



19 August 2015

Launceston City Council - Planning Dept
PO Box 396
Launceston
TAS 7250

Attn: George Walker

Re: Further Information Request – DA0352 / 2015-08-28

Dear George,

In addition to the submitted documents for the above Development Application, I include responses to the nominated planning scheme provisions as per your request.

Single Dwelling

10.4.2 (A1) Front Setback

The proposed swimming pool and privacy screen structure that fall within the front setback zone are unroofed and considered to be landscape elements, rather than structure related to the dwelling proper. The pool structure is also intended to be in-ground with a small portion protruding at the NE corner. We note that the bulk of this element will be concealed behind compliant boundary fencing and supplemented by screen planting to afford additional privacy to the pool area if required.

Site investigation of predominant streetscape elements within Wattle Way indicates a complex and diverse array of fencing, screen structures and building elements that appear to be considerably less than the scheduled 4.5m setback from frontage.

Given the relatively anonymous nature of the pool and privacy screen structures, we do not consider these to be a significant impediment upon the existing streetscape. Streetscape elevations of the subject site have been included (Drg No's RFI 1 & RFI 2) indicating compliant fencing options for the effected boundaries.



Wattle Way streetscape contains various structures within 4.5m of the street frontage



10.4.2 (A3) Building Envelope

Although a small portion of the proposed building envelope falls within the 4m rear setback zone (newly created from a side boundary via subdivision of this allotment), this proposal does not adversely effect the amenity of adjoining property by virtue of its reduced elevation, scale and relative levels to that of adjoining property and / or buildings. We have included for reference, Drg No. RFI 3, which indicates window locations relative to boundary fencing upon the southern boundary (site section). We also note the proposed landscaping within this zone to afford additional privacy and screening of existing unsightly retaining walls and fencing along this particular boundary.



10.4.3 (A1) Site Coverage

Site coverage values have been included with Drg No. RFI 1 as requested.

10.4.2 (A2) Private Open Space

Private open space areas have been generically shown upon the Drg No. RFI 1 and are considered to fall within acceptable solution criteria. We note that these are not restricted to these values and are generally larger than indicated.

10.4.6 (A1) Privacy for Dwellings

Driveway car spaces and associated screen fencing have been included within Drg No. RFI 1 and are deemed to conform to acceptable solution criteria.

10.4.7 (A1) Frontage Fence

Extent and generic design of compliant fencing has been included upon Drg No's RFI 2 & RFI 3.

10.4.11 (A2) Swimming Pool

The proposed swimming pool is intended to be of in-ground construction with a small portion of the NE corner extending out of the ground (approx. 900mm) in accordance with the constraints of the site topography. This unroofed element will be obscured from view from the street and be supplemented with privacy screening to the western aspect in addition to screen planting to the western boundary to address any perceivable overlooking. It is not anticipated that the character of the surrounding area will be adversely effected dur to this structure's relative anonymity.

10.4.12 (A1) Earthworks

Drg No's RFI 1 through to 4 have been included to demonstrate generic locations of cut and fill portions of the site in addition to locations of retaining walls and their proximity to adjoining boundaries and structures. Where possible (as indicated within the landscape plan) benched areas will be subject to detail design of appropriate retaining walls / stone feature walls and batter. All pervious external surfaces are intended to be completely mulched & landscaped to avoid soil degradation and drained in accordance with detailed civil design to be included with the Building Application.

This proposal has been deliberately submerged into the site in order to reduce perceived building bulk, minimise visual impact and avoid loss of amenity to adjoining properties (and the broader precinct) whilst maintaining an acceptable level of privacy and amenity within the development itself.

It is anticipated that detailed stormwater and groundwater management will be subject to further scrutiny and compliance with relevant Australian Standards and detailed authority approval.

Multiple Dwellings

10.4.2 (A3) Building Envelope

The location of approximately 11.7m of wall spaced 1m from the newly created western boundary adjacent Townhouse 1 will not adversely effect the amenity of the proposed adjoining dwelling due to;

- a) Its relative level to the adjacent subdivided lot
- b) Lack of habitable rooms upon the subject elevation
- c) The provision of an 1800 high boundary fence between newly created lots
- d) Privacy screen / obscure glass to windows within the subject elevation

Relative level differences and fence / screen locations are indicated within Drg No's RFI 1 & 3.

10.4.3 (A1) Site Coverage

Site coverage values have been included with Drg No. RFI 1 as requested.

10.4.2 (A2) Private Open Space

Private open space areas have been generically shown upon the Drg No. RFI 1 and are considered to fall within acceptable solution criteria. We note that these are not restricted to these values and are generally larger than indicated.

10.4.6 (A1) Privacy for Dwellings

Driveway car spaces and associated screen fencing have been included within Drg No. RFI 1 and are deemed to conform to acceptable solution criteria.

10.4.10 (A1) Common Property for Dwellings

Additional information relating to inclusion of letterbox and wheelie bin zones has been included within Drg No. RFI 1.

10.4.12 (A1) Earthworks

Drg No's RFI 1 through to 4 have been included to demonstrate generic locations of cut and fill portions of the site in addition to locations of retaining walls and their proximity to adjoining boundaries and structures. Where possible (as indicated within the landscape plan) benched areas will be subject to detail design of appropriate retaining walls / stone feature walls and batter. All pervious external surfaces are intended to be completely mulched & landscaped to avoid soil degradation and drained in accordance with detailed civil design to be included with the Building Application.

We note that retaining walls that exceed 600mm in height will be subject to detailed structural design and located to avoid impact upon adjoining property or structures. Given the undulating nature of the subject site, design strategies to locate retaining walls (> 600mm) away from property boundaries, in addition to detailed design of groundwater collection and dispersal, will be engaged to mitigate impacts where unforeseen circumstances become apparent.

We also note, due to the inherent topography of the site and proposed landscape treatments, earthworks will be generally out of view from adjoining properties.

10.4.13 (A2) Car Parking Location

The location of a visitor car space within the frontage of Townhouse 3 to Bain Terrace has been included in accordance with the following criteria:

- a) The proposed car space will be adequately shielded from Bain Terrace via a privacy screen and substantial landscape treatment of appropriate proportions
- b) This location affords the safest and most effective vehicular movements within the site (for this dwelling)
- c) Vehicles are required to leave the site in a forward direction (in all cases) to preserve pedestrian safety and maintain appropriate visibility levels
- d) The proposed car space is significantly elevated above street level
- e) All surfaces and landscape treatments are integral to the overall design.

Parking & Sustainable Transport Code

E6.6.1 (A1) Construction of Parking Areas

E6.6.2 (A1)

Although the acceptable solutions criteria appear to be met, we include the following for your consideration:

- a) Albeit an undulating site, the gradient of driveway areas is noted in the order of 10% and will be subject to detail resolution within construction documentation.
- b) All trafficable surfaces will be formed and suitably paved to mitigate potential hazards

- c) Be appropriately drained and discharged to avoid impact of run-off upon public access (subject to detailed civil design)
- d) Are adequately dispersed and located to avoid confusion of parking allocation.
- e) Additional information and site profiles are included within Drg No's RFI 1, 2 & 3 to indicate turning paths, effected street treatment (handrails) and relative levels within the site.

Scenic Management Code

E7.6.2 (P1) Scenic Management Areas

The former residence that adorned the subject property undoubtedly provided a considerable presence upon the Trevallyn hillside from both local and distance viewpoints. The designers of the proposed development for this site are cognisant of the expectations for replacement of the site's (and precincts) grandeur.

We also acknowledge that the subject site should be treated with a degree of reverence and that any future proposal (in this case a family home and allied development with similar attributes and stature) has the potential to equally address those inherent qualities of the place that have been removed.

Particular attention is drawn to the management objectives of the Trevallyn Hillside Precinct:

- a) Existing buildings within the precinct are eclectic and vary in state of repair. The size and bulk of the proposed development has been diffused by adoption of smaller connected building forms in addition to submersion within the site in lieu of excessive elevation. The topography of the site has also assisted with fragmentation of the overall development into appropriate proportioned elements.
- b) Although the subject site has been cleared, this proposal intends to incorporate built form and landscaped elements with equivalent contemporary replacements of appropriately scaled, proportion and detail.
- c) Proposed building forms, scale, material and colour are intended to complement the diverse range of those within close range without drawing excessive attention. Subtle colours and finishes are proposed to allow new works to comfortably rest within existing development.
- d) The subdivided lots will maintain property sizes commensurate with adjoining land holdings and development patterns.
- e) Landscaping and plant / tree species have been specifically selected to complement the inherent qualities of the hillside.
- f) The proposed density of development will afford significant opportunities for outdoor space and appropriate vegetation whilst maintaining a high level of efficiency for vehicular movements within and off the site.

I note that most of the performance criteria (P1) appear to be duplicated within the management objectives above. Please advise if further clarification is required.

Engineering Services Department

I include the following for consideration by the Engineering Officer:

- a) With the exception of modifications required to existing steel handrails along Wattle Way, we anticipate works occurring within road reserves to be limited to vehicle crossovers and reparation of adjoining paved surfaces where effected. Vehicle turning paths have been included within Drg No. RFI 1 using the B85 template.
- b) In the absence of detailed civil design (to be submitted within Building Application), we have included information relevant to the engineer's enquiry within the attached RFI drawing set.
- c) Extent of retaining and excavated areas have been indicated on Drg No. RFI 4, which would also be subject to detailed civil design for location of subsoil drainage, silt traps and erosion mitigation.

Conclusion

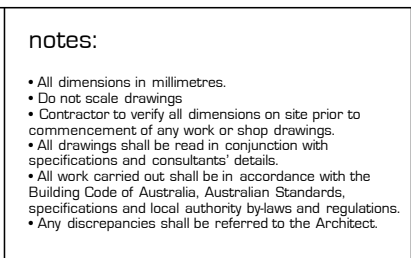
We anticipate the removal of the previous dwelling and site clearance will be exonerated by this proposal, considered to be of appropriate character and form, commensurate with the significance and grandeur of the existing site and locale. The selective use of subtle form material and colour will also assist with achieving conformity within the Trevallyn Hillside Precinct.

