

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-336
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	40 Kiewa Rise Lenah Valley 42 Kiewa Rise Lenah Valley 44 Kiewa Rise Lenah Valley
APPLICANT:	Woolcott Land Services
ADVERTISING START DATE:	16/01/2026
ADVERTISING EXPIRY DATE:	2/02/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **2/02/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **2/02/2026**, or for postal and hand delivered representations, by 5.00 pm on **2/02/2026**.

GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-25-336 DATE RECEIVED 9 December 2025



LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE:
ENTIRETY OF PROPERTY IS WITHIN PRIORITY VEGETATION AREA.

ISSUED FOR APPROVAL

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Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 40 KIEWA RISE
LENAH VALLEY TAS 7008

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
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Drawing No: 2025-267 A01 / A10 Rev D

Date Drawn: 02.10.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

NOTE:
BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

D	MINOR AMENDMENT	08.12.25	W.T.
C	MINOR AMENDMENT	21.11.25	W.T.
B	MINOR AMENDMENT	05.11.25	W.T.
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Rev:	Amendment:	Date:	Int:

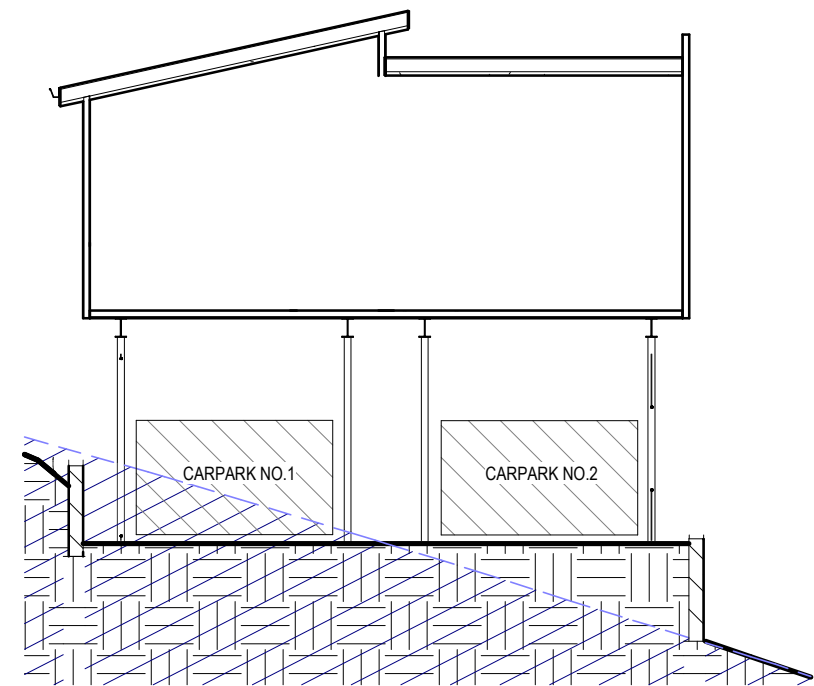
SITE PLAN
SCALE 1:200

Design Responsibility Disclaimer

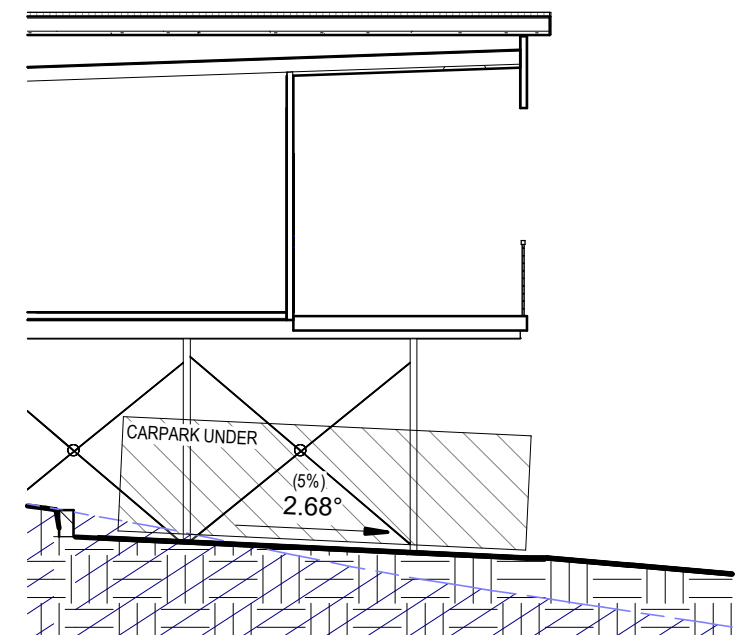
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Tasbuilt Manufactured Homes & Cabins
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DRIVEWAY CROSS SECTION
SCALE 1:100



DRIVEWAY LONG SECTION
SCALE 1:100

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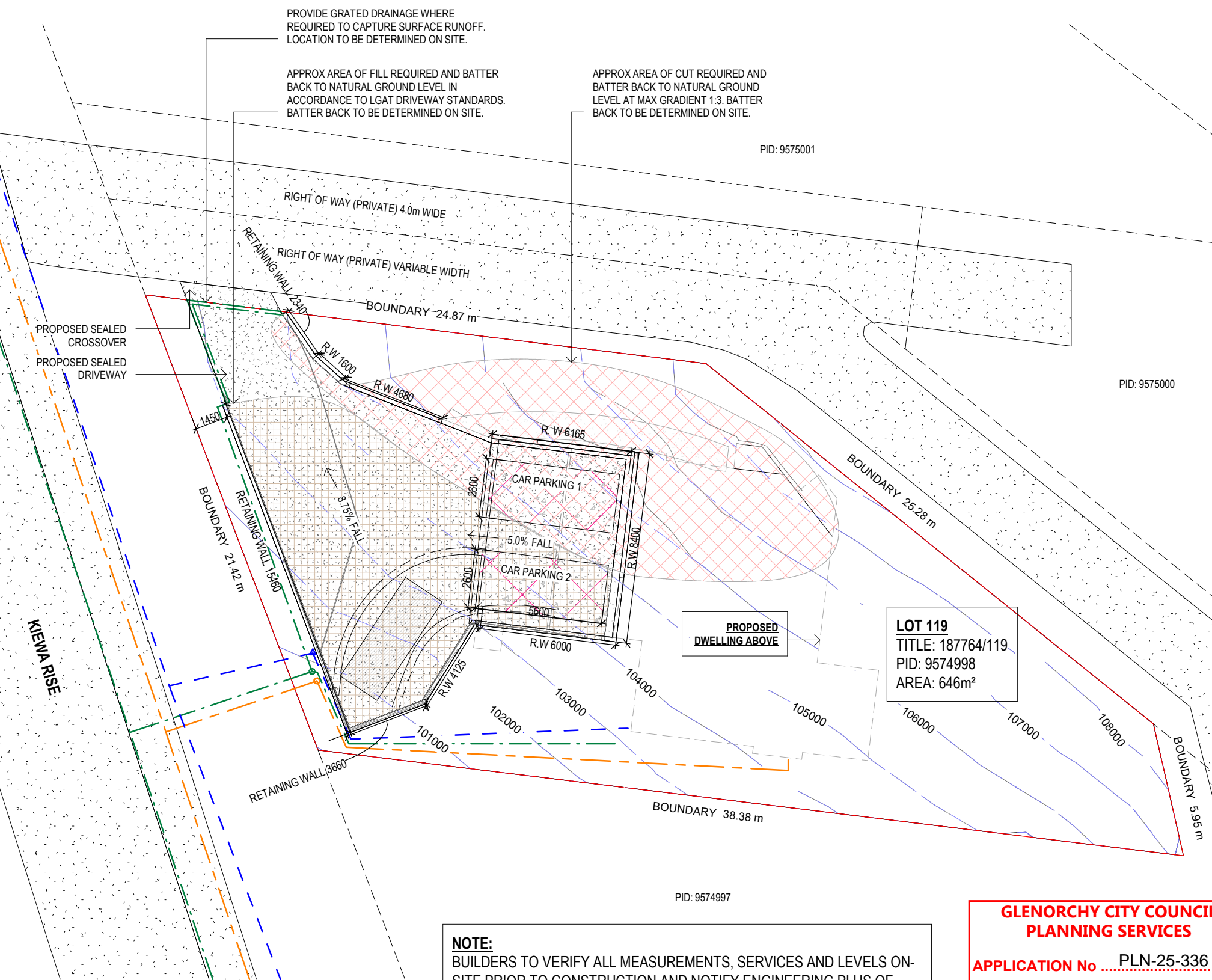
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Drawing No: 2025-267 A02 / A10
Rev: D

