Item 4

DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 4  MEETING DATE: 9 September 2020  FILE: PA2020/0230

APPLICATION: Verandah addition to an existing single dwelling with reduced building setback to side boundary

APPLICANT/CONTACT: Mr Thomas Zampa (Stratco Pty Ltd)

LAND OWNER: Christopher and Megan Deans

BENEFICIARY: as above

LOCATION: NTP 7285 (4) Cramer Street, Suburb of Kilgariff, Town of Alice Springs (Bookmark A)

ZONE: LR (Low Density Residential)

AREA: 810m²

SUBMISSIONS: One objection from adjoining land owner Ken Watkins

ASSESSMENT SYNOPSIS

This report recommends that the Authority consider altering the setback for the verandah to ensure a minimum of 0.6m from the boundary to the edge of the verandah roof/gutter.

PROPOSAL

The application proposes the development of an ancillary structure (verandah) to an existing dwelling-single. The verandah is proposed approximately 5m wide, 21m long and 2.7m high at the edge of the roof area/gutter on the boundary with adjoining NTP 7486 (2 Cramer Street). A copy of the application is provided at Bookmark B.

REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The proposed use (ancillary structure to dwelling-single) requires consent pursuant to clause 1.8.1(b)(i) of the Northern Territory Planning Scheme 2020 (NTPS 2020) as the primary use is listed in the zoning table for Zone LR (Low Density Residential) as Permitted however as the verandah requires a variation to the minimum setback requirement it becomes Merit Assessable.

<table>
<thead>
<tr>
<th>Zoning and Level of Assessment on Assessment Table</th>
<th>Part 3 – Overlay</th>
<th>Part 5 – General and Specific Development Requirements</th>
<th>Level of Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR (Low Density Residential) - Permitted</td>
<td>Nil</td>
<td>The proposal requires variations to clause 5.4.3 – Building Setbacks of Residential Buildings and Ancillary Structures</td>
<td>Merit</td>
</tr>
</tbody>
</table>

Clause 1.10(3) of NTPS 2020 lists required considerations for the assessment level.
BACKGROUND

The subject site was created as part of the Kilgariff Estate Stage 1 development in 2014. A building permit was issued for a single dwelling on NTP 7285 in 2015 and Certificate of Occupancy issued in 2016 (refer Figure 1).

Adjoining development includes a single dwelling on either side, although NTP 7286 (2 Cramer street) is within Zone LMR (Low to Medium Density Residential) and has the potential for a further dwelling (Dwelling-Group). Harris Avenue is the primary access off the Stuart Highway. There are specific restrictions limiting any future vehicle access for those lots (on Cramer Street) that ‘back’ onto Harris Avenue.

PUBLIC EXHIBITION

The application was processed under the Limited (Neighbour) Notification requirements with comments invited from 29 July 2020 to 12 August 2020. One public submission (refer Bookmark C1) was received under section 49(1) of the Planning Act 1999 (the Act). Comments received from local/service authorities are at Bookmarks C2 to C3.

THIRD PARTY APPEAL RIGHTS

Pursuant to sections 14(2) and 14(3)(d) of the Planning Regulations, there is no right of appeal by a third party under section 117 of the Act in respect of the determination of the application.

AMENDMENTS TO PLANNING ACT 1999 AND NT PLANNING SCHEME

An amendment to the Act took effect on 31 July 2020 and includes transitional provisions in section 167(2) which states:

If:

a) an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and

b) a hearing in respect of the application had not been commenced under the former Act,
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this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.

Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020.

It is noted that at the time the application was submitted, the NTPS 2007 was in effect, and was addressed by the applicant in the Statement of Effect.

Because the application was not heard before the commencement of the amendment to the Act, and to satisfy the requirements of Section 51, the application is required to be assessed against NTPS 2020. This assessment has been undertaken by Development Assessment Services (DAS) having regard to the applicant’s Statement of Effect and how this relates to the current provisions of NTPS 2020 and amended Act.

MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE PLANNING ACT)

Pursuant to Section 51(1) of the Act, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

(a) any planning scheme that applies to the land to which the application relates

Under clause 1.10.5, the consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Part 5 only if it is satisfied that the variation is appropriate having regard to:
- the purpose and administration clauses of the requirement; and
- the considerations listed under clause 1.10(3) or 1.10(4).

Under clause 1.10.3 of NTPS 2020, in considering an application for consent for a use or development identified as ‘Merit Assessable’ the consent authority must take into account all of the following:

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;</td>
<td>It is noted that Part 5 requirements of NTPS 2020 closely reflect the Part 4 requirements of the superseded NTPS 2007.</td>
</tr>
<tr>
<td></td>
<td>A technical assessment against requirements of NTPS 2020 is included at Bookmark D. Discussion of non-compliant aspects and other notable issues in relation to Part 5 requirements is provided below.</td>
</tr>
<tr>
<td>(b) any Overlays and associated requirements in Part 3 that apply to the land:</td>
<td>The site is not affected by any Overlay.</td>
</tr>
<tr>
<td>(c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6; and</td>
<td>The NTPS 2020 applies to the land which is within Zone LR (Low Density Residential). Discussion is provided below.</td>
</tr>
<tr>
<td>(d) if an Area Plan in Part 2 applies to the land, any component relevant to a variation of requirements in Parts 5 or 6.</td>
<td>The site is subject to the Kilgariff Area Plan, which does not contain any specific direction for this level of development.</td>
</tr>
</tbody>
</table>
PART 5
Non-compliances have been identified against the following clauses within Part 5 of NTPS2020:

The following sections address the proposals non-compliances in consideration of the relevant clause purposes and requirements.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
The purpose of the clause is to:
Ensure that residential buildings and ancillary structures are located in a manner that:
(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
(b) minimises adverse effects of building massing when viewed from adjoining land and the street;
(c) avoids undue overlooking of adjoining properties; and
(d) facilitates breeze penetration through and between buildings.

