



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053896

PROPOSAL: Two Multiple Dwellings (One New & One Existing)

LOCATION: 22 Ormond Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24 September 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Proposed multiple dwelling unit

Location: 22 Ormond Road Bellerive TAS 7018

Personal Information Removed



Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- ☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 131641	FOLIO 2
EDITION 3	DATE OF ISSUE 14-Jun-2025

SEARCH DATE : 23-Jun-2025

SEARCH TIME : 03.15 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 131641

Derivation : Part of 35 Acres Gtd. to D. Lord.

Prior CT 75256/1

SCHEDULE 1

N123596 TRANSFER to JESSICA ROSE MACKEEN and CHANTELLE FAITH
MACKEEN Registered 24-Mar-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 131641 FENCING PROVISION in Schedule of Easements
132777 FENCING CONDITION in Transfer
E412527 MORTGAGE to Commonwealth Bank of Australia
Registered 14-Jun-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 131641

PAGE 1 OF PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 isTOGETHER WITH a Pipeline Easement (as defined in Memorandum of Transfer B946296) over the

Pipeline Easement 1.80 wide shown hereon passing through Lot 36 on Sealed Plan 4836.


FENCING COVENANT

In respect of each lot shown on the plan the Vendor (Patrick Raymond Lane) shall not be required to fence.

SIGNED by PATRICK RAYMOND LANE
as the Registered Proprietor of the land com-
prised in the Folio of the Register Volume
75256 folio 1 in the presence of:

P.R. Lane.
B. Luthrell
WITNESS

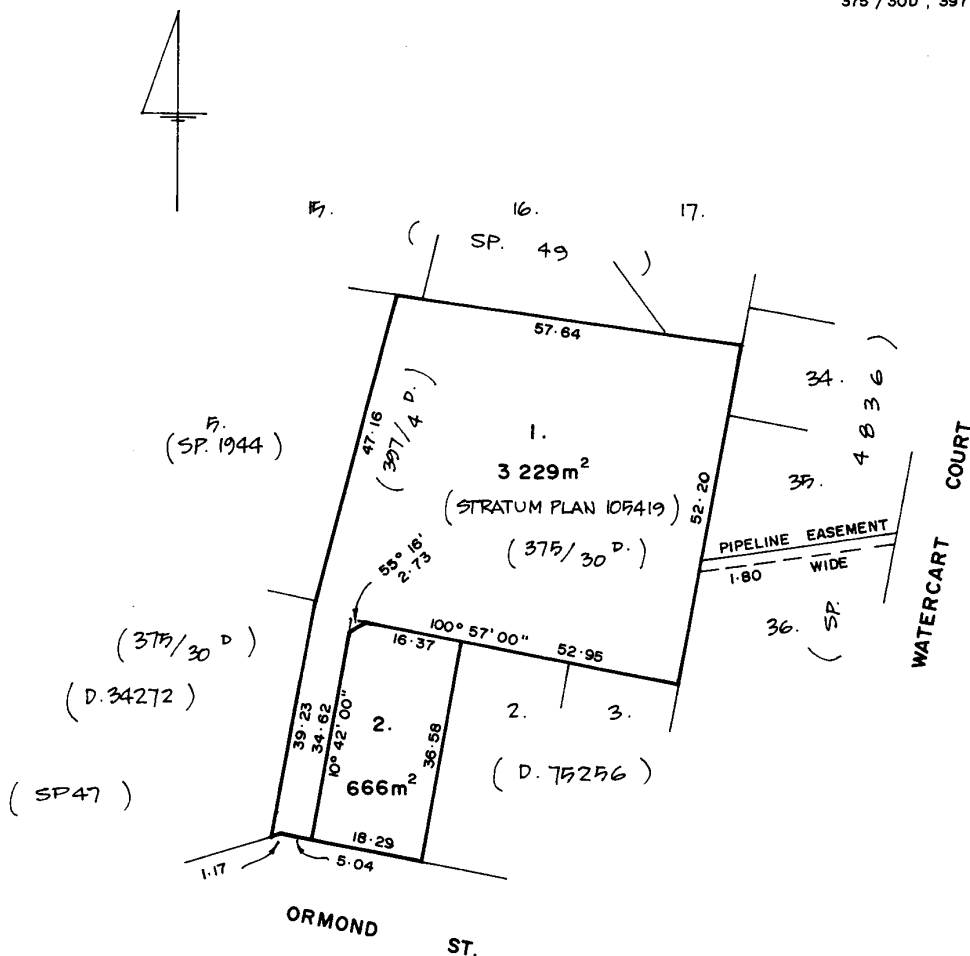
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER:	PLAN SEALED BY:
FOLIO REF:	DATE: <i>9/00/15</i>
SOLICITOR & REFERENCE:	REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of registration.	

**CORPORATE SECRETARY
CLARENCE CITY COUNCIL**

<p>OWNER P. R. LANE THE BODY CORPORATE THE OWNERS OF 20A ORMOND ST CLARENCE FOLIO REFERENCE CT 75256 -1 STRATUM PLAN 105419 GRANTEE PART OF 35Ac GTD TO DAVID LORD</p>	<p>PLAN OF SURVEY BY SURVEYOR R. FORD LOCATION CITY OF CLARENCE SCALE 1: 750 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP131641 APPROVED EFFECTIVE FROM 3 MAY 1999 <i>Handwritten Signature</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 107 (5225-43)</p>	<p>LAST UPI No. 1406721, 1406722 1420687</p>	<p>LAST PLAN No. STR 105419, 221/39D.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOTS 1 and 2 compiled from CT 75256-1
375 / 30D , 397 / 4D and this survey.



