

Proposed dwelling alterations

98 Foster Street Bicheno Tasmania 7215

Attachment B - Further correspondence
from application received 3/12/2018

Planning response

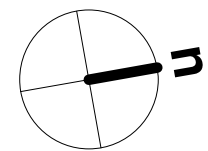
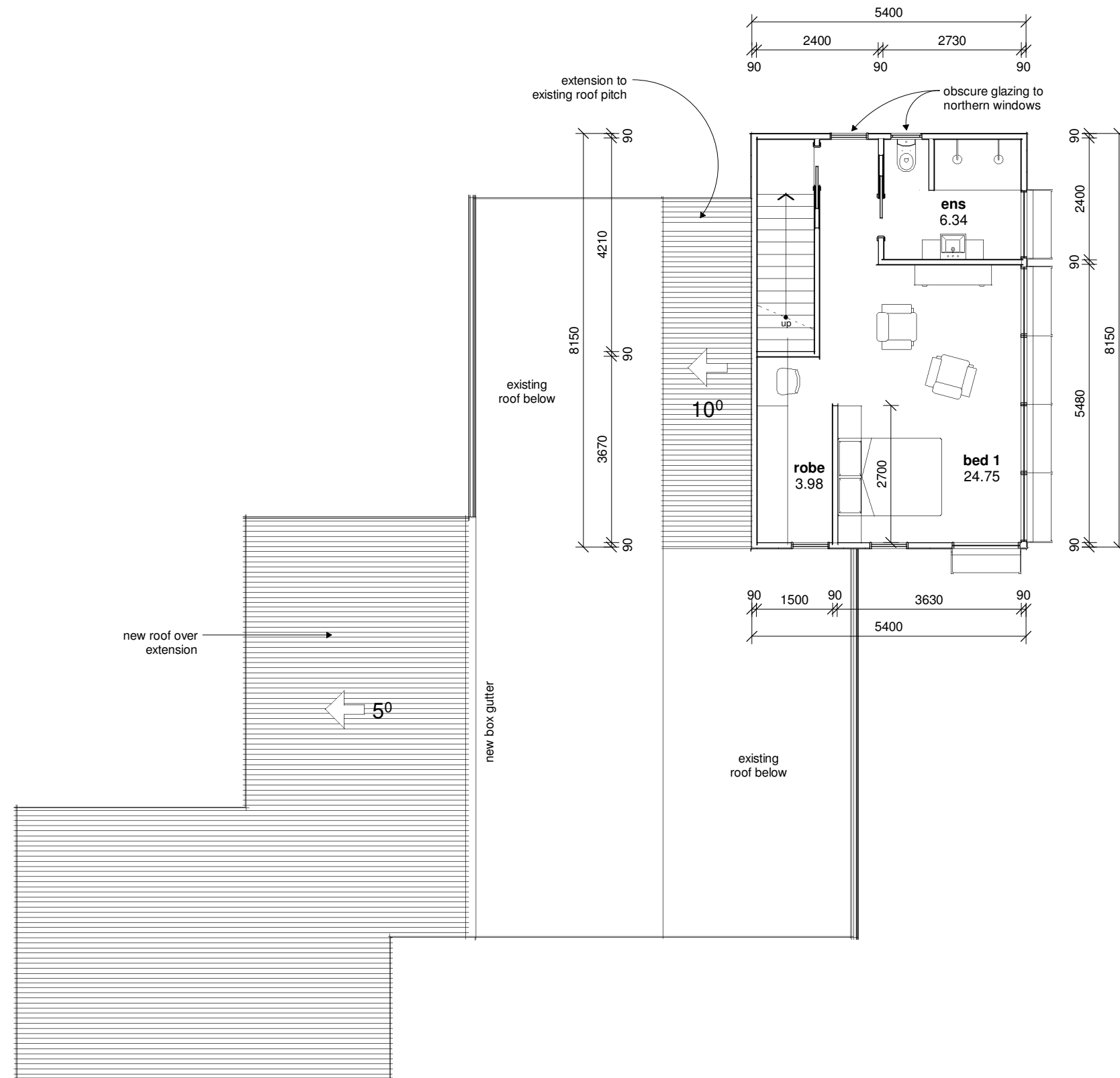
The proposed dwelling alterations have been designed to update the existing shack at 98 Foster Street Bicheno to provide an additional bedroom and ensuite, increase the size of the kitchen and dining area, provide a covered patio area and an enclosed garage. The owners are keen to maintain the feel of the existing shack; the first floor bedroom extension has been designed so that the footprint of the extension is outside the existing building envelope and doesn't require substantial structural alteration to the existing building. An extension beyond the existing western wall of the dwelling is proposed and the first floor bedroom creates a covered patio below with privacy from the adjoining property which currently overlooks the front deck and yard.