Figure 3 – Site plan
Figure 4 – Verandah plan and perspective drawing

The clause requires a minimum setback of 1.5m to any post and 0.6m for gutters/eaves.

The verandah design, colour and material is expected to be compatible with the existing dwellings and the streetscape. However, the impact on the adjoining residential property (2 Cramer Street) may be considerable due to the height, length and proximity of the verandah to the common boundary.

A reduced setback for the post may be supported:
- Noting the comments made by the submitter (neighbour);
- It is not expected to have any discernible building massing impact on the adjacent streetscape; and
- The resulting setback would allow reasonable space for landscaping which, with suitable species selection, could be expected to complement and enhance the amenity for both sites.

However it is recommended that the edge of the verandah eave/gutter be setback 0.6m.
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(b) any proposed amendments to such a planning scheme:

(i) that have been or are on exhibition under Part 2, Division 3;
(ii) in respect of which a decision has not been made under Part 2, Division 5;
and
(iii) that are relevant to the development proposed in the development application

There are no proposed amendments to the NTPS 2020 which affect this proposal.

(c) an interim development control order, if any, in respect of the land to which the application relates

There are no interim development control orders relevant to the site or proposal.

(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates

There are no environmental protection objectives relevant to the land.

(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application

One public submission was received during the exhibition period under section 49 of the Act with respect to the application. (Bookmark C1 refers)

<table>
<thead>
<tr>
<th>Submitter comments</th>
<th>DAS response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ken Watkins&lt;br&gt;2 Cramer Street (NTP 7286)</td>
<td>Noted, however this is not a valid land use planning consideration. Noted.</td>
</tr>
<tr>
<td>Objects to the proposed development in its current form, noting:</td>
<td></td>
</tr>
<tr>
<td>• a 3m high roof right up to the boundary will affect the saleability of his property in future; and</td>
<td></td>
</tr>
<tr>
<td>• An acceptable alternate would be to reduce the roof height (to lower than the fence), or setback the verandah at least 0.6m from the boundary.</td>
<td></td>
</tr>
</tbody>
</table>

(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally

The Minister has not made any direction in relation to the application.

(h) the merits of the proposed development as demonstrated in the application

The application identifies/contends the following merits (in summary):

• The proposed pergola will be constructed from Colorbond® steel and will comply with contemporary engineering and building certification standards;
• The new structure will provide much needed shade/weather protection to the eastern private open space area of the dwelling as well as shade to the windows of that side of the dwelling;
• The verandah will shelter and existing outdoor area which is reasonably level and there will be no impact on the storm water drainage arrangements of the site; and
• Colours and building materials of the structure will complement the existing dwelling, solid metal fencing to the side and rear boundaries will provide some screening.
(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development

The site is flat and suitable for the proposed development.

(k) the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer

Public open space is available at Rubino Park within 100m of the site. It is not a requirement that the development provides public facilities or open space.

(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose

The proposal was circulated to the Alice Springs Town Council (ASTC) and the Power and Water Corporation (PAWC) for comment. Comments received are summarised below.

Alice Springs Town Council Bookmark C2 refers
ASTC have advised that it currently has no operational responsibility for infrastructure within Kilgariff and therefore makes no comment in relation to the application.

Power and Water Corporation (PAWC) Bookmark C3 refers
PAWC have advised that:
· Any electrical work should be carried out by a licensed electrician in accordance WITH PAWC’s current technical standards;
· New construction should be kept clear of any existing underground services; and
· Access to the meter box needs to be maintained.

(n) the potential impact on the existing and future amenity of the area in which the land is situated

The proposed development is not expected to have any significant impact on the overall amenity of the area however the impacts on the neighbouring property are discussed above.

(p) the public interest, including (if relevant) how the following matters are provided for in the application:
· community safety through crime prevention principles in design;
· water safety;
· access for persons with disabilities

Not applicable to this application.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

Not applicable to this application.
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(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

There is no declared beneficial use relevant to the subject site.

(t) other matters it thinks fit

No other matters.

RECOMMENDATION

That, the Development Consent Authority varies the requirements of clause 5.3.4 Building Setbacks of Residential Buildings and Ancillary Structures and pursuant to s53(b) of the Planning Act 1999, and alters the proposed development and consents to the proposed development as altered to develop NT Portion 7285 (4 Cramer Street), suburb of Kilgariff, Town of Alice Springs for the purpose of a verandah (ancillary structure to dwelling-single), subject to the following conditions and for the following reasons:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit.

The plans in Adobe PDF format, are to be drawn to scale with dimensions and generally consistent with the plans initially submitted with the application, but modified to show a minimum 0.6m building setback from the boundary with NT Portion 7286 (2 Cramer Street) to the edge of the gutter/eaves of the verandah.

Amended plans and associated supporting documentation prepared in response to the conditions precedent may be submitted to the Development Consent Authority C-/Development Assessment Services, DIPL (Alice Springs Branch) via email to DAS.NTG@nt.gov.au. When endorsed, the plans will form part of the permit.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

3. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of, and at no cost to, the relevant authority, to the satisfaction of the consent authority.

