

February 2025

# PLANNING REPORT

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**DEVELOPMENT OF A SINGLE DWELLING**

10 Edward Street GORDON



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Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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## Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Proposal Plan

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# 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Building and works – development of a single dwelling

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt Homes

# 2. Subject site and proposal

## 2.1 Site details

Address	10 Edward Street, Gordon TAS 7150
Property ID	5787025
Title	33898/1
Easements	None
Land area	~6323.15m <sup>2</sup>
Planning Authority	Kingborough Council
Planning Scheme	Kingborough Interim Planning Scheme 2013 (Scheme)
Application status	Discretionary application
Existing Access	Single vehicle crossing from Channel Highway (unsealed) Frontage to Edward Street
Zone	Low Density Residential
General Overlay	None
Overlays	Bushfire Prone Areas Biodiversity Protection Area Waterway and Coastal Protection Area Coastal Erosion Hazard Area

	Landslide Hazard Area Coastal Inundation Hazard Area (partial overlap)
Existing development	Outbuildings
<b>Existing services and infrastructure</b>	
Water	Onsite
Sewer	Onsite
Stormwater	Public connection - roadside

## 2.2 Proposal

The proposal is for the development of a single dwelling.

The dwelling will have 2 bedrooms and a study, 2 bathrooms, living area, kitchen and laundry and will include two decked areas. The building has an area of 128.62m<sup>2</sup> with the main deck having an area of 41m<sup>2</sup>.

The proposal includes detention and connection for stormwater. Water and wastewater will be managed on site.

The site has an existing access from both Channel Highway and from Edward Street. The proposal includes a driveway to be made from the Edward Street access, as the lower order road. This appears to have been used informally in the past as there is an existing outbuilding at this location.

## 2.3 Subject site

The site is a single lot of ~6323.15m<sup>2</sup> with approximate frontage of 68m to Channel Highway and an existing vehicle crossing. The site also has frontage to Edward Street of approximately 58m. Edward Street is shown as an unsealed Council maintained road.

The lot contains a small outbuilding, as existing.

The lot is varied in topography, steep in parts. The site has previous clearing evident with mature trees retained in part.

The surrounding area is predominantly developed to low density residential use with similar pattern of vegetation clearance.



Figure 1 Aerial view of the subject site (Source: LIST)

### 3. Zoning and overlays

#### 3.1 Zoning

The site is zoned Low Density Residential under the Scheme.