proposed multiple dwelling unit

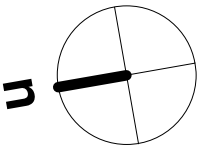
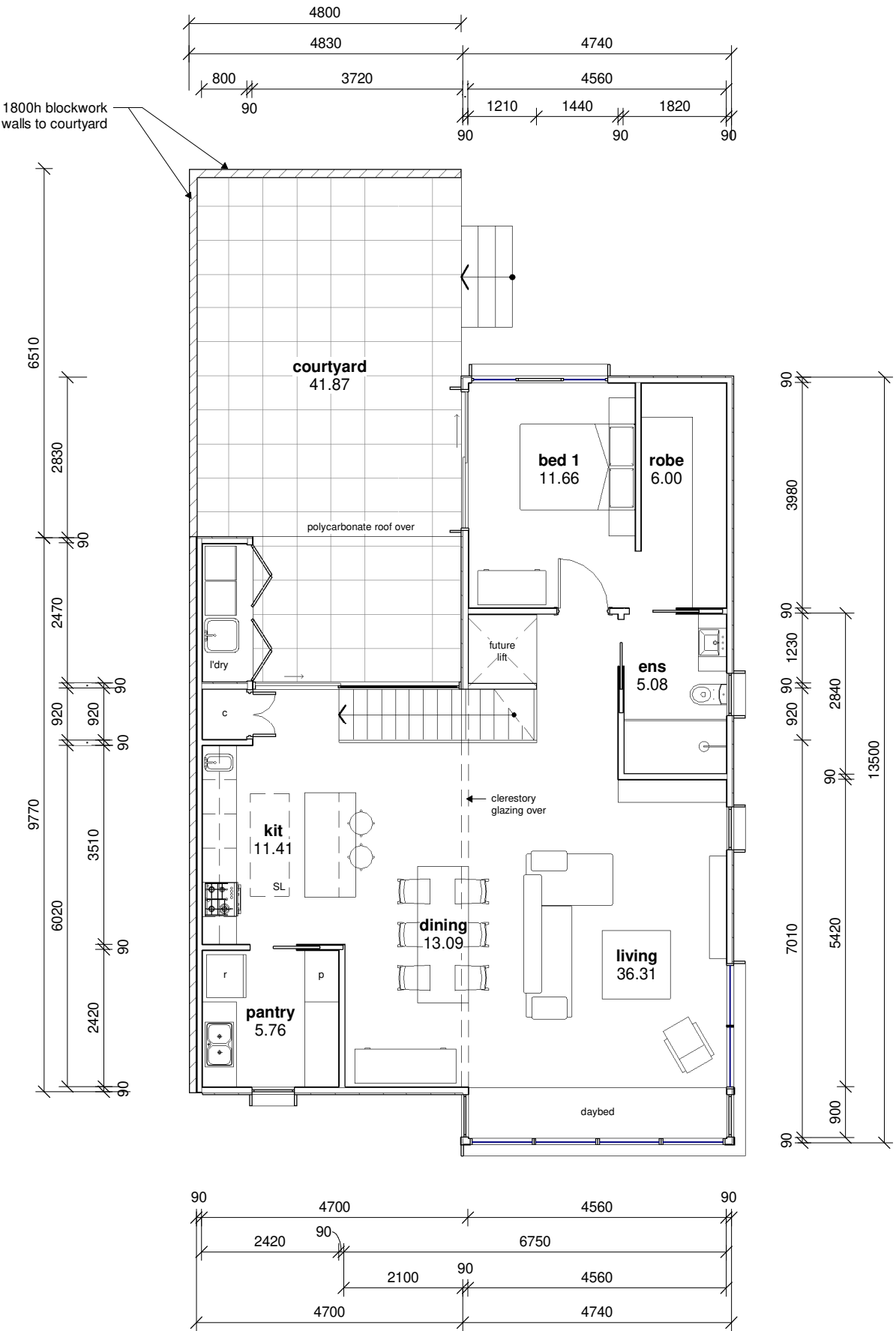
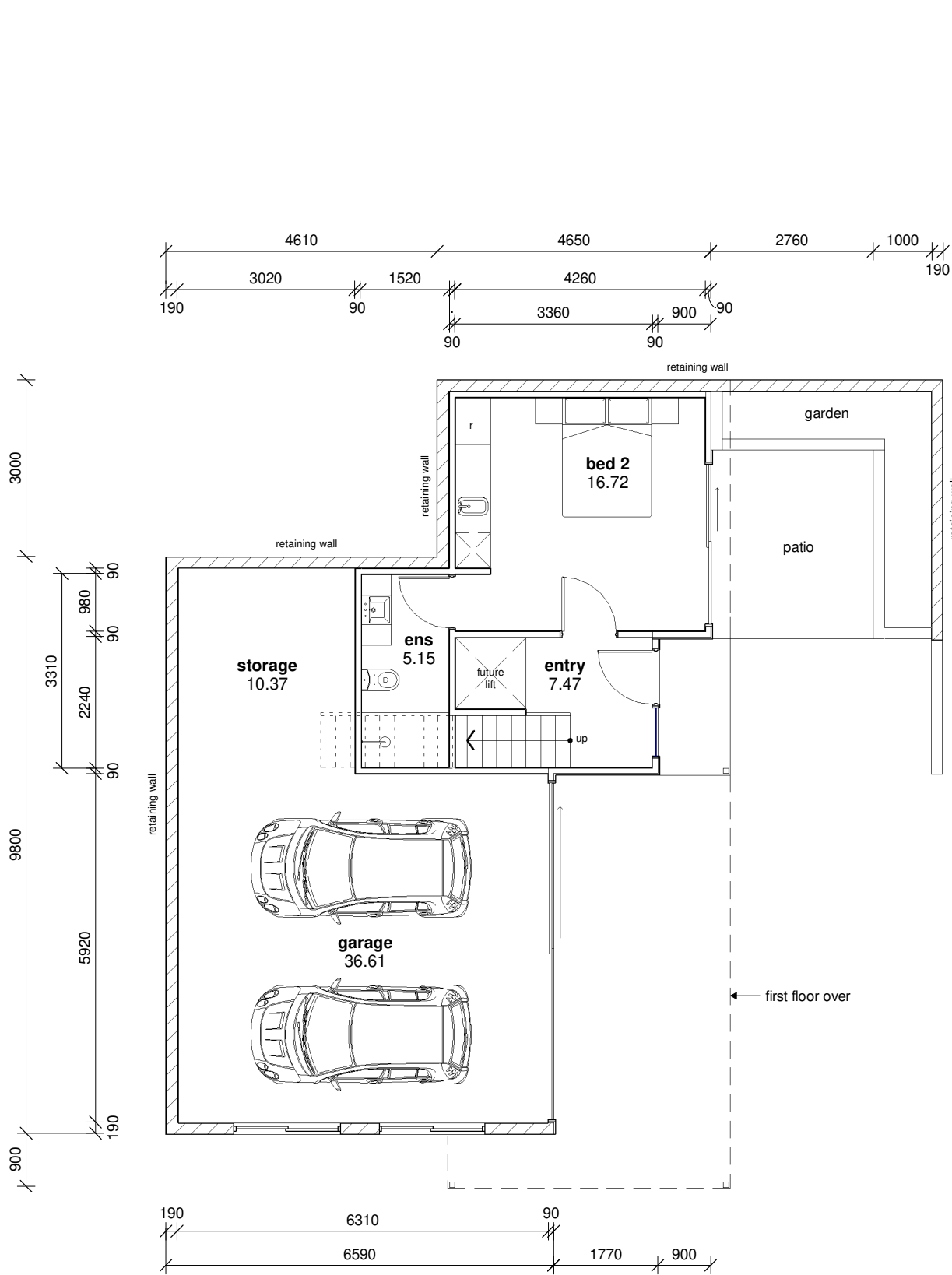
jessica + chantelle mackeen
22 ormond street bellerive tasmania 7018





planning application

Building Areas

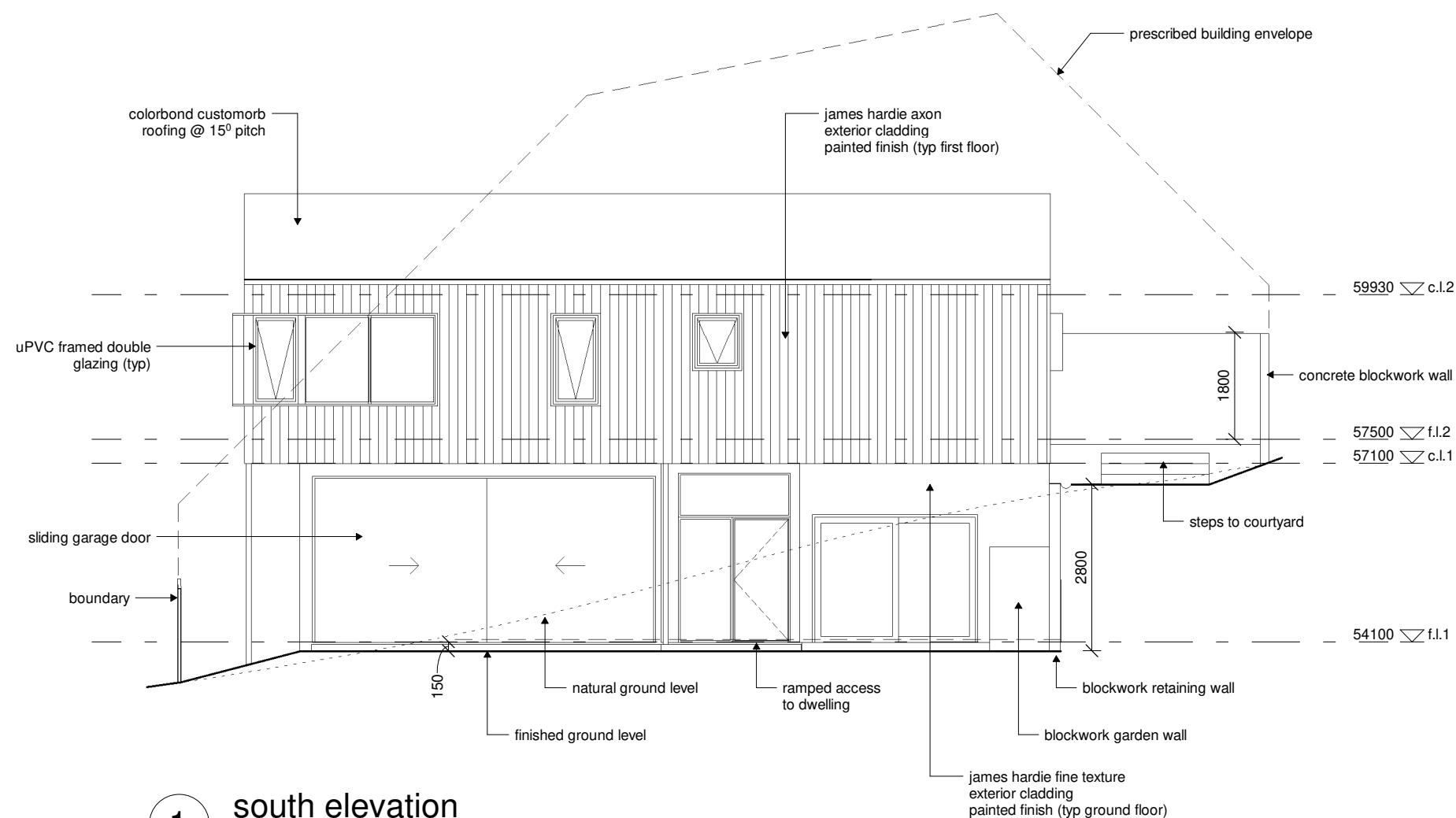
proposed first floor	101.34
garage	52.06
ground floor	33.90
	187.31