SITE PLAN - DRIVEWAY AND RETAINING WALL
SCALE 1:200



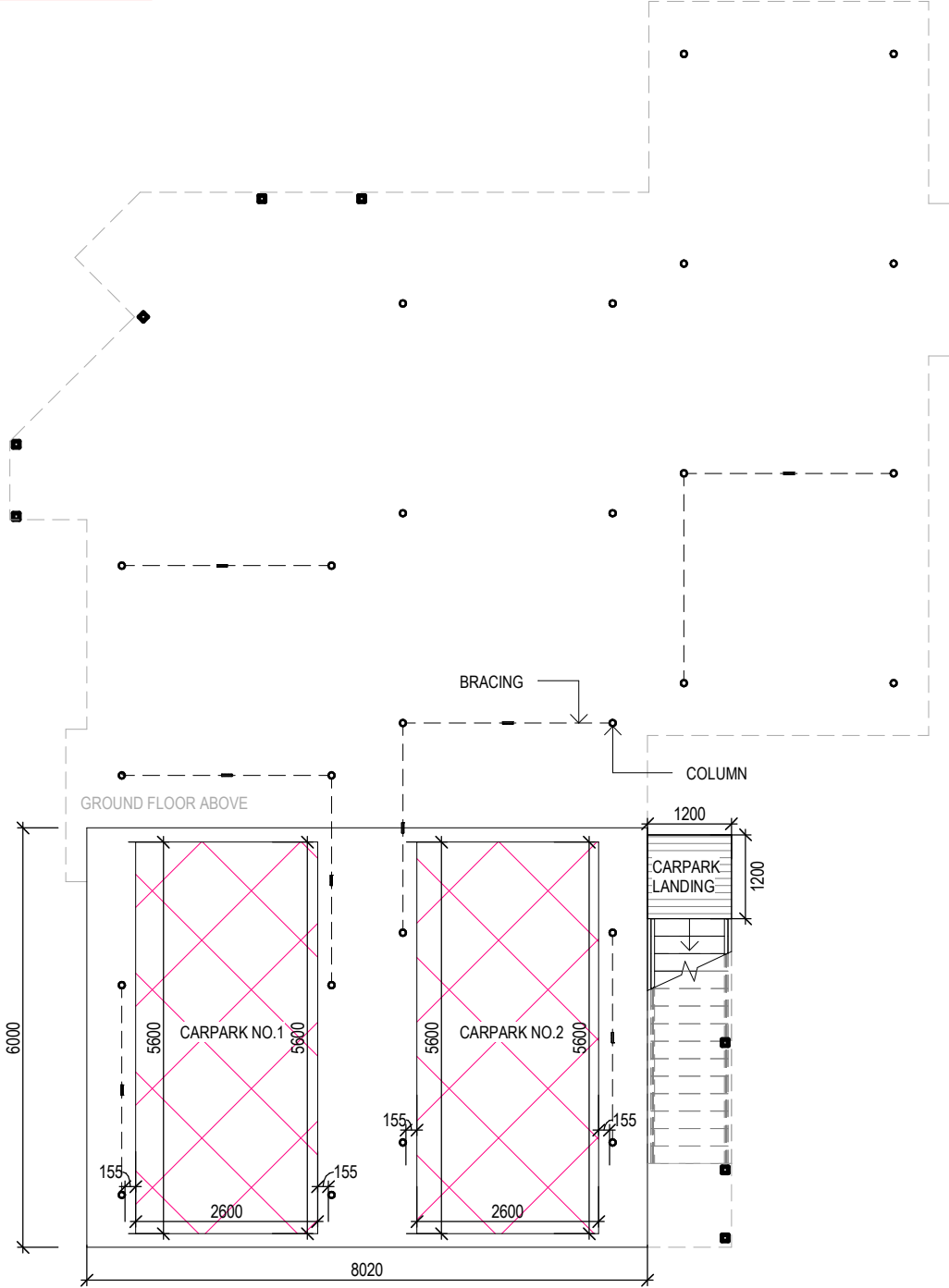
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

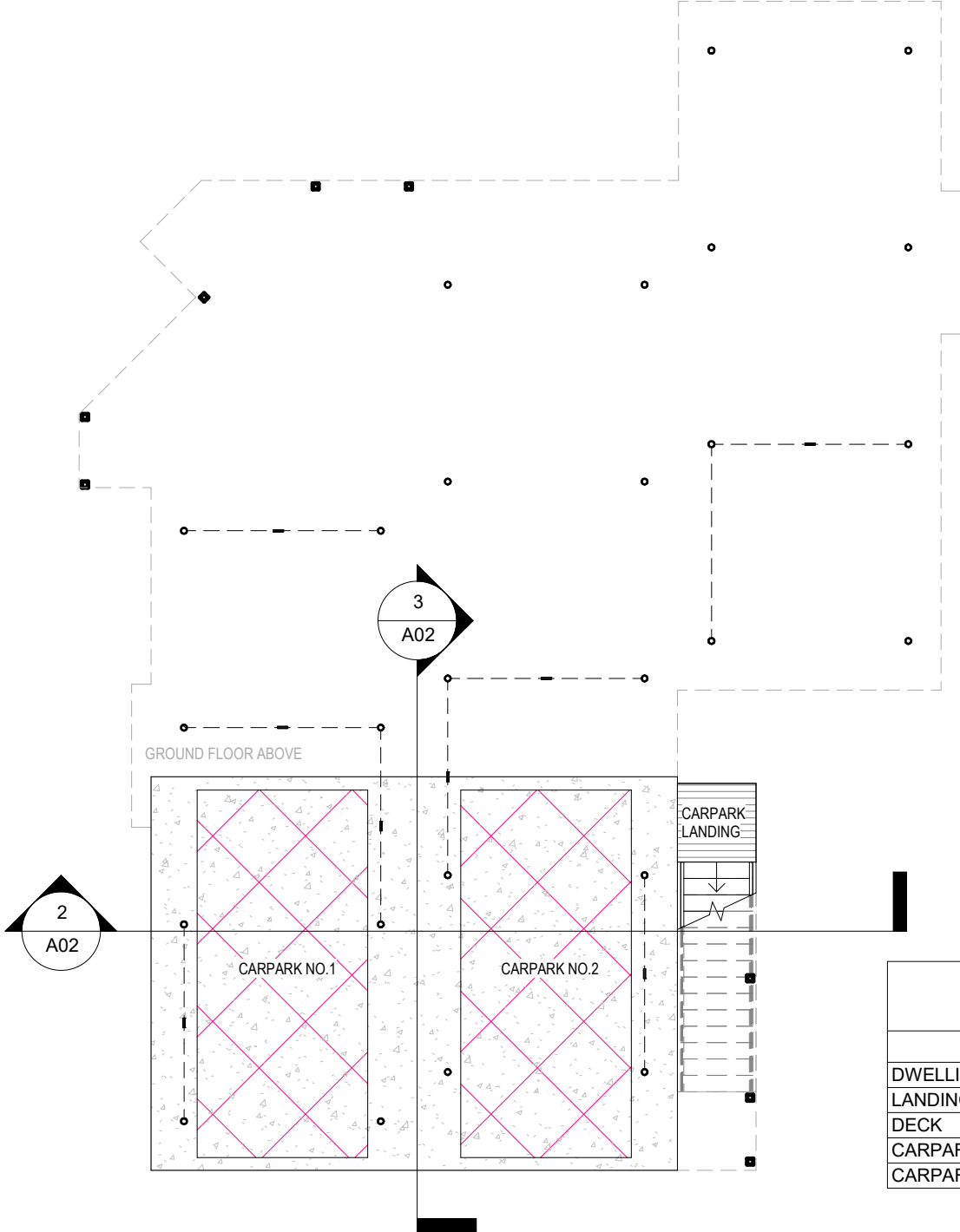
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CARPARK UNDER CONSTRUCTION PLAN
SCALE 1 : 100



CARPARK UNDER FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	133.61 m ²	14.38
LANDING	17.26 m ²	1.86
DECK	13.86 m ²	1.49
CARPARK UNDER	48.12 m ²	5.18
CARPARK LANDING	1.44 m ²	0.16
	214.30 m ²	23.07