Clause 10.4.2 P3



- (a) The extension will not adversely impact on the amenity of the adjoining property at 100 Foster Street.
 - i. There are existing trees adjacent to the boundary which currently cause shading and shadow diagrams are provided as demonstration that there will be no loss of solar access to the property from the proposed extension.
 - ii. The proposed extension will not overshadow the adjoining private open space.
 - iii. The proposed extension is not adjacent to vacant land.
 - iv. The adjoining two story dwelling extends significantly further forward than the proposed extension and photographs are provided in support of the extension being consistent with the scale and mass of the adjoining property.
- (b) The adjoining two story dwelling has a minimum setback of 2.2m from the shared boundary, is built in close proximity to both boundaries extending across the entire width of the block and extends significantly further forward than the proposed extension. An aerial image is provided in support that the proposed dwelling alterations are consistent with the prevailing pattern of separation between dwellings.

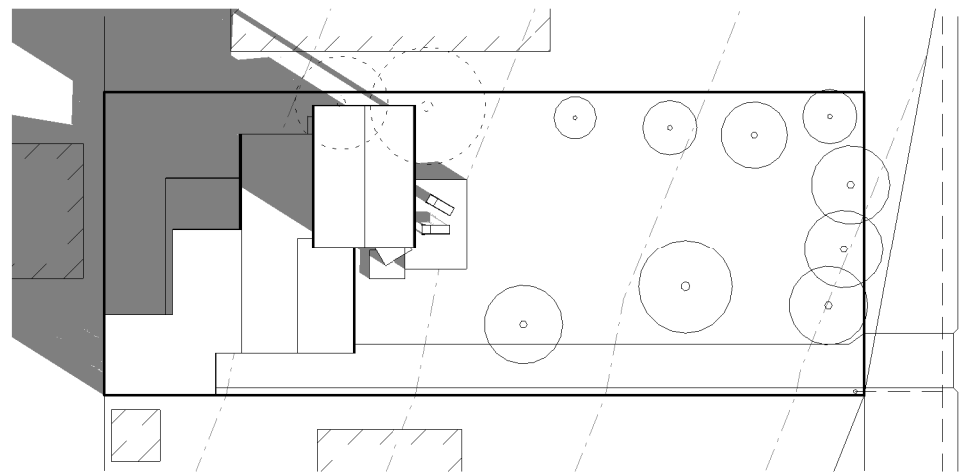
Clause 10.4.6 A2

- (b) (ii) Obscure glass will be used in the windows located on the western wall of the extension in the bathroom and stairwell to maintain privacy for the adjoining property as noted on the attached floor plan.