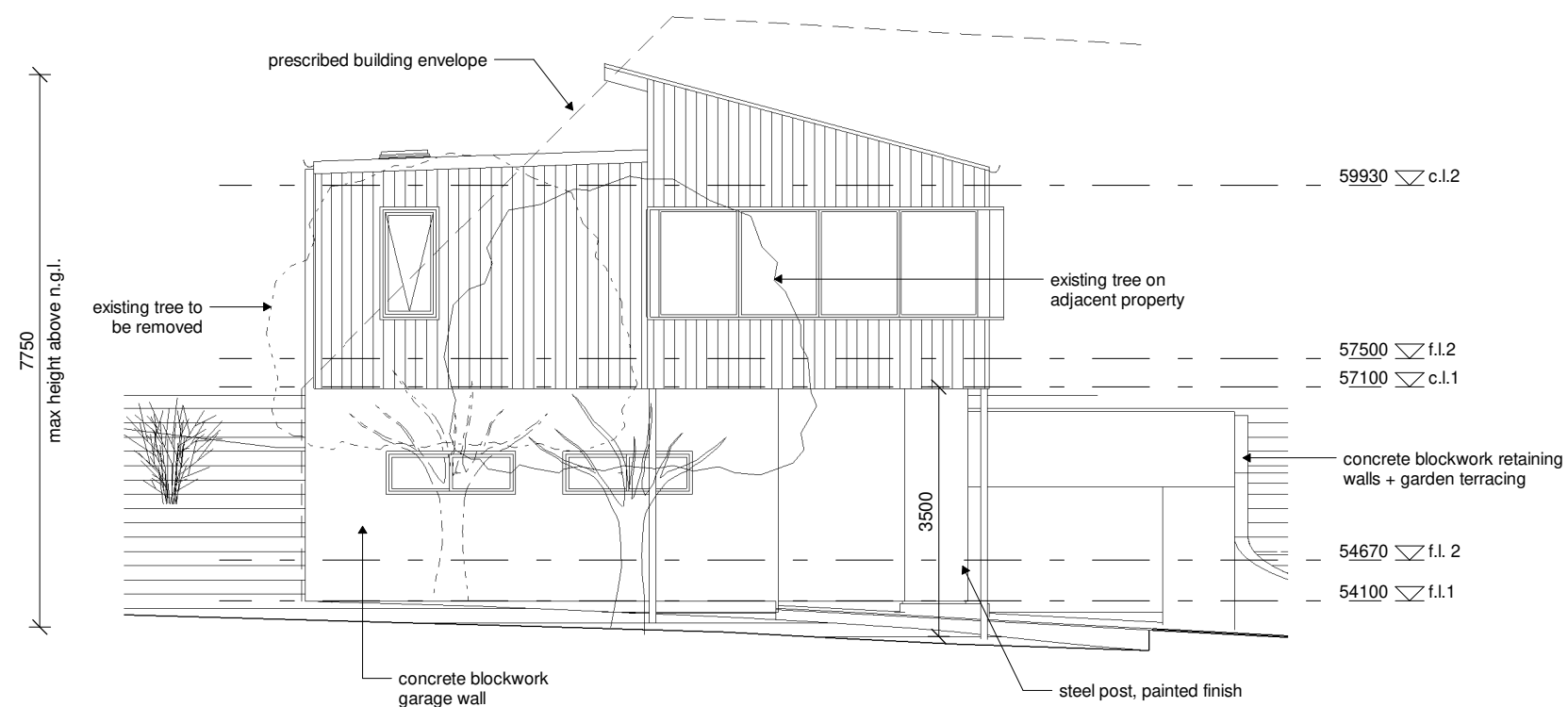
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DRAWING TITLE: proposed floor plans		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 01.09.25	
SCALE: 1 : 100	PROJECT: 0824MA	
<div>jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		

1 proposed ground floor
1 : 100



2 proposed first floor
1 : 100

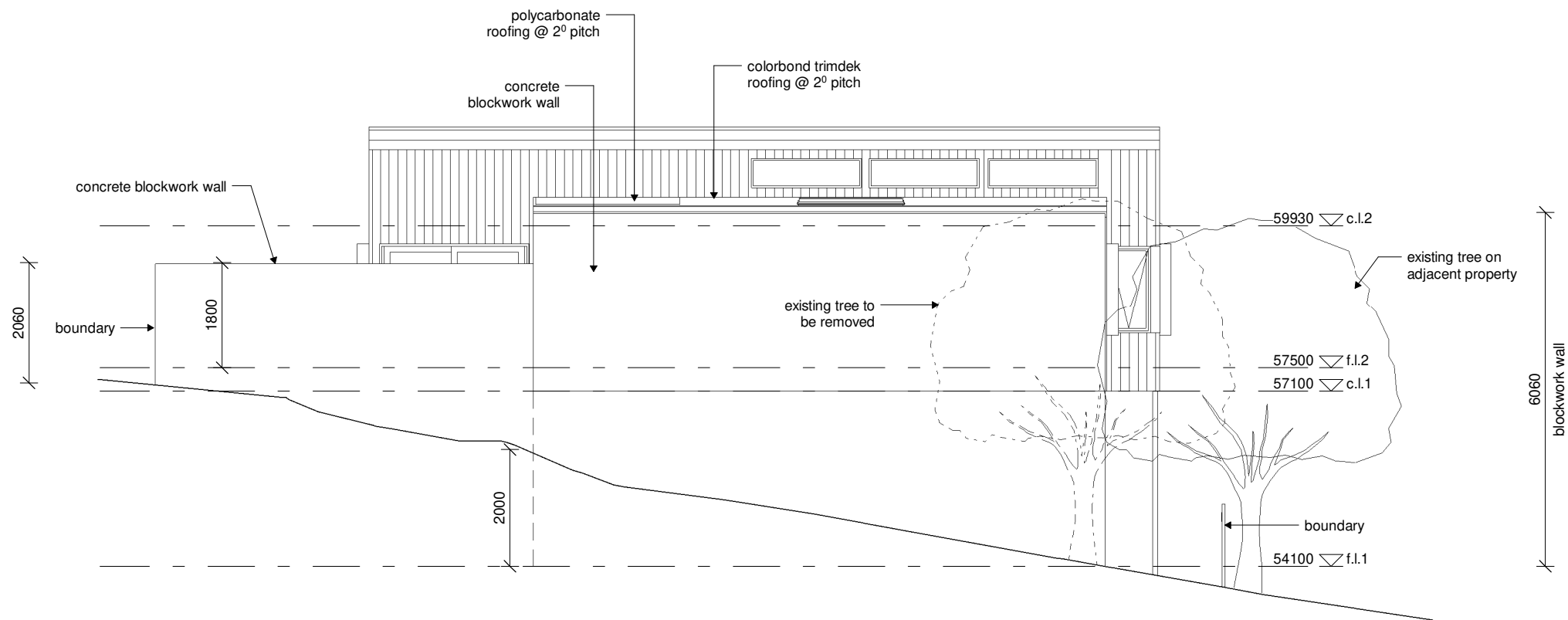


1 south elevation
1 : 100

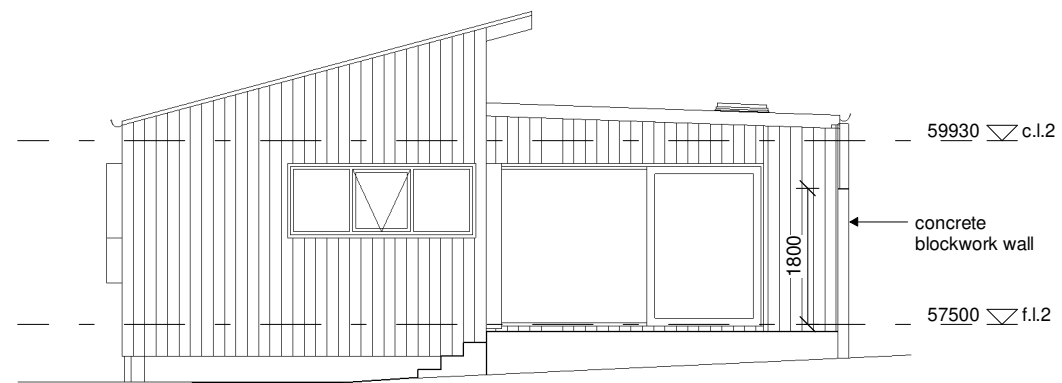


2 west elevation
1 : 100



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DRAWING TITLE: elevations		
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SCALE: 1 : 100	PROJECT: 0824MA	
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1 north elevation
1 : 100



2 east elevation
1 : 100

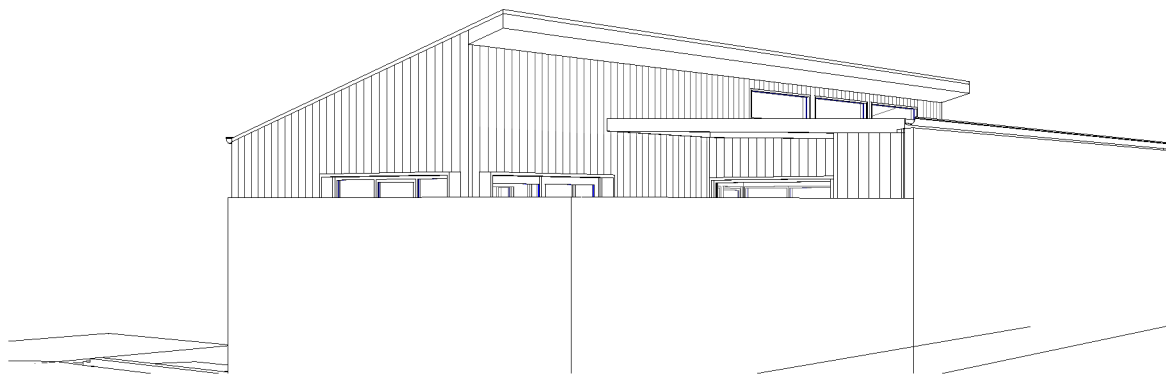
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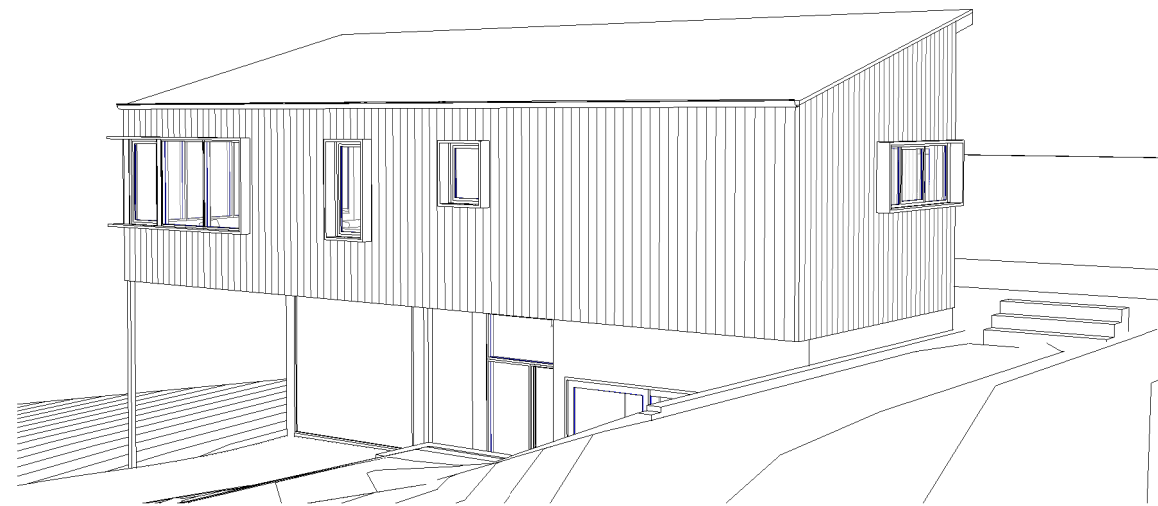
1 south visual