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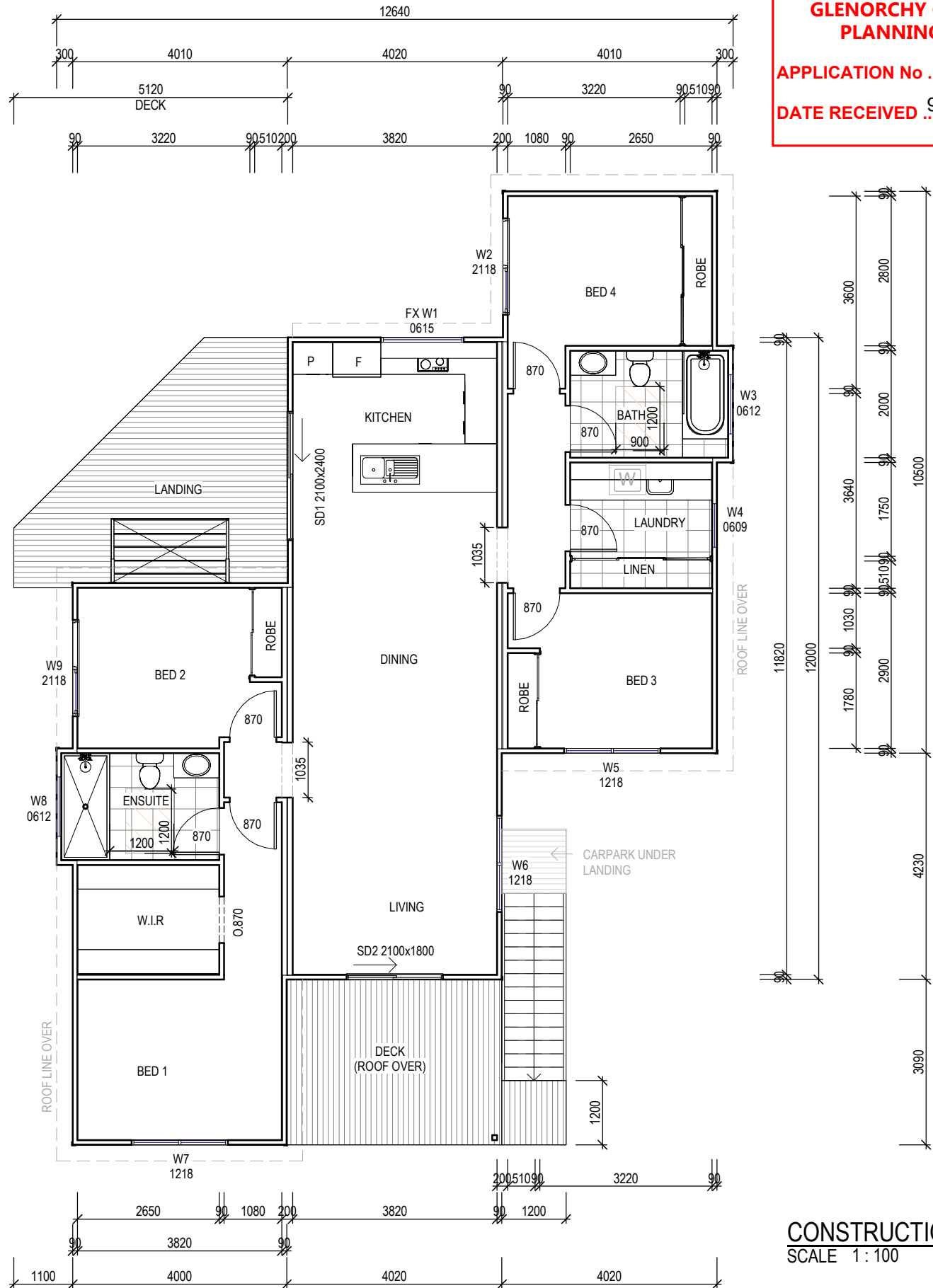
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Drawing No:
2025-267 A03 / A10

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

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ENGINEERING
PLUS

BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

WINDOW SCHEDULE

MARK HEIGHT WIDTH TYPE U-VALUE SHGC

W1	600	1550	DG	4.3	.55
W2	2100	1800	DG	4.3	.55
W3	600	1200	DG	4.3	.55
W4	600	900	DG	4.3	.55
W5	1200	1800	DG	4.3	.55
W6	1200	1800	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	600	1200	DG	4.3	.55
W9	2100	1800	DG	4.3	.55

SD1	2100	2400	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

***NOTE:**
IF HEIGHT TO GROUND GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.
^ NOTE:
REFER ELEVATIONS FOR HIGHLIGHT WINDOW

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	133.61 m ²	14.38
LANDING	17.26 m ²	1.86
DECK	13.86 m ²	1.49
CARPARK UNDER	48.12 m ²	5.18
CARPARK LANDING	1.44 m ²	0.16
	214.30 m ²	23.07

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Rev D

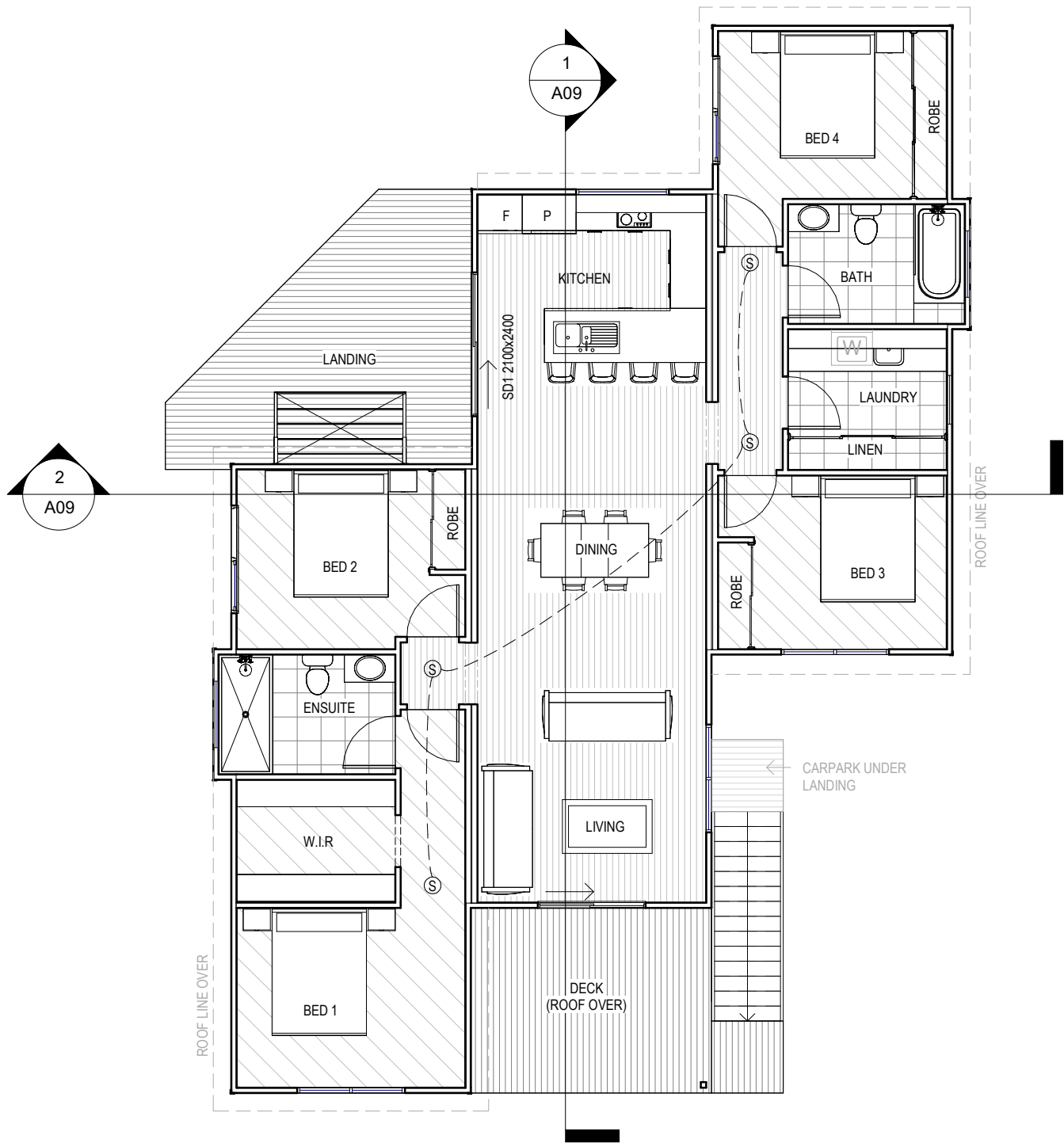
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FLOOR PLAN
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	133.61 m ²	14.38
LANDING	17.26 m ²	1.86
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FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

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2025-267 A05 / A10

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PLANNING SERVICES
APPLICATION No PLN-25-336
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- SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
 - A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
 - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

