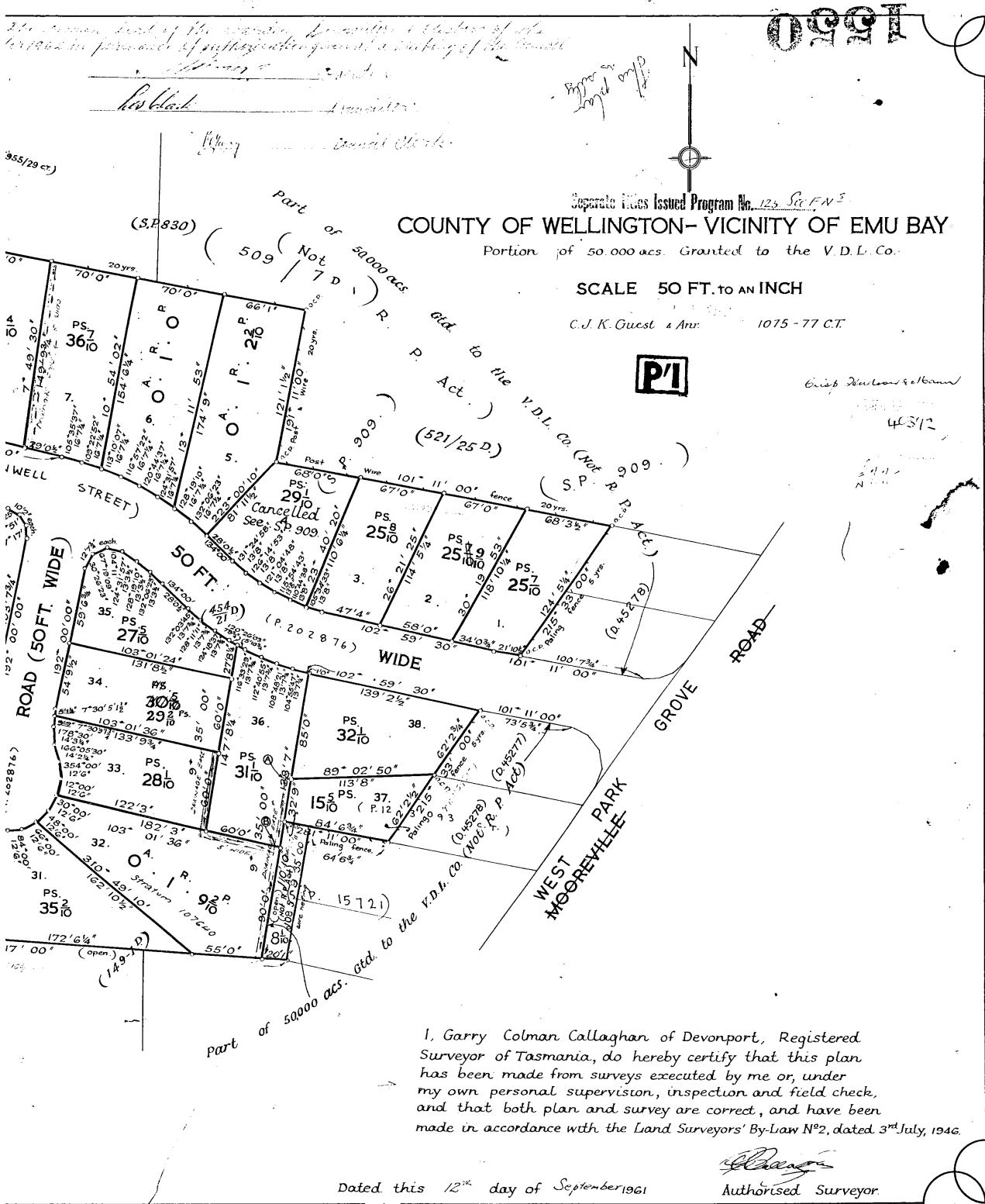
Reservations and conditions in the Crown Grant if any
 A186673 BURDENING EASEMENT: Right of drainage (appurtenant to
 Lots 23-25 & 27 on Plan No. 57348) over the Drainage
 Easement shown passing through the said land within
 described
 E180924 MORTGAGE to Commonwealth Bank of Australia
 Registered 31-May-2019 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Approval has been given to this subdivision plan by the Council of the Municipality of Burnie in the presence of an authorised officer of the Ministry of Lands on the 26th day of August 1962.





SEARCH OF TORRENS TITLE

VOLUME 187617	FOLIO 1
EDITION 1	DATE OF ISSUE 11-Oct-2024

SEARCH DATE : 15-Oct-2024

SEARCH TIME : 02.42 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan 187617
 Derivation : Part of 50,000 Acres Granted to the Van Diemens
 Land Company
 Prior CT 57348/25