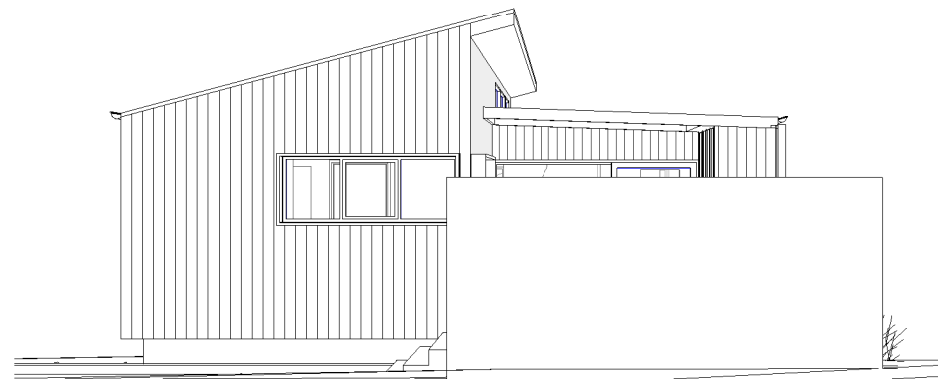
2 west visual





3 north east visual

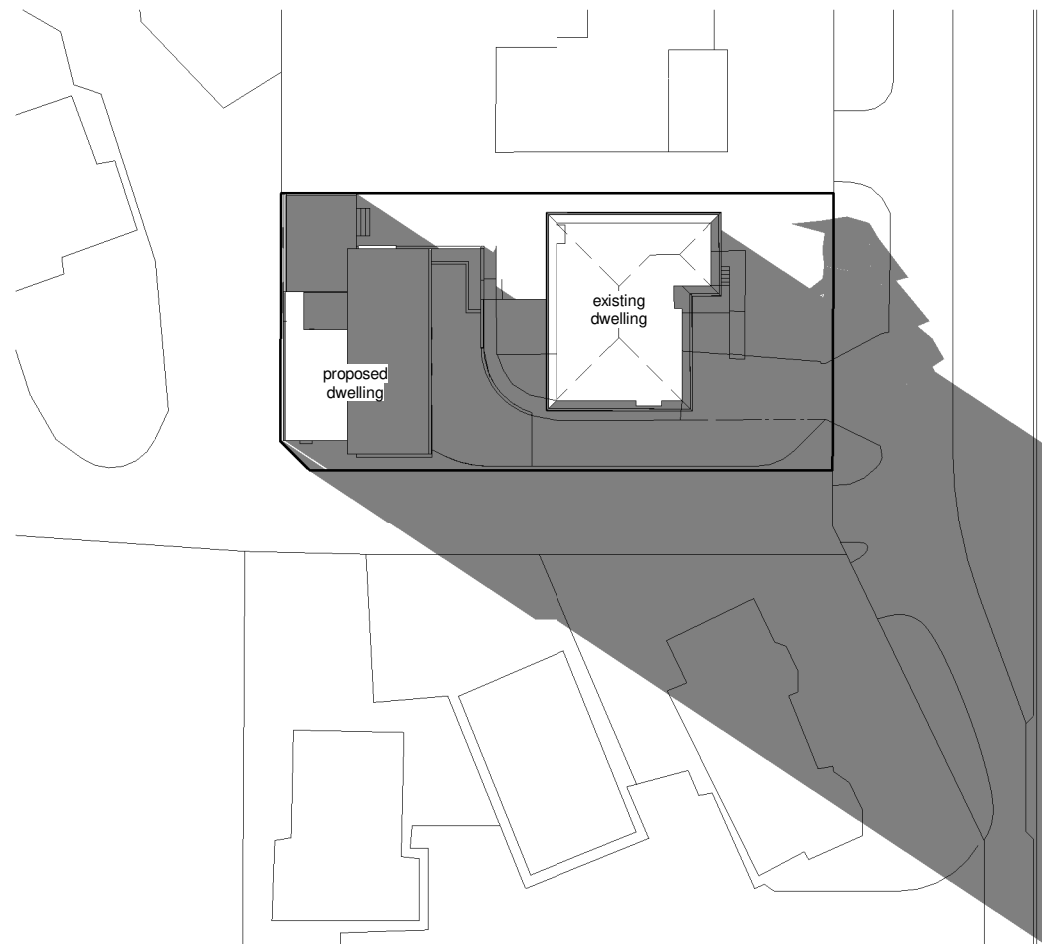


5 south east visual



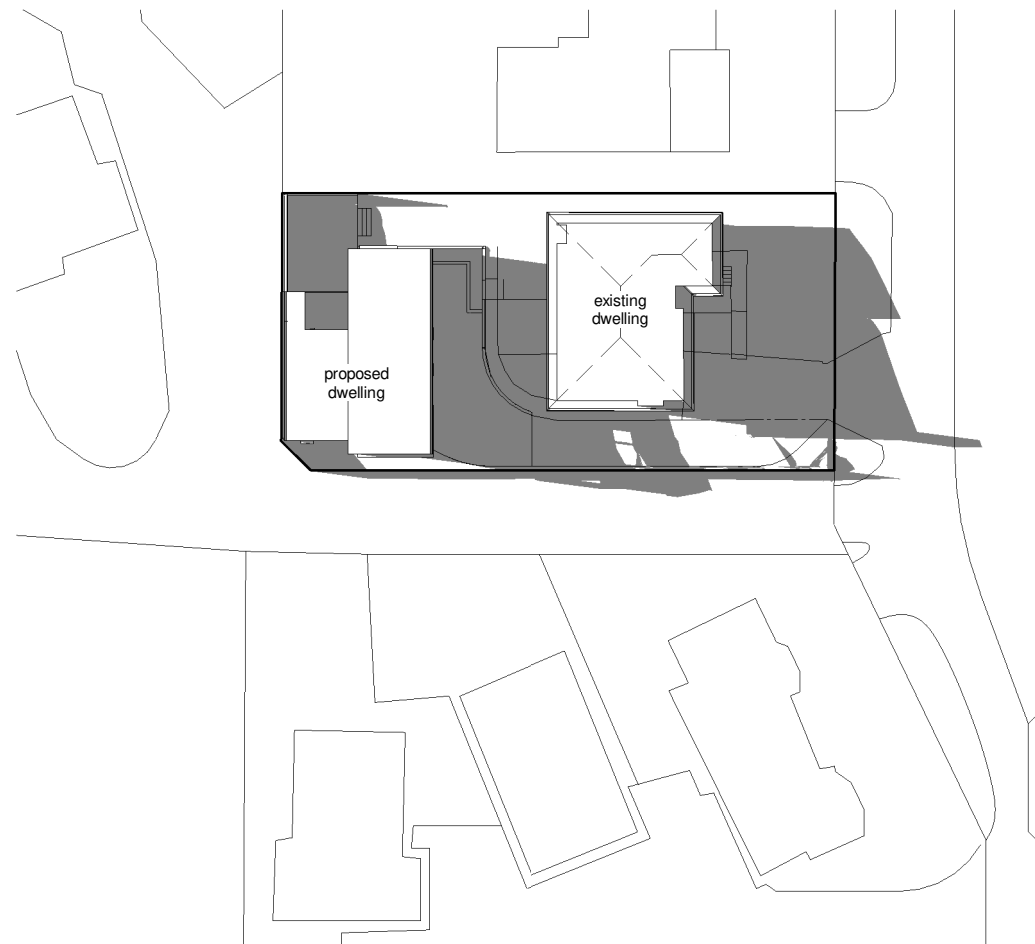
4 east visual

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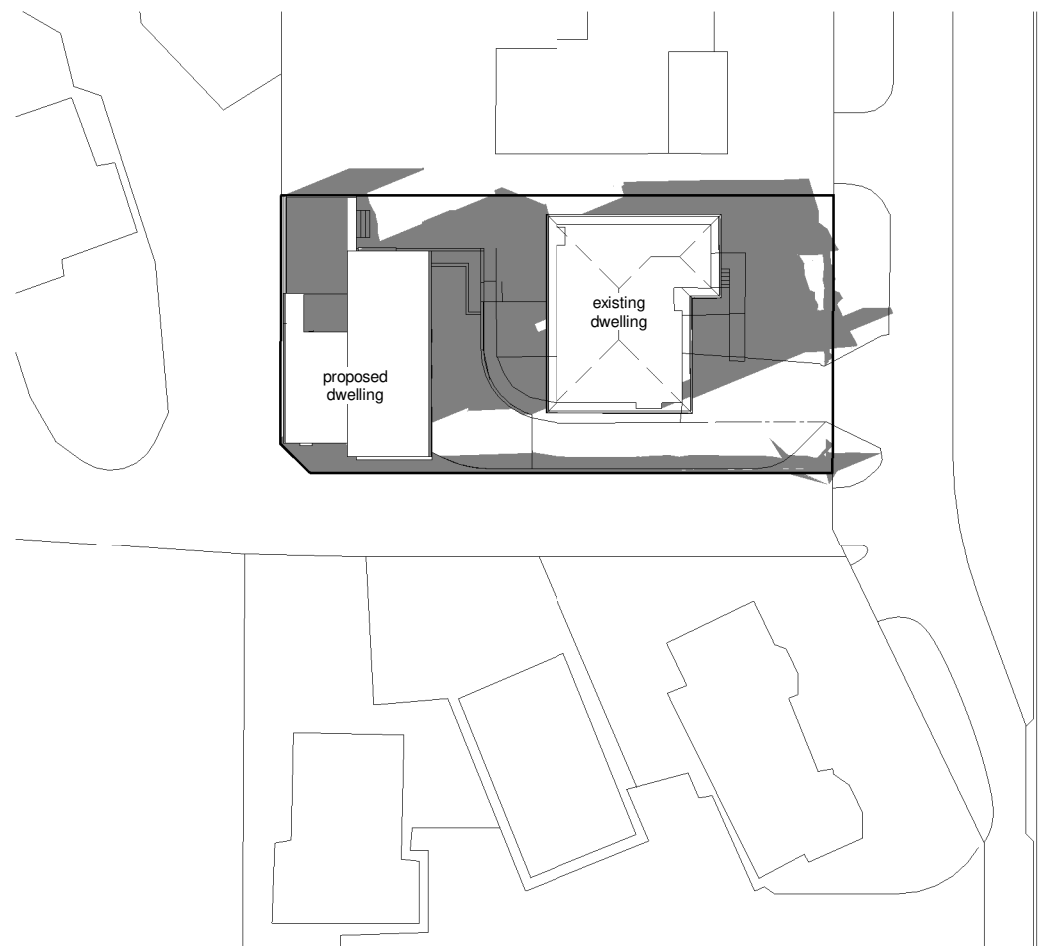
Ormond Street

1 shadow diagram 9am June 21