Tony Purse AIA



notes:

- All dimensions in millimetres.
- Do not scale drawings
- Contractor to verify all dimensions on site prior to commencement of any work or shop drawings.
- All drawings shall be read in conjunction with specifications and consultants' details.
- All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations.
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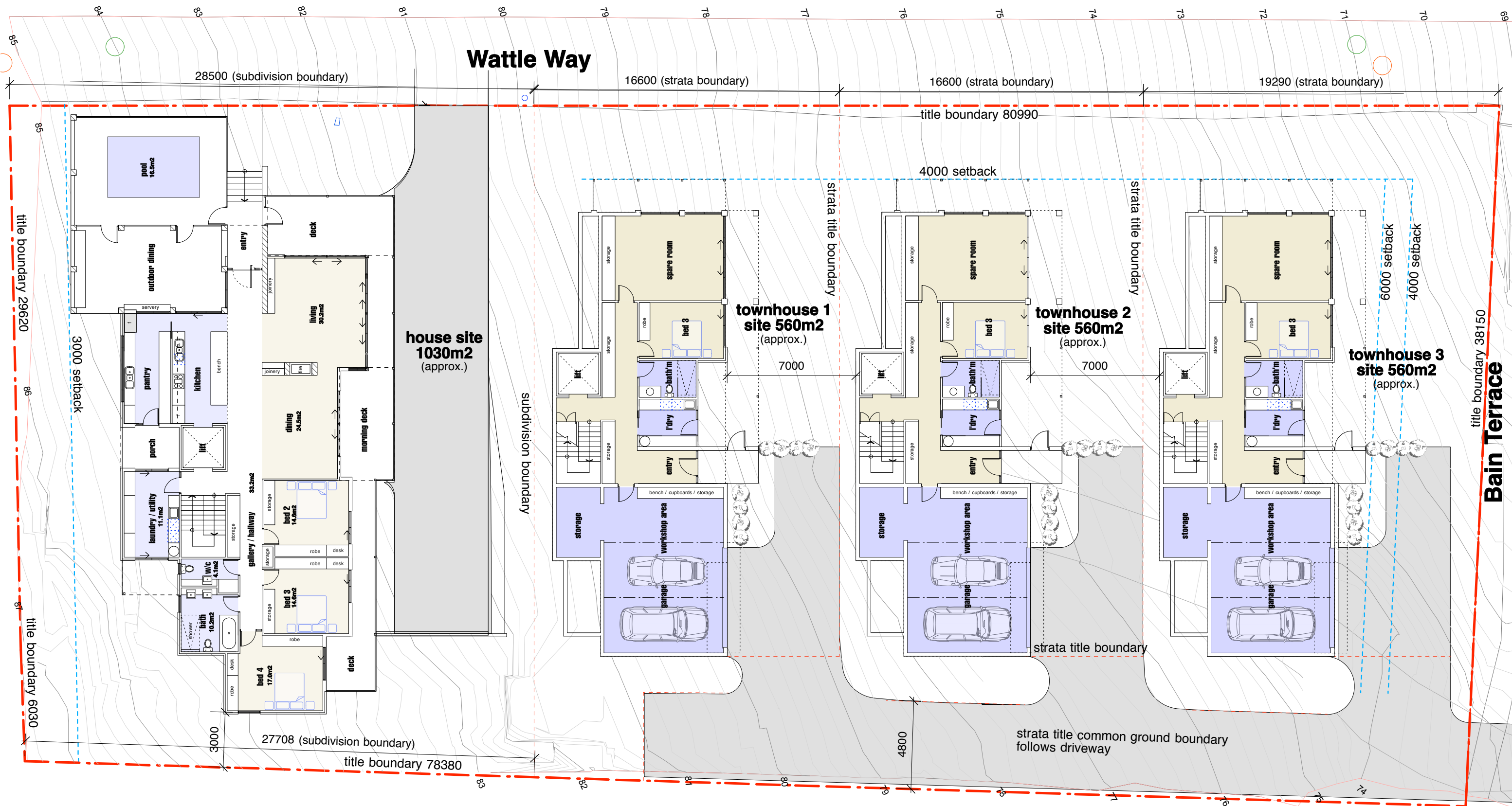
| Rev No. | Revision | Date |
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Project
**New Residence
 19 Bain Terrace
 Trevallyn**

| Title Context Plan | | | |
|------------------------------|---------------------|------------------|--------------------|
| Scale 1:1000 @ A3 | Date July 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. sk00 | Issue No. DA | |



refer to landscape drawings for planting schedule and landscape intent



notes:

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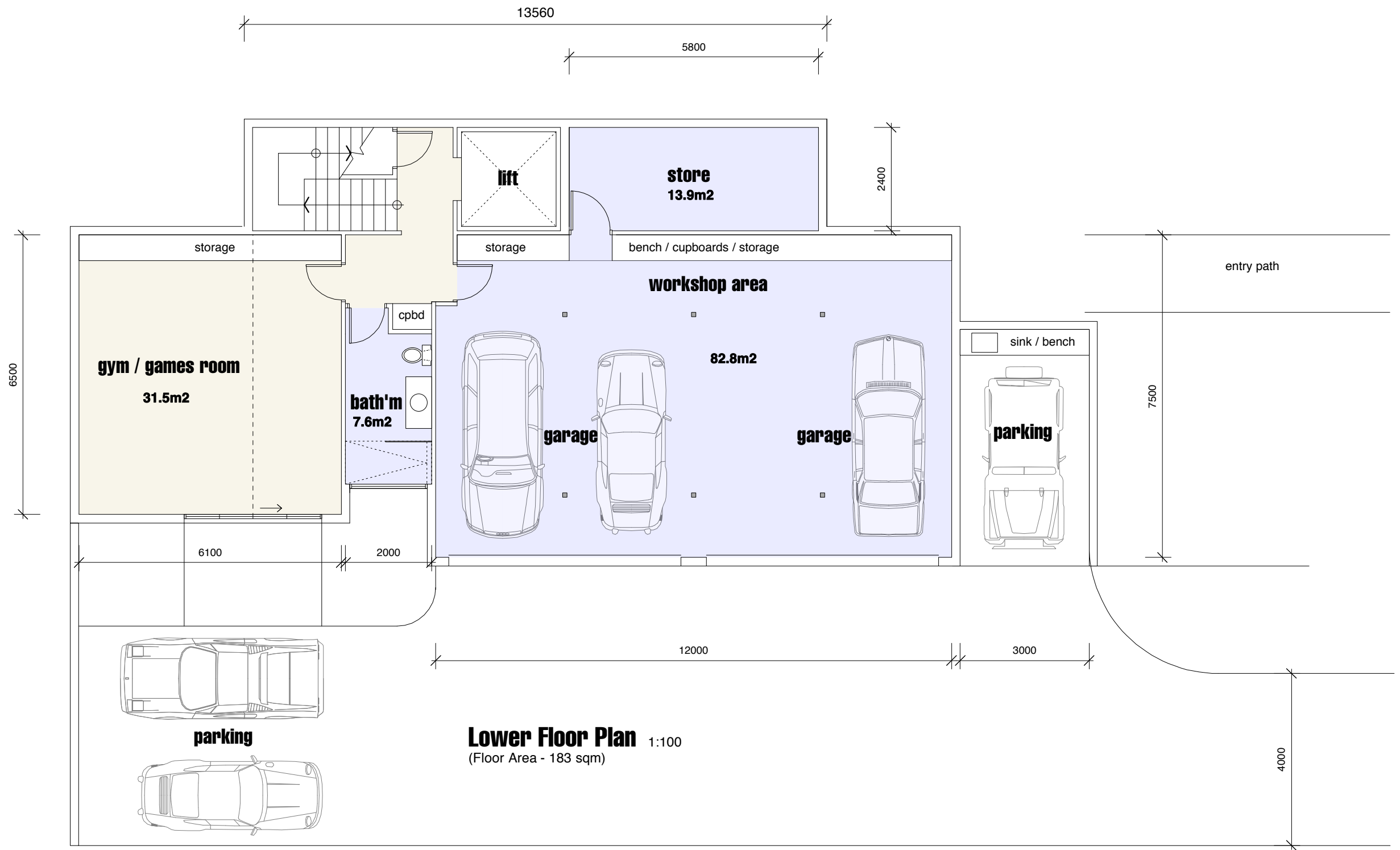


| Rev No. | Revision | Date |
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Project
**New Residence
 19 Bain Terrace
 Trevallyn**

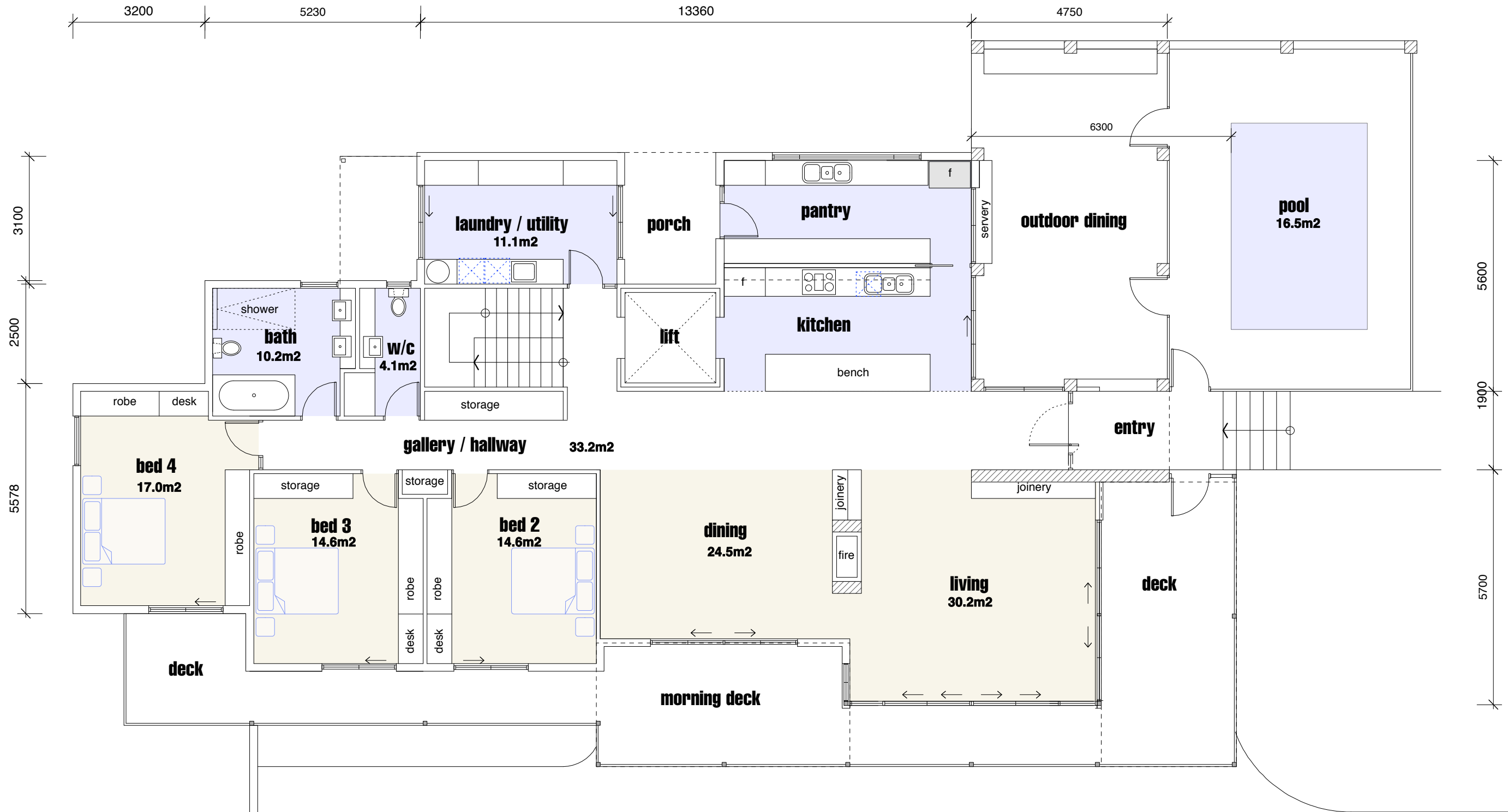
| Title Site Plan | | | |
|----------------------------|----------------------------|------------------------|--------------------|
| Scale 1:200@A3 | Date July 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. sk01 | Issue No. DA | |





