

16<sup>th</sup> November 2017

GLAMORGAN SPRING BAY COUNCIL  
9 Melbourne Street  
PO Box 6  
TRIABUNNA TAS 7190

**Re: No. Lot 2/5 Jetty Road, Bicheno**  
**Application for discretionary application in accordance with Glamorgan**  
**Spring Bay Interim Planning Scheme 2015.**

Dear Planning Officer,

**Overview:**

This application is for a proposed dwelling located at Lot 2/5 Jetty Road, Bicheno, located in the General Residential Zone under the Glamorgan Spring Bay Interim Planning Scheme 2015.

The proposal has been designed in accordance with standards and requirements set out in the General Residential Zone. Please refer below to a detailed response that addresses each development standard applicable to the development, provides detailed response to applicable performance requirements and should be cross-referenced with the attached architectural drawings dated the 16/11/2017 by S. Group.

**Attachments:**

1. Architectural Plans, dated 16/11/2017 prepared by S. Group
2. Lot 2/5 Jetty Road, Titles, dated 31/03/2017

**General Residential Zone**

**10.4.2 Setbacks and building envelope for all dwellings - DISCRETIONARY**

**A1**

Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or

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- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

The proposed dwelling has a minimum setback from the primary frontage of 1850mm, causing it to be within the 4500mm setback outlined in the planning scheme.

The proposed dwelling has a minimum setback from the secondary frontage of 2390mm, causing it to be within the 3000mm setback outlined in the planning scheme.

#### A2

A garage or carport must have a setback from a frontage of at least:

- (a) 5.5m, or alternatively 1m behind the façade of the dwelling; or
- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

The proposed carport is set right on the boundary, causing it be within the 5500mm setback outlined in the planning scheme.

#### A3

A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
  - (i) a distance equal to the permitted frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
  - (ii) projecting a line of an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4m from the rear boundary; to a building height of not more than 9.5 m above natural ground level; and
- (b) only have a setback within 1.5 m of a side boundary if the dwelling:
  - (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or
  - (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).

The proposed extension protrudes the building envelope shown for a corner block in diagram 10.4.2C, however it does not cause unreasonable loss of sunlight into the habitable spaces of the adjacent lots.

#### 10.4.3 Site coverage and private open space for all dwellings – COMPLIANT

##### A1

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> 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); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

**The proposed dwelling has a total site coverage of 46.83%, within the maximum of 50.00% listed in the planning scheme. Please refer to page A1-001 Site Plan.**

##### A2

A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
  - (i) 24 m<sup>2</sup>; or
  - (ii) 12 m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (b) has a minimum horizontal dimension of:
  - (i) 4 m; or
  - (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and
- (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

**The existing dwelling has a 38.5m<sup>2</sup> deck as P.O.S to the north which adjoins the rumpus area. Please refer to page A1-001 Site Plan.**

#### 10.4.4 Sunlight and overshadowing for all dwellings - COMPLIANT

##### **A1**

A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 11.4.4A).

**The proposed dwelling has more than one North facing window to habitable spaces. Please refer to page A3-001 Elevations.**

##### **A2**

A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 11.4.4A), must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4B):
  - (i) at a distance of 3 m from the window; and
  - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
  - (i) an outbuilding with a building height no more than 2.4 m; or
  - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

n/a

##### **A3**

A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 11.4.3, must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4C):
  - (i) at a distance of 3 m from the northern edge of the private open space; and
  - (ii) vertically to a height of 3 m above natural 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 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
  - (i) an outbuilding with a building height no more than 2.4 m; or

- (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.  
 n/a

#### 10.4.5 Width of openings for garages and carports for all dwellings - COMPLIANT

##### A1

A garage or carport within 12 m 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 6 m or half the width of the frontage (whichever is the lesser).

**The proposed carport has an opening width of 5m, within the maximum 6m width outlined in the planning scheme.**

#### 10.4.6 Privacy for all dwellings - DISCRETIONARY

##### A1

A balcony, deck, roof terrace, parking space, or carport (whether free-standing or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side or rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the boundary; and
- (b) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:
- (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.

##### P1

A balcony, deck, roof terrace, parking space, or carport (whether free-standing or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side or rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the boundary; and
- (b) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:
- (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.

**The proposed deck is within 3m of the rear boundary and does not have a permanently fixed screen along this side. The deck has been designed to minimise overlooking of the dwelling on the adjacent lot, and does not overlook its private open space, instead facing onto the adjacent driveway.**

**A2**

A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

(a) The window or glazed door:

- (i) is to have a setback of at least 3 m from a side boundary; and
- (ii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
- (iii) if the dwelling is a multiple dwelling, is to be at least 6 m 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, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or
- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m 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 at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

**P2**

A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling; and
- (c) an adjoining vacant residential lot.

**There are two windows proposed that are 2.6m from the rear boundary, which is less than the required 3m outlined in the planning scheme. The dwelling and its window placement has been designed to minimise overlooking of the dwelling on the adjacent lot, and does not overlook its private open space, and instead faces onto the adjacent driveway.**

**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 at least:

- (a) 2.5 m; or
- (b) 1 m if:
  - (i) it is separated by a screen of at least 1.7 m in height; or

- (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

**There are no shared driveways or parking spaces proposed.**

#### **10.4.7 Frontage fences for all dwellings**

A1

A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2 m if the fence is solid; or
- (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

**The proposed front fence is not more than 1.2m high.**

#### **E7.7.1 Stormwater Drainage and Disposal**

A1

Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

**Stormwater from the proposed roof will be disposed of by gravity to existing public stormwater infrastructure.**

S.

S. Group  
Level 1, 90-92 Murray Street  
Hobart Tasmania 7000

I trust that the contents of this letter and the attached documentation have satisfactorily addressed the proposed dwelling at 2/5 Jetty Road, Bicheno. If there are any further questions or queries in relation to the above, please do not hesitate to contact me directly.

Yours Sincerely,

Dominique Petterwood



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Designer 16/11/2017

*Chase. Wonder.*