1 : 500



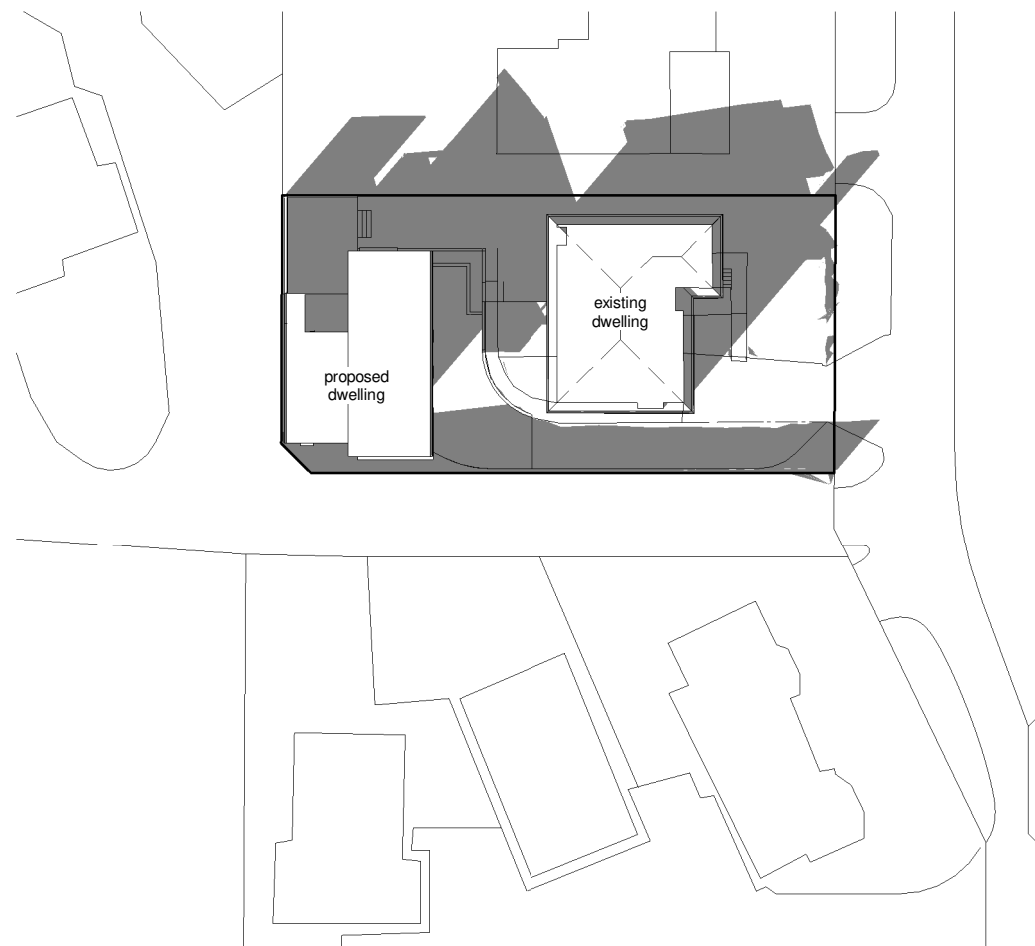
Ormond Street

2 shadow diagram 11am June 21
1 : 500



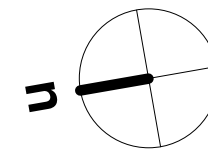
Ormond Street

3 shadow diagram 1pm June 21
1 : 500





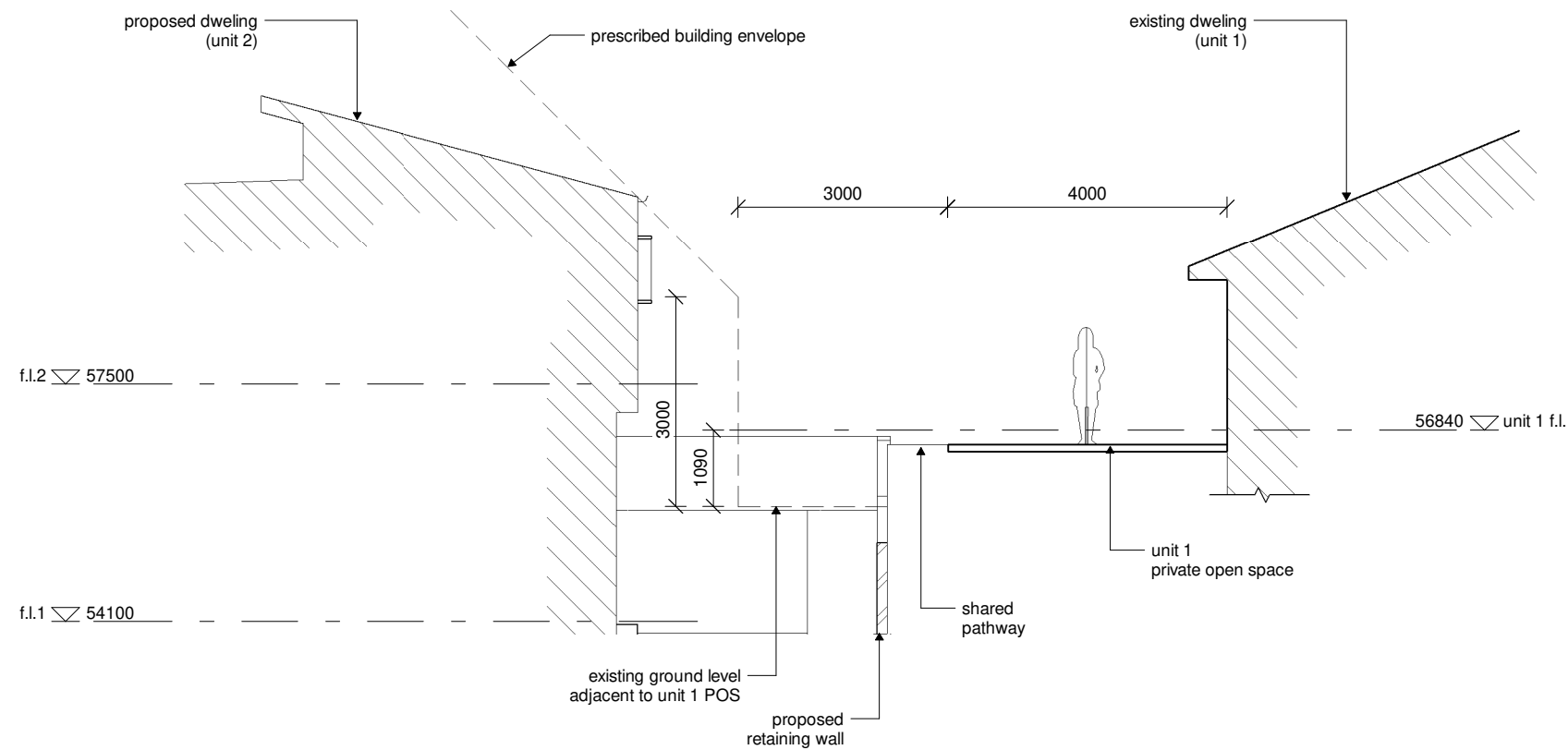
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4 shadow diagram 3pm June 21
1 : 500