NOTES:

1. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as
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required by the *Northern Territory Building Act 1993* before commencing any construction works.

2. The Power and Water Corporation advises that any electrical work should be undertaken by a licenced electrician, construction should be kept clear of any existing underground services and access to the meter box needs to be maintained.

3. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.

**REASONS**

1. Pursuant to section 51(a) of the *Planning Act 1999*, the Development Consent Authority (the consent authority) must take into consideration the planning scheme that applies to the land to which the application relates. An amendment to the *Planning Act 1999* took effect on 31 July 2020. The amendment to the *Planning Act 1999* includes transitional provisions in section 167(2) which states: *If:*
   - an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and
   - a hearing in respect of the application had not been commenced under the former Act, this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.

Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020. At the time the application was submitted, the Northern Territory Planning Scheme (2007) was in effect, and was addressed by the applicant in the Statement of Effect. Because the application was not heard before the commencement of the amendment to the *Planning Act 1999*, and to satisfy the requirements of Section 51 of the *Planning Act 1999*, the application is required to be assessed against NTPS 2020. The proposal has been assessed against the requirements of the *Planning Act 1999* (as at 31 July 2020) and the requirements of the NTPS 2020 (as at 31 July 2020).

The proposed development as altered and approved is considered to respond satisfactorily to applicable requirements and objectives of NTPS 2020 as it relates to the site and locality and is assessed as aligning with the purpose of Zone LR (Low Density Residential), which is to “Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available.”

The consent authority grants variation/s to:

a) clause 5.4.3 – Building Setback of Residential Buildings and Ancillary Structures to allow a reduced setback of 0.6m to a side boundary for a verandah addition to a dwelling-single, as;
   - The verandah is not expected to have any discernible building massing impact on the adjacent streetscape;
   - The resulting setback would allow reasonable space for landscaping which, with suitable species selection, could be expected to complement and enhance the amenity for both NT Portion 7285 and NT Portion 7286; and
   - Noting the comments made by the public submitter (neighbour).

2. Pursuant to section 51(e) of the *Planning Act 1999*, in considering a development application the consent authority is required to take into account any submissions made
under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was publicly exhibited and one submission was received.

3. Pursuant to section 51(h) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the merits of the proposed development as demonstrated in the application. The application identified/contended generally as follows:
   
   · The proposed verandah will be constructed from Colorbond® steel and will comply with contemporary engineering and building certification standards;
   
   · The new structure will provide much needed shade/weather protection to the eastern private open space area of the dwelling as well as shade to the windows of that side of the dwelling;
   
   · The verandah will shelter and existing outdoor area which is reasonably level and there will be no impact on the storm water drainage arrangements of the site; and
   
   · Colours and building materials of the structure will complement the existing dwelling, solid metal fencing to the side and rear boundaries will provide some screening.

4. Pursuant to section 51(n) of the Planning Act 1999 the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. The proposed development as altered is expected to be of a form and scale compatible with the established streetscape and locality and is not expected to adversely impact on the amenity of the locality.

5. Pursuant to section 51(r) of the Planning Act 1999 the consent authority must take into consideration any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011. There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

REPORT PREPARED BY DEVELOPMENT ASSESSMENT SERVICES

Peter Somerville
2020.09.07 11:43:37

AUTHORISED: ____________________________
Manager Planning and Development (Southern Region)
LOCALITY PLAN

NT PORTION 7285 (4) Cramer Street, Suburb of Kilgariff, Alice Springs

Subject Site
SITE PLAN
BACKGROUND
NT Portion 7285 (the subject site) is zoned SD (Single Dwelling Residential) under the NT Planning Scheme.

The "single dwelling" was built on the land in ~2015.

APPLICATION

This Development Application seeks approval from the Development Consent Authority to allow a new Colorbond® steel pergola to be constructed in the rear yard of the site with reduced building setbacks to the east side boundary.

Section 46(3) of the Planning Act 1999 specifies that a development application is to contain the following:

(a) an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;

The site is zoned SD (Single Dwelling Residential) under the NT Planning Scheme and the pergola is an ancillary addition to the dwelling.

Clause 6.2 (Building Heights in Alice Springs)
Complies – the pergola is single storey and under 8.5m.

Clause 6.5.1 (Parking Requirements)
Complies – there are no changes to the car parking layout

Clause 7.1.1 (Residential Density Limitations)
Complies – the land is developed with a single dwelling, no new dwellings are proposed.

Clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
This clause specifies that the minimum side and rear building setbacks for a pergola ("ancillary structure") are:
It is proposed to construct a ~50 m², flat roof metal pergola, the support columns will be setback 0.1 m from the side boundary (2 Cramer Street). The roof eaves and gutters will be 0.00 m from the boundary. Consequently, a variation to Clause 7.3 is sought to allow these reduced building setbacks instead of the minimum 1.5 m (support columns) and 0.6 m (roof eaves) - building setbacks to all other site boundaries will comply.

The dimensions (length, width, height) of the pergola are consistent with the design of the single dwelling.

The proposed location of the pergola in the rear yard is reasonably level and unconstrained by easements or other services (e.g., sewer line).

Other areas of the rear yard are landscaped. The reduced building setbacks will allow for greater shaded area, weather protection and useable space for an existing outdoor area. The structure is single storey, a modest height of 2.7 m and will not create any adverse impacts in terms of overlooking or overshadowing.