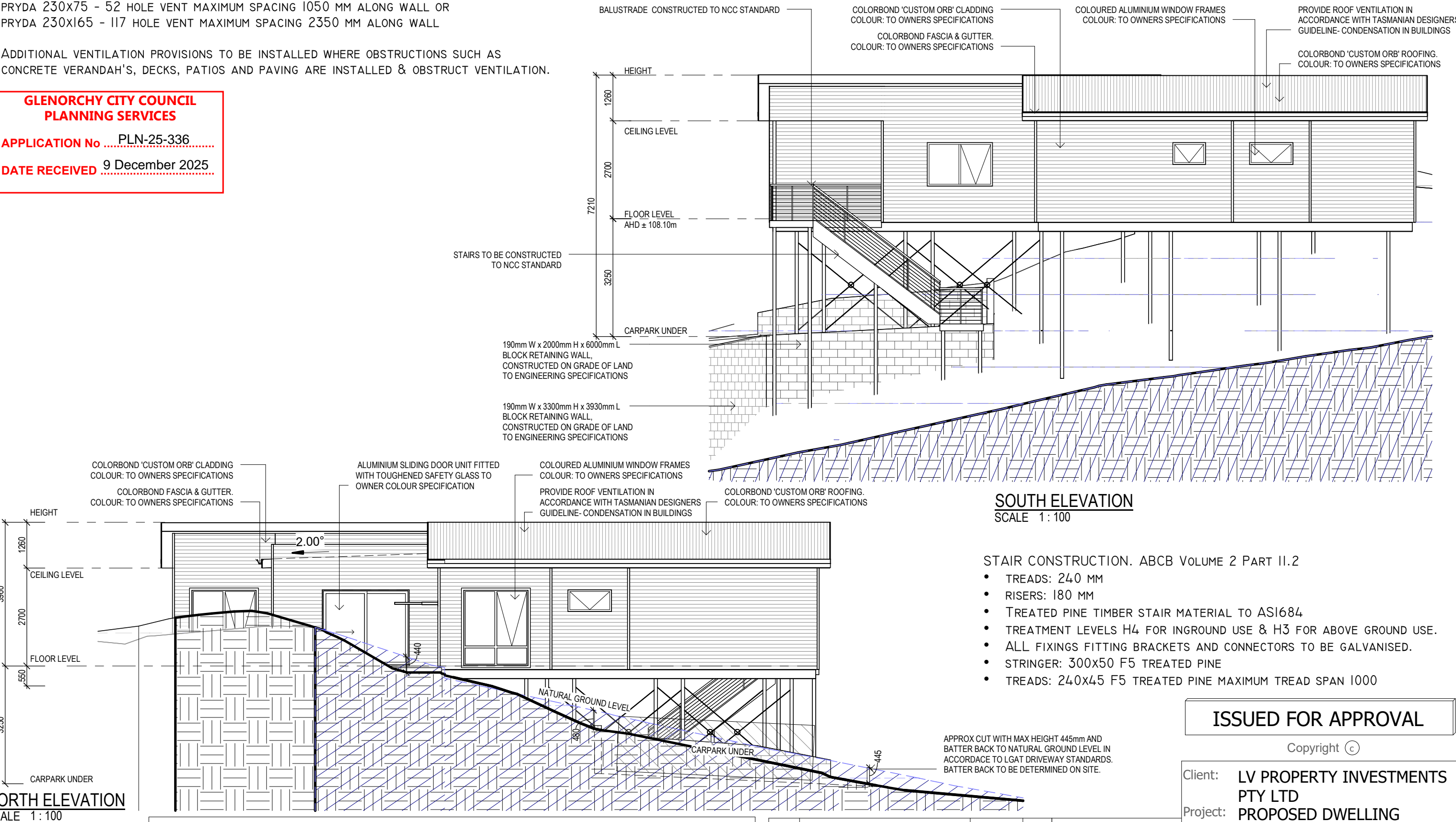
PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-336

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- STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2
- TREADS: 240 MM
 - RISERS: 180 MM
 - TREATED PINE TIMBER STAIR MATERIAL TO ASI684
 - TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
 - ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
 - STRINGER: 300x50 F5 TREATED PINE
 - TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Drawing No: 2025-267 A06 / A10 Rev D

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Document Set ID: 3560830
Version: 1, Version Date: 02/02/2025

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No

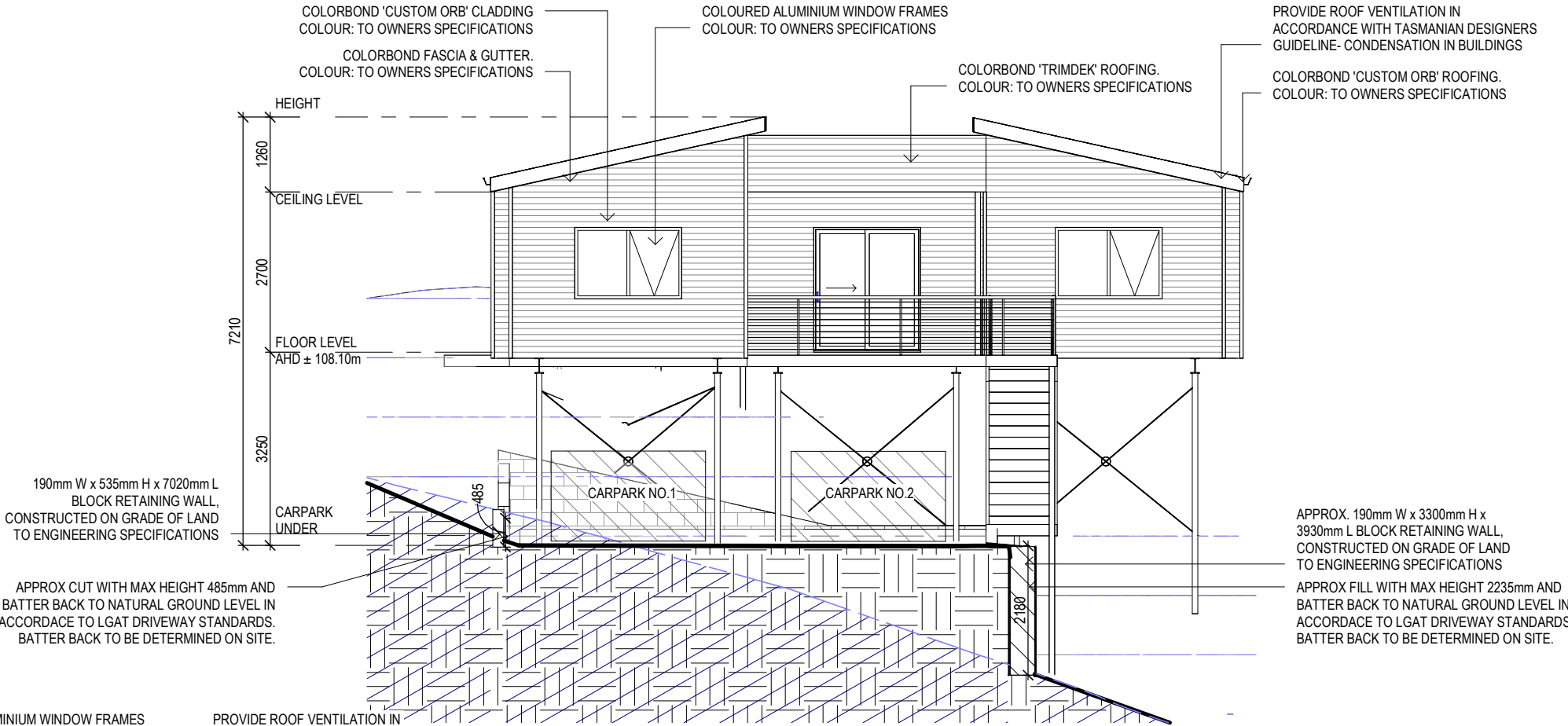
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PLN-25-336