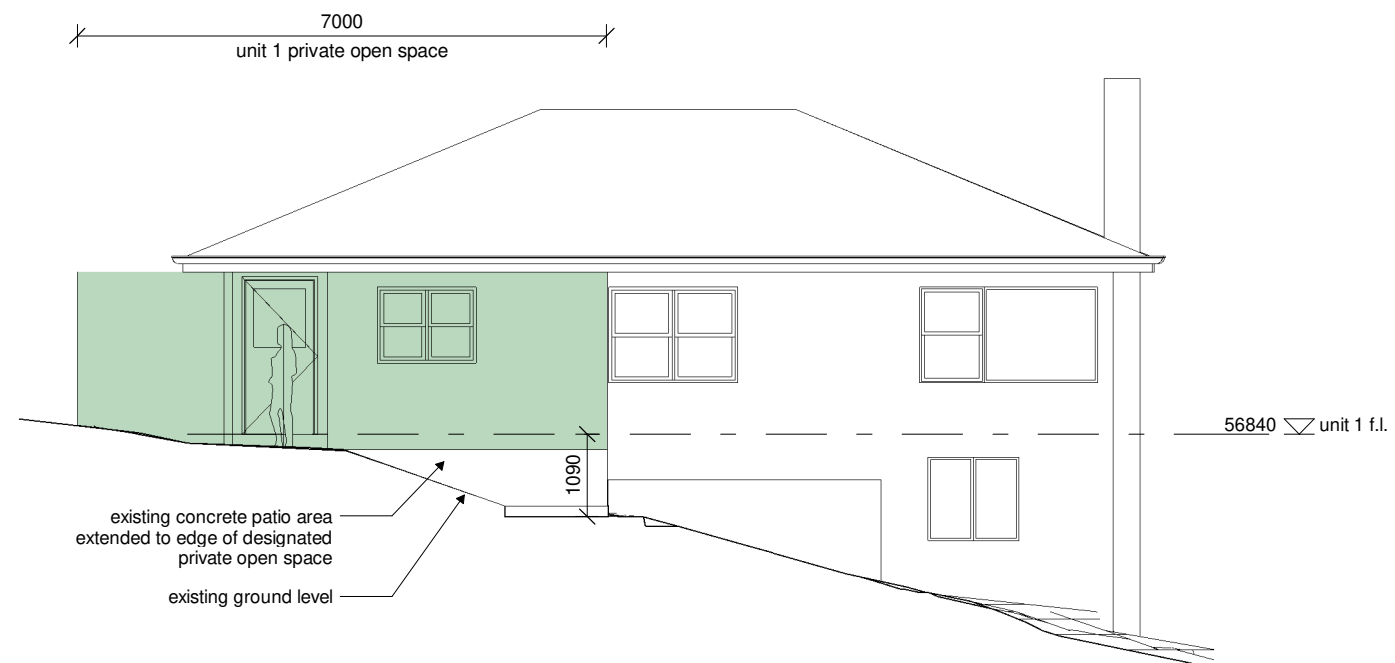


note:
adjacent title boundaries indicative only



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PROJECT: proposed dwelling		
FOR: r + c mackeen 22 ormond street bellerive tasmania 7018		
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		DATE: 01.09.25
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		ACCREDITATION NO: CC 1269L

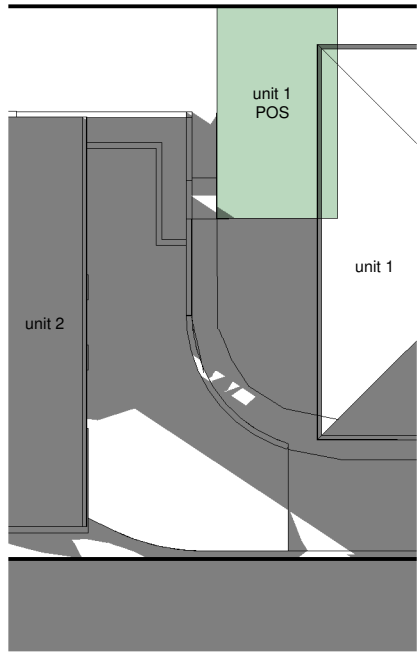


1 multiple dwelling building envelope
1 : 100

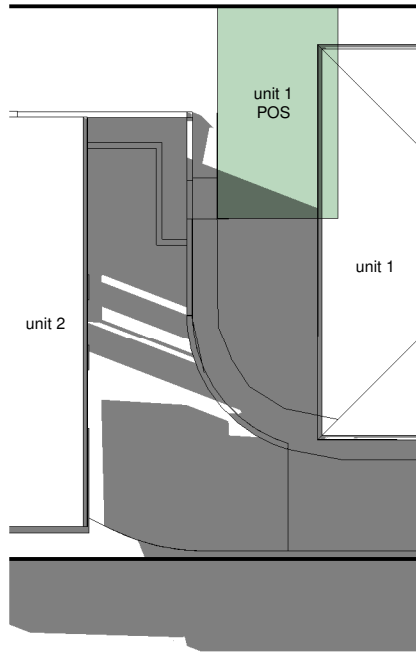


2 unit 1 private open space
1 : 100

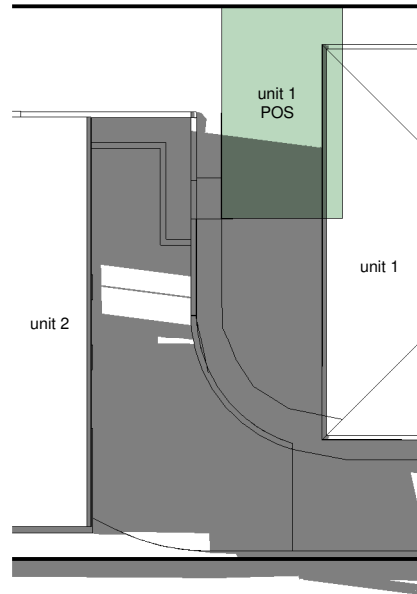
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<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



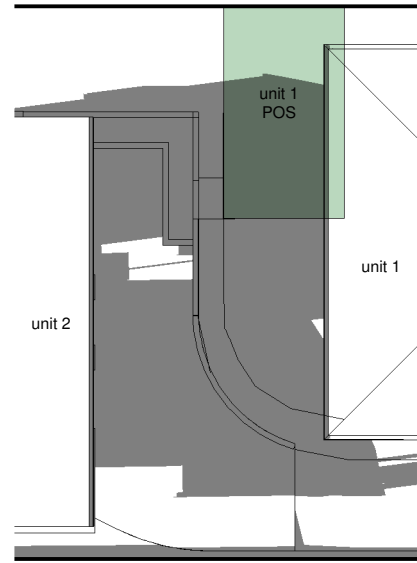
1 9am june 21
1 : 250
0% POS overshadowed



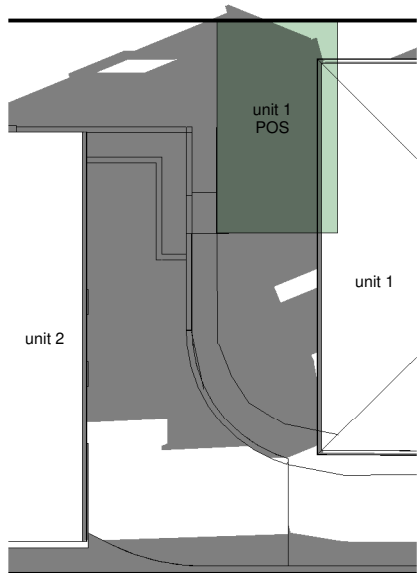
2 10am june 21
1 : 250
12% POS overshadowed



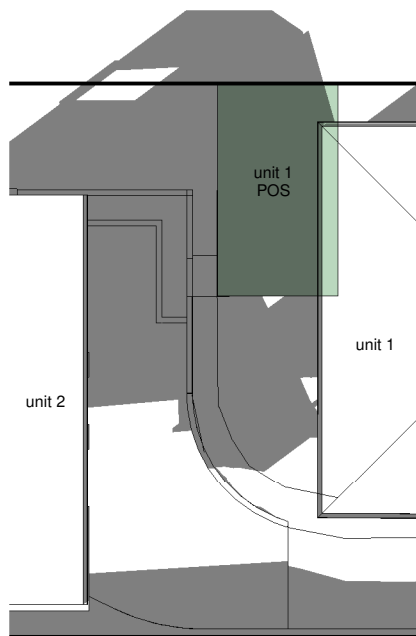
3 11am june 21
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37% POS overshadowed



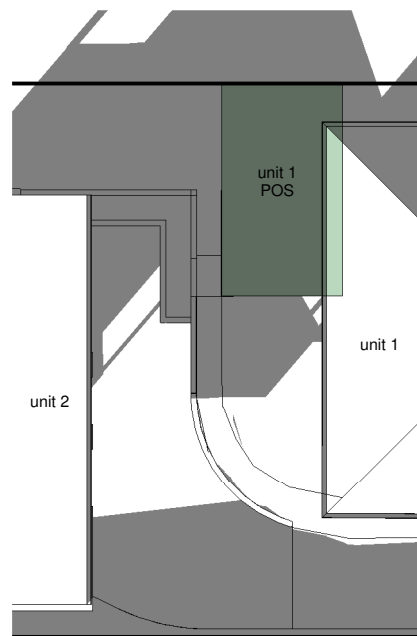
4 12pm june 21
1 : 250
73% POS overshadowed