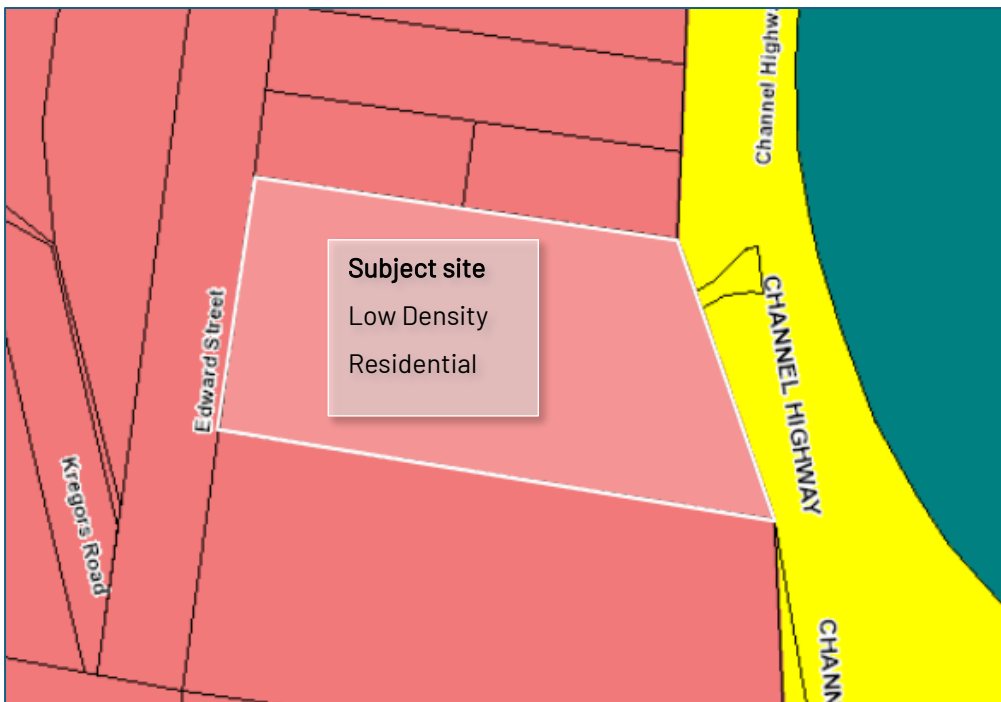
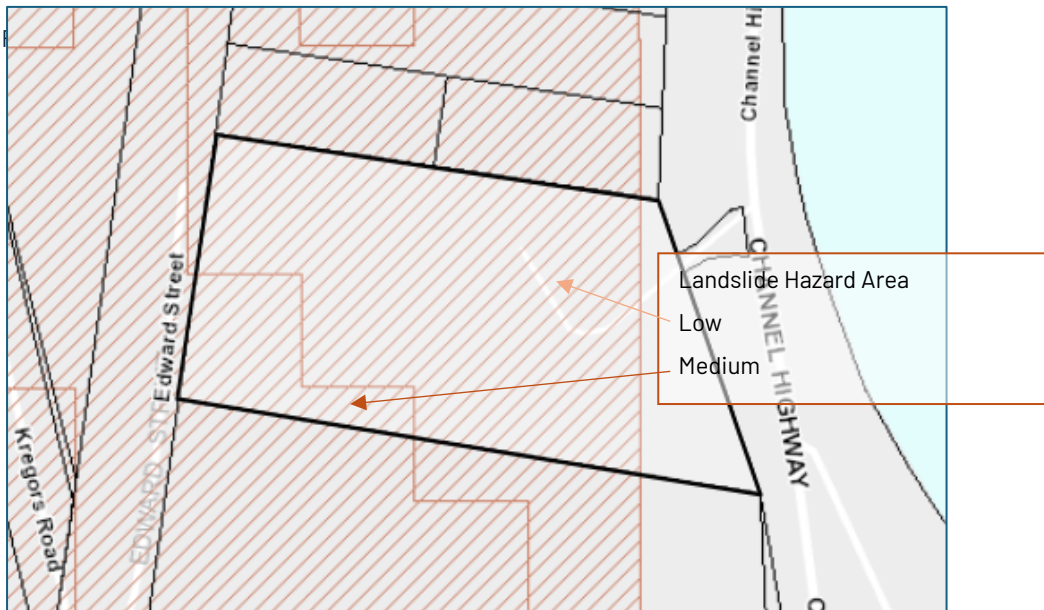