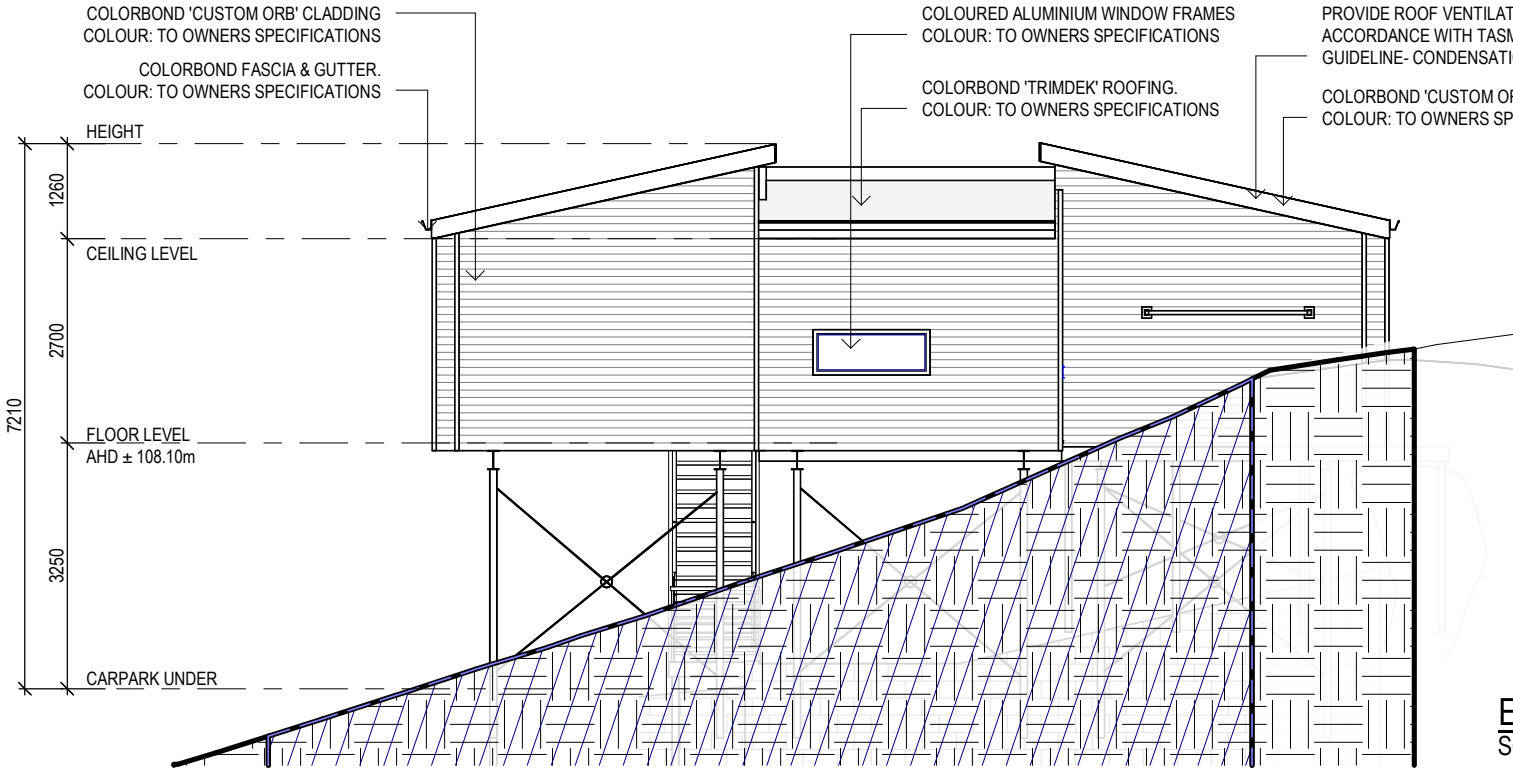
9 December 2025

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WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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A07 / A10
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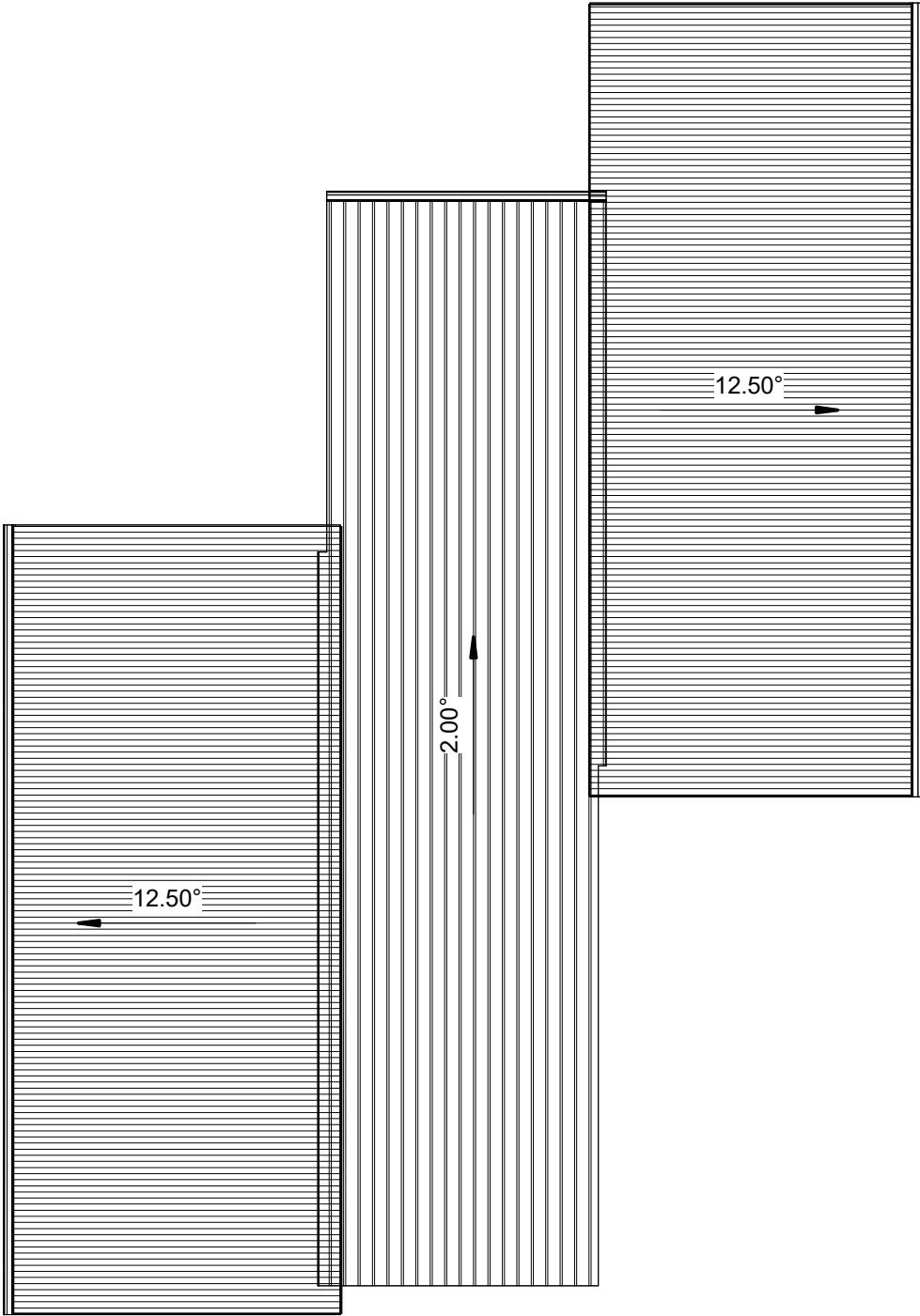
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Document Set ID: 3560830
Version: 1, Version Date: 02/02/2025



ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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Drawing No:
2025-267 A08 / A10

Rev
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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION} & THE BCA CODE PART 3.4.3 WALL FRAMING TO BE MGP10 RADIATA PINE. COMMON STUDS - 90x35 @ 450 CRS. NOGGINGS - 90x35 OPEN STUDS - 90x35 TOP & BOTTOM PLATES - 90x35 BRACING TO AS 1684 & NCC CODE

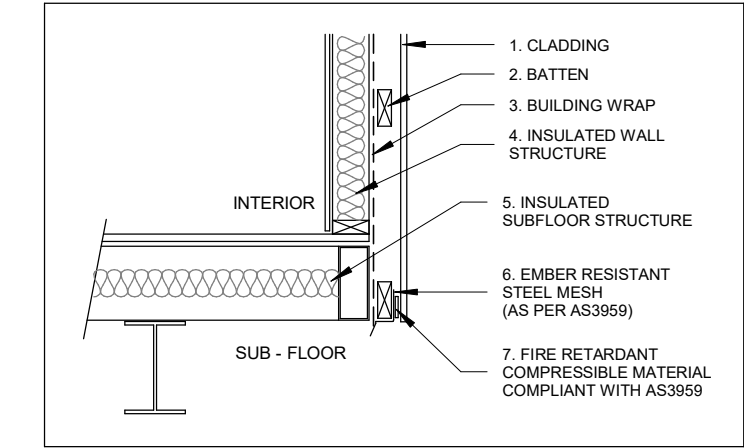
SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED TIMBER
FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959



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Drawings delivered by Tasbuilth Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE. AND TABLE 3.8.1.1

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

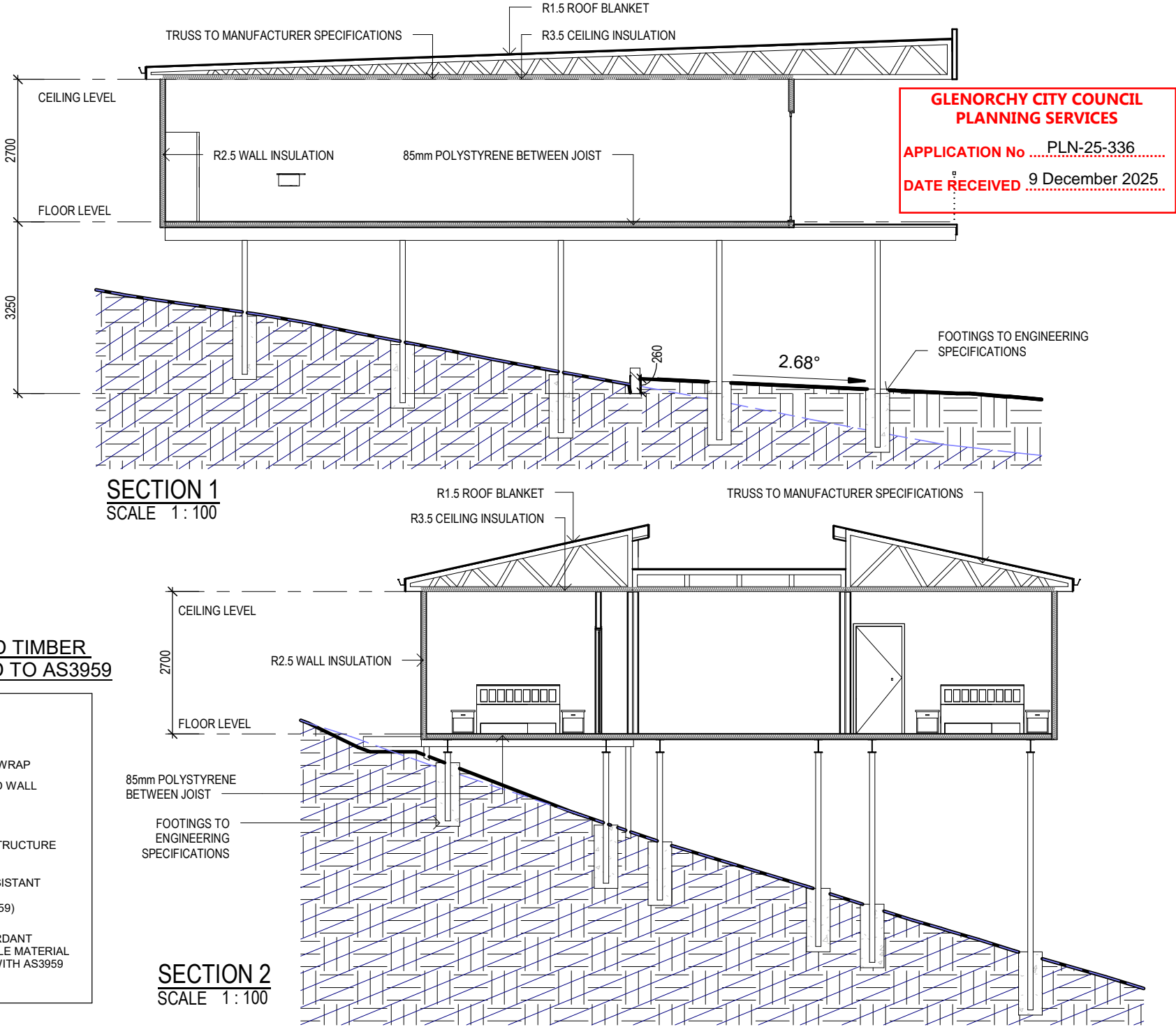
FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES. LAP 150MM IN DIRECTION OF FLOW