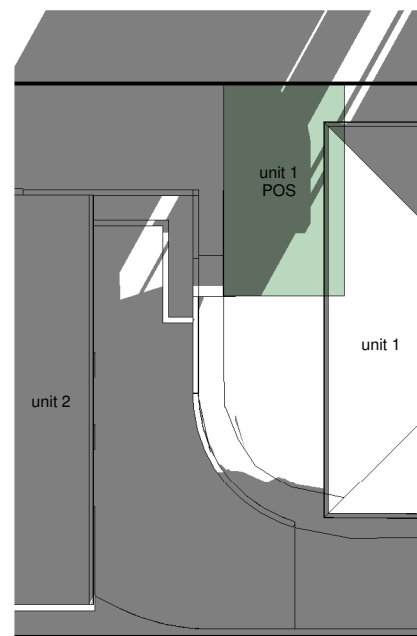
5 1pm june 21
1 : 250
100% POS overshadowed





6 2pm june 21
1 : 250
100% POS overshadowed

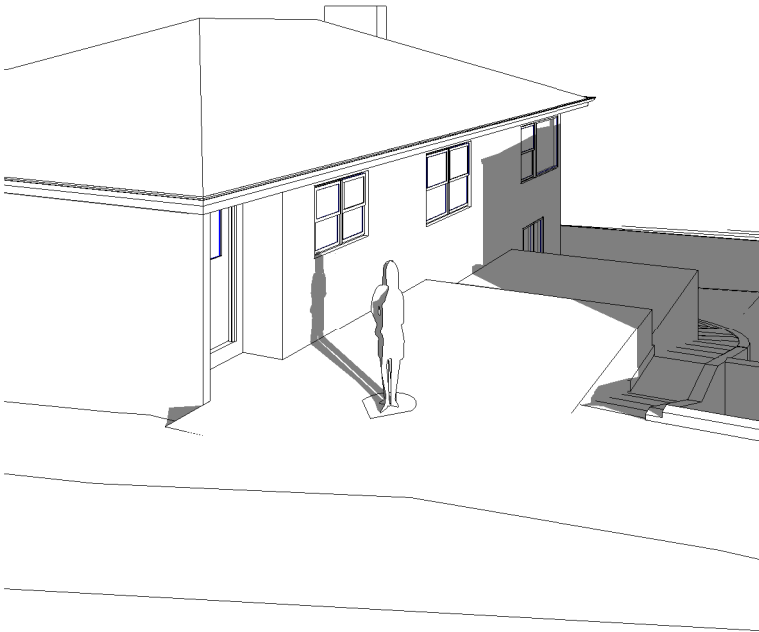


7 3pm june 21
1 : 250
100% POS overshadowed

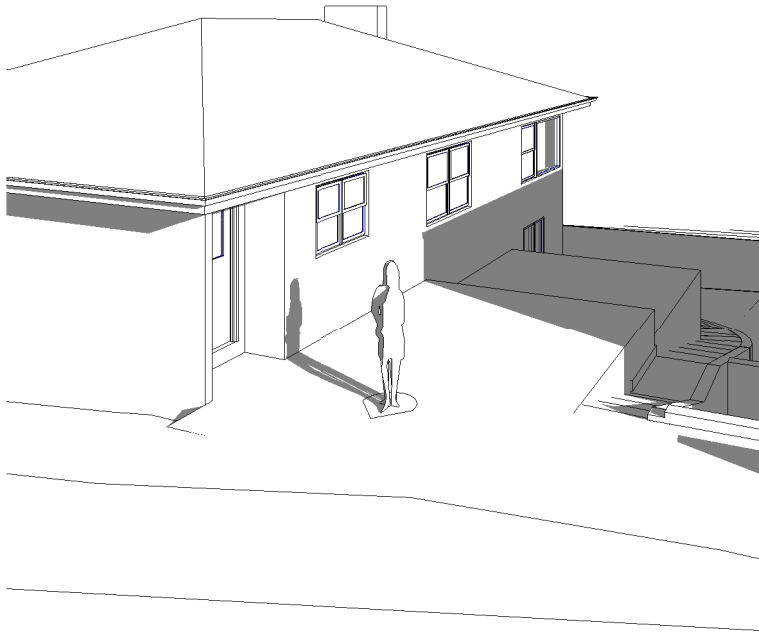


8 4pm june 21
1 : 250
64% POS overshadowed

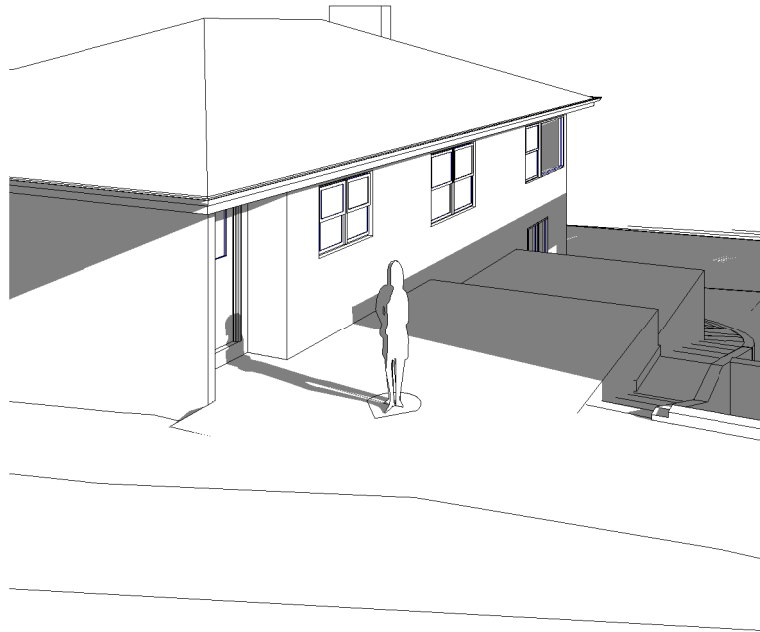
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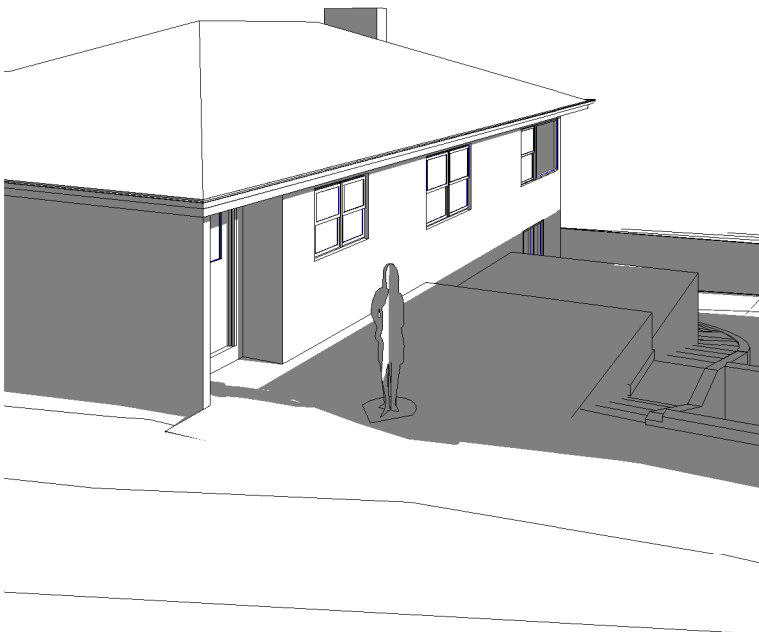
1 shadow diagram 9am june 21