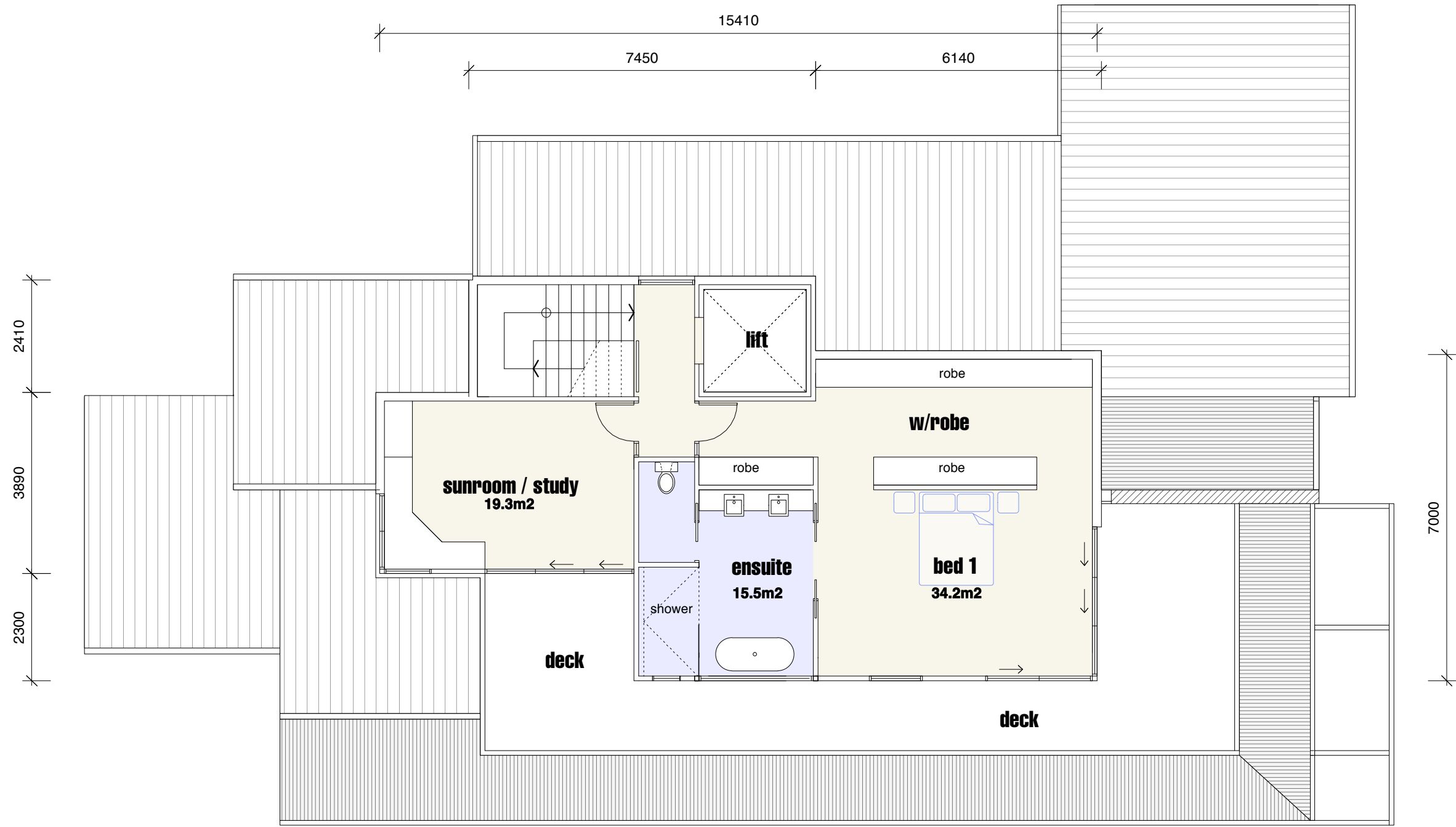
Lower Floor Plan 1:100
 (Floor Area - 183 sqm)

| | | | | | | | | |
|---------|---|--------------------|---|----------------------------|--|---------------------------|--|--|
| | notes: <ul style="list-style-type: none"> • All dimensions in millimetres. • Do not scale drawings • Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. • All drawings shall be read in conjunction with specifications and consultants' details. • All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. • Any discrepancies shall be referred to the Architect. | PRELIMINARY | Project <h2 style="text-align: center;">New Residence 19 Bain Terrace Trevallyn</h2> | | Title <h2 style="text-align: center;">Lower Floor Plan</h2> | | | |
| | | | Scale 1:100@A3 | Date July 2015 | Designed Tony | Acc. No. CC503E | | |
| | | | Project No. 1320 | Drawing No. sk03 | Issue No. DA | | | |
| Rev No. | Revision | Date | | | | | | |



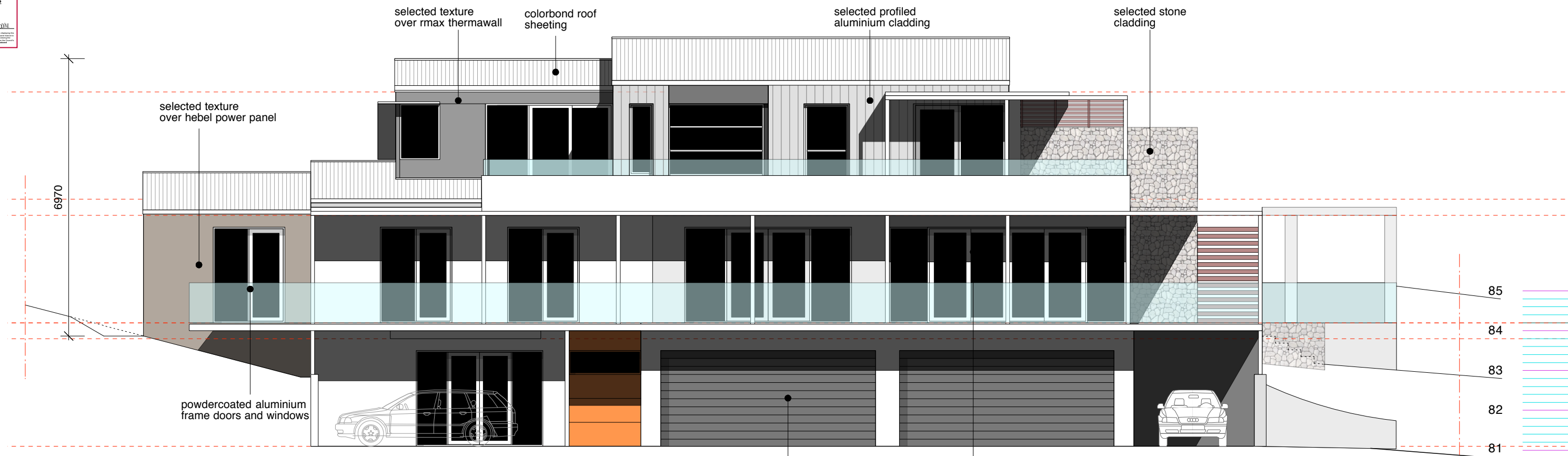
Ground Floor Plan 1:100
 (Floor Area - 245 sqm)

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|---------|---|--------------------|--|------|--------------------------|----------------------------|----------------------------|------------------------|--|
| | notes: <ul style="list-style-type: none"> • All dimensions in millimetres. • Do not scale drawings • Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. • All drawings shall be read in conjunction with specifications and consultants' details. • All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. • Any discrepancies shall be referred to the Architect. | PRELIMINARY | Project | | Title | | | | |
| | | | New Residence 19 Bain Terrace Trevallyn | | Ground Floor Plan | | | | |
| | | | | | Scale 1:100@A3 | Date July 2015 | Designed Tony | Acc. No. CC503E | |
| Rev No. | | Revision | | Date | | Project No. 1320 | Drawing No. sk04 | Issue No. DA | |



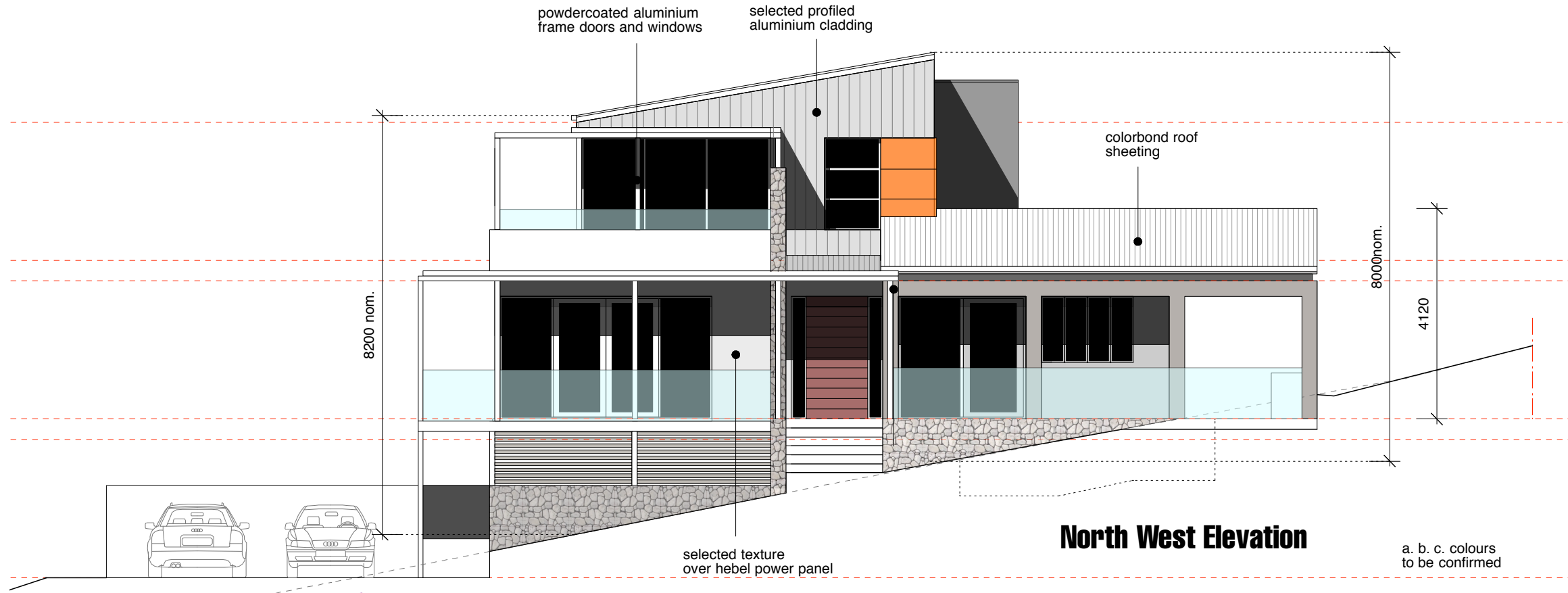
Upper Floor Plan 1:100
 (Floor Area - 105 sqm)

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|---------|--|--|---|------|--------------------------------|-------------|-------------|-----------|----------|
| | notes: <ul style="list-style-type: none"> • All dimensions in millimetres. • Do not scale drawings. • Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. • All drawings shall be read in conjunction with specifications and consultants' details. • All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. • Any discrepancies shall be referred to the Architect. | <p style="color: red; font-size: 2em; transform: rotate(-15deg);">PRELIMINARY</p> | Project | | Title | | | | |
| | | | <p>New Residence 19 Bain Terrace Trevallyn</p> | | <p>Upper Floor Plan</p> | | | | |
| Rev No. | | Revision | | Date | | Scale | Date | Designed | Acc. No. |
| | | | | | | 1:100@A3 | July 2015 | Tony | CC503E |
| | | | | | | Project No. | Drawing No. | Issue No. | |
| | | | | | | 1320 | sk05 | DA | |