Existing solid metal fencing will provide some screening of the pergola.

(b) an assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;

Not applicable – no Interim Development Control Order applies to the land.

(c) if a public environmental report or an environmental impact statement has been prepared or is required under the Environmental Assessment Act in relation to the proposed development – a copy of the report or statement and the results of any assessment of the report or statement under that Act;

Not applicable

(d) an assessment demonstrating the merits of the proposed development;

The proposed pergola will be constructed from Colorbond® steel and will comply with contemporary engineering and building certification standards. The new structure will provide much needed shade/weather protection to the eastern private open space area of the dwelling as well as shade to the windows of that side of the dwelling.

(e) a description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;

The pergola will shelter and existing outdoor area which is reasonably level and there will be no impact on the storm water drainage arrangements of the site.

(f) a statement specifying the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;

Not applicable to this application.

(g) a statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;
Storm water will be collected in gutters and either retained on the site or discharged into the road reserve drainage network (underground drain). The position of the approved existing vehicle crossover and associated driveway to the site will be retained (no changes proposed).

Power, water and sewerage services are already connected to the site. There will be no plumbing fixtures within the pergola.

(h) an assessment of the potential impact on the existing and future amenity of the area in which the land is situated;

Colours and building materials of the structure will complement the existing dwelling, solid metal fencing to the side and rear boundaries will provide some screening.

(j) an assessment of the benefit or detriment to the public interest of the development;

No areas of concern.

(k) in the case of a proposed subdivision of land on which a building is situated – a report from a building certifier within the meaning of the Building Act as to whether the building will cease to comply with the Building Act if the proposed development were to proceed;

Not applicable to this Development Application.

(l) for the development of land proposed to be the scheme land of a proposed or existing scheme, or the development of existing scheme land – a plan in the approved form specifying:

(i) any information about any building that is, or will be, situated on the scheme land (including, for example, information about the structural integrity and fire safety of the building); and

(ii) if any part of the development is subject to changes that are allowed by regulation – details about that part as required by regulation; and

(iii) any other information prescribed by regulation about the development.

Not applicable to this Development Application.
**PROPERTY / PROJECT DETAILS**

Owner (if known): Chris Deans

Lot/Portion Number:  
Address: 4 Cramer St  
Location: Northern Territory  
Town / Hundred: Kigariff 0873

Description of works: Stratco Outback® Type 4A Flat

**DOCUMENTS ATTACHED**

Drawing Nos: OQ648073 dated 26/03/2020 Stratco Outback Patio Detail Sheet  
Other: Stratco Outback Span Tables (dated August 2019)

**DESIGN BASIS**

(please list relevant Standards used in the design)


<table>
<thead>
<tr>
<th>Class of Building (BCA):</th>
<th>10a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Importance Level (BCA Table B1.2a):</td>
<td>2</td>
</tr>
<tr>
<td>Terrain Category:</td>
<td>2</td>
</tr>
<tr>
<td>Annual Probability of Exceedance for Wind (BCA Table 1.2b):</td>
<td>1 in 500</td>
</tr>
<tr>
<td>Annual Probability of Exceedance for Earthquake Actions (BCA Table 1.2b):</td>
<td>N/A</td>
</tr>
<tr>
<td>Hazard Factor, Z (Section 3):</td>
<td>N/A</td>
</tr>
<tr>
<td>Class of Sub-Soil (Section 4):</td>
<td>N/A</td>
</tr>
<tr>
<td>Safe Foundation Bearing Capacity, kPa:</td>
<td>100</td>
</tr>
<tr>
<td>Site classification (AS2870):</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**COMMENTS / EXCLUSIONS** (Exclusions to this Certificate must be clearly identified).

The following items are excluded and shall be certified separately:

- Soil properties
- Design wind classification as determined by others
- Designed to BCA – Volume 2

**CERTIFICATION BY STRUCTURAL ENGINEER**

<table>
<thead>
<tr>
<th>Company Name</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company NT Registration Number</td>
<td>N/A</td>
</tr>
</tbody>
</table>

We certify that reasonable care has been taken to ensure that the structural engineering aspects of the works as described above have been designed in accordance with the requirements of the Building Code of Australia and the Northern Territory Building Regulations.

<table>
<thead>
<tr>
<th>Name (print clearly)</th>
<th>Trevor John</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual NT Registration Number</td>
<td>12178ES</td>
</tr>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date</td>
<td>05/06/2020</td>
</tr>
</tbody>
</table>
SCHEDULE OF STRUCTURAL INSPECTIONS REQUIRED

Inspection of construction is required at all stages indicated below.

[ ] 1. Completion of site preparation/site filling/excavations for footings prior to placement of any reinforcement or concrete.

[ ] 2. Completion of preparations for placing of concrete strip footings including placement of reinforcement.

[ ] 3. Completion of preparations for placing concrete slabs including compaction of fill and sand blinding, placement of formwork, reinforcement, starter bars and cast in items.

[ ] 4. Completion of preparations for placing of concrete pier footings including reinforcement (if any).

[ ] 5. Starter bars and cast in items after placing of concrete and prior to any covering up work.

[ ] 6. Reinforcement to walls completed prior to core filling (inspection holes and cleanout cores to be completed).

[ ] 7. Structural steelwork and cold formed steelwork completed and prior to any covering up work. Floor framing system completed before floors are laid or underside is lined.

[ ] 8. Suspended concrete floor slabs with formwork, reinforcement and cast in items completed, prior to placing of concrete.