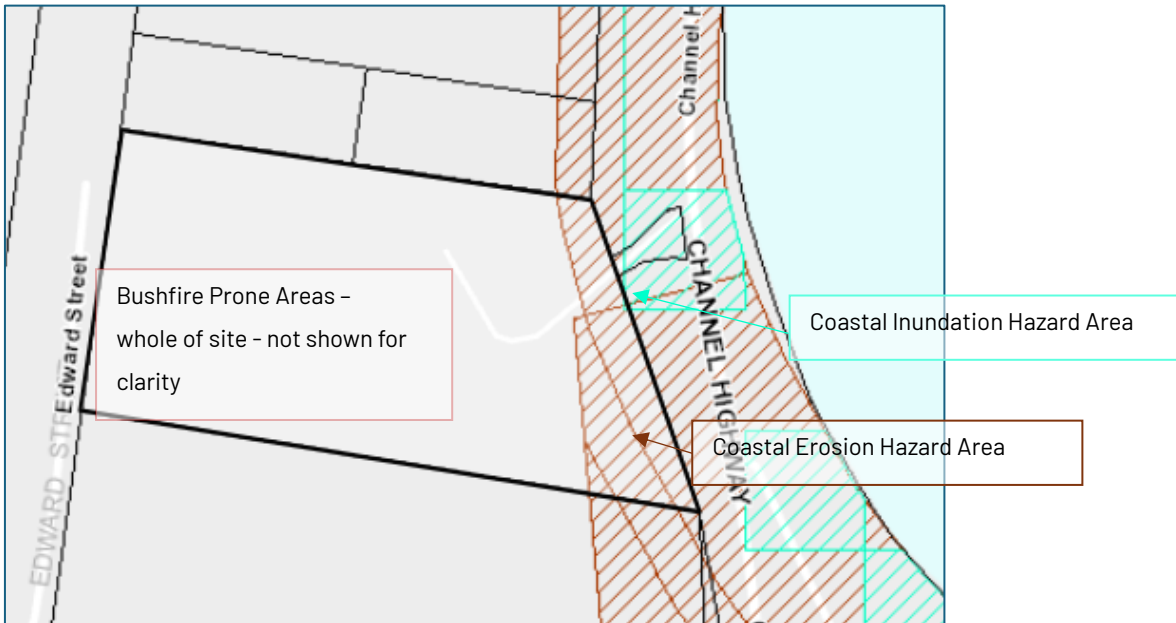
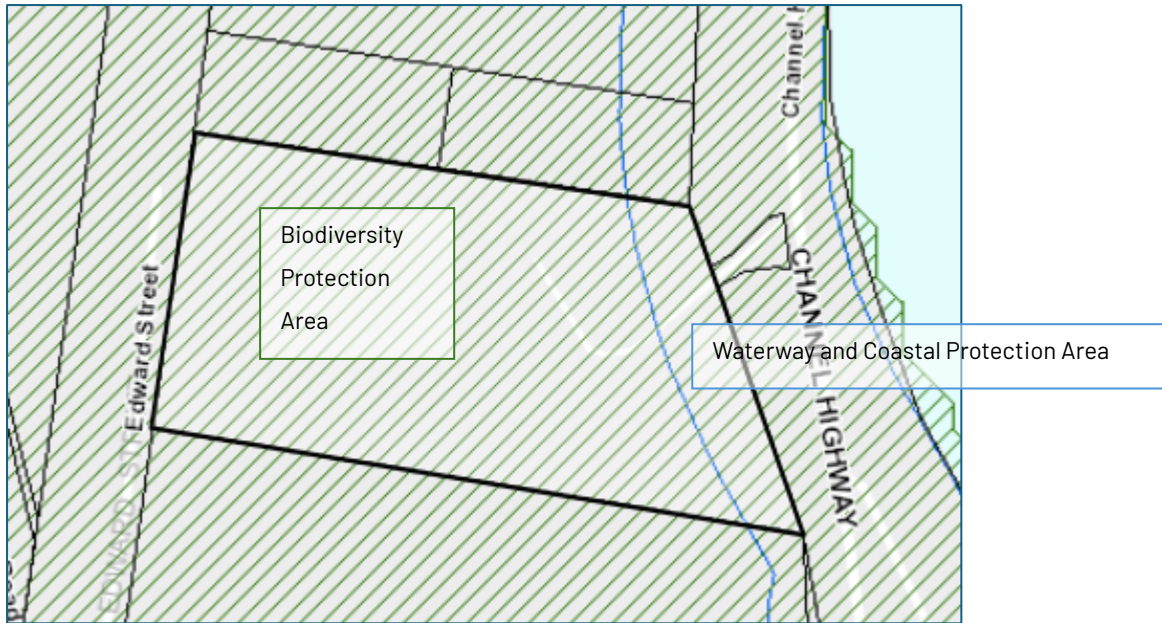


Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

### 3.2 Overlays

The subject site includes Bushfire Prone Areas; Biodiversity Protection Area; and Coastal Inundation Hazard Area overlays.





## 4. Planning Scheme Assessment

### 4.1 Zone assessment

#### 12.0 Low Density Residential Zone

##### 12.1 Zone Purpose

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.
- 12.1.1.4 To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential

Response

The proposed residential use and development is in accord with the purpose of the zone.

##### 10.2 Use Table

**No Permit  
Required**

Residential If for a single dwelling.

Response

The proposed Use is a *No Permit Required Use*.

## 12.4 Development Standards for Buildings and Works

### 12.4.2 Setbacks and building envelope

Objective	
<p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> <li>a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</li> <li>b) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> <li>d) maintain the neighbourhood character and natural landscape.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>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:</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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.</li> </ul>	<p>P1 A dwelling must:</p> <ul style="list-style-type: none"> <li>a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and</li> <li>b) have regard to streetscape qualities or assist the integration of new development into the streetscape.</li> </ul>

#### Response

A1 The acceptable solution is achieved.

<p>A2 A garage or carport must have a setback from a frontage of at least:</p> <ul style="list-style-type: none"> <li>a) 5.5 m, or alternatively 1m behind the façade of the dwelling; or</li> <li>b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the</li> </ul>	<p>P2 The setback of a garage or carport from a frontage must: (a) provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and (b) allow for passive surveillance between the dwelling and the street.</p>
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frontage.	
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Response

A1 The acceptable solution is achieved. No garage or car port is proposed.

<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by: <ul style="list-style-type: none"> <li>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</li> <li>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m 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 8.5m above natural ground level; and</li> </ul> </li> <li>b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> <li>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</li> <li>ii. does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</li> </ul> </li> </ul>	<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> <li>a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> <li>i. reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</li> <li>ii. overshadowing the private open space of a dwelling on an adjoining lot; or</li> <li>iii. overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</li> </ul> </li> <li>b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</li> </ul>
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Response

A1 The acceptable solution is achieved. The building height and boundary setbacks contain the development to the building envelope.

<p>A4 No trees of high conservation value will be impacted.</p>	<p>P4 Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.</p>
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Response

P4 The performance criteria are addressed. It is likely that some vegetation will be impacted. The site has limitations as to suitable building areas and the is likely to be a minimal extent of clearing with efforts to retain trees of high conservation value where they exist. Notwithstanding, the site is infected with weeds and invasive species.

### 12.4.3 Site coverage and private open space

Objective	
<p>To provide:</p> <ul style="list-style-type: none"> <li>a) for outdoor recreation and the operational needs of the residents; and</li> <li>b) opportunities for the planting of gardens and landscaping; and</li> <li>c) private open space that is integrated with the living areas of the dwelling; and</li> <li>d) private open space that has access to sunlight; and</li> <li>e) for development that is compatible with the existing built and natural environment of the area.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> <li>a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and</li> <li>b) a site area of which at least 25% of the site area is free from impervious surfaces;</li> <li>c) for multiple dwellings, a total area of private open space of not less than 60 m<sup>2</sup> associated with each dwelling.</li> </ul>	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> <li>a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> <li>i. outdoor recreational space consistent with the projected requirements of the occupants; and</li> <li>ii. operational needs, such as clothes drying and storage; and</li> </ul> </li> <li>b) have reasonable space for the planting of gardens and landscaping.</li> <li>c) not be out of character with the pattern of development in the surrounding area; and</li> <li>d) not result in an unreasonable loss of natural or landscape values.</li> </ul>

Response

A1 The acceptable solution is achieved. The site coverage is approximately 2 percent.