SCHEDULE 1


B680054 TRANSFER to PERVIZ FEROKH MARKER

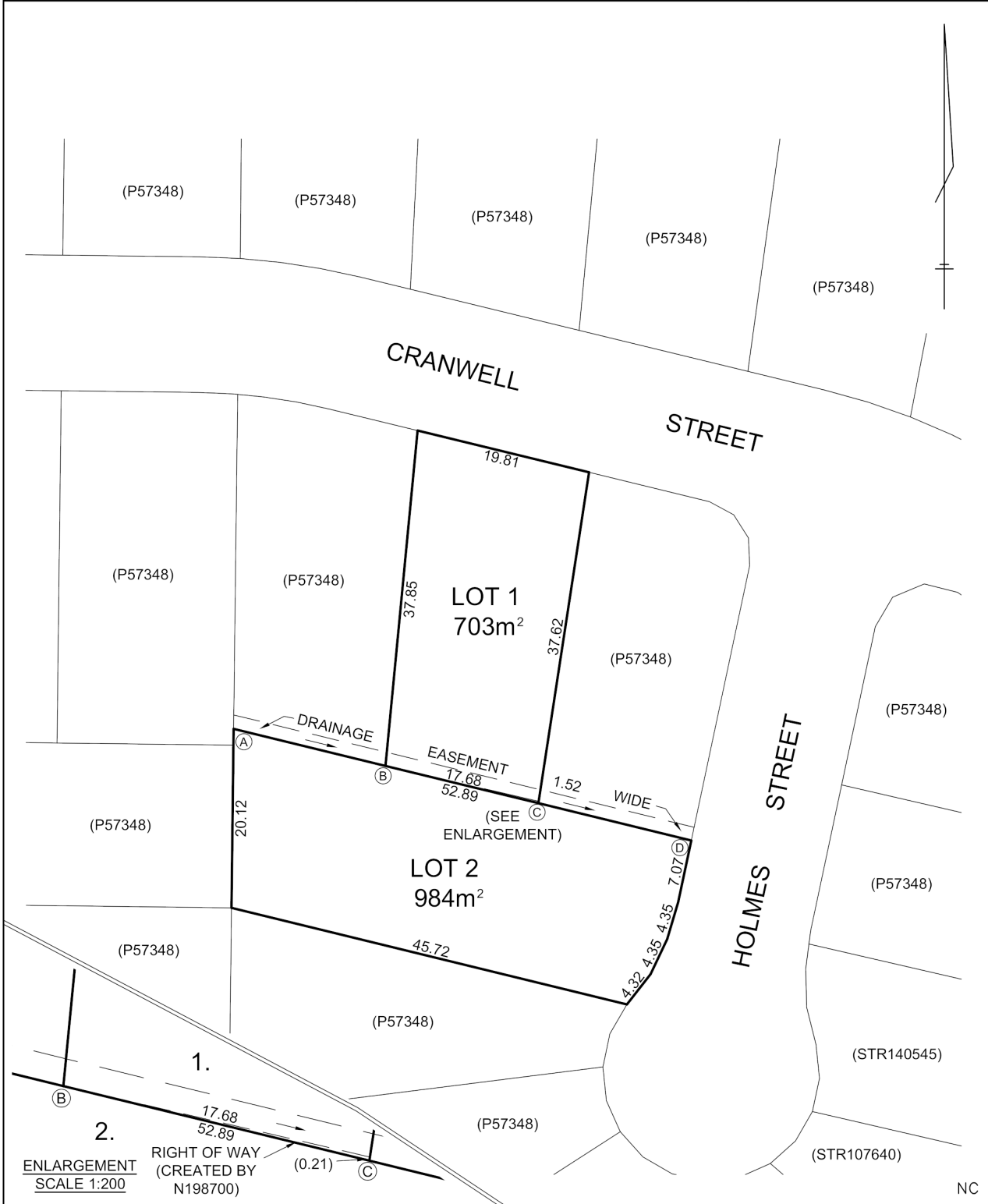
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 A259054 BENEFITING EASEMENT: right of drainage over the
 Drainage Easement 1.52 wide marked CD on Plan 187617
 A259054 BURDENING EASEMENT: right of drainage [appurtenant to
 Lots 23 & 24 on Plan 57348 and Lot 2 on Plan 187617)
 over the Drainage Easement 1.52 marked BC on Plan
 187617
 N198700 BURDENING EASEMENT: a right of carrieway
 (appurtenant to Lot 2 on Plan 187617) over the Right
 of Way marked BC on Plan 187617 Registered
 11-Oct-2024 at noon
 A259054 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: FOLIO REFERENCE: F.R.57348/25 & 27 GRANTEE: PART OF 50,000 ACRES GTD TO THE VAN DIEMENS LAND COMPANY	PLAN OF TITLE LOCATION: CITY OF BURNIE FIRST SURVEY PLAN No: P1550 COMPILED BY: LTO SCALE 1:400	Registered Number P.187617 APPROVED 13 SEP 2024  Recorder of Titles
	LENGTHS IN METRES	



SEARCH OF TORRENS TITLE

VOLUME 187617	FOLIO 2
EDITION 1	DATE OF ISSUE 11-Oct-2024

SEARCH DATE : 11-Oct-2024

SEARCH TIME : 10.55 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 2 on Plan 187617
 Derivation : Part of 50,000 Acres Granted to the Van Diemens
 Land Company
 Prior CT 57348/27

SCHEDULE 1

N171100 TRANSFER to CRAIG FRANCIS HANCOCK and ERIN HANCOCK
 Registered 16-Jan-2024 at 12.01 PM

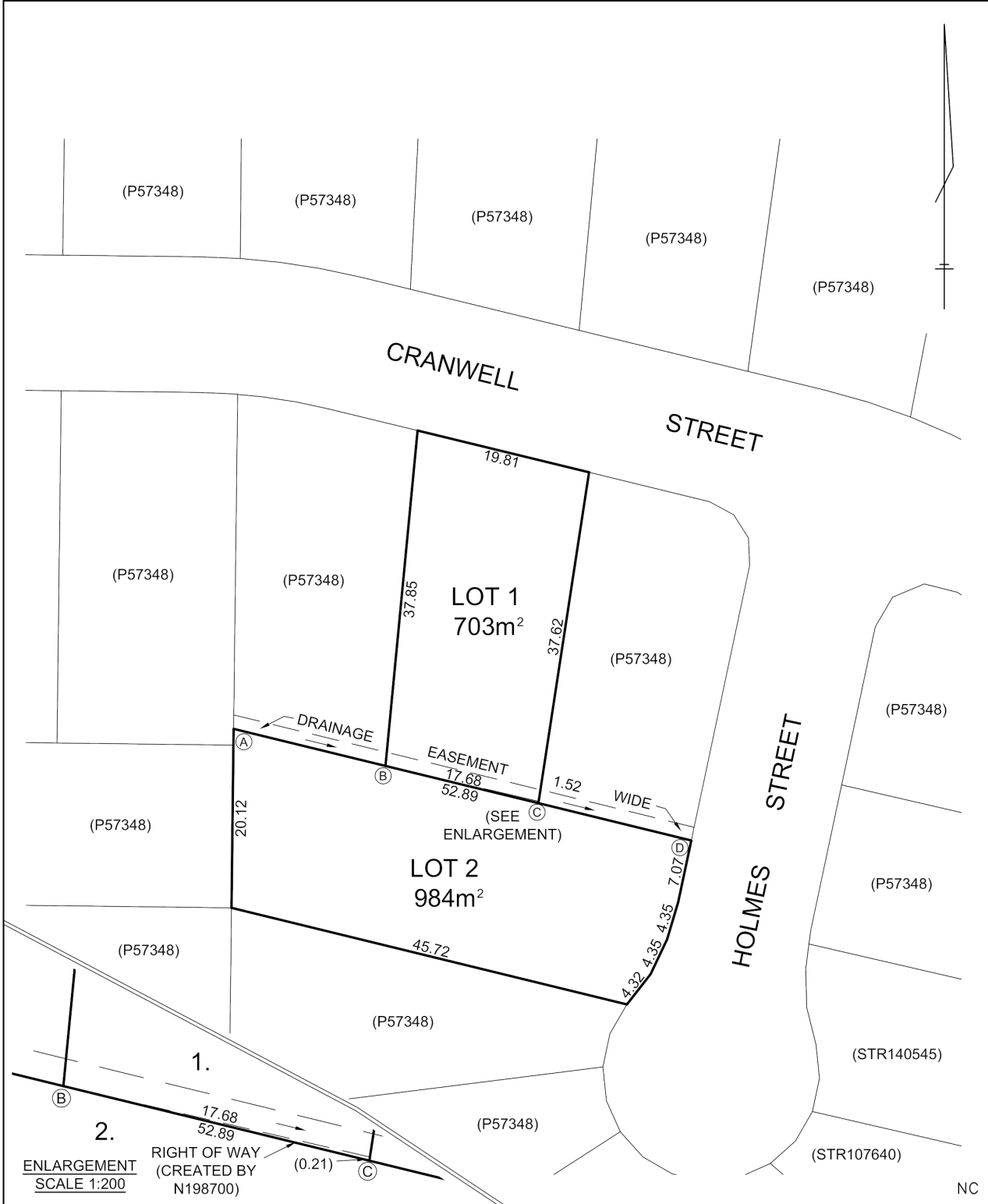
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: right of drainage over the Drainage
 Easement 1.52 wide marked ABCD on Plan 187617
 N198700 BENEFITING EASEMENT: a right of carriageway over the
 Right of Way marked BC on Plan 187617 Registered
 11-Oct-2024 at noon
 A235292 FENCING PROVISION in Transfer
 E236099 MORTGAGE to Commonwealth Bank of Australia
 Registered 16-Jan-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: FOLIO REFERENCE: F.R.57348/25 & 27 GRANTEE: PART OF 50,000 ACRES GTD TO THE VAN DIEMENS LAND COMPANY	PLAN OF TITLE LOCATION: CITY OF BURNIE FIRST SURVEY PLAN No: P1550 COMPILED BY: LTO SCALE 1:400	Registered Number P.187617
		APPROVED 13 SEP 2024 Recorder of Titles



