

203 WOODBRIDGE HILL RD

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Addressed to:
Kingborough Council
15 Channel Highway Kingston

Proposed development/use - Double storey dwelling & outbuilding(shed) at 203 Woodbridge Hill Road. Woodbridge.

26.3.1 Sensitive Use (including residential use).

Objective:

To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.

P1:

A sensitive use must not unreasonably convert agricultural land or conflict with or fetter nonsensitive use on adjoining land having regard to all of the following:

- (a) the characteristics of the proposed sensitive use;*
- (b) the characteristics of the existing or likely non-sensitive use on adjoining land;*
- (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;*
- (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.*

The proposed dwelling and outbuilding are located on a sloped clear pasture block, the lot is surrounded by similar blocks. The proposed use is for residential purposes, a low impact use that will not conflict with the existing established use on the adjoining properties which also appears to be largely for residential use. Given this, it is reasonable to assert that the proposal would not conflict with the surrounding uses.

26.3.3 Discretionary Use

Objective:

To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.

P1:

A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

- a. the characteristics of the proposed nonagricultural use;*
- b. the characteristics of the existing or likely agricultural use;*
- c. setback to site boundaries and separation distance between the proposed nonagricultural use and existing or likely agricultural use;*
- d. any characteristics of the site and adjoining land that would buffer the proposed nonagricultural use from the adverse impacts on amenity from existing or likely agricultural use.*

As above, the proposed dwelling and outbuilding are for residential use; a low impact use that will not fetter or conflict with the potential agricultural use in the surrounding area. While many of the surrounding properties appear to be primarily for residential use, one particular property to the west is unclear. To mitigate any potential conflict of use, the proposed - while located closer to that western boundary - is nestled into the slope via a cut, using the earth as a buffer.

26.4.2 Setback**Objective:**

To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.

P2:

Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation.*

The block of the proposed development has an area of 1.522hectares, all of which is clear pasture on a gentle (for Tasmanian standards) slope averaging around 16%/9°. The footprint of

the proposed dwelling sits at about 240m², meaning the proposal only constitutes 1.5% of the entire site. It is noted that the zoning for the site has a side setback of 50m (a very limiting and outdated setback relative to the size of the blocks under the zoning in the area), whereas the proposed has a setback of only 10m. The reason for this was to avoid having the dwelling situated and isolated in the middle of a clear field, instead the dwelling is nestled further west into the hillside, having the fields sprawl out before it. In doing so the goal was to minimise the visual impact to the area while also maximising the rural views. This desire came from the previous owners' DA approved plans for the lot where the proposed building was approved in the same location with the same setback (Council DA reference: DA-2023-398).

To further support the rural values of the area, the proposed dwelling & outbuilding have been designed after a rural european villa, to model this the buildings will be clad in an earthy render with stone clad to the corners and window surrounds (refer to Appendix B for colour and material pallet). This combined with the building's location nestled into a cut will allow the proposal to maintain the landscape values of the area, all without the need for any clearing of vegetation.

26.4.3 Design

Objective:

To ensure that the location and appearance of building and works minimise adverse impact on the rural landscape.

A1:

The location of buildings and works must comply with any of the following:

- (a) be located within a building area, if provided on the title*
- (b) be an addition or alteration to an existing building.*
- (c) be located in an area not requiring the clearing of native vegetation and not on a skyline of ridgeline.*

While the lot was originally provided with a building envelope within the title, said envelopes have since been deleted years past. As such the building has been located in an area not requiring clearing of native vegetation and is not on a skyline or ridgeline. As no definition within the Kingborough Planning Scheme has been given, the definition shall be borrowed from the more recent Tasmanian State Planning Scheme as follows:

“Means a line along the top of a hill or mountain the forms an outline against the sky”

Under this definition the proposed dwelling may be viewed as being on a skyline when perceived from the crossover per Appendix A.