North East Elevation

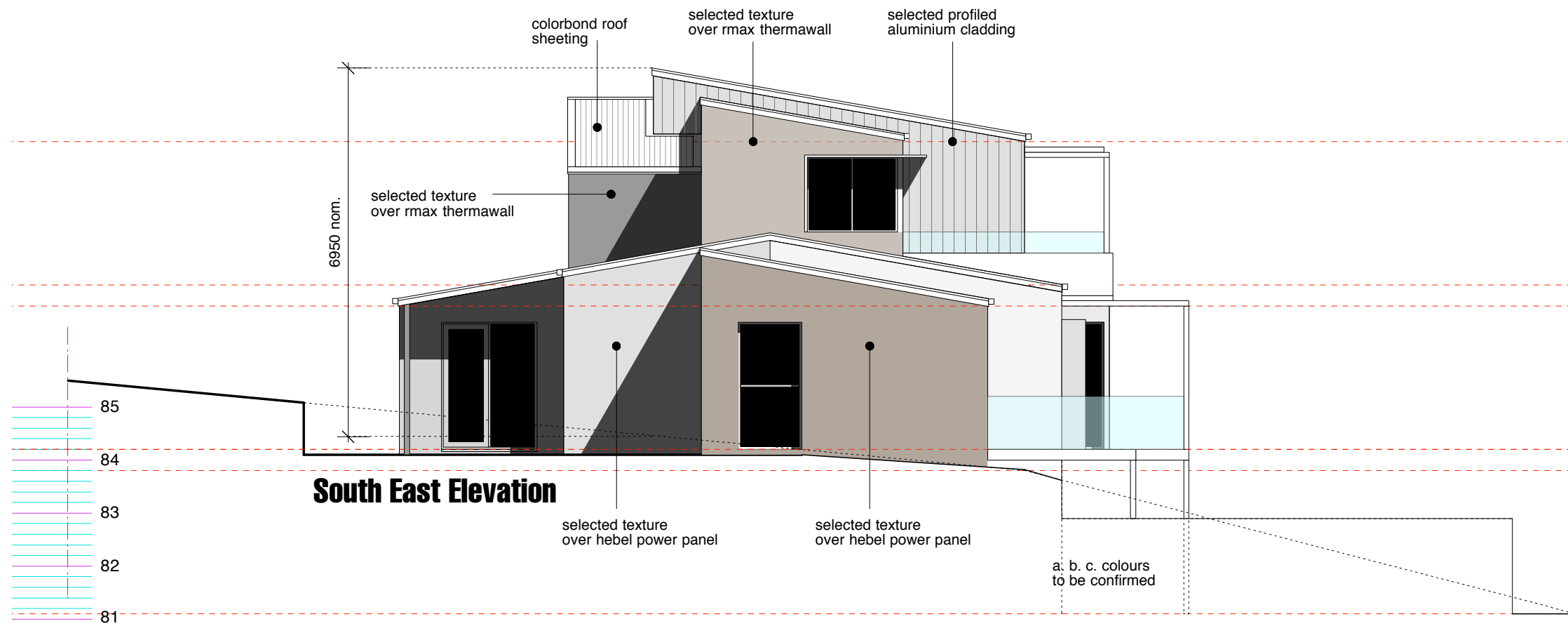
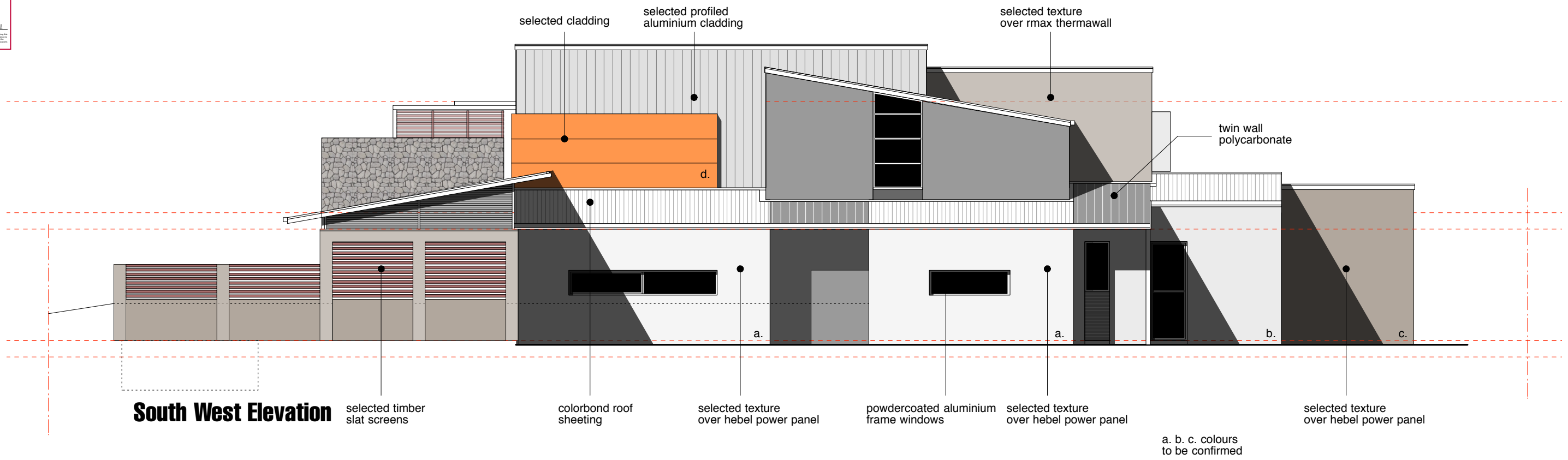
colorbond panel / roller doors powdercoated aluminium frame doors and windows a. b. c. colours to be confirmed




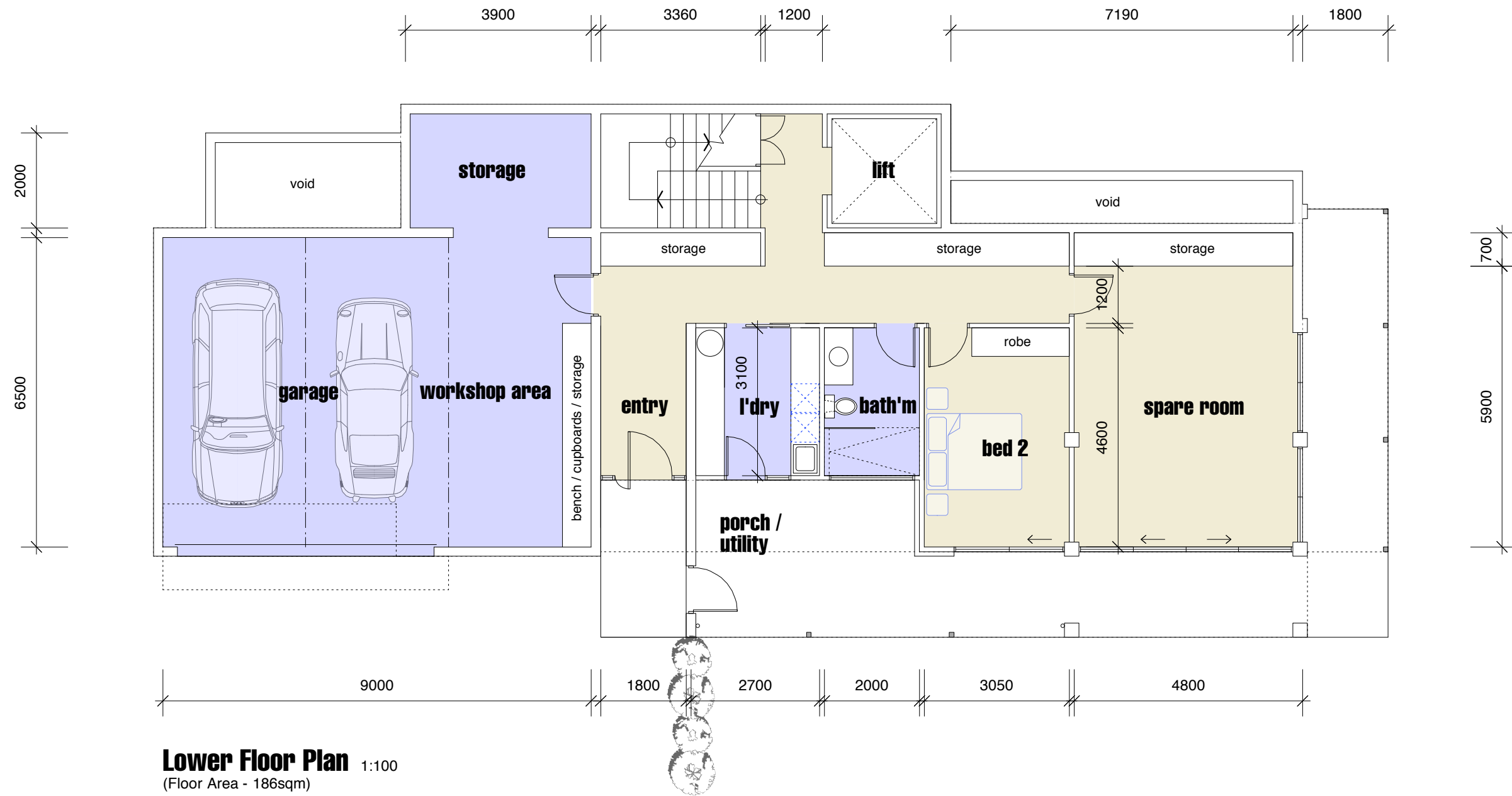
North West Elevation

a. b. c. colours to be confirmed

| | | | | | | |
|--|---------------------------|--|---|--------------------------------|-----------------------------|---|
| <p>notes:</p> <ul style="list-style-type: none"> • All dimensions in millimetres. • Do not scale drawings • Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. • All drawings shall be read in conjunction with specifications and consultants' details. • All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. • Any discrepancies shall be referred to the Architect. | <p>PRELIMINARY</p> | <p>Project</p> <p>New Residence 19 Bain Terrace Trevallyn</p> | <p>Title</p> <p>Elevations 1</p> | | | |
| | | | <p>Scale</p> <p>1:100@A3</p> | <p>Date</p> <p>July 2015</p> | <p>Designed</p> <p>Tony</p> | <p>Acc. No.</p> <p>CC503E</p> |
| | | | <p>Project No.</p> <p>1320</p> | <p>Drawing No.</p> <p>sk06</p> | <p>Issue No.</p> <p>DA</p> |  |
| <p>Rev No.</p> | <p>Revision</p> | <p>Date</p> | | | | |



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| notes: <ul style="list-style-type: none"> • All dimensions in millimetres. • Do not scale drawings • Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. • All drawings shall be read in conjunction with specifications and consultants' details. • All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. • Any discrepancies shall be referred to the Architect. | PRELIMINARY | Project New Residence 19 Bain Terrace Trevallyn | Title Elevations 2 | | | |
| | | | Scale 1:100@A3 | Date July 2015 | Designed Tony | Acc. No. CC503E |
| | | | Project No. 1320 | Drawing No. sk07 | Issue No. DA | |
| Rev No. Revision Date | | |  | | | |



Lower Floor Plan 1:100
 (Floor Area - 186sqm)

notes:

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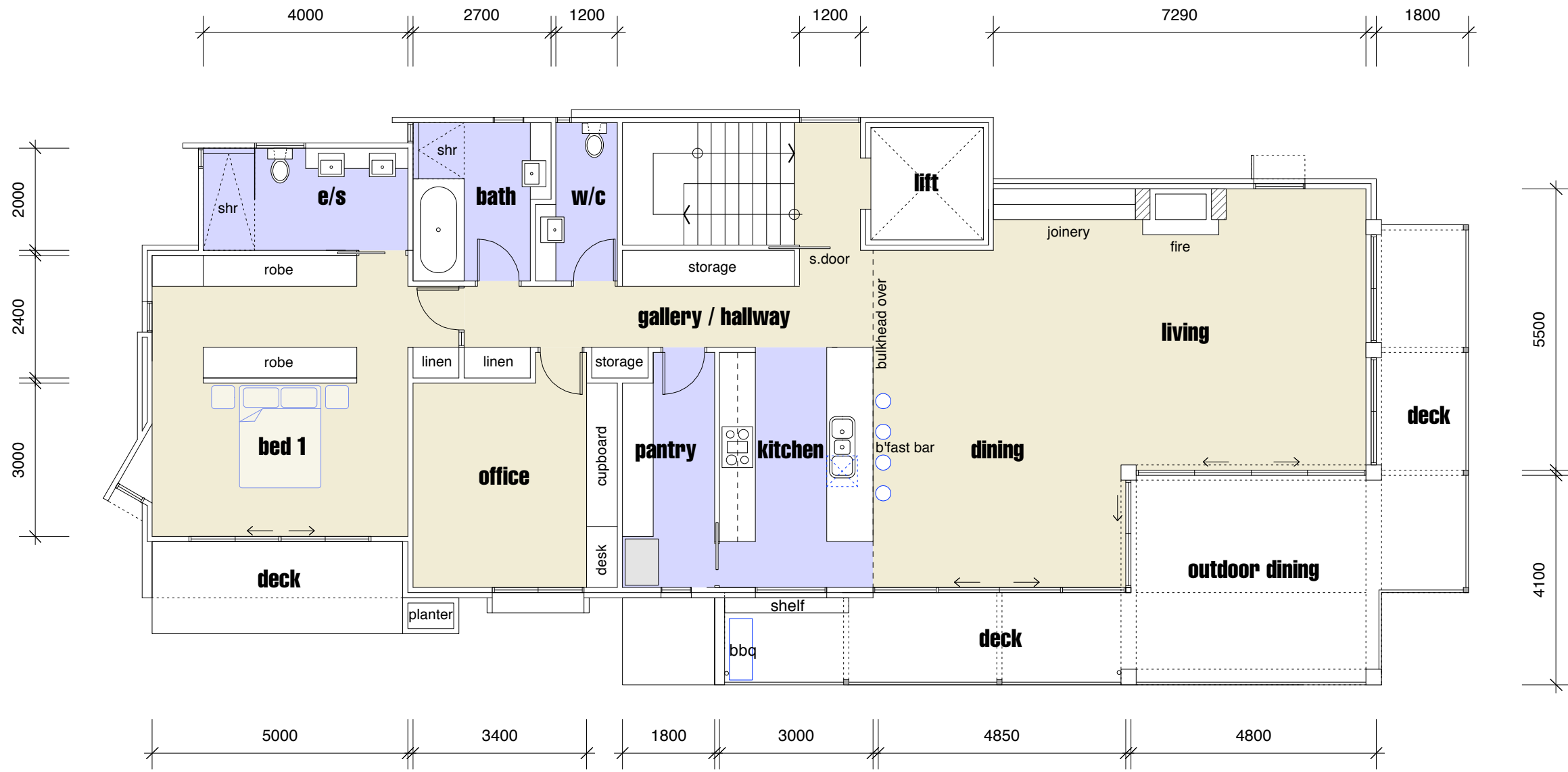
Preliminary

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| Rev No. | Revision | Date |
| | | |

Project
**Proposed Townhouses
 19 Bain Terrace
 Trevallyn**

| | | | |
|----------------------------------|----------------------------|-------------------------|---------------------------|
| Title Lower Floor Plan | | | |
| Scale As Shown | Date July 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. sk01 | Issue No. DA | |

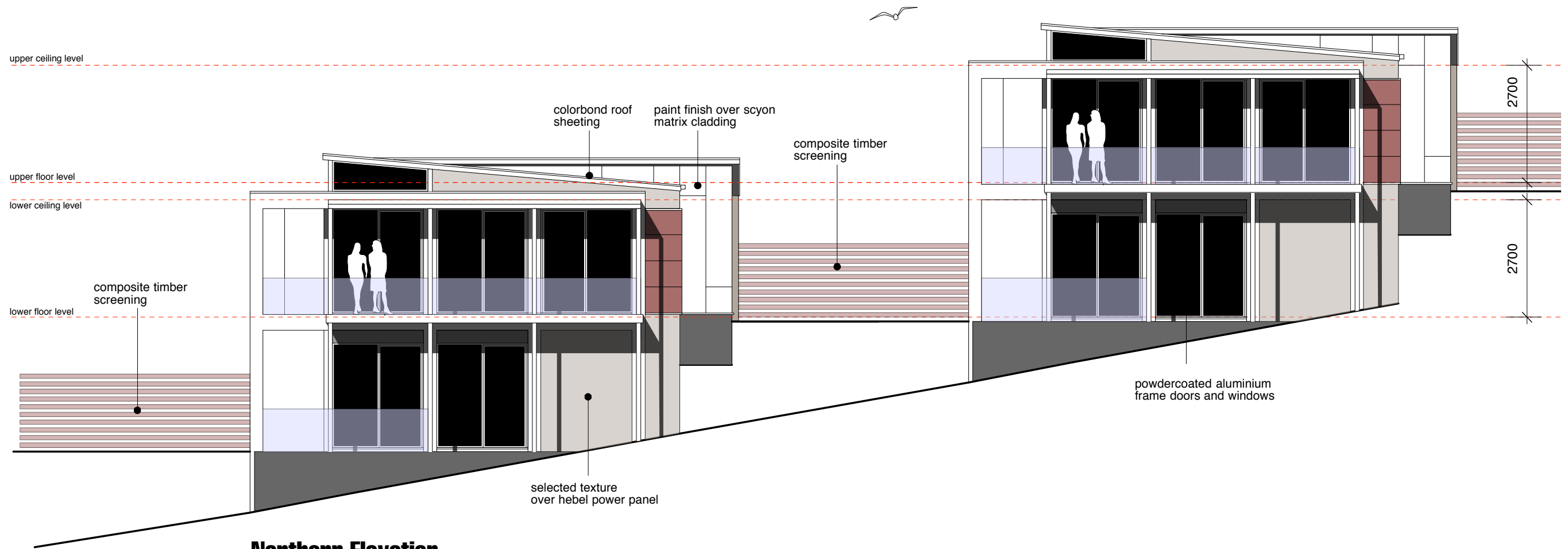




Upper Floor Plan 1:100
 (Floor Area - 194sqm)

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|--|--|-------------|--|-----------------------------------|---------------------------|--------------------------|----------------------------|--|
| notes: <ul style="list-style-type: none"> All dimensions in millimetres. Do not scale drawings Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. All drawings shall be read in conjunction with specifications and consultants' details. All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. Any discrepancies shall be referred to the Architect. | | Preliminary | Project: Proposed Townhouses 19 Bain Terrace Trevallyn | Title: Upper Floor Plan | | | | |
| | | | Rev No. Revision Date | Scale: As Shown | Date: July 2015 | Designed: Tony | Acc. No.: CC503E | |
| | | | Project No.: 1516 | Drawing No.: sk02 | Issue No.: DA | | | |





Northern Elevation 1:100 @ A3



Eastern Elevation 1:100 @ A3

notes:

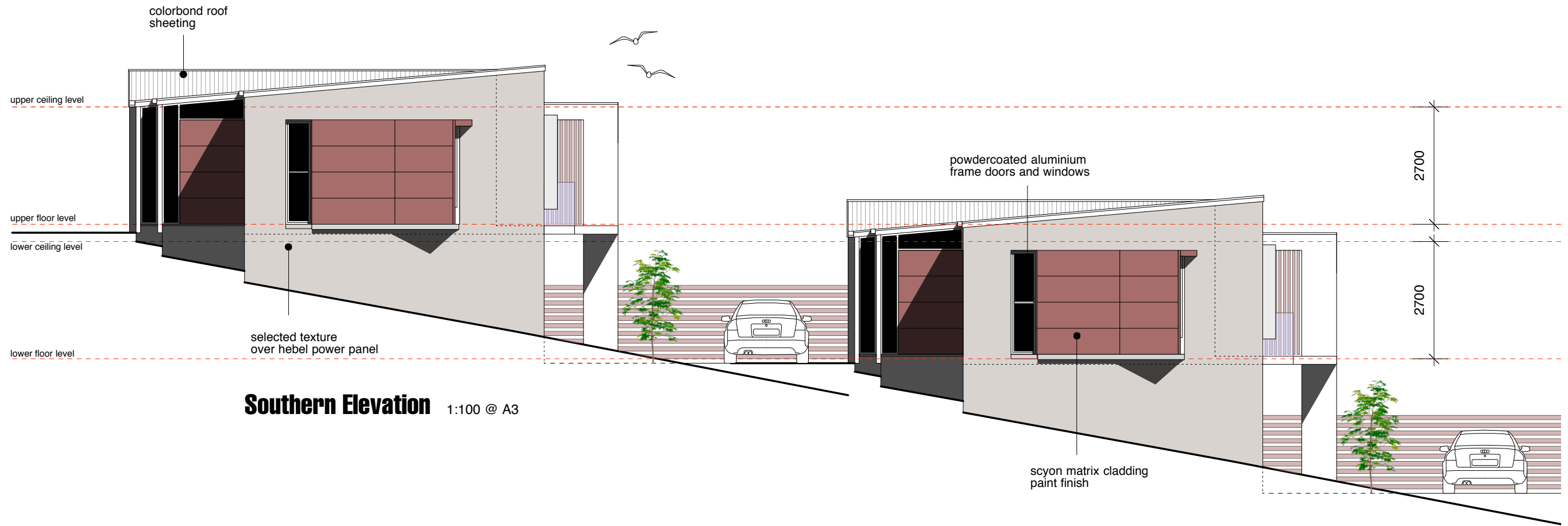
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| Preliminary | | Rev No. | Revision | Date |
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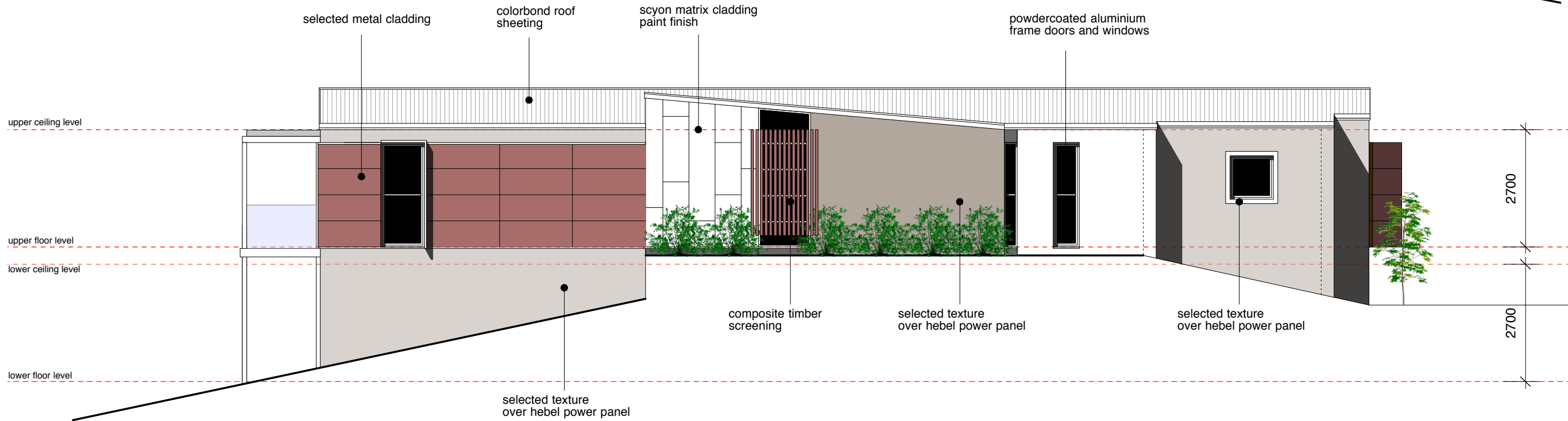
Project
**Proposed Townhouses
 19 Bain Terrace
 Trevallyn**

| | | | |
|----------------------------|----------------------------|-------------------------|---------------------------|
| Elevations 1 | | | |
| Scale As Shown | Date July 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. sk03 | Issue No. DA | |