PLEASE QUOTE

Your Ref:

Our Ref: 31/4/5; 6117808; 24/34440

Enquiries: Jon Randall (JR:JYC)

80 Wilson Street, Burnie Tasmania

PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690

Phone: (03) 6430 5700

Email: burnie@burnie.tas.gov.au

Web: www.burnie.tas.gov.au

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7 November 2024



A hard copy will not be sent unless requested

Dear Mr Allen

**SECOND DRIVEWAY
2 HOLMES PLACE, PARK GROVE**

I refer to your application for a Statement of Compliance dated 15 October 2024 for a second access for the proposed development at 2 Holmes Place, Park Grove. I advise that as access has already been granted to this property, a Statement of Compliance is not needed. However, Council acting as the Road Authority, does need to approve a second access in writing.

I understand you wish to install a second driveway access on the northern side of the property frontage onto Holmes Place to suit the development and keep the existing access on the southern side.

I advise that Council will permit the installation of an additional 3.6m wide driveway access on the northern side of the property frontage as close as practical to the northern boundary of the allotment. These works will be at the property owner's expense.

Prior to undertaking any work on a second access, a 'Permit to conduct work within a Council Street' is required. An application form is available on Council's website www.burnie.tas.gov.au/ROP for this Permit, together with the 'General Terms and Conditions' and 'Requirements, Guidelines and Conditions of Constructing a Driveway to a Council Street'.

Once a permit has been approved, Council must be notified a minimum of 48 hours prior to pouring concrete and at the completion of the pour, to undertake inspections and ensure all works conform to all relevant standards and specifications. I have **attached** the relevant standard Drawings TSD-R09-v3 and 7D13451 for your information.

Should you have any further queries on this matter, please contact Council's Technical Officer, Jon Randall on (03) 6430 5736 or email: jrandall@burnie.tas.gov.au

Yours faithfully



Simon Hughes
ACTING MANAGER TEHCNICAL SERVICES

Enc

Development Application

Use Class: Residential

Development: Boundary Adjustment +
Multiple Dwellings (1 new Unit)

Location: 2 Holmes Place + 5 & 7 Cranwell Street, Park Grove

Project No: 24029-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman
Report Date: 15 October 2024

PROPERTY DETAILS:

Location: 2 Holmes Place + 5 & 7 Cranwell Street, Park Grove
Proposal: Boundary Adjustment + Multiple Dwelling (1 new Unit)
Use Class: Residential
Zoning: General Residential
Title Reference: CT: 187617/2, CT: 57348/26 & CT: 187617/1
PID: 6117808, 6114607, & 6114615



Figure 1: Source - Listmap

1. Executive Summary

This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme - Burnie. The proposal is for a residential use within the General Residential zone. The application includes a boundary adjustment in accordance with clause 7.3.1 and a residential use for multiple dwellings (1 additional dwelling) is a permitted use within the use table. The application invokes discretion relative to development standards, which have been addressed throughout this report.

2. Background

The proposal is located over three titles known as 2 Holmes Place and 5 & 7 Cranwell Street, Park Grove. The application involves a boundary adjustment to add a portion of land from 5 Cranwell Street to 2 Holmes Place. Land associated with 7 Cranwell Street is included in the application as there is a right of way burdening this land and benefiting 2 Holmes Place which will be utilised as part of this proposal. Each lot currently contains a single dwelling.

3. Proposal

Application is made for an additional dwelling to be located at the rear of 2 Holmes Place, Park Grove. The dwelling contains two bedrooms, bathroom, double garage and open plan kitchen, dining and lounge room. It is sited 1.5 metres from the western (rear) boundary and 1.8 metres from the southern (side) boundary. The dwelling has a total height of 5.1 metres and is shown to be constructed from brick veneer exterior and colorbond roofing.

Alternations proposed to the existing dwelling at 2 Holmes Place, includes the replacement of the northern facing window to ensure a sill height of not less than 1.7 metres.

Development Standards

8.4.1 Residential density for multiple dwellings

That the density of multiple dwellings:

- (a) make efficient use of land for housing; and**
- (b) optimise utilities and community services;**

A1	P1
<p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>	<p>Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

COMMENT:

The property provides a site area per dwelling of 492.5m², compliant with A1.

8.4.2 Setbacks and building envelopes for all dwellings

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

A1	P1
<p>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:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (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. 	<p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

COMMENT:

The proposal is sited at the rear of the property, ensuring a setback of more than 4.5 metres from Holmes Place.

A2	P2
<p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the 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. 	<p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

COMMENT:

The attached garage is sited more than 5.5 metres from Holmes Place.

A3	P3
<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p>COMMENT:</p> <p><i>The proposed dwelling is located at the rear of the lot, more than 4.5 metres from the frontage, and more than 1.5 metres from a side or rear boundary. The elevation plans provided also demonstrate that the proposal can achieve compliance with the building envelope.</i></p>	

8.4.3 Site coverage and private open space for all dwellings

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

A1	P1
<p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(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).</p>	<p>Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and <p>(c) reasonable space for the planting of gardens and landscaping.</p>

COMMENT:

Site coverage is 365m² on the 985m² lot providing for 37%. Each dwelling is shown to have more than 60m² of private open space as depicted on plan 24029-04, compliant with A1(a) and (b).

A2	P2
<p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (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); <p>(b) has a minimum horizontal dimension of not less than:</p> <ul style="list-style-type: none"> (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); <p>(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</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>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 and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

COMMENT:

Each unit provides 24m² of private open space with a minimum dimension of 4 metres located to achieve northern sunlight. The existing dwelling has private open space located in the frontage, but as it is within 30o east of north, it can achieve compliance with A2 (c). See plan 2429-04 for further detail.

8.4.4 Sunlight to private open space of multiple dwellings

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

A1	P1
<p>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):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (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; <p>(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</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (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. 	<p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>

COMMENT: *Not applicable.*
Each dwelling faces north with the private open space for each located to achieve northern orientated private open space, therefore there is no building directly north of another's private open space.

8.4.5 Width of openings for garages and carport for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1	P1
<p>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).</p>	<p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

COMMENT: *Not applicable.*
The attached garage is sited more than 12 metres from the frontage.

8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.

A1	P1
<p>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:</p> <ul style="list-style-type: none">(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:<ul style="list-style-type: none">(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.	<p>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 be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none">(a) a dwelling on an adjoining property or its private open space; or(b) another dwelling on the same site or its private open space.