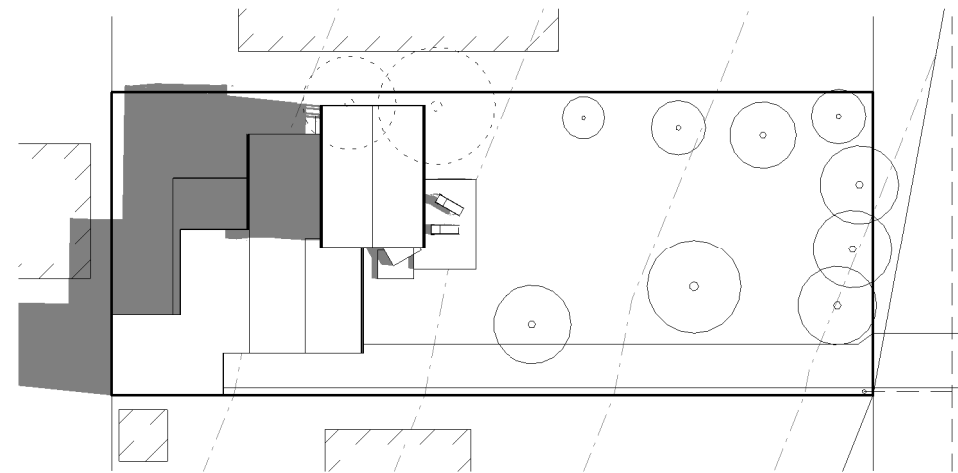


1 proposed first floor
1 : 100

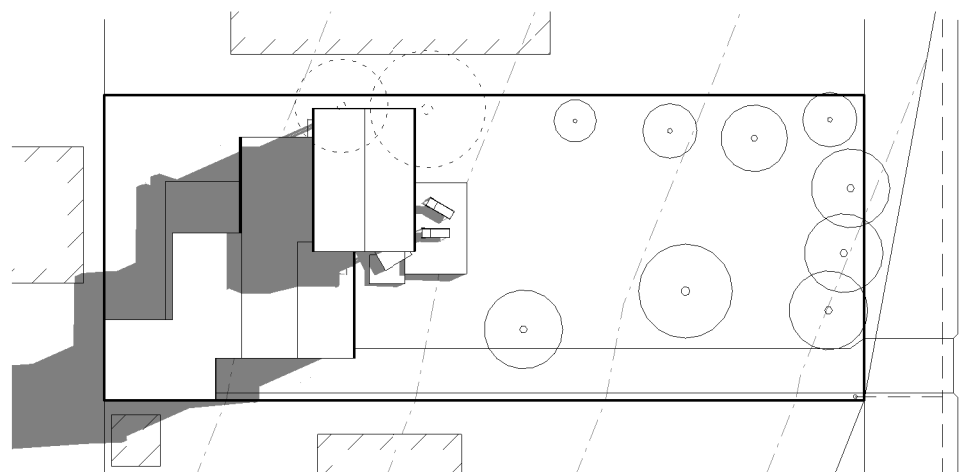
6	planning	16.10.18
REV:	DESCRIPTION:	DATE:
PROJECT: proposed alterations FOR: 98 foster street bicheno tasmania 7215		
DRAWING TITLE: proposed first floor		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 01.12.18	
SCALE: 1 : 100	PROJECT: 0218CO	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div>		
<div> BUILDING DESIGNERS AUSTRALIA</div>		ACCREDITATION NO: CC 1269L



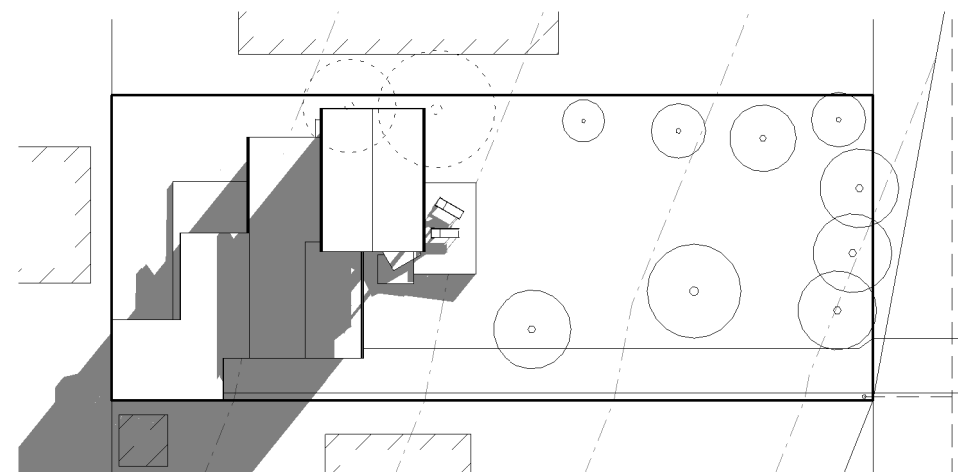
1 shadow cast 9am june 21
1 : 500





2 shadow cast 11am june 21
1 : 500



3 shadow cast 1pm june 21
1 : 500



4 shadow cast 3pm june 21
1 : 500

REV:	DESCRIPTION:	DATE:
PROJECT: proposed alterations FOR: 98 foster street bicheno tasmania 7215		
DRAWING TITLE: shadow diagrams		
DRAWING NO: a09	DRAWN BY: JB	
	DATE: 01.12.18	
SCALE: 1 : 500	PROJECT: 0218CO	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div>		
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development site