[ ] 9. Wall framing or blockwork wall core filling completed (with windows fixed in place) and roof framing with connections completed and prior to sheeting or lining.

Note: [ ] Prior lodgement of truss manufacturer’s drawings, details and certification required.
[ ] Prior lodgement of windows manufacturer’s drawings including fixings and certification required.

[ ] 10. Structural wall linings completed and prior to any covering up work.

[ ] 11. Final inspection upon completion of all structural work including fixings of external roof and wall claddings, flashings, barges & vents.

[ ] 12. Other Inspections as required by the building permit

Important Information:
1) The above inspections are required to be carried out by either the certifying engineer or the building certifier who issued the building permit for the work. (If no inspections are indicated refer to the certifying engineer for advice).

2) Where works are prescribed building works under the NT Building Act, the building certifier must be provided with a copy of the inspection record and no further works must be carried out by the builder until the building certifier issues a release to proceed with further works.

3) Additional non structural inspections may be required during the course of construction before the issue of a Permit to Occupy (refer to building certifier for requirements).

4) Failure to obtain inspections may prevent the issue of a Permit to Occupy upon completion of the building works.
PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

<table>
<thead>
<tr>
<th>DESIGN NUMBER:</th>
<th>00648073</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALES PERSON:</td>
<td>Mr. Jacob Prescott</td>
</tr>
<tr>
<td>PHONE NUMBER:</td>
<td>0408678118</td>
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<tr>
<td>ACCOUNT CODE:</td>
<td>STRAS</td>
</tr>
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</table>

DELIVERY DETAILS

<table>
<thead>
<tr>
<th>DELIVERY INSTRUCTIONS:</th>
<th>4 Cramer Street Kilgari</th>
</tr>
</thead>
</table>

ADDITIONAL INSTRUCTIONS:

Unit

Design Type: Flat Attached Type 4A

Site Details

Wind Speed: N2

Components

140 Column Wraps: No
Back Channel Details: Standard Back Channel
Beam Type: 150 Outback Beam
Bolted Columns: No
Column Size: 63x63x2.5 SHS
Downpipe Type: Downpipe 75mm PVC
Fixing Of Back Channel: Attached To Fascia
Gutter Type: Outback Edge 160 Gutter

Colours

Column Colour: Merino
Downpipe Colour: Merino
External Beam Colour: Desert™
Gutter Colour: Merino
Internal Beam Colour: Desert™
Roof Colour: Alpine™
Roof Light Colour: Translucent Rooflite

Dimensions (Outside Frames)

Deck Overhang: 300
Height: 3000mm
Length: 29250mm
Width: 4700mm

Engineering

Column Spacing: 5800mm

Roof Details

Deck Type: Outback Deck
Number of Rooflites: 4
Translucent Sheet Type: Rooflite

Footing Details

Footing Size: 300x300x600, 60mm corbel
Footing Type: In Ground
Use Welded Base Plates: No

Reinforcement Components

Extended Fascia Bracket 450mm To Suit Steel Rafter: Steel Fascia 18
Steel Framing Reinforcement Kit: 18
Steel Framing Reinforcement Member: 18
Steel Framing Tie Down Brace: 2

CUSTOMER SIGNATURE:  
DATE: 27/03/2020
<table>
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<tr>
<td>Sales Person</td>
<td>Mr. Jacob Prescott</td>
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<tr>
<td>Client Name</td>
<td>Mr. Chris Deans</td>
<td></td>
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<tr>
<td>Site Address</td>
<td>4 Cramer Street</td>
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<tr>
<td>Kilgariff</td>
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![Diagram of column locations with measurements]
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</tr>
<tr>
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<td>Mr. Chris Deans</td>
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</tbody>
</table>

**Front/Right Isometric View**

<table>
<thead>
<tr>
<th>Date</th>
<th>26/03/2020</th>
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<tbody>
<tr>
<td>Site Address</td>
<td>4 Cramer Street</td>
</tr>
<tr>
<td></td>
<td>Kilgariff</td>
</tr>
</tbody>
</table>
GENERAL

Within these Terms and Conditions the expression "the Company" is used, it shall be taken to mean Stratoz Holdings Pte. Ltd. ABN 25 007 939 781, and/or its subsidiaries Stratoz (Asia) Pte. Ltd. ABN 25 007 939 781, Stratoz (N.T) all divisions of Stratoz Pte, Ltd. MN 30 007 939 780, Stratoz (Alice Springs) Pty. Ltd. ABN 25 007 939 781, Stratoz (Perth) Pty. Ltd. ABN 25 007 939 781, Stratoz (Syd.) Pty. Ltd. ABN 61 010 474 996, and Stratoz (WA) Pty. Ltd. ABN 77 008 836 033 or any of them. "Collateral" and/or "Goods" shall mean all goods and/or services supplied by the Company to the Customer in respect of this Agreement and include the defaults and any other rights which are specified in the terms and conditions as described on any quotation, invoice, purchase order or any other document including any warranty of the Goods when the Goods are ready for delivery, the Company shall be entitled to charge a fee for any delay suffered, or to arrange the storage of the Goods at the risk and expense of the Customer. All transportation and storage costs or consequential losses shall be payable by the Customer as part of the Goods in question. All times quoted for delivery and/or installation are estimates only. The Company shall not be liable for any loss or damage to the Customer arising from delays in delivery or in/delivery or failure to deliver Goods, either in whole or in part. The customer’s obligations relating to the payment of the Goods and/or the Goods or the Customer’s nominated delivery destination or nominated agent or carrier. The Customer shall pay all costs and expenses related to the Goods by reason of any delay in delivery or despatch. The Company reserves the right to deliver by port and each portion shall not entitle the Customer to repudiate the contract. Delivery will be deemed to have been made when on-loaded at the Company’s premises and all Goods shall be the risk of the Customer after on-loading.