COMMENT: *Not applicable.*

No works proposed have a floor level exceeding 1 metre above existing ground level, located within 3 metres of a side or 4 metres of a rear boundary.

A2	P2
<p>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):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (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. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (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%. 	<p>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 be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
<p>COMMENT: <i>Not applicable.</i> <i>The portion of the dwelling which exceeds 1 metres above existing ground level is the garage, which does not have any windows or glazed doors.</i></p>	

A3	P3
<p>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:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (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. 	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>COMMENT: <i>The living room located within the existing dwelling will have the window replaced to have a minimum sill height of 1.7 metres and be double glazed to reduce any noise emissions. Light intrusion will not be an issue, due to the building being parallel to the access way.</i></p>	

8.4.7 Frontage fences

The height and transparency of frontage fences:

- (a) provides adequate privacy and security for residents;
- (b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) is reasonably consistent with that on adjoining properties.

A1	P1
No Acceptable Solution	<p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

Comment: *Not applicable.*

No fences are included as part of this application.

8.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

A1	P1
<p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Comment:

As shown within plan 24029-04, each unit has a bin storage area for exclusive use, as shown on plan number 24029-04.

CODES	
C1.0 – Signs Code	N/A
No signage is proposed as part of this application.	
C2.0 – Parking and Sustainable Transport Code	Yes
C2.5.1 – Car parking numbers	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <p>$N = A + (C - B)$</p> <p>N=Number of on-site car parking spaces required A=Number of existing on site car parking spaces B=Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C=Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
<p>Comment: Each dwelling is provided with 2 spaces with the addition of 1 visitor spaces, compliant with A1. See carparking plan 24029-04 for confirmation.</p>	

C2.6.1 – Construction of parking areas

That parking areas are constructed to an appropriate standard.

<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>
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Comment:

As shown within plumbing plan 24029-04, the site provides for drainage to the existing stormwater connection point. The site plan also depicts the driveway constructed from an all-weather surface material.

C2.6.2 – Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none">(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;(iii) have an access width not less than the requirements in Table C2.2;(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none">(a) the characteristics of the site;(b) the proposed slope, dimensions and layout;(c) useability in all weather conditions;(d) vehicle and pedestrian traffic safety;(e) the nature and use of the development;(f) the expected number and type of vehicles;(g) the likely use of the parking areas by persons with a disability;(h) the nature of traffic in the surrounding area;(i) the proposed means of parking delineation; and(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.
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<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35] 	
<p>Comment: <i>The parking spaces provided comply with AS 2890 – Parking facilities, parts 1-6. It is also noted that the unit development is not proposed for persons with a disability, therefore A1.2 is not applicable.</i></p>	

<p>C2.6.3 – Number of accesses for vehicles</p>	
<p>That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<p>Comment: <i>Application is made for a new access from Holmes Place, invoking discretion. Holmes Place is a cul-de-sac, which has limited need for on street parking, as it is a no through road only servicing access for 9 lots. There is still sufficient space for a vehicle parking space to be available at the frontage of the site. There is a footpath at the new access location, with all vehicles able to exit the new access in a forward motion, ensuring pedestrian safety. The new access is similar to that of the adjoining lot at 5 Cranwell Street and 7 Holmes Place. The proposal is considered be in keeping with the streetscape, while also ensuring the safe passage of cyclists and pedestrians, therefore achieving compliance with the performance criteria and objectives to this clause.</i></p>	

C3.0 – Road and Railway Code	Yes
C2.6.3 – Number of accesses for vehicles	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.</p> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <p>(a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.</p>
<p>Comment: <i>Approval is sought through this application to Councils Works and Services Department for the construction of a new 3.6m wide access from Holmes Place to allow for compliance with A1.2.</i></p>	

C4.0 – Electrical Transmission Infrastructure Protection Code	N/A
The proposal does not involve works located within an electricity transmission corridor.	
C5.0 – Telecommunications Code	N/A
The application does not propose any telecommunication facilities.	
C6.0 – Local Historic Heritage Code	N/A
The application does not involve any land requiring assessment against heritage provisions.	
C7.0 – Natural Assets Code	N/A
The site is not within an area identified as contaminating natural assets.	
C8.0 – Scenic Protection Code	N/A
The scenic protection code is not applicable to the General Residential zone.	
C9.0 – Attenuation Code	N/A
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	

C10.0 – Coastal Erosion Hazard Code	N/A
The site is not within an area identified as containing a coastal erosion hazard.	
C11.0 – Coastal Inundation Hazard Code	N/A
The site is not within an area identified as containing a coastal inundation hazard.	
C12.0 – Flood Prone Areas Code	N/A
The site is not within an area identified as flood prone.	
C13.0 – Bushfire Prone Areas Code	N/A
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
C14.0 – Potentially Contaminated Land Code	N/A
The site has not been identified as contaminated land.	
C15.0 – Landslip Hazard Code	N/A
The site is not identified as containing any landslip hazards.	
C10.0 – Safeguarding of Airports Code	N/A
This site is not located within the flight path of the north/west regional hospital helipad.	

PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE 2 HOLMES PLACE & 5 CRANWELL STREET PARK GROVE CRAIG & ERIN HANCOCK

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	D
02	EXISTING SITE PLAN	B
03	PROPOSED SITE PLAN	D
04	SITE PLAN – CARPARKING & PRIVATE OPEN SPACE	C
05	FLOOR PLAN	B
06	ELEVATIONS	B
07	PLUMBING PLAN	B



PROJECT DETAILS:

TITLE REFERENCE: 187617/1, 2 & 57348/26

AREAS:

SITE –	703m ² , 984m ² & 693m ²	} 187617/2
EXISTING FLOOR –	183m ²	
PROPOSED FLOOR –	182m ²	
TOTAL FLOOR –	365m ²	

SITE CLASSIFICATION: TO BE CONFIRMED

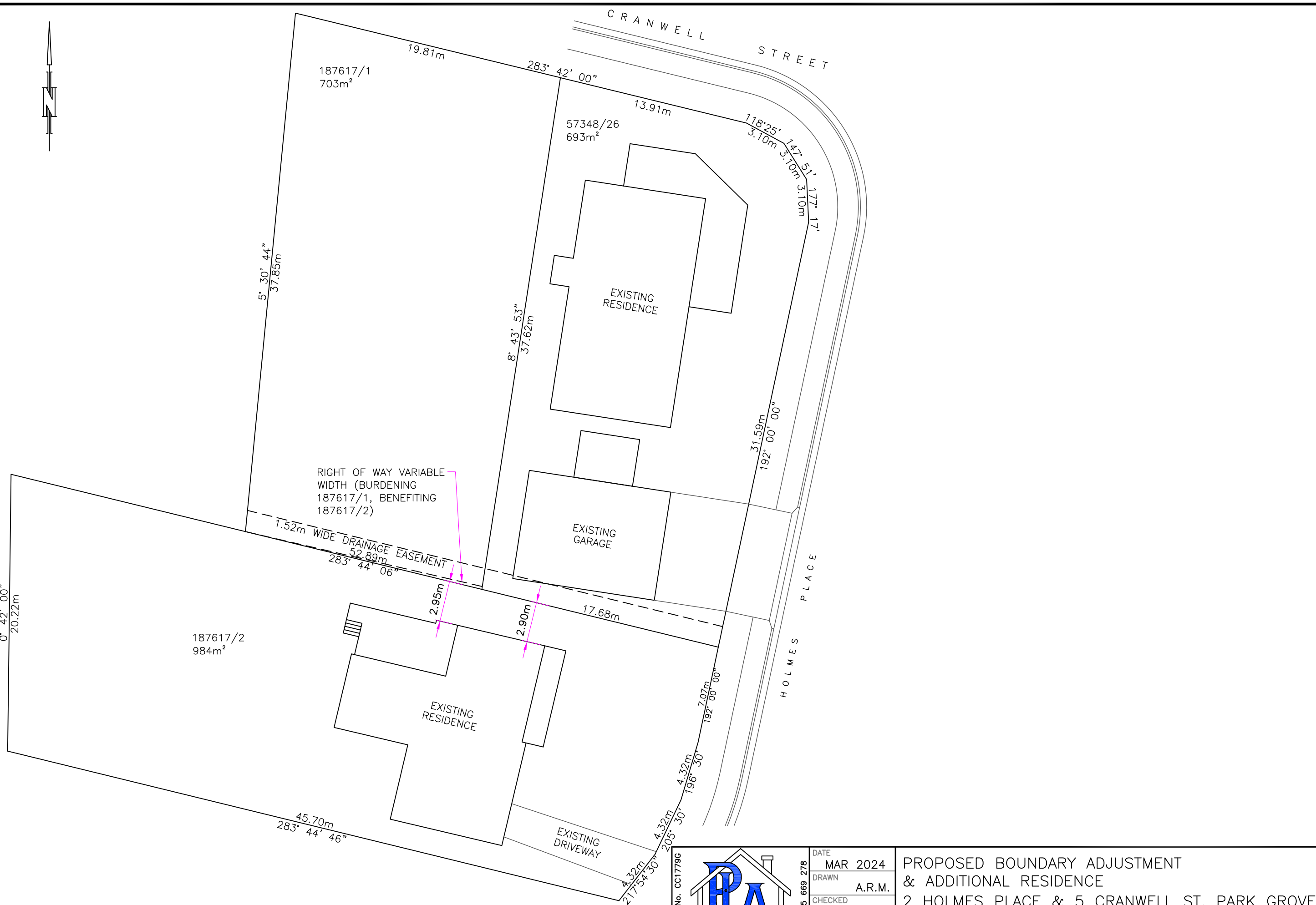
WIND CLASSIFICATION: TO BE CONFIRMED

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: NOT APPLICABLE

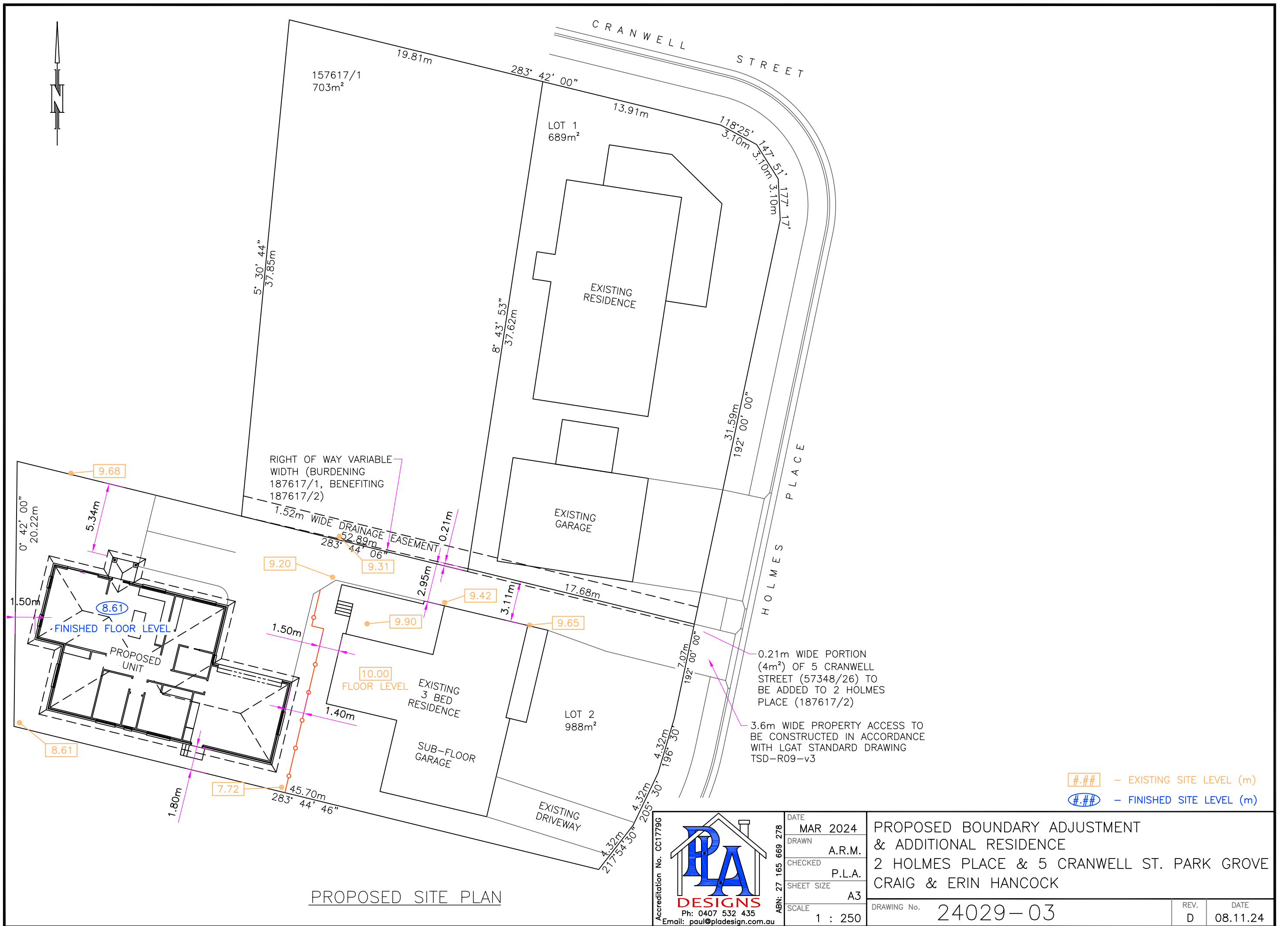
ALPINE AREA: NOT APPLICABLE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2024	PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE 2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE CRAIG & ERIN HANCOCK	DRAWING No. 24029-01	REV. D	DATE 08.11.24
	DRAWN	A.R.M.				
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE					



EXISTING SITE PLAN

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE MAR 2024	PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE 2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE CRAIG & ERIN HANCOCK	REV. B	DATE 15.10.24
	DRAWN A.R.M.			
	CHECKED P.L.A.			
	SHEET SIZE A3			
	SCALE 1 : 250			
ABN: 27 165 669 278	DRAWING No. 24029-02			



Accreditation No. CC1779G

ABN: 27 165 669 278

DATE
MAR 2024

DRAWN
A.R.M.