P1:

The location of buildings and works must satisfy all of the the following:

(a) be located on a skyline or ridgeline only if:

- (i) There are no sites clear of native vegetation or clear of other significant site constraints such as access difficulties or excessive slope or the location of necessary for the functional requirements of infrastructure;*
- (ii) Significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with light reflectance value not greater than 40% for all exterior building surfaces;*

The property is largely clear pasture with vegetation to the perimeter of the block with exception of the south west boundary of which the building is proposed to be located (as observed in Appendix A). The majority of the clear pasture is located on a skyline due to the naturally occurring minor ridgeline that occupies the pasture. To avoid placement on the skyline the building would have to be located closer towards the vegetation where-in it would then risk the need for clearing due to the requirements of the Hazard Management Area imposed by the Bushfire Hazard Area Scheme Overlay. Its current proposed location avoids this risk entirely. The current location is also necessary to minimise impact on the land from the Waste Water System, provides functionality to the system, and provides required setback of the Waste Water system from the Waterway Protection Scheme Overlay location on the northern neighbouring block of which the subject sites slopes downwards towards. Per the provided Waste Water Design Report, the soil profiles show that as the block descends there is a greater increase to the presence of clay. The greater amounts of clay, which is moist soil, would require greater areas dedicated towards the Waste Water system which would increase the development's impact onto the land as well as its surrounds.

The current location allows the Waste Water system to be positioned above the clay profiles and therefore allows for a smaller Land Application Area, improves functionality of the Waste Water system, minimises the downslope soil effects, and avoids the potential risks to the downslope Waterway Protection entirely.

Beyond it's placement, the proposal avoids impact on the rural landscape (despite the render exceeding the 40% light reflectance limit as addressed under P2) through the selection of

natural materials and earthy colours as well as the proposed split level design that allows the design to merge into the landscape.

A2:

Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40%

P2:

Exterior building surfaces must avoid adverse impacts on the visual amenity of neighboring land and detracting from the contribution the site makes to the landscape views and vistas.

As addressed above, the proposed building exterior seeks to reflect the design of European villas with their emphasis on natural materials and earthy colours. It is these selected earthy colours that themselves exceed the 40% limit but are themselves necessary for the design to support the visual vistas of the area and merge into the landscape. As such the proposal will not detract from the landscape views & visual amenity but instead boost them through its design & minimal public viewability as demonstrated below .

E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas

Objective:

To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.

A1:

Buildings must comply with one of the following:

- (a) not be visible from public spaces;*

Due to the shape of the block it is unlikely that the proposed buildings will be visible from public spaces. The property is screened from Woodbridge Hill Road - the only nearby public place that viewing would be reasonably possible - via the access to the easterly neighbouring block whose access spans the entire length of the proposed lots' northern boundary. The only frontage of the block with uninterrupted views to public space would be the immediate section of road at the proposed lots crossover. An image of the site as viewed from the crossover has been provided in Appendix (A), it demonstrates the lack of public viewing ability due to the presence of the vegetation located to the boundary perimeter.

Appendix

(A) View from crossover of the site, demonstrates limited view ability from public places in reference to E14.7.2 A1 (a).



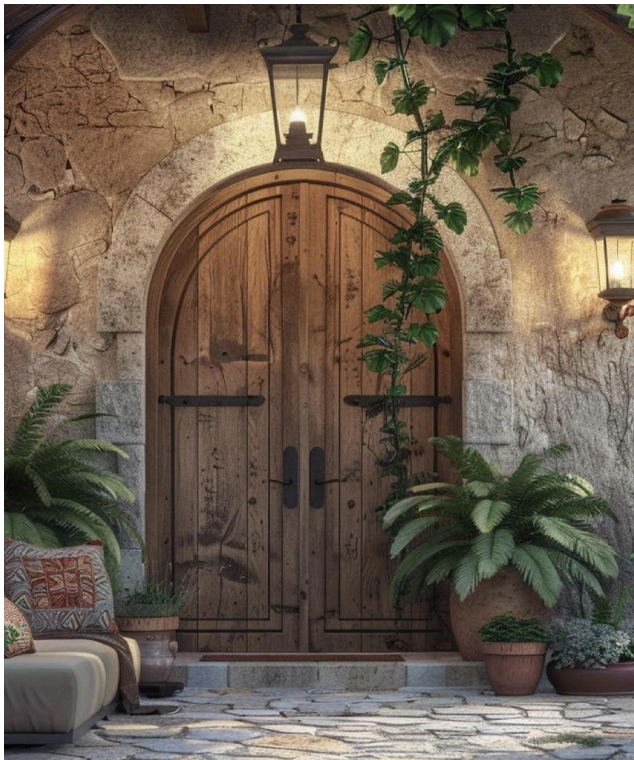
(B) Colour and material pallet for proposed dwelling & outbuilding(shed)



(i)



(ii)



(iii)



(iv)