Southern Elevation 1:100 @ A3

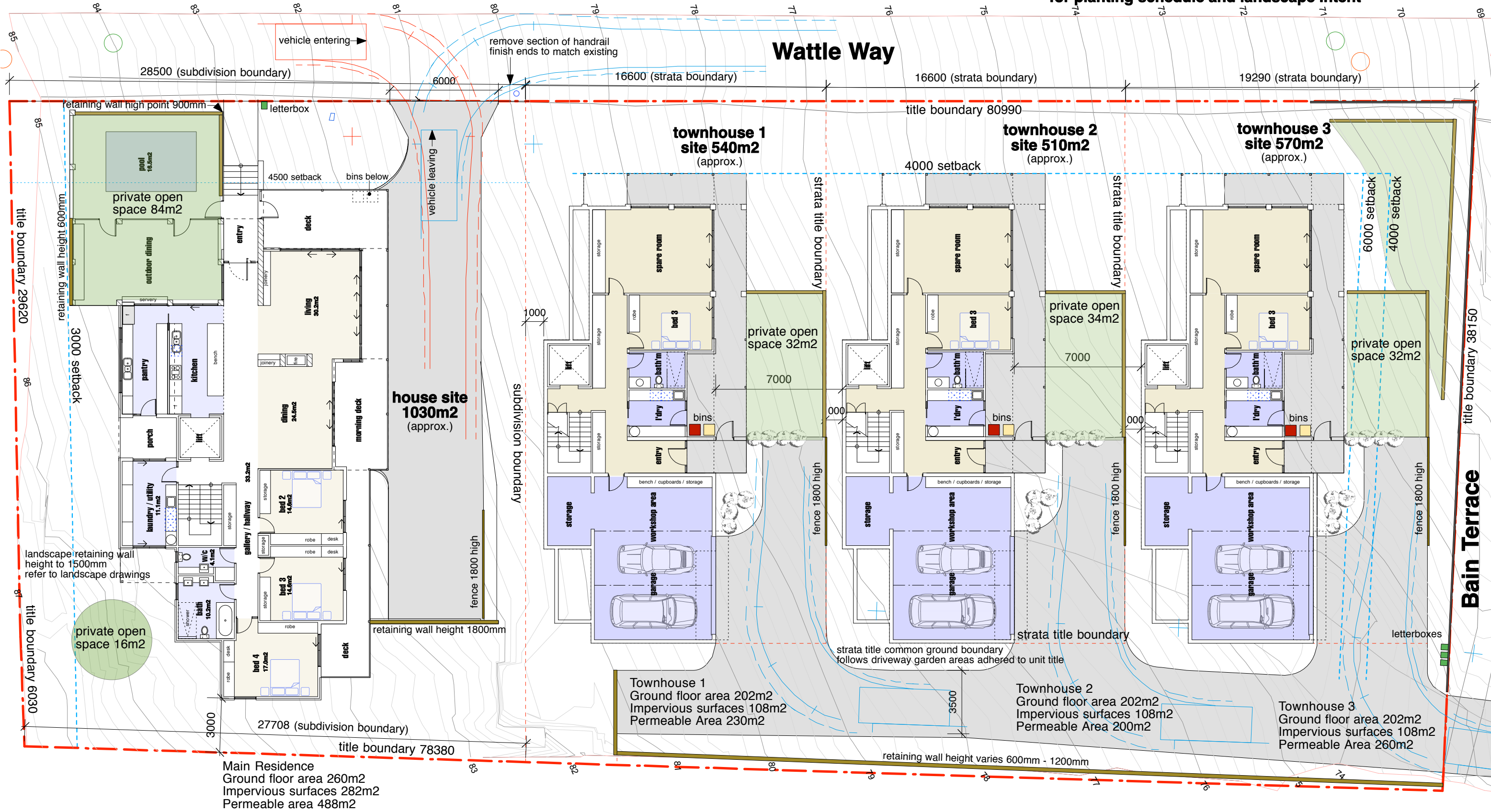


Western Elevation 1:100 @ A3

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|--|--|---|----------------------------|-----------------|------------------|-------------|---------------|
| notes: <ul style="list-style-type: none"> All dimensions in millimetres. Do not scale drawings Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. All drawings shall be read in conjunction with specifications and consultants' details. All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. Any discrepancies shall be referred to the Architect. | <p style="color: red; font-size: 2em; transform: rotate(-15deg);">Preliminary</p> | Project | Title | | | | |
| | | <p>Proposed Townhouses 19 Bain Terrace Trevallyn</p> | <p>Elevations 2</p> | | | | |
| | | | Rev No. | Revision | Date | Scale | Date |
| | | | | As Shown | July 2015 | Tony | CC503E |
| | | | | 1516 | sk04 | DA | |



refer to landscape drawings for planting schedule and landscape intent



Main Residence
 Ground floor area 260m2
 Impervious surfaces 282m2
 Permeable area 488m2

Townhouse 1
 Ground floor area 202m2
 Impervious surfaces 108m2
 Permeable Area 230m2

Townhouse 2
 Ground floor area 202m2
 Impervious surfaces 108m2
 Permeable Area 200m2

Townhouse 3
 Ground floor area 202m2
 Impervious surfaces 108m2
 Permeable Area 260m2

notes:

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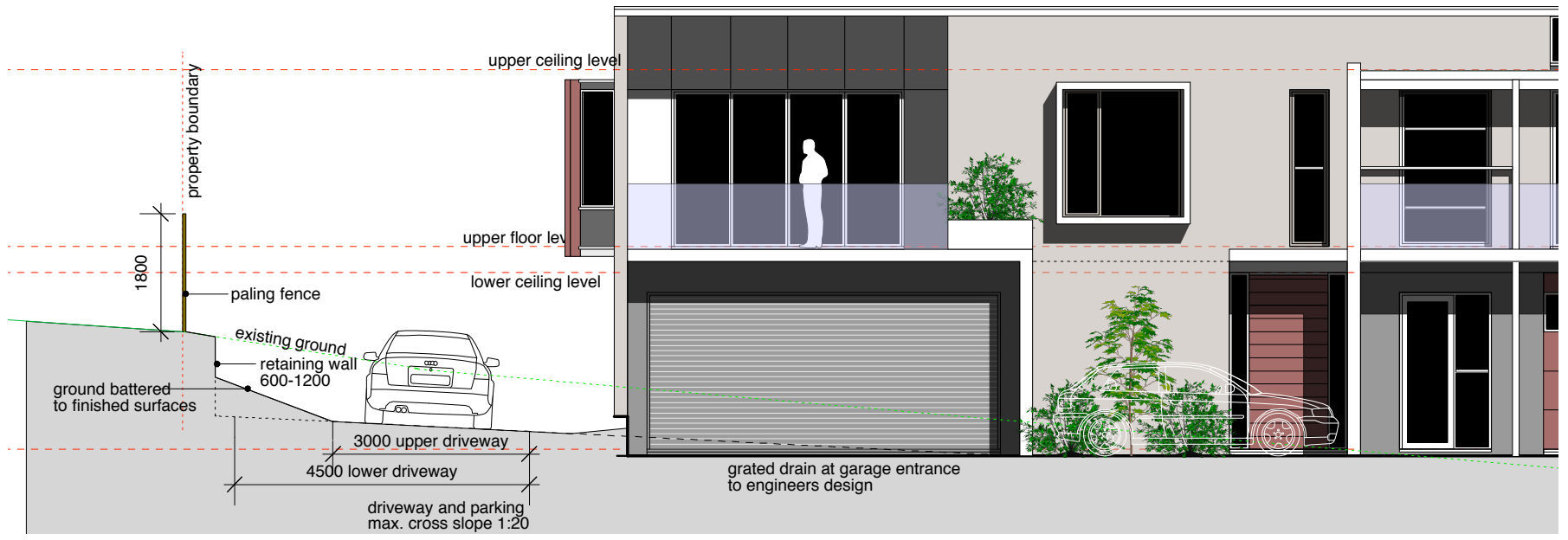


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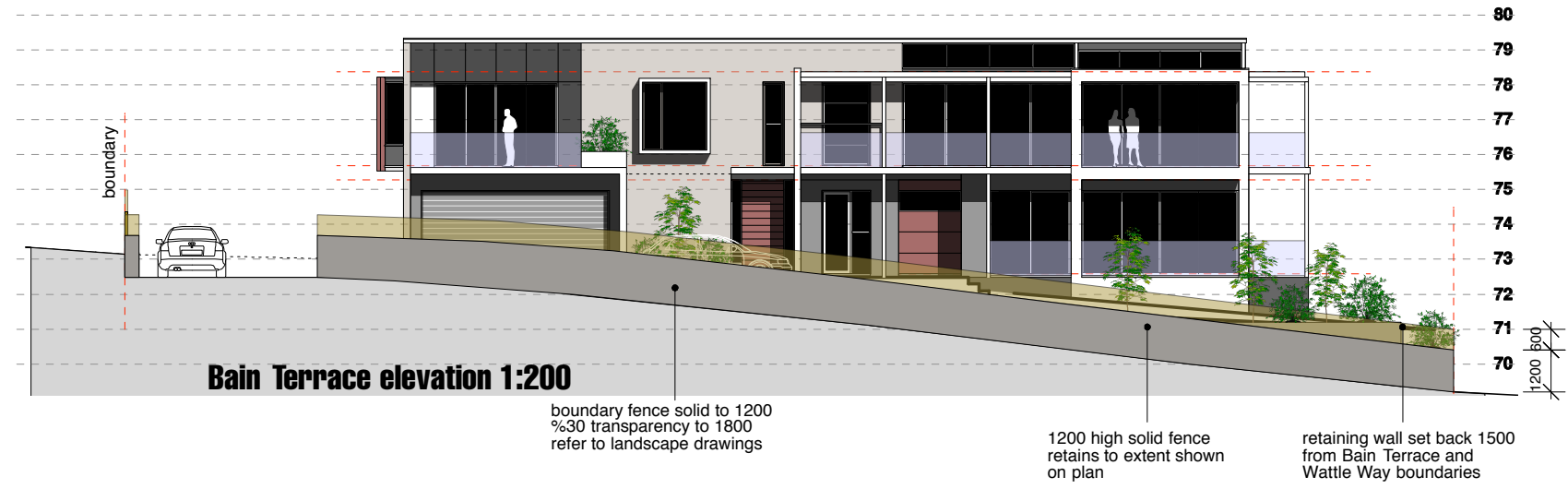
Project
**New Residence
 19 Bain Terrace
 Trevallyn**

| Title | | | |
|------------------|-------------|-----------|----------|
| Site Plan | | | |
| Scale | Date | Designed | Acc. No. |
| 1:200@A3 | August 2015 | Tony | CC503E |
| Project No. | Drawing No. | Issue No. | |
| 1516 | RFI 1 | DA1 | |