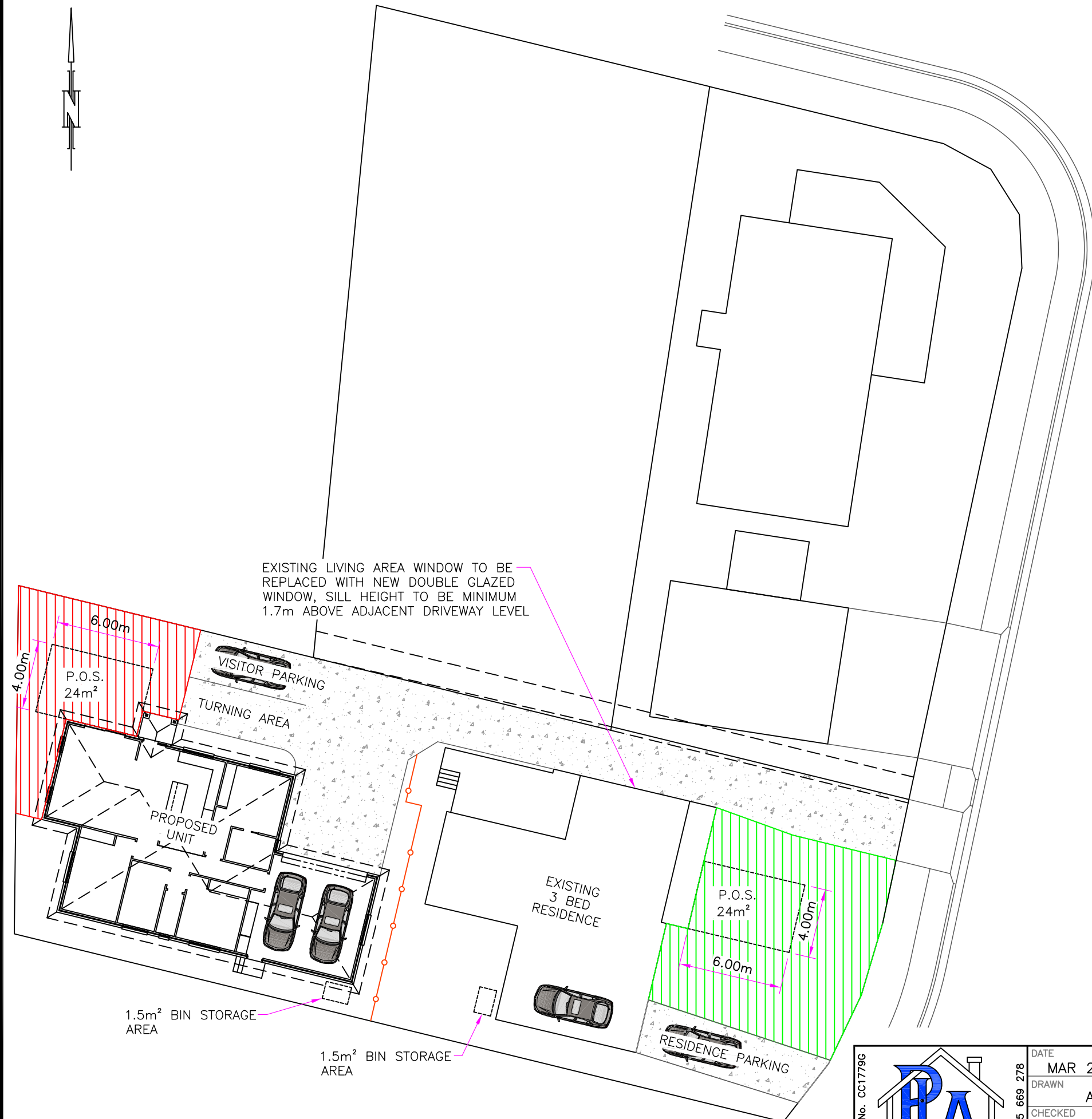
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SHEET SIZE
A3

SCALE
1 : 250



PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE 2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE CRAIG & ERIN HANCOCK		DRAWING No.	24029-03	REV.	DATE
				D	08.11.24



EXISTING LIVING AREA WINDOW TO BE REPLACED WITH NEW DOUBLE GLAZED WINDOW, SILL HEIGHT TO BE MINIMUM 1.7m ABOVE ADJACENT DRIVEWAY LEVEL

NOTES:
SITE AREA - 988m²
LOT COVERAGE - 365m²/988m² = 37%

EXISTING RESIDENCE PRIVATE OPEN SPACE = 131m²
PROPOSED UNIT PRIVATE OPEN SPACE = 78m²

SITE PLAN - CARPARKING & PRIVATE OPEN SPACE

Accreditation No. CC1779G

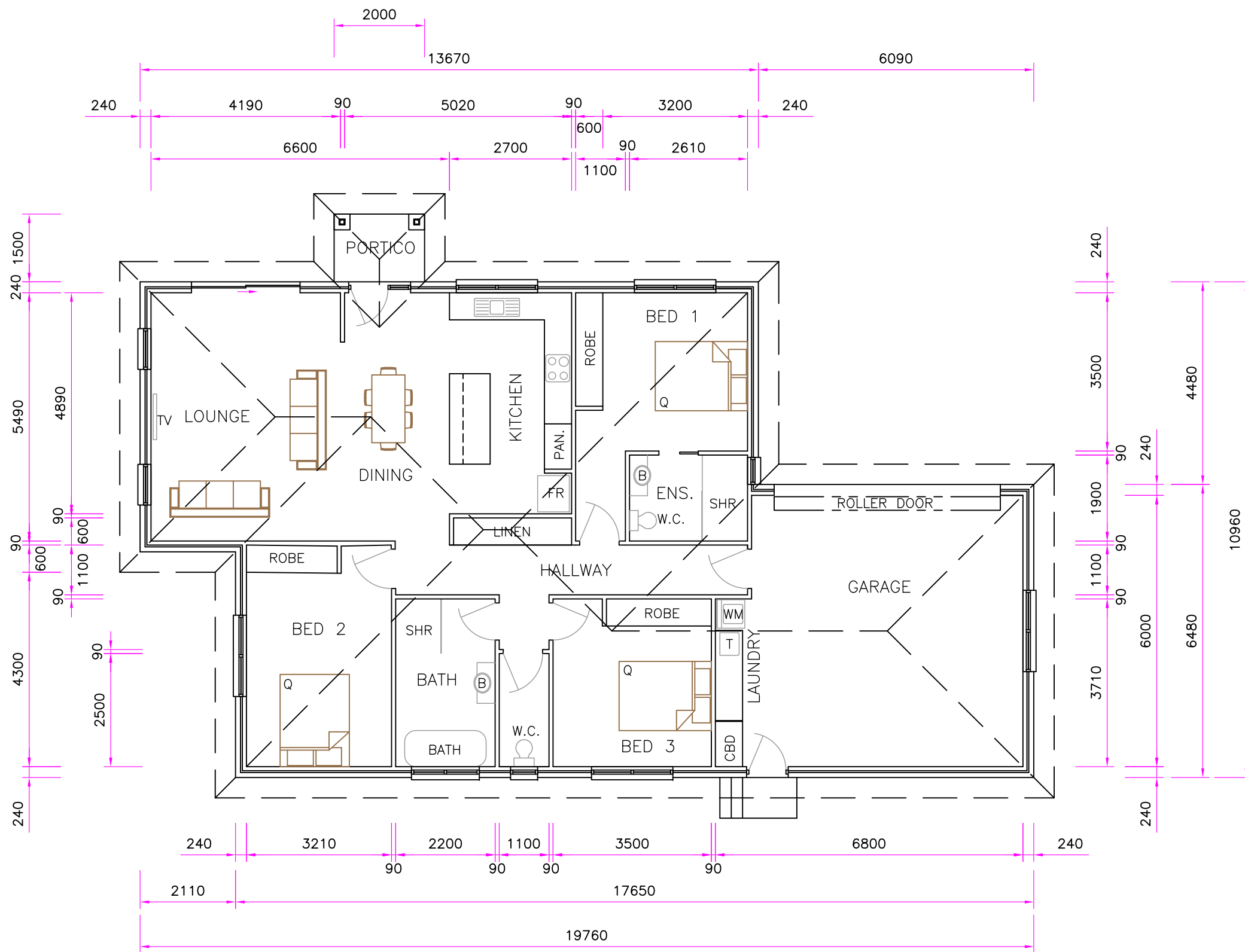
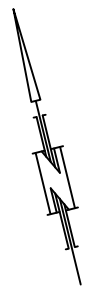
Ph: 0407 532 435
Email: paul@pladesign.com.au