DOWNPINES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000



SECTION 1
SCALE 1: 100

SECTION 2
SCALE 1: 100

FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

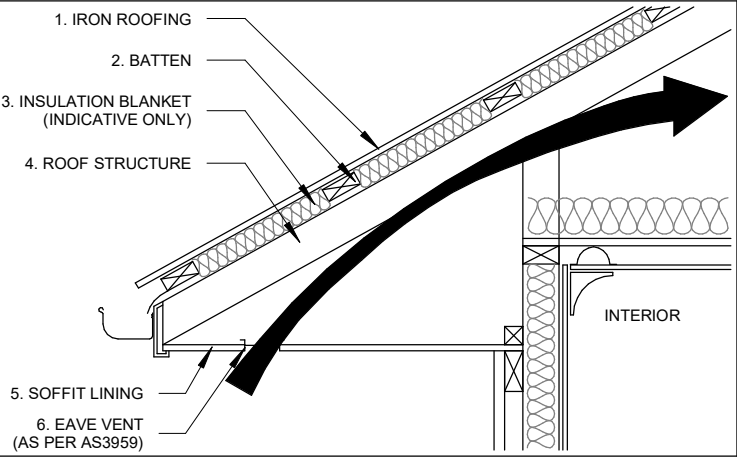
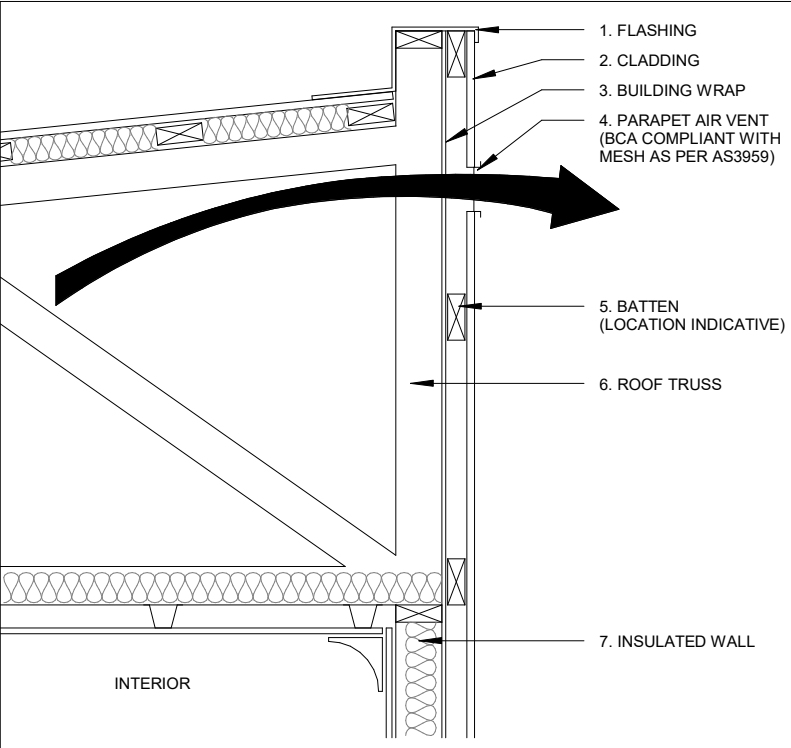


FIGURE 7 - RIDGE DETAIL
TRUSS AND IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959