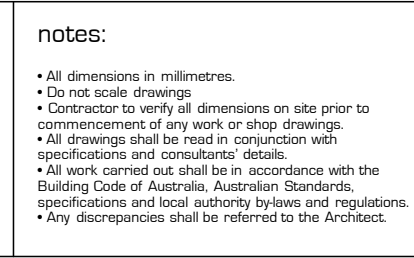
typical townhouse eastern elevation driveway section 1:100



Bain Terrace elevation 1:200

notes:

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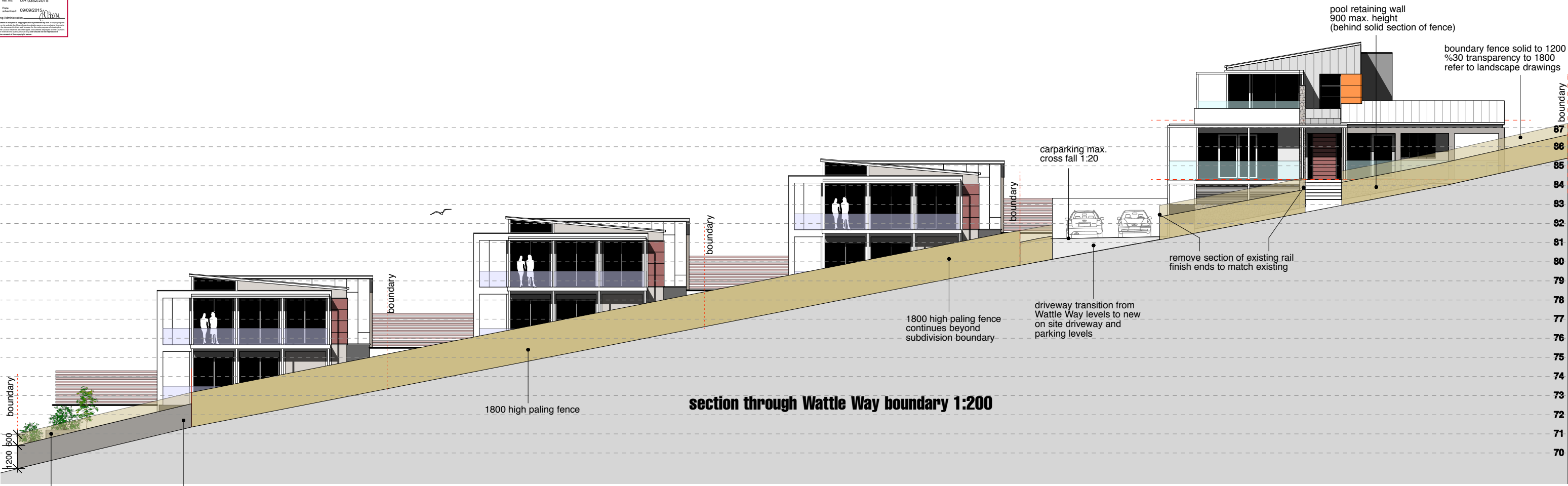


| Rev No. | Revision | Date |
|---------|----------|------|
| | | |

Project
**New Residence
 19 Bain Terrace
 Trevallyn**

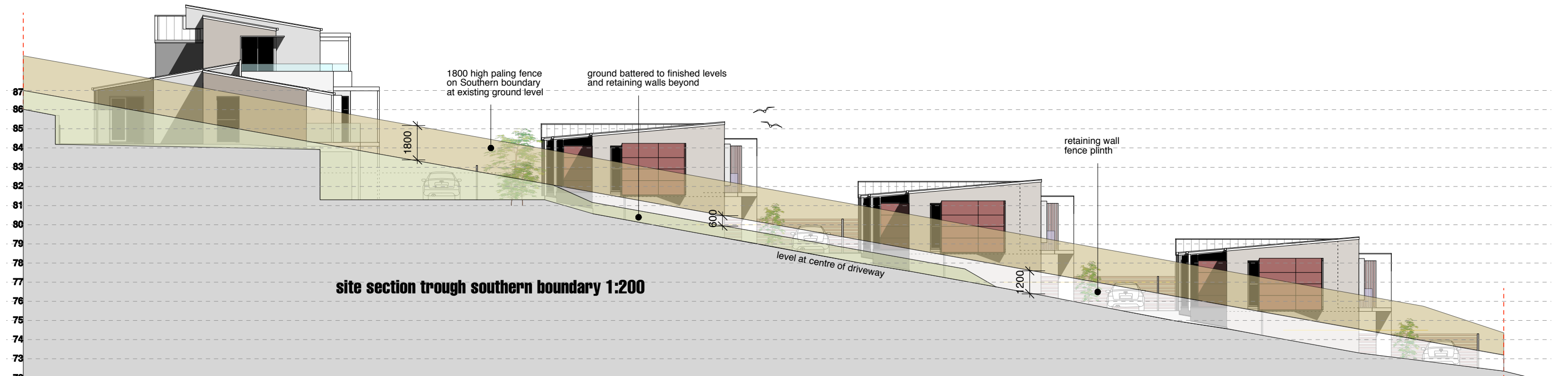
| Title Site Section Fence Elevations | | | |
|---|-----------------------------|-------------------------|---------------------------|
| Scale as shown @A3 | Date August 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. RFI 2 | Issue No. DA1 | |





section through Wattle Way boundary 1:200

retaining wall set back 1500 from Bain Terrace and Wattle Way boundaries
 1200 high solid fence retains to extent shown on plan %30 transparency to 1800 refer to landscape drawings



site section trough southern boundary 1:200

notes:

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| Rev No. | Revision | Date |
|---------|----------|------|
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Project
**New Residence
 19 Bain Terrace
 Trevallyn**

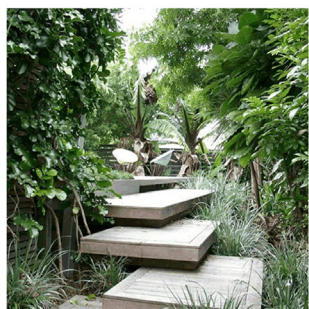
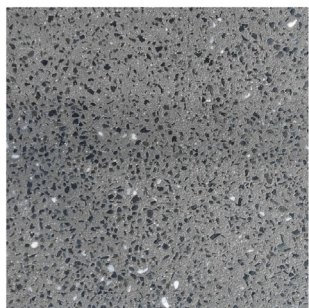
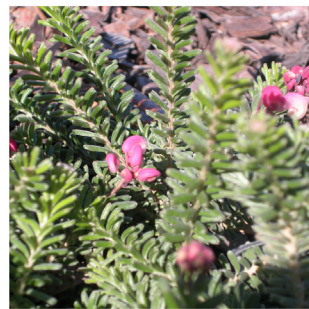
| Title Site Section Fence Elevations | | | |
|--|-----------------------------|-------------------------|---------------------------|
| Scale as shown @A3 | Date August 2015 | Designed Tony | Acc. No. CC503E |
| Project No. 1516 | Drawing No. RFI 3 | Issue No. DA1 | |



cut and fill areas are approximate and subject to detailed civil design



| <p>notes:</p> <ul style="list-style-type: none"> All dimensions in millimetres. Do not scale drawings. Contractor to verify all dimensions on site prior to commencement of any work or shop drawings. All drawings shall be read in conjunction with specifications and consultants' details. All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations. Any discrepancies shall be referred to the Architect. | | <table border="1"> <thead> <tr> <th>Rev No.</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Rev No. | Revision | Date | | | | <p>Project</p> <p>New Residence 19 Bain Terrace Trevallyn</p> | <p>Title</p> <p>Earthworks Plan</p> <table border="1"> <tr> <td>Scale 1:200@A3</td> <td>Date August 2015</td> <td>Designed Tony</td> <td>Acc. No. CC503E</td> </tr> <tr> <td>Project No. 1516</td> <td>Drawing No. RFI 4</td> <td>Issue No. DA1</td> <td> </td> </tr> </table> | Scale 1:200@A3 | Date August 2015 | Designed Tony | Acc. No. CC503E | Project No. 1516 | Drawing No. RFI 4 | Issue No. DA1 | | |
|---|----------------------|---|--------------------|----------|------|--|--|--|--|---|-------------------|---------------------|------------------|--------------------|---------------------|----------------------|------------------|--|--|
| Rev No. | Revision | Date | | | | | | | | | | | | | | | | | |
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| Scale 1:200@A3 | Date August 2015 | Designed Tony | Acc. No. CC503E | | | | | | | | | | | | | | | | |
| Project No. 1516 | Drawing No. RFI 4 | Issue No. DA1 | | | | | | | | | | | | | | | | | |



Medium size shrubs to screen internal boundary screen fence.

Driveway to smoothly transition into existing bitumen roadway.

Low feature planting to front street address.

Feature coloured concrete pavement to private residence front entry.

Medium size shrub screen planting between back of building and side boundary fence.

New standard 1800mm high timber paling fence and retaining wall along side boundary.

Stone boulder low garden wall provides a level compacted gravel access path from outdoor dining area to the private garden room.

Dark coloured concrete driveway with a light exposed finish.

Vertical timber batten screen fence along internal boundary with trellis attached for native climbing plants.