DATE	MAR 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 250

PROPOSED BOUNDARY ADJUSTMENT
& ADDITIONAL RESIDENCE
2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE
CRAIG & ERIN HANCOCK

DRAWING No. 24029-04

REV.	DATE
C	08.11.24



FLOOR PLAN

AREA

RESIDENCE = 135.16m² (14.54 SQ.)
 GARAGE = 43.56m² (4.69 SQ.)
 PORTICO = 3.00m² (0.32 SQ.)
 TOTAL = 181.76m² (19.56 SQ.)

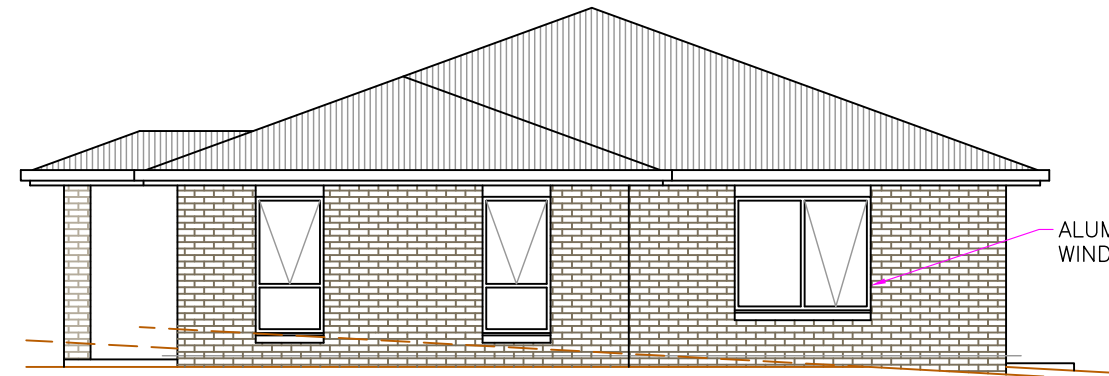


DATE	MAR 2024
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SHEET SIZE	A3
SCALE	1 : 100

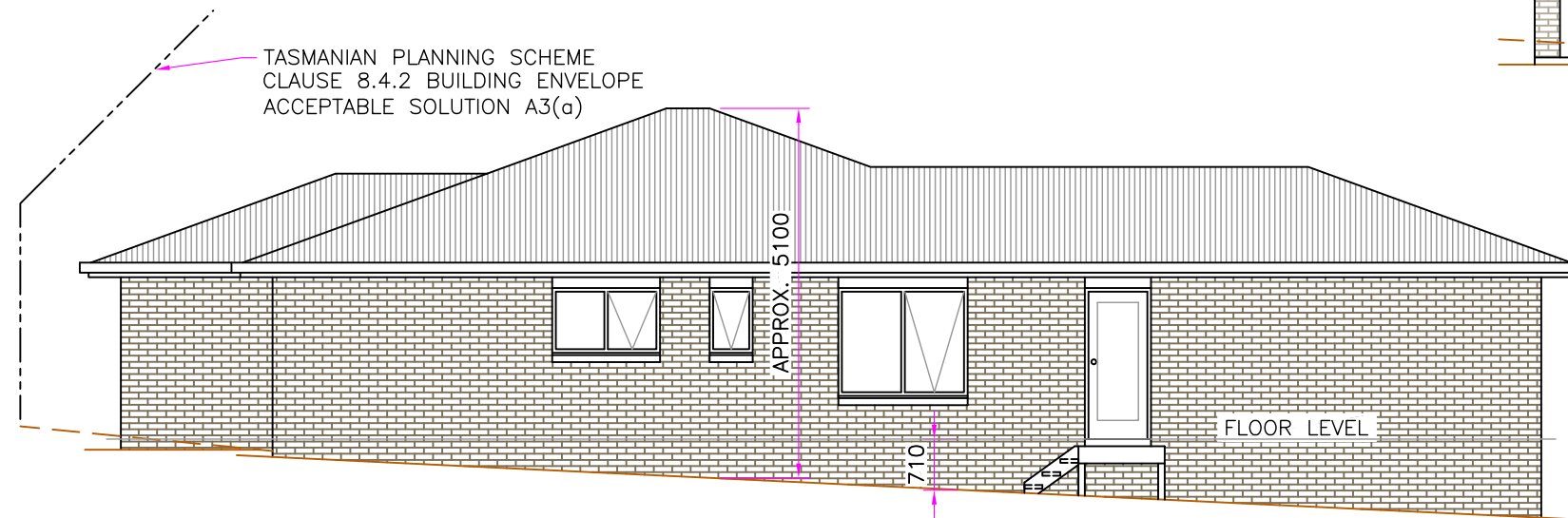
PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE 2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE CRAIG & ERIN HANCOCK	
DRAWING No.	24029-05
REV.	DATE
B	13.08.24