PAYMENT

Payment for all Goods purchased from the Company is due and payable at the time of purchase unless a credit account has been approved and the National Credit Code does not apply, in which event payment must be made on or before the last working day of the month following that in which deliveries are invoiced and in that case:

(a) payment must be prompt and notwithstanding any previous indulgences, the Company may in its absolute discretion require immediate payment of any amount owing and/or refuse credit or supply of Goods without giving any notice whatsoever.

(b) a 1.5% settlement discount is available to credit account customers on most items where payment in full is received within the terms defined above.

(c) if payment in full is not received within the terms defined above, the Customer shall be liable to pay:

(1) interest at the rate of 1% per month (calculated daily) on any overdue amount,

(2) all expenses (including any amount charged to the Company by a debt collection agency) incurred in recovering or attempting to recover an overdues amount.

FITNESS FOR PURPOSE

The Customer agrees that the Company shall not be liable for any:

- deterioration, prior use or alteration of any goods or in any way other than as otherwise of Goods supplied by the Company unless it is made in writing or implied by law.

- failure by the Customer to install, erect, maintain the goods in accordance with any advice, specification, information, assistance or service provided by the Company to the Customer.

- fitness to the extent that the goods are dependent on the environment, product selection, handling, installation and maintenance, before using the Company’s steel products, read the brochure “Selection, Use and Maintenance of Stratoz Steel Products”.

MATERIAL SUPPLY

Where the Customer orders a particular brand of product, the Company may in its absolute discretion supply another product which is of equivalent quality and will be delivered to the Customer ("the Equivalent") and the Customer will be obliged to accept and pay for the equivalent as if the ordered brand of product had been supplied. Where an Equivalent is supplied, the Company will not be under any obligation to notify the purchaser of such occurrence, and purchasers should note that the use of colour names in any Company orders will not necessarily indicate the colour or position of any trade mark or the equivalent. This term will not apply if, and only if, the Customer has given written notice in writing to the Company stating that the Customer is only prepared to accept products bearing the brands or trade marks specified in its order.

DEFECTS

The Company will inspect the Goods upon delivery will, within 48 hours, notify the Customer of the nature of any defects, together with a request for any failure to fulfill any quotation or order. The Company will, within a reasonable time following delivery, grant the Company access to the Goods in order to inspect the Goods and if the Company finds that the Goods are defective within the period then the Company shall be entitled to be in compliance with the order and free from any defect whatsoever.

DEFAULT OF THE CUSTOMER

If the Customer makes a default in any payment, commits any act of bankruptcy, has been placed on a project or assets frozen or restrained, or becomes subject to any form of extraneous administration or an application for any form of external administration or liquidation, the Company may at its option without further deliveries or cancel the contract without prejudice to its rights thereunder. Where such default occurs this shall not be in any way prejudice the right of the Company to recover any amounts due for materials previously supplied, or manufactured to the Customer’s requirements.

JURISDICTION

The Company shall have the exclusive right to nominate the Court in which any legal action is to be commenced and conducted, and the Company shall consent to a permanent stay of any proceedings which may have been commenced by the Customer in a Court not nominated by the Company.

CLAIMS

No claim by the Customer for poor workmanship or failure to supply products conforming to the Customer’s orders shall be recognised by the Company unless made in writing to the Company within 14 days after delivery of the Goods to the Customer. No claim involving a departure from specification, non-conformity or product deficiency will be considered if it is made more than 6 months after delivery. Any claim by the Customer’s agreement to the value of such claim is obtained immediately such a problem occurs as directed by the Customer and the Goods shall become the property of the Company. The Company reserves the right to alter or modify the Goods to avoid any problems that may be caused by changes in the Company’s processes or the cost of materials. If the Company considers it necessary to minimise the effect of such a claim and the Company has been given sufficient time to investigate and take such action as it feels necessary to resolve the problem. No claim will be entertained by the Company relating to materials which have been fixed unless in the Company’s view the problem could not have been detected during the fixing process. Claims for defective or waking time losses are not covered by the Company’s warranty and will not be entertained by the Company. The Customer waives all rights to claim for the value of such a claim and the Goods shall be taken by the Company alone or by the Customer to any trade of the Customer’s choice or by the tradesman’s advice in relation to the suitability of the Goods for any specific purpose. The Company will not be liable to the Customer for any loss of profits or loss of output, resulting in an indirect loss, damage or injury of any kind whatsoever, arising directly from the Customer’s inability to use any Goods on account of its inherent defect or any defect in the Goods or their installation (regardless of any express or implied terms, or by reason of the Company’s negligent act or omission or otherwise at common law.)

RETURNED GOODS

Stock items only may be returned for credit within 30 days from date of delivery if they are in unused condition, and will be subject to a handling fee of 15%. The invoice number and
### Notes & Requirements

1. These tables must be read in conjunction with General Notes and detail drawings on pages 6 - 11.

2. Span S is the distance between the wall or eaves line and the outside face of the fascia beam. Beam Spacing B is the distance between beam centres. Column spacing C is the distance between column centres. Beam overhang BO is the distance between the column centre and the outside face of the side beam. Deck overhang DO is the distance between the outside face of the fascia beam and the inside edge of the gutter.