ISSUED FOR APPROVAL

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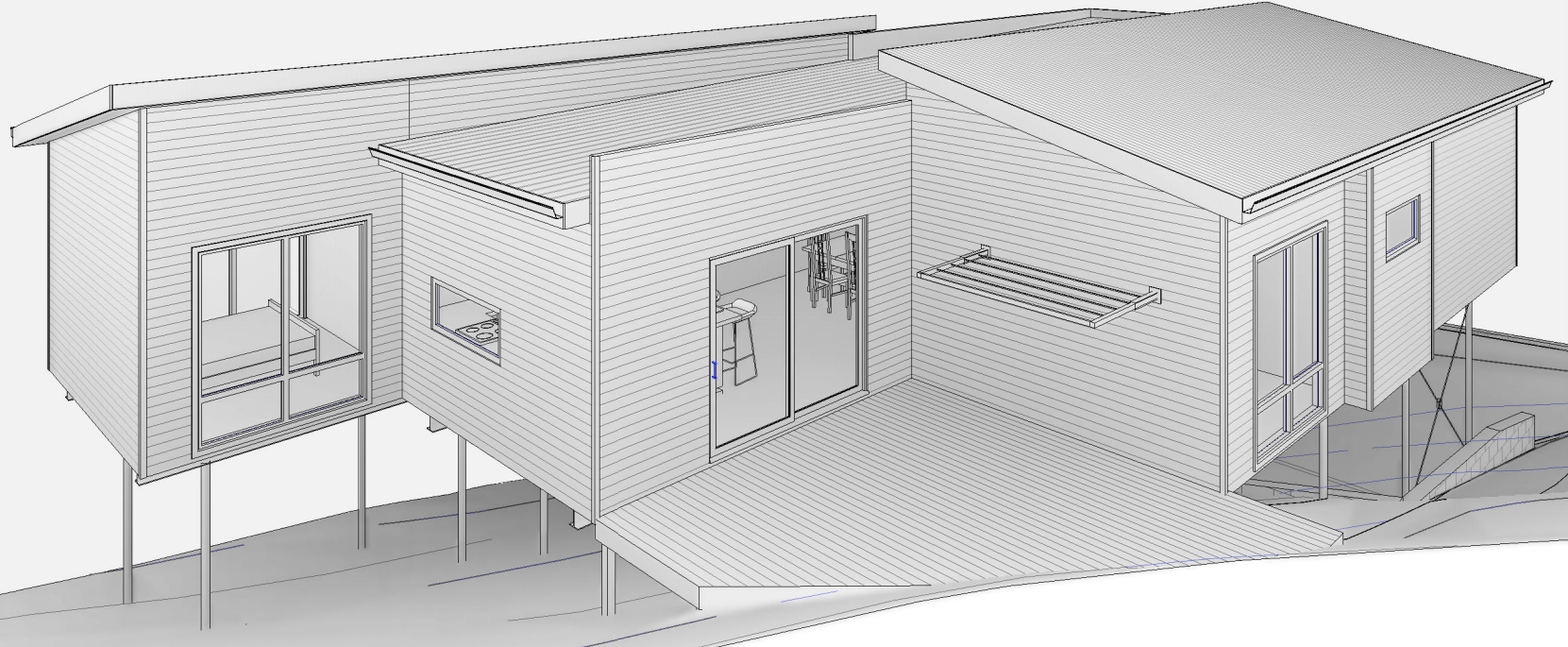
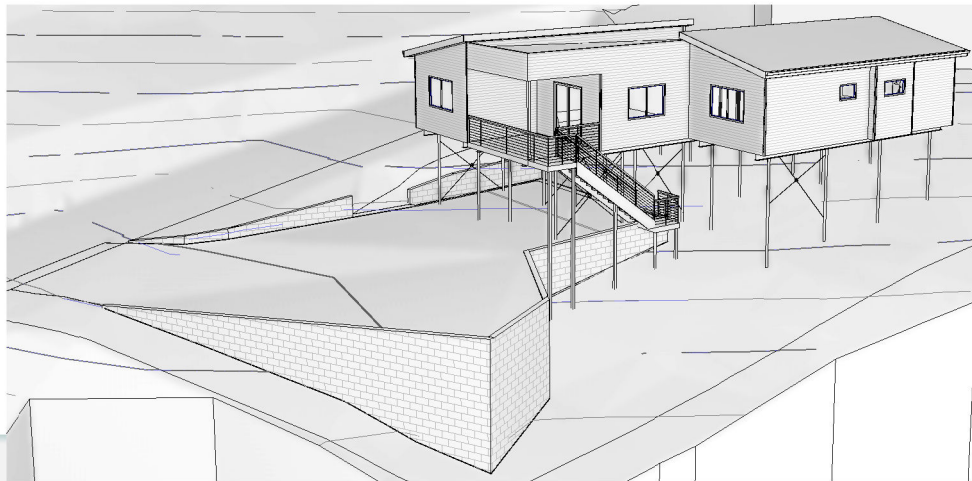
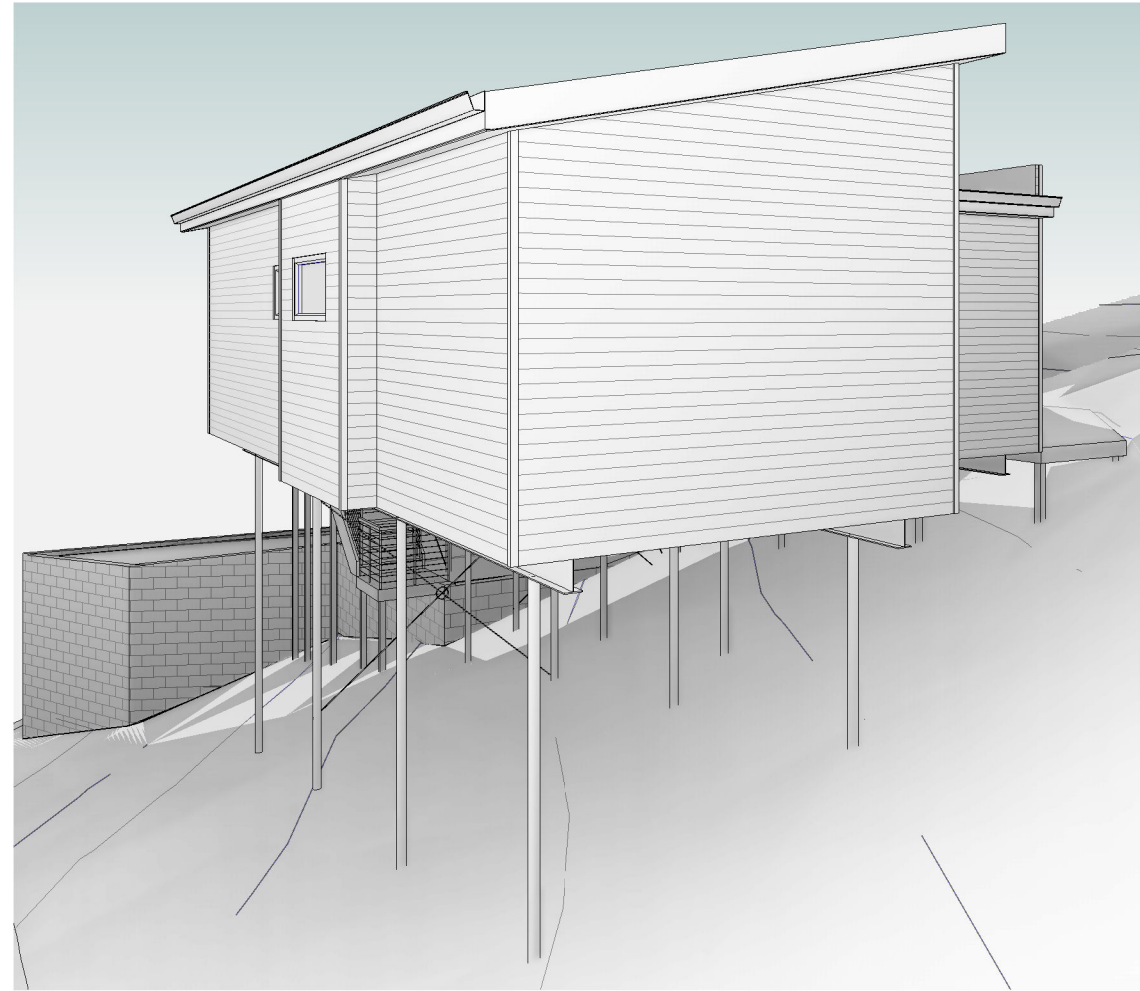
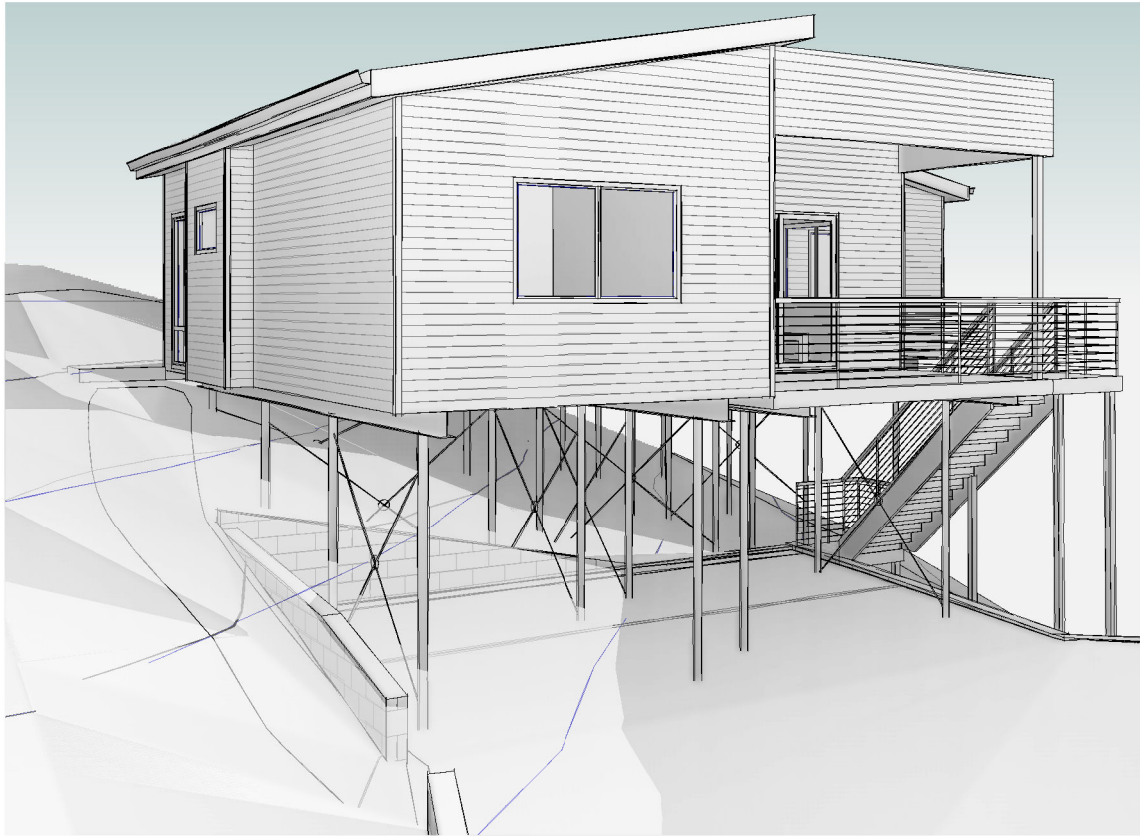
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Project: PROPOSED DWELLING
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Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

D	MINOR AMENDMENT	08.12.25	W.T.	
C	MINOR AMENDMENT	21.11.25	W.T.	
B	MINOR AMENDMENT	05.11.25	W.T.	
A	ISSUED FOR APPROVAL	02.10.25	W.T.	
Rev:	Amendment:	Date:	Int:	

Drawing No: 2025-267 A09 / A10
Rev: D



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-336

DATE RECEIVED 9 December 2025

ISSUED FOR APPROVAL

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Client: LV PROPERTY INVESTMENTS
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ENGINEERING
PLUS

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2025-267 A10 / A10

Rev
D

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Rev:	Amendment:	Date:	Int:		

I can confirm the visible areas of the retaining walls will be constructed with Island Block Ebony Eco exposed blocks. These are pictured below. I believe this is consistent with the imagery included to the plans submitted.





November 2025

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING

40 Kiewa Rise LENA VALLEY



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

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Rev.no	Description	Date
1	Review	
2	Draft	12 November 2025
3	Final	13 November 2025
4	Review	9 December 2025

References

Annexures

Annexure 1 Copy of Title plan and Folio text
Annexure 2 Proposal Plan

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1. Introduction

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

Proposed development
Building and works – development of a single dwelling

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

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt Homes

2. Subject site and proposal

2.1 Site details

Address	40 Kiewa Rise, Lenah Valley TAS 7008 42 Kiewa Rise, Lenah Valley TAS 7008 (ROW) 44 KIEWA RISE LENA VALLEY TAS 7008 (ROW)
Property ID	9574998 9574999 9575000
Title	187764/119 187764/120 187764/121
Easements	Right of way easement over Lot 120 & 121
Land area	646m ²
Planning Authority	Glenorchy Council
Planning Scheme	Tasmanian Planning Scheme – Glenorchy (Scheme)
Application status	Discretionary application
Existing Access	Single vehicle crossing from Road lot – Kiewa Rise Existing right of way (ROW) easement over 42 Kiewa Rise
Zone	Low Density Residential

General Overlay	None
Overlays	Priority vegetation area
Existing development	Vacant land Existing formed driveway over ROW – 42 Kiewa Rise
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for the development of a single dwelling.