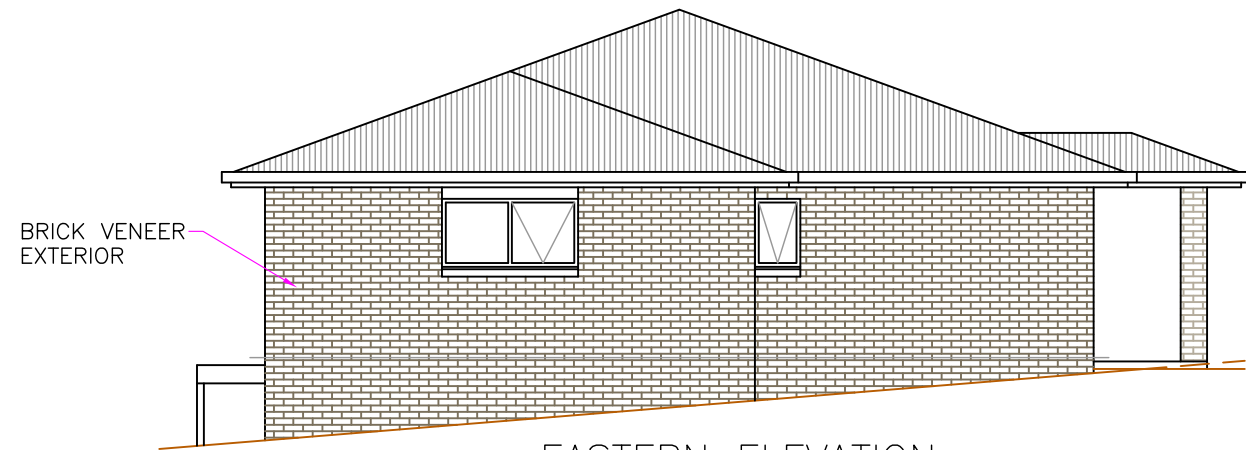
NORTHERN ELEVATION



WESTERN ELEVATION




SOUTHERN ELEVATION



EASTERN ELEVATION

Accreditation No. CC1779G



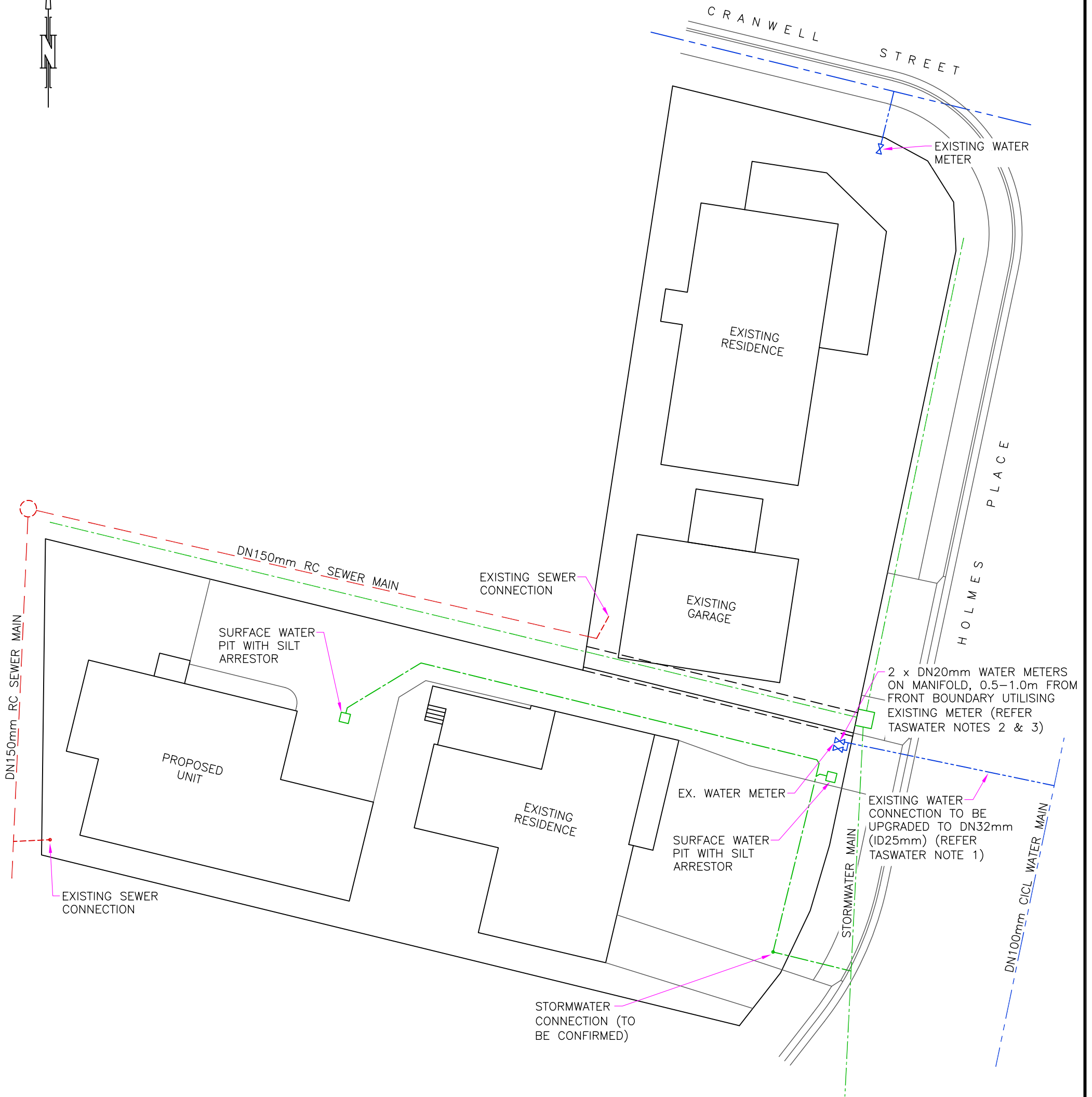
ABN: 27 165 669 278
Ph: 0407 532 435
Email: paul@pladesign.com.au

DATE	MAR 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

PROPOSED BOUNDARY ADJUSTMENT
& ADDITIONAL RESIDENCE
2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE
CRAIG & ERIN HANCOCK

DRAWING No. 24029-06

REV.	DATE
B	15.10.24



PROPOSED PLUMBING PLAN

TASWATER NOTES:

1. EXISTING PROPERTY WATER CONNECTION TO BE UPGRADED TO DN32mm (ID25mm) USING EXISTING TAPPING SADDLE.
2. DN20mm WATER METERS ON A MANIFOLD BY TASWATER AT DEVELOPER'S COST, INSTALLED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SHT.9.
3. METERS TO BE HOUSED IN PROPRIETARY TRAFFICABLE METER BOX TO AS/NZS 3996 SUPPLIED BY TAS WATER AND INSTALLED BY THE DEVELOPER'S PLUMBING CONTRACTOR.
4. ALL WATER SUPPLY WORKS TO BE CARRIED OUT BY TAS WATER AT DEVELOPERS EXPENSE.

Accreditation No. CC1779G

Ph: 0407 532 435
Email: paul@pladesign.com.au

DATE	MAR 2024
DRAWN	P.L.A.
CHECKED	
SHEET SIZE	A3
SCALE	1 : 250

PROPOSED BOUNDARY ADJUSTMENT & ADDITIONAL RESIDENCE	
2 HOLMES PLACE & 5 CRANWELL ST. PARK GROVE CRAIG & ERIN HANCOCK	
DRAWING No.	24029-07
REV.	B
DATE	08.11.24