3. The back span shall be a minimum 1.5 x BO for units with a beam overhang.

4. Spans shown allow for a maximum 600mm deck overhang DO.

5. This design may be rotated through 90° to run the roof sheeting parallel to the wall or eaves line provided that the length does not exceed twice the width of the structure.

6. The purlins must be positioned mid - span of distance S.

7. Columns are to be 68mm x 68mm x 0.6mm BMT profiled Outback columns.

8. Columns on attached units may be fixed to existing concrete slab using the footing plate detail shown on page 7.

9. Additional beams and/or columns may be required when a unit is attached in a corner or alcove.

10. Interpolation may be used for values required between those shown in the tables.

### Footings

1. 300 x 300 x 500mm deep with 60mm corbel.

2. 300 x 300 x 600mm deep with 60mm corbel.

3. 350 x 350 x 650mm deep with 60mm corbel.

4. 450 x 450 x 750mm deep with 75mm corbel.

### Height Increase

Units to be located in areas of wind classification N1 (W28), N2 (W33) or N3 (W41), with columns embedded into concrete footings, will be suitable at heights over 3000mm up to a maximum 3600mm with the following requirements:

1. All Outback columns shall be reinforced with 50x50x3.0mm SHS with the exception of units in N3 wind classification which require 75x75x2.5mm SHS columns.

2. In wind classification N2 & N3 a 15% reduction is required in both beam and column spacing.

3. Increase allocated footing type by 1. 

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<table>
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<th>BO MAX:</th>
<th>1000</th>
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<th>1000</th>
<th>600</th>
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Note: Minimum roof pitch shall be 1° for deck spans up to 4000mm and 1.5° for spans exceeding 4000mm

* Applies to non-cyclonic designs only

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### Maximum Allowable Span (mm)

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<td>3600</td>
</tr>
<tr>
<td>Beam</td>
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<td>3600</td>
<td>3600</td>
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</tbody>
</table>

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©2019 STRATCO (AUSTRALIA) PTY LTD (A.C.N. 007 550 754)
From: Ken Watkins <ken@harveydevelopments.com.au>
Sent: Thursday, 13 August 2020 9:34 AM
To: Das NTG <Das.NTG@nt.gov.au>
Subject: NT Portion 07285 4 Cramer Street Deans Family PA2020/0230 from KA & BA Watkins of 2 Cramer Street Kilgariff (PO Box 3677 Alice Springs

Good day please can I submit my comment in regard to this application:

Please note that I wish lodge an objection to the proposed development in its current form.

We believe that the erection of a 3m roof right up to our boundary with the applicant will affect the saleability of our property in future. We would be able to accept the development with a reduced set back if the roof was either lower than the fence, or set back at least 600mm from the fence boundary.

I apologise for the late reply but we have been travelling during the day yesterday for medical reasons and were not able to meet the deadline.

Thanks for your consideration.

Best regards

Ken Watkins

Building better Homes and Communities, employing local, buying local, Territory Proud!

Harvey Developments NT PTY LTD

ABN:33 142 861 612
Contact No: Graeme Wilson 0455 517 371 / Peter Harvey 0422 145 391 / Ken Watkins 0400 114 996
Address(Alice Springs Branch): 7 Cameron St Alice Springs NT 0870
Address(Tennant Creek Branch): 41 Maloney St Tennant Creek NT 0860
PO Box 4465 Alice Springs NT 0871
Enquiries: Mr. Dilip Nellikat

30 July 2020

The Chairperson
Development Consent Authority
PO Box 2130
ALICE SPRINGS NT 0871

Attention: Mr. Peter Somerville

Dear Madam Chair,

PROPOSED DEVELOPMENT – NT PORTION 7285, 4 CRAMER STREET

I refer to the letter from the Authority dated 27/07/2020 (reference PA2020/0230) regarding a development permit application for a **Verandah addition to an existing single dwelling with reduced building setback to side boundary**.

**Local authority matters**

This application has been assessed on the technical requirements in regard to access, potential impact to Council infrastructure and drainage only. Further broader comments may be provided as a result of Council’s assessment of the application or by Council’s representative at the Consent Authority meeting.

**Service authority matters**

The present application has been reviewed against Council’s technical requirements for developments and the premise that all building construction should comply with the National Construction Code.

It is noted that the application corresponds to developments within the suburb of Kilgariff for which the Council has no current operational responsibility as the infrastructure is not managed by Council. Hence a comment is not being made with regard to the application.

However please be advised that all information relevant to council’s requirement is available through the Councils Subdivision Guidelines which can be downloaded from the Council website.

Further technical observations may be provided by Council’s representative at any hearing of the application should such be deemed necessary.
If the Authority or the applicant would like to discuss this matter further, they should contact Manager Developments on 89500538.

Yours faithfully

Dilip Nellikat
MANAGER DEVELOPMENTS

Cc: Stratco Pty Ltd
c/ Mr Thomas Zampa
PO Box 821
ALICE SPRINGS
NT 0871

Email: thomas.zampa@stratco.com.au
Julie Driver  
Development Assessment Services  
PO Box 2130  
Alice Springs NT 0871

Dear Julie

Re: PA2020/0230 – NT Portion 7285, 4 Cramer Street, Town of Alice Springs

In response to your letter of the above proposal for the purpose of a verandah addition to an existing single dwelling with reduced building setback to side boundary, Power and Water Corporation advises the following with reference to electricity enquiries:

1. If there is any applicable electrical installation to be carried out for the development, the Proponent shall engage a licensed electrician to install it in accordance with Power and Water’s current Installation Rules, Service Rules and Metering Manual.