The proposed dwelling will have 4 bedrooms, 2 bathrooms, living area, kitchen and laundry and will include a roofed decked area.

The building will be supported by piers and raised to enable car parking under the dwelling for two car spaces. Access to the site will be from the right of way (ROW) over CT. 187764/120 (42 Kiewa Rise)

The dwelling has an area of 147.47m² including the roofed deck.

Retaining walls are included to the development application.

The proposal includes service connection for all reticulated services.

2.3 Subject site

The site is a single lot of 646m² with frontage of 21.42m, accessed from ROW to Kiewa Rise, which is a Council maintained sealed road. The subject site is sloped, ranging from 101m AHD to 108m AHD over 38m. The surrounding area is predominantly residential.



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

3. Zoning and overlays

3.1 Zoning

The site is zoned Low Density Residential under the Scheme.



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

3.2 Overlays

The subject site is affected by the Priority Vegetation Area overlay.

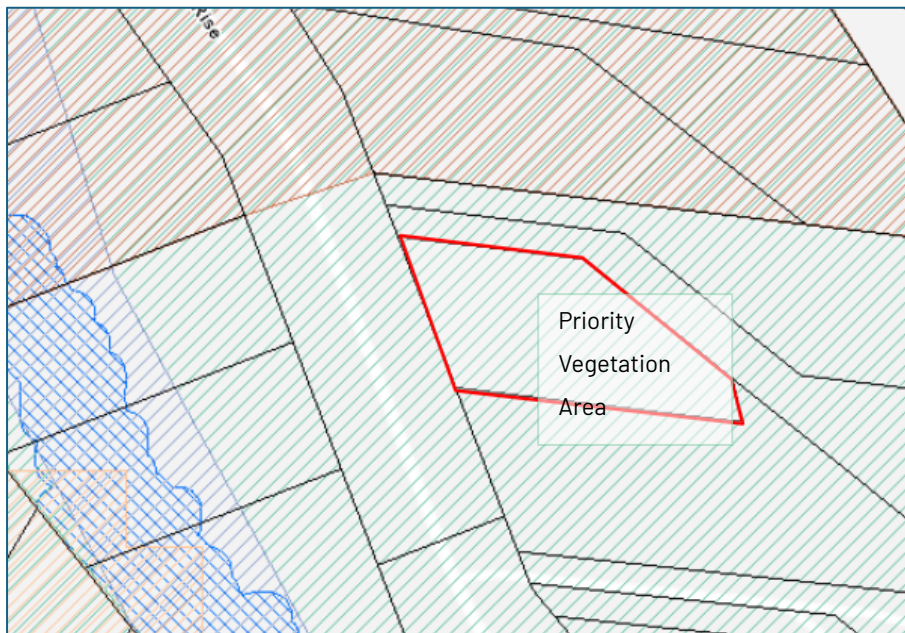


Figure 3 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

- | | |
|--------|---|
| 10.1.1 | To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development |
| 10.1.2 | To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts. |
| 10.1.3 | To provide for Visitor Accommodation that is compatible with residential character. |

Response

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

10.2 Use Table

No Permit Required

Residential	If for a single dwelling.
-------------	---------------------------

Response

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

10.4 Development Standards for Dwellings

10.4.2 Building height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a building height not more than 8.5m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: <ul style="list-style-type: none">a) the topography of the site;b) the height of buildings on the site and adjacent properties;c) the bulk and form of existing and proposed buildings;d) sunlight to habitable rooms and private open space of dwellings; ande) any overshadowing of adjoining properties.

Response

A1 The acceptable solution is achieved. The dwelling is 7.2m in height at the highest point.

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: <ul style="list-style-type: none">a) the topography of the site;b) the setbacks of surrounding buildings;c) the height, bulk and form of existing and proposed buildings;d) the appearance when viewed from roads and public open space adjacent to the

	<p>site; and</p> <p>e) the safety of road users.</p>
--	--

Response

- P1 The performance criteria apply. The dwelling is compliant, but retaining walls will be within the frontage setback.
- The topography of the site is the primary reason for the requirement of retaining walls. The site is reasonably steep,
 - Those lots within the immediate area that are developed also demonstrate retaining walls in the development and built form.
 - The height of the dwelling is compliant. The varied height of retaining walls proposed and included to plan and will be made according to need for the site and the slope of the site.
 - The use of retaining walls on sloped sites is visually typical. The dwelling setback is compliant and no detriment is anticipated in terms of appearance.
 - No effect to road safety as a result of retaining walls is anticipated.

<p>A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<p>P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ol style="list-style-type: none"> the topography of the site; the size, shape and orientation of the site; the setbacks of surrounding buildings; the height, bulk and form of existing and proposed buildings; the existing buildings and private open space areas on the site; sunlight to private open space and windows of habitable rooms on adjoining properties; and the character of development existing on established properties in the area.
--	---

Response

- P2 The performance criteria are addressed. The dwelling and retaining walls will have a reduced setback to the south (side) boundary of 2m.
- the topography of the site is challenging and does create constraints to building type and siting.
 - The lot is also irregular in shape. The dwelling is sited to best enable vehicle access and manoeuvring within the constraints.
 - The area appears to be recently subdivided with minimal built development at the time of this application. Surrounding development observed in Sawyer Avenue and Heartwood Road has minimal setbacks, but is within the General Residential Zone, so different

standards apply. The use of retaining walls is prevalent in the immediate area for developed lots and must be used where needed to safely develop the sloped lots.

- d. Existing development in the immediate area is similar, with buildings including car parking under-house to manage vehicle access.
- e. The site is vacant.
- f. The adjoining lot to the south is vacant. Some overshadowing will occur due to the site orientation, but will move over the course of the day, and is not anticipated to be unreasonable in effect.
- g. The surrounding area has limited development. The lots on the east side of Kiewa Rise are generally irregular in shape but with a repetitive pattern of internal lots, shared access and boundaries made to the contours. Development in the immediate area lots is anticipated to be similar in fashion to manage the topography of the land.

10.4.4 Site coverage

Objective	
That site coverage:	
<ul style="list-style-type: none"> a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff. 	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties

Response

A1 The acceptable solution is achieved. The site coverage is equivalent to 22.8 percent.

10.4.5 Frontage fences for all dwellings

Objective
The height and transparency of frontage fences:

<ul style="list-style-type: none"> a. provides adequate privacy and security for residents; b. allows the potential for mutual passive surveillance between the road and the dwelling; and c. is reasonably consistent with that on adjoining properties. 	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: <ul style="list-style-type: none"> a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> i. the topography of the site; and ii. traffic volumes on the adjoining road.

Response

A1 The acceptable solution is achieved – no front fences are included in this proposal.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. There are two spaces provided for on the site which meets the requirement under Table C2.1.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

Response

Please refer to plans provided.

C2.6.2 Design and layout of parking areas

Response

A1 Parking and access provision is compliant. Please refer to plans supplied.

C2.6.3 Number of accesses for vehicles

Response

A1 The site has an existing single access point.

C7.0 Natural Assets Code

C7.6 Development standards for buildings and works

C7.6.2 Clearance within a priority vegetation area

Response

P1.1 (b) the performance criteria are met as the development is for a single dwelling.

P1.2 The site is predominantly cleared as existing. The following Nearmap image is dated 25 October 2025.



C9.0 Attenuation Code

C9.2 Application of this Code

C9.2.1 This code applies to:

- a) activities listed in Tables C9.1 and C9.2;
- b) sensitive uses; and
- c) subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.

Response

The proposed dwelling is within 500m of a milk processing works site at 209-211 Lenah Valley Road, Lenah Valley. The site accommodates a Schedule 2 activity of the *Environmental Management and Pollution Control Act 1994*(EMPCA).

C9.5 Use Standards

C9.5.2 Sensitive use within an attenuation area

Response

P1 The performance criteria apply.

- a. The sensitive use is not anticipated to interfere with or constrain the existing activity:
 - i. The activity is located on a property that is within 486m of the subject site. The site serves as the main production hub and logistics operations.
 - ii. The milk processing works may produce 144 kilolitres per day of milk products.
 - iii. The activity is controlled for the discharge of the pollutant to sewer and noise emissions. Noise emissions are controlled to be 52 dB(A) during the day time and 46 dB(A) during the night time.
- b. The sensitive use is residential.
- c. The encroachment is less than 20m boundary to boundary. The access to the production site is from Lenah Valley Road which is significantly separated from the subject site both by distance and topography.
- d. The effect of the encroachment is considered to be negligible due to the actual distance between uses and intervening residential use, between the subject site and the production site. No mitigation measures are proposed.
- e. The permit issued by the EPA has been reviewed.
- f. Not applicable.

5. Conclusion

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