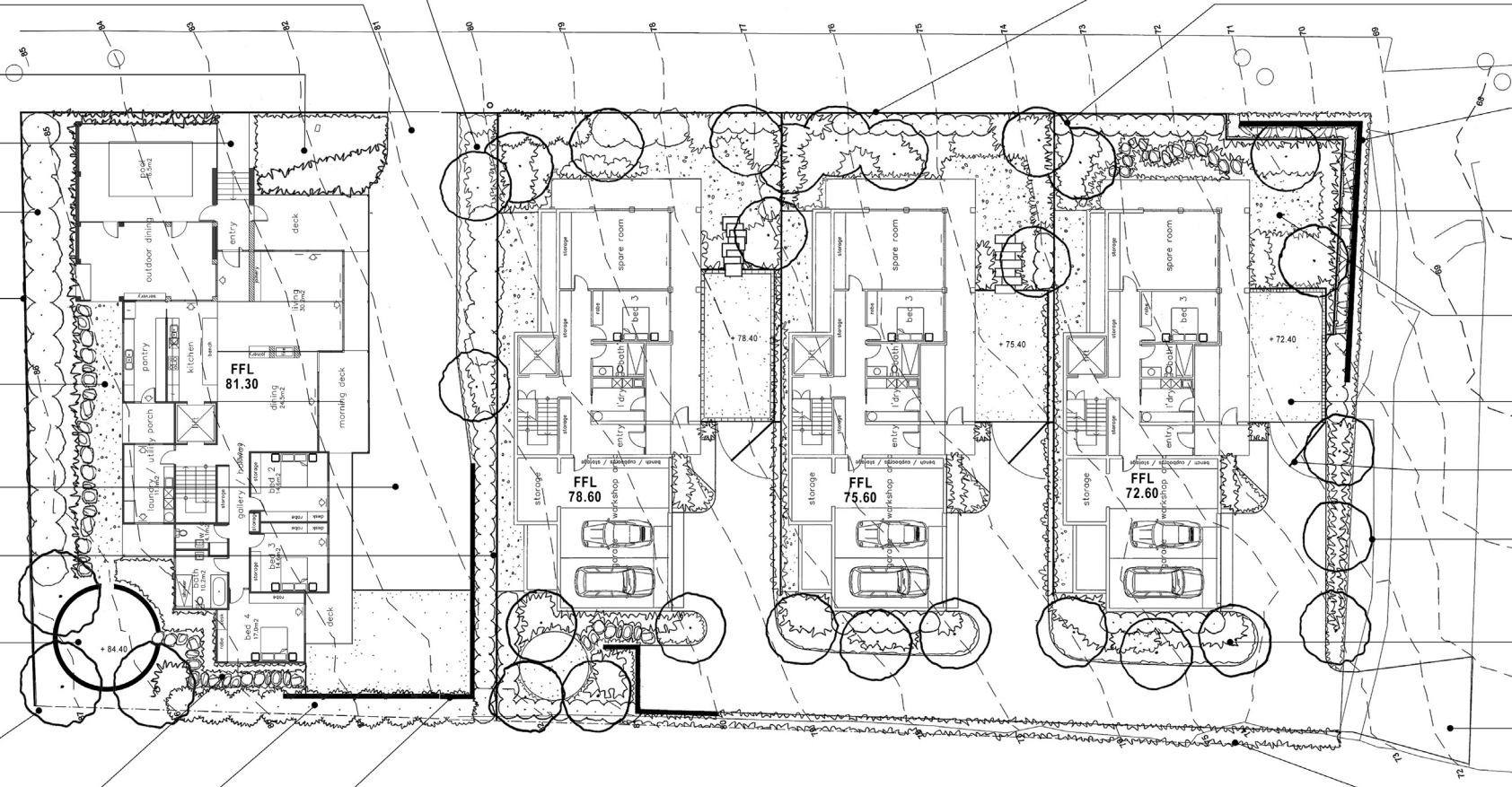
Private garden room with premium grade synthetic turf and precast coloured concrete retaining walls or stone boulder walls.

Australian Native medium size feature trees to provide form, colour and texture to the garden.

Stone boulder steppers to provide stepped access from the private garden to the driveway open grass area.

Medium size screening shrubs to screen the existing colorbond boundary fence and retaining walls along the boundary.

Masonry retaining wall with capping to provide a leveled platform for the driveway and the synthetic lawn area.



Vertical timber batten screen fence along side and front boundary.

Australian native medium size feature trees to provide form, colour and texture to the garden and the built forms.

Dark coloured masonry retaining wall with capping set back off the boundary to provide a partially leveled front garden.

Vertical timber batten screen fence set back from top of retaining wall to allow for planting to soften the appearance of the fence.

Leveled gravel areas retained by stone boulders to provide private spaces within the garden setting.

Premium grade synthetic turf area leveled with masonry retaining walls.

Vertical timber slat large swing gate to provide vehicle access onto grass.

Australian native medium size feature trees to provide form, colour and texture to the garden and the built forms.

Australian native low shrubs, tussocks and groundcovers throughout the whole landscape.

Dark coloured concrete driveway with a light exposed finish.

New standard 1800mm high timber paling fence along side boundary where required, with trellis attached to allow for climbing plants.

LANDSCAPE INTENT

In general, the landscape design approach throughout the site shall make use of Tasmanian and Australian native species.

Plants will be specifically selected to provide a low maintenance landscape whilst providing screening from neighboring properties and unsightly boundary fences whilst still maintaining views.

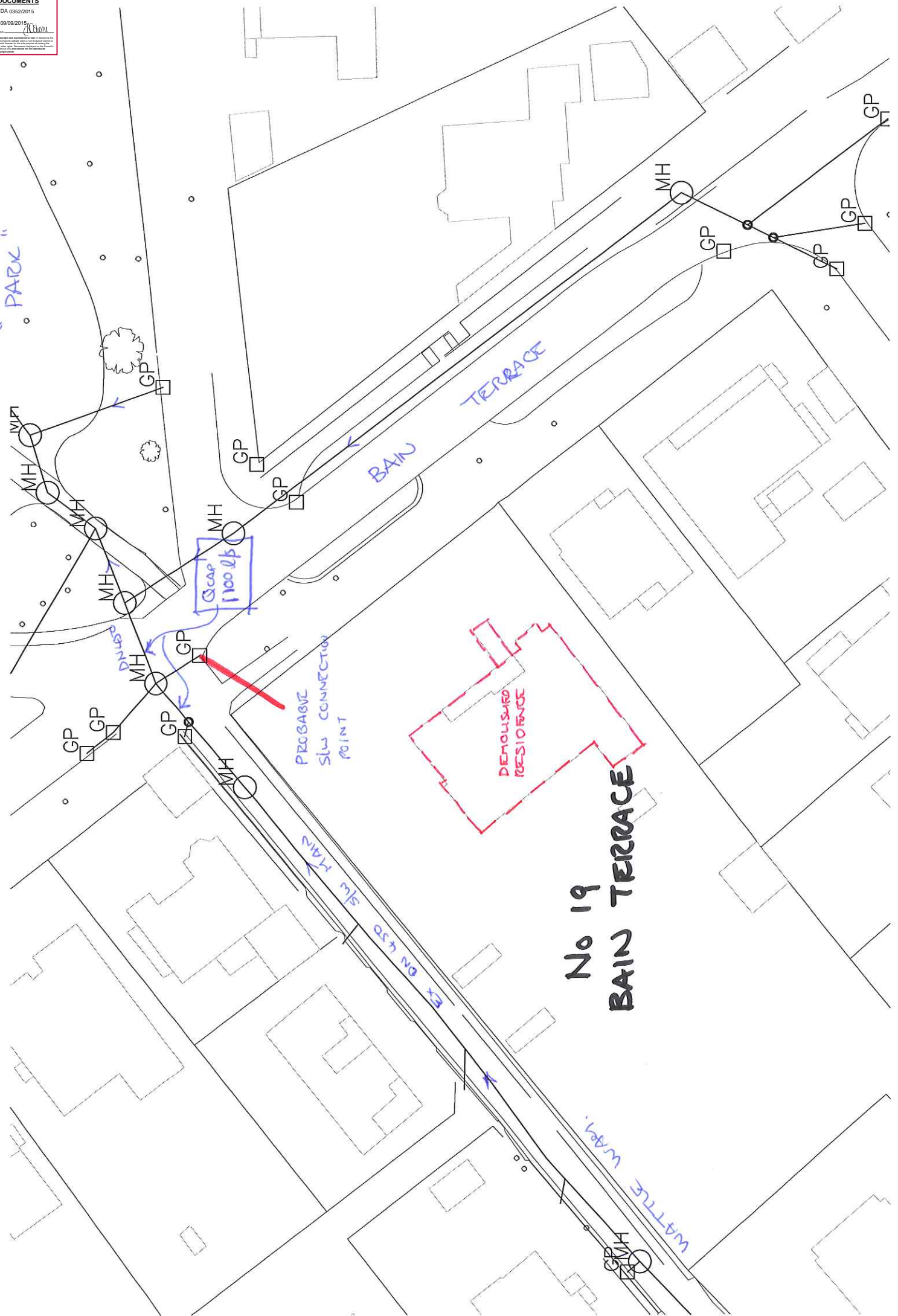
Trees shown along the north-eastern boundary will be selected to ensure the mature height does not interfere with the adjoining power lines, and views from within the proposed townhouses.

Sustainable building materials within the landscape will be utilised to ensure longevity of construction and with a focus on reducing the requirement for intensive maintenance.

PROPOSED PLANT SCHEDULE

| Botanical Name | Common Name | Habit |
|--------------------------------|--------------------|------------------------|
| <i>Anigozanthos species</i> | Kangaroo Paw | Low shrub |
| <i>Banksia species</i> | Banksia | Low shrub/ medium tree |
| <i>Beyeria viscosa</i> | Pink Wood | Medium shrub |
| <i>Brachyscome multifida</i> | River Daisy | Groundcover |
| <i>Callistemon species</i> | Bottlebrush | Low shrub/ medium tree |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | Medium tree |
| <i>Dianella tasmanica</i> | Southern Flax Lily | Groundcover |
| <i>Diplarrena latifolia</i> | Native Flag Iris | Low shrub |
| <i>Finicia nodosa</i> | Twiggy Club Rush | Low shrub |
| <i>Goodenia species</i> | Goodenia | Groundcover/low shrub |
| <i>Grevillea species</i> | Grevillea | Groundcover/low shrub |
| <i>Hibbertia species</i> | Bush Pea | Groundcover/low shrub |
| <i>Lomandra species</i> | Lomandra | Groundcover/low shrub |
| <i>Pandorea pandora</i> | Bower of Beauty | Climber |
| <i>Poa species</i> | Silver Tussock | Low shrub |
| <i>Tasmannia lanceolata</i> | Mountain Pepper | Medium shrub |
| <i>Telopea truncata</i> | Tasmanian Waratah | Medium tree |
| <i>Westringia species</i> | Westringia | Low shrub |
| <i>Xanthorrhoea australis</i> | Grass Tree | Low shrub |

"PARK"



No 19 BAIN TERRACE

1100 lbs

PROBABLE SW CONNECTION POINT

DEMOLISHED RESIDENCE

SW MAINS

WATTLE WAY

EX ON 450 SW MAINS

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15th July, 2015

Our ref: J152202CL - 19 Bain Terrace, Trevallyn

SERVICES REPORT

This report is provided for the purposes of assessing the capacity of existing services to provide for the new Townhouse and Residential Development at 19 Bain Terrace, Trevallyn. This report is to be incorporated into the Development Application.

DOMESTIC WATER

There is currently a water meter assembly connection in Wattle Way, approximately 65 metres west of Bain Terrace. This meter connects off the existing DN100 main in Wattle Way, there is also a DN100 water main on the frontage of Bain Terrace.

A new connection for the townhouses could be easily provided off Bain Terrace, and the connection off Wattle Way should be sufficient for the new residence.

SEWER

A DN100 sewer is located in Wattle Way, as well as the frontage of Bain Terrace TasWater's Asset Plan indicates that there are currently three sewer connections to the site.

For the new development a connection in Wattle Way for the residence is proposed, and one at the corner of Bain Terrace/Wattle Way for the townhouses. Two redundant connections would have to be capped off to TasWater standard requirements.

STORMWATER

The new development will increase the discharge volume from the site, as both the roofed and paved areas are significantly greater than the original house and garden.

There is a DN450 stormwater main in Wattle Way that discharges via a DN600 network down through the Park in Southbank. There is also a DN300 stormwater main in Bain Terrace that discharges as above

We have carried out a basic catchment analysis of the stormwater infrastructure that discharges just above the Park drains. (Refer attached schematics).

We have assessed the volume discharging into the DN450 pipe is 1023 l/sec, based on a 5 year ARI and Tc of 6 mms.

Utilising City of Launceston's Stormwater Asset Plan the DN450 pipe has an approximate capacity of 1100 l/sec, which suggests that there is sufficient capacity in the pipe for the new site.

We would estimate a peak flow of 42 l/sec from the new development, using the same design parameters as above.

Signed

JOHNSTONE MCGEE & GANDY



Ron Bessell
NORTHERN REGIONAL MANAGER