<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>a) is in one location and is at least: <ul style="list-style-type: none"> <li>(i) 24 m<sup>2</sup>; or</li> <li>(ii) 12 m<sup>2</sup>, if the dwelling has 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</li> </ul> </li> <li>b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> <li>(i) 4 m; or</li> <li>(ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished</li> </ul> </li> </ul>	<p>P2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> <li>i. conveniently located in relation to a living area of the dwelling; and</li> <li>ii. orientated to take advantage of sunlight.</li> </ul> </li> </ul>
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<p>ground level (excluding a garage, carport or entry foyer); and</p> <p>c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>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</p> <p>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</p> <p>f) has a gradient not steeper than 1 in 10; and</p> <p>g) is not used for vehicle access or parking.</p>	
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Response

P2 The performance criteria are addressed. While there is ample private open space on the lot the gradient is not compliant to the provisions of the acceptable solution. The deck area provides 41m<sup>2</sup>. It serves as an easily accessible location from a habitable room and will have access to sunlight predominantly in the am.

#### 12.4.4 Sunlight and overshadowing

Objective	
To provide:	
<p>a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings;</p> <p>b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</p>	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have at least one habitable room (other than a bedroom) window that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).	P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Response

P1 The performance criteria are addressed. The dwelling has the main aspect facing east. The living area window faces east and will receive sunlight during the morning at a minimum. The room shown as 'study' will receive northern light.

A2 A multiple dwelling that is to the north of a	P2 A multiple dwelling must be designed and sited to
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<p>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 12.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4B):</p> <ul style="list-style-type: none"> <li>i. at a distance of 3 m from the window; and</li> <li>ii. vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>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.</p> <p>c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>i. an outbuilding with a building height no more than 2.4 m; or</li> <li>ii. protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</li> </ul>	<p>not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A).</p>
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Response

Not applicable

<p>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 12.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4C):</p> <ul style="list-style-type: none"> <li>i. at a distance of 3 m from the northern edge of the private open space; and</li> <li>ii. vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>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.</p> <p>c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>i. an outbuilding with a building height no</li> </ul>	<p>P3 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3.</p>
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<p>more than 2.4 m; or</p> <p>ii. protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	
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Response

Not applicable

#### 12.4.5 Width of openings for garages and carports

Objective	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
<p>A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is freestanding or part of the dwelling) must have a total width of openings facing the primary frontage not exceeding 6m or half the width of the frontage (whichever is the lesser).</p>	<p>P1 A garage or carport 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>

Response

Not applicable.

#### 12.4.6 Privacy

Objective	
To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary;</p> <p>b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary;</p> <p>c) dwelling on the same site, unless the balcony, deck, roof terrace, parking</p>	<p>P1 A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>a) a dwelling on an adjoining lot or its private open space; or</p> <p>b) another dwelling on the same site or its private open space; or</p> <p>c) an adjoining vacant residential lot.</p>

<p>space, or carport is at least 6 m:</p> <ul style="list-style-type: none"> <li>i. from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>ii. from a balcony, deck, roof terrace or the private open space, or the other dwelling on the same site.</li> </ul>	
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Response

A1 The acceptable solution is achieved. The front deck is above 1m from ground level but is within the acceptable setbacks.

<p>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):</p> <p>a) The window or glazed door:</p> <ul style="list-style-type: none"> <li>i. is to have a setback of at least 3 m from a side boundary;</li> <li>ii. is to have a setback of at least 4 m from a rear boundary;</li> <li>iii. 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;</li> <li>iv. 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.</li> </ul> <p>b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>iii. (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%.</li> </ul>	<p>P2 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 screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>a) a window or glazed door, to a habitable room of another dwelling; and</li> <li>b) the private open space of another dwelling; and</li> <li>c) an adjoining vacant residential lot.</li> </ul>
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Response

A2 The acceptable solution is achieved – all setbacks are compliant.