2. Any new construction must be kept clear from the existing underground service to this Lot; otherwise the service may need to be relocated at no cost to Power and Water.

3. Access the meter box and PWC meter will need to be maintained.

If you have any further queries, please contact the undersigned on 8951 7302, or email richard.drummond@powerwater.com.au

Yours sincerely

Richard Drummond  
Customer Connections Coordinator  
28th July 2020
Development Assessment Services
This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the Development Consent Authority. It is noted that clause 1.10 provides for the Consent Authority to exercise discretion in making a decision on a development in particular circumstances.
2 Strategic Framework

The following is relevant to the subject site.

*The Alice Springs Regional Land Use Plan 2016*

The Alice Springs Regional Land Use Plan (2016) provides a land use policy vision for Alice Springs and the subject site is located in a designated “urban” area.

There are no key objectives of the Plan which have particular relevance/guidance to the subject site and development / use proposed.

*Clause 14.4.7 – Kilgariff Area Plan*

The subject site is developed with a “single dwelling” and located within the "Kilgariff West" locality and the proposed development does not generate any specific issues in relation to the direction provided by the Area Plan, noting:

- Works associated with the subdivision (Stage 1) have been completed and the development application does not propose an increase in dwelling density for the site; and
- No vehicle access to Harris Avenue is proposed.

**COMPLIES**

3 Overlays

There are no Overlays applicable to the site.

**NOT APPLICABLE**

4 Zone LR (Low Density Residential)

<table>
<thead>
<tr>
<th>Zone Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comment</th>
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<tbody>
<tr>
<td>While the structure is unlikely to have adverse impacts on the amenity of the locality generally, it may have a perceived adverse impact on the affected adjoining property, given zero setback to the edge of the eave/gutter.</td>
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</table>

<table>
<thead>
<tr>
<th>Zone Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Dwellings-single</strong> and associated <strong>dwellings-independent</strong> predominantly two storeys or less, on individual lots on a range of lot sizes that respond to changing community needs.</td>
</tr>
<tr>
<td>2. <strong>Home based businesses</strong> and <strong>dwellings-community residence</strong> are conducted in a manner consistent with residential amenity.</td>
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</table>

| Noted |
| Not applicable |
The site plan shows zero setback over a length of 21m. The application does not include satisfactory elevations clearly showing the relationship of the verandah/eave to the adjacent boundary and the height of the verandah posts or roof. Based on plans provided, it is not clear that the gutter will not encroach into the adjacent property. **Compliance not demonstrated.**

5. **Non-residential activities are limited to community centres** that:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and **amenity** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents.

6. **Building design, site layout and landscaping** provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.

7. **An efficient pattern of land use** with all lots connected to reticulated services, integrated with existing transport networks, and with convenient **access** to open space and community facilities

**Site is fully serviced and has access to public open space.**

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**Technical Assessment PA2020/0230**

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**Proposals response to Clause 5.4.3 – Building Setbacks of Residential Buildings and Ancillary Structures**

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Comment</th>
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<tbody>
<tr>
<td><strong>Ensure that residential buildings and ancillary structures are located in a manner that:</strong></td>
<td>(a) The addition is not expected to be incompatible with the streetscape, but may have an impact on the visual amenity of the affected adjoining lot.</td>
</tr>
<tr>
<td>(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;</td>
<td>(b) Given the zero setback of the verandah eave/gutter and length of the verandah some perceived building massing may be</td>
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<tr>
<td>(b) minimises adverse effects of building massing when viewed from adjoining land and the street;</td>
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<td>(c) avoids undue overlooking of adjoining properties; and</td>
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<tr>
<td>(d) facilitates breeze penetration through and between buildings.</td>
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</table>
perceived from the adjoining site.
(c) The reduced setback is not expected to discernibly alter any overlooking.
(d) The verandah is not expected to prevent breeze penetration to or through the site.

Administration
1. The consent authority may consent to a development that is not in accordance with sub-clause 5 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

The proposed setback is not demonstrably consistent with the purpose of the clause. Given the significant length of the verandah, the reduced setback of the roof may have a perceived adverse amenity impact for the adjoining property.

2. In this clause:
   (a) an ancillary structure includes an outbuilding, verandah, balcony, shade sail and the like, which may or may not include external walls; and
   (b) where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local authority, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.

Proposed verandah is considered to be an ancillary structure. No access is proposed from Harris Avenue.

Requirements
5. Subject to clause 5.2.7, residential buildings and ancillary structures are to be setback from lot boundaries in accordance with table A or B (as the case requires) to this clause noting that no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.

<table>
<thead>
<tr>
<th>Table A to Clause 5.4.3</th>
<th>Proposed 7m to front boundary. Proposed verandah posts to be setback 300mm and verandah eave/gutter setback to the side boundary appears to be zero. Not compliant.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (street) boundary</td>
<td>4.5 for ancillary structures without walls</td>
</tr>
<tr>
<td>Side and rear lot boundaries</td>
<td>1.5m for residential buildings and ancillary structures [0.6m for gutters/eaves]</td>
</tr>
</tbody>
</table>

DOES NOT COMPLY