<p>A3 A shared driveway or parking space (excluding a parking space allocated to that</p>	<p>P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be</p>
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<p>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:</p> <ul style="list-style-type: none"> <li>a) 2.5m; or</li> <li>b) 1m if: <ul style="list-style-type: none"> <li>i. it is separated by a screen of at least 1.7 m in height; or</li> <li>ii. (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.</li> </ul> </li> </ul>	<p>screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
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Response

**A3** Not applicable.

#### 12.4.7 Frontage fences

Objective	
<p>To control the height and transparency of frontage fences to:</p> <ul style="list-style-type: none"> <li>a) allow the potential for mutual passive surveillance between the road and the dwelling; and</li> <li>b) provide reasonably consistent height and transparency.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>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:</p> <ul style="list-style-type: none"> <li>a) 1.2 m if the fence is solid; or</li> <li>b) (b) 1.5 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).</li> </ul>	<p>P1 A fence (including a free-standing wall) within 4.5 m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.</p>

Response

Not applicable – no fences are proposed.

## 4.2 Code Assessment

### E3.0 Landslide Code

#### E3.4 Use or Development Exempt from this Code

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(c) buildings within a Low Landslide Hazard Area;

Response

The application is exempt from planning consideration.

## E5.0 Road and Railway Assets Code

### E5.5.1 Existing road accesses and junctions

Response

A1 Not applicable

A2 The acceptable solution is achieved. The expected vehicle movements per day are estimated at 4.8 for a low density regional area. (Strategic Transport Planning Branch, Transport for NSW 2024).

A3 Not applicable.

### E5.6 Development Standards

The lot has an existing vehicle crossing from Edward Street which will be utilised.

## E6.0 Parking and Access Code

### E6.6 Use Standards

#### E6.6.1 Number of Car Parking Spaces

Response

A1 The acceptable solution is achieved. There are two spaces provided for on the site.

### E6.7 Development Standards

#### E6.7.1 Number of Vehicular Accesses

Response

A1 The acceptable solution is achieved. The site has two access points as existing.

#### E6.7.2 Design of Vehicular Accesses

Response

Please refer to supplied plans.

#### E6.7.3 Vehicular Passing Areas Along an Access

Response

Not applicable.

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E6.7.5 Layout of Parking Areas

Response

A1 The driveway is suitably dimensioned to allow on site manoeuvring.

E6.7.6 Surface Treatment of Parking Areas

Response

A1 The acceptable solution is achieved. Please refer to plans.

## E7.0 Stormwater Management Code

### E7.7 Development Standards

#### E7.7.1 Stormwater Drainage and Disposal

Response

A1 All stormwater will be captured and retained in tanks. Overflow will be managed on site.

A2 Not applicable

A3 Not applicable

A4 Not applicable

## E10.0 Biodiversity Code

### E10.7 Development Standards

#### E10.7.1 Buildings and Works

Response

P1 The performance criteria are addressed. The lot is affected by the Biodiversity Protection Area overlay, however, the lot is previously cleared. As such, the provisions of the code are addressed as low priority values.

i. The development requires no clearing of vegetation and minimal ground disturbance due to the construction method of the dwelling.

ii. Bushfire hazard measures have been considered and will be implemented upon building approvals stage.

## E11.0 Waterway and Coastal Protection Code

### E11.7 Development Standards

#### E11.7.1 Buildings and Works

Response

Not applicable – not works are proposed in the overlay area.

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## E16.0 Coastal Erosion Hazard Code

Response

Not applicable - No use or development within the overlay area is proposed.

## E23.0 On-Site Wastewater Management Code

E23.4 Use and Development Exempt from this Code

E23.4.1 Residential development on sites greater than 5,000 m<sup>2</sup> is exempt from this code except

if any of the following applies:

(a) development is for multiple dwellings;

(b) any part of the site is below 3 m AHD;

(c) the site cannot accommodate an inscribed circle with a diameter of 50 m.

Response

The proposed is exempt from the code.

## 5. Conclusion

This application is for a single dwelling. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.