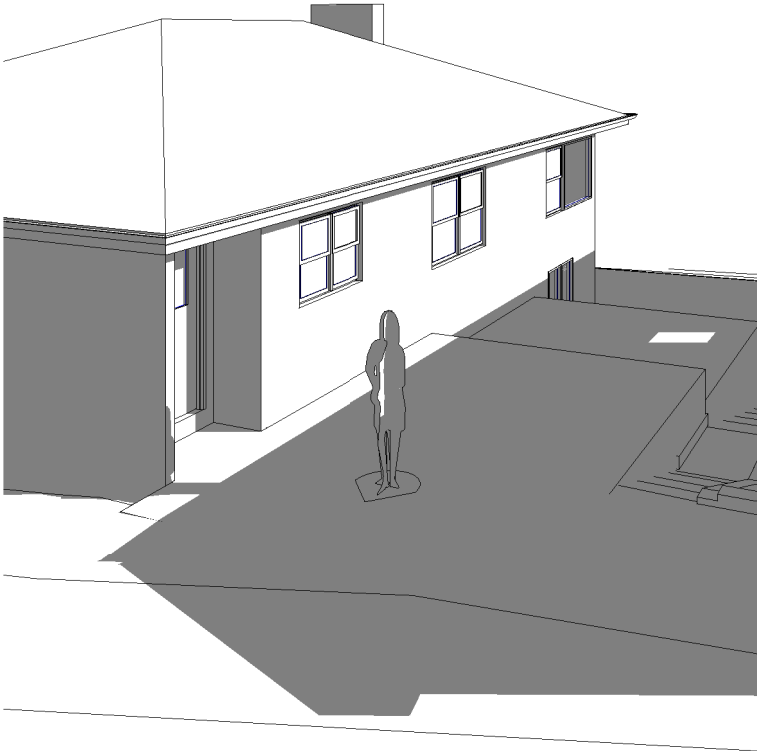
2 shadow diagram 10am june 21



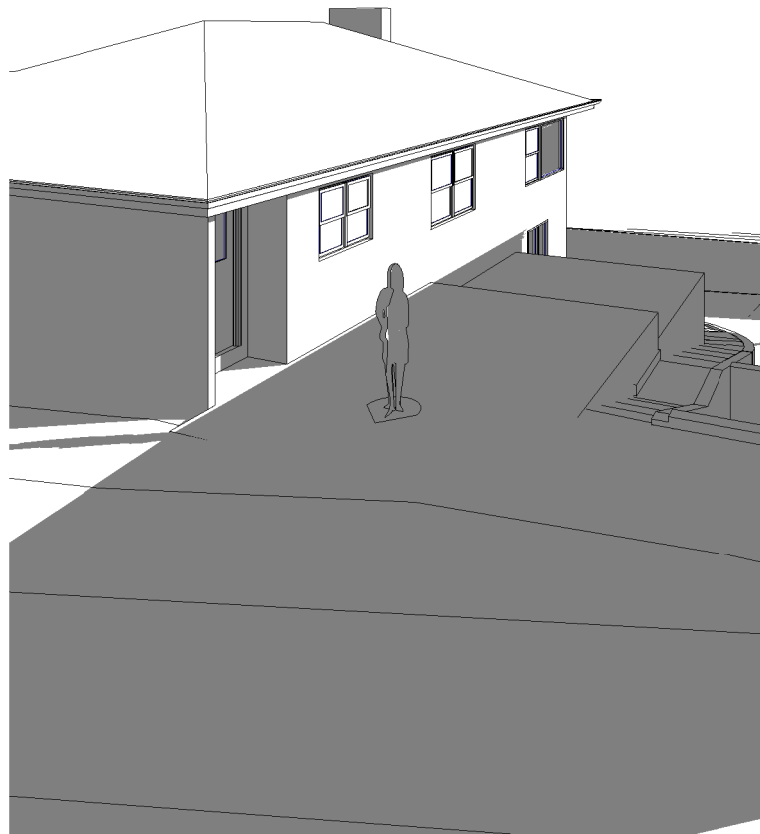
3 shadow diagram 11am june 21





4 shadow diagram 12 noon june 21



5 shadow diagram 1pm june 21



6 shadow diagram 2pm june 21

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PROJECT: proposed dwelling		
FOR: r + c mackeen 22 ormond street bellerive tasmania 7018		
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DRAWING NO: a11	DRAWN BY: Author	
	DATE: 01.09.25	
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 www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216		
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L

proposed multiple dwelling unit

jessica + chantelle mackeen
22 ormond street bellerive tasmania 7018

planning compliance report

august 18 2025

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

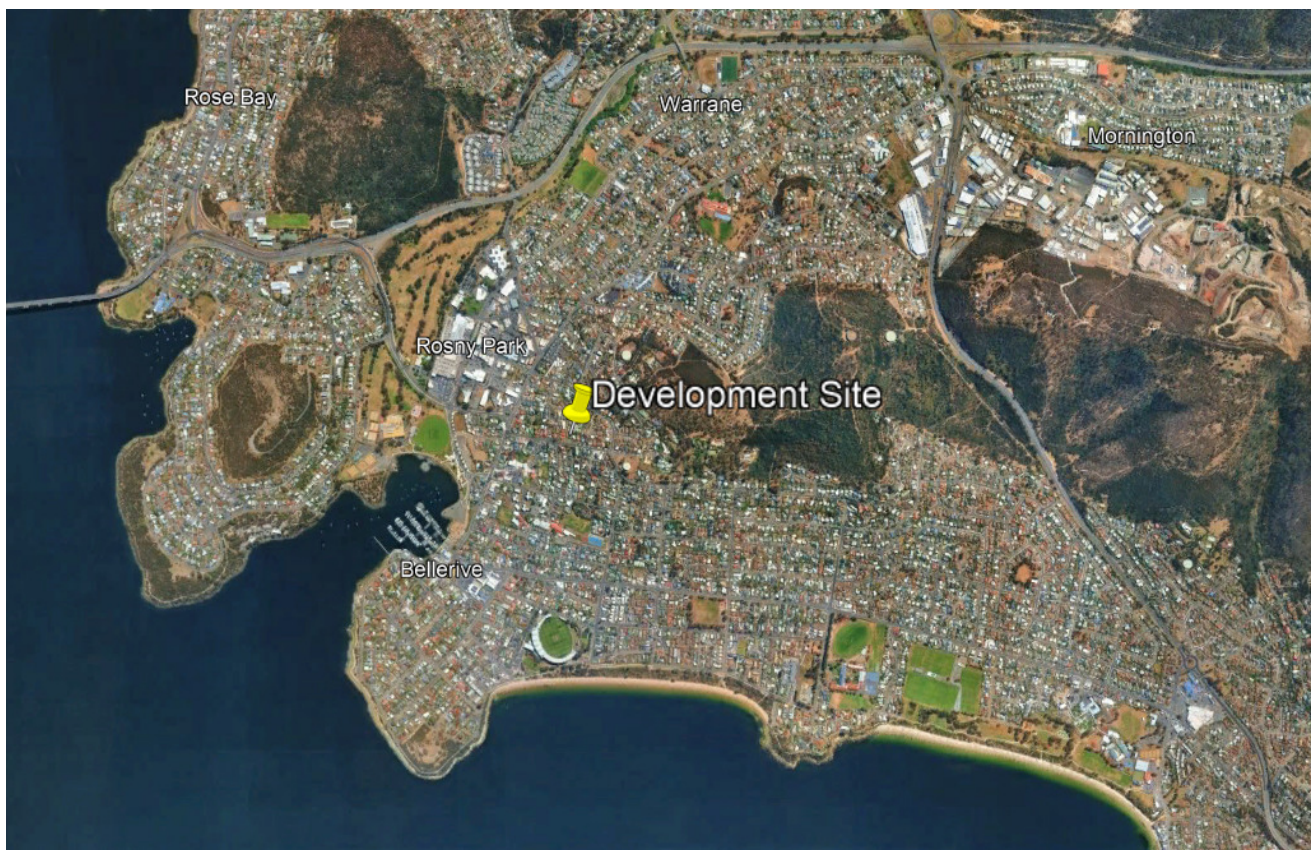
This report aims to demonstrate compliance with relevant planning standards for proposed multiple dwelling unit for Jessica + Chantele Mackeen at 22 Ormond Street Bellerive (c.t.131641/2). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this application is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is an established serviced residential property in Ormond Street Bellerive which is accessed from an existing side road off Ormond Street. The proposed development is an additional dwelling unit at the rear of the site and forward egress is facilitated for the new parking area at the rear of the property. Minor alterations are proposed to the sewer, water + stormwater provisions to service the new dwelling.

Zone: General Residential



Development Details

The proposed development is a new two story dwelling at the rear of the existing residential property. The proposed dwelling includes a double garage and has been sited on the rear boundary to facilitate vehicle turning and separation from the existing dwelling on the site. The dwelling is cut into the existing natural bank and the design incorporates a number of blockwork retaining walls as well as blockwork boundary walls to a courtyard space.

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *General Residential* Zone is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code 3.0 ROAD AND RAILWAY ASSETS CODE**

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

8.3.1 Amenity

A1 Not Applicable

The proposed development is not a *Discretionary* use.

A2 Not Applicable

The proposed development is not a *Discretionary* use.

A3 Not Applicable

The proposed development is not a commercial use.

A4 Not Applicable

The proposed development is not a *Discretionary* use.

8.3.2 Residential Character

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

8.4.1. Residential density for multiple dwellings

A1 Acceptable Solution

The development site is 666m² in area and two dwelling units are proposed.

8.4.2 Setback and building envelope for all dwellings

A1 Not Applicable

The proposed dwelling is sited to the rear of the existing dwelling and no alteration is proposed to the existing front setback.

A2 Not Applicable

The proposed dwelling is sited to the rear of the existing dwelling and no alteration is proposed to the existing front setback.

P3 Performance Solution

The proposed dwelling has a minimum boundary setback of 200mm from the rear (northern) boundary and a setback of 1100mm from the western boundary. The prescribed building envelope has been included on the elevations submitted for reference. The dwelling has been sited to facilitate vehicle access and turning for forward egress and provide separation from the existing dwelling on the site. The design cuts into the natural bank on the site so the height of the building is greatest adjacent to the western boundary which adjoins the neighbouring driveway and the ground floor space is utilised for vehicle parking, adjacent to the eastern boundary the dwelling presents as a single story structure.

- (a) Due to the orientation of the block, the shadow cast by the proposed dwelling predominantly falls over the development site rather than adjacent residential properties and will not result in an unreasonable loss of solar access to the adjacent properties. The land directly to the west of the development site is a driveway for the adjacent residential strata development to the north and while the extent of overshadowing is exaggerated by the natural slope of the ground, the adjacent units to the west are only impacted by overshadowing until approximately 10am on June 21. The proposed dwelling is contained within the prescribed building envelope adjacent to the eastern boundary, the adjacent dwelling to the east is a high set dwelling and won't be unreasonably impacted by overshadowing from the proposed dwelling.

The scale of the proposed dwelling and high set nature of the first level is consistent with the character of development in the vicinity of the site.



Existing dwelling (unit 1) and existing adjacent dwelling

Visual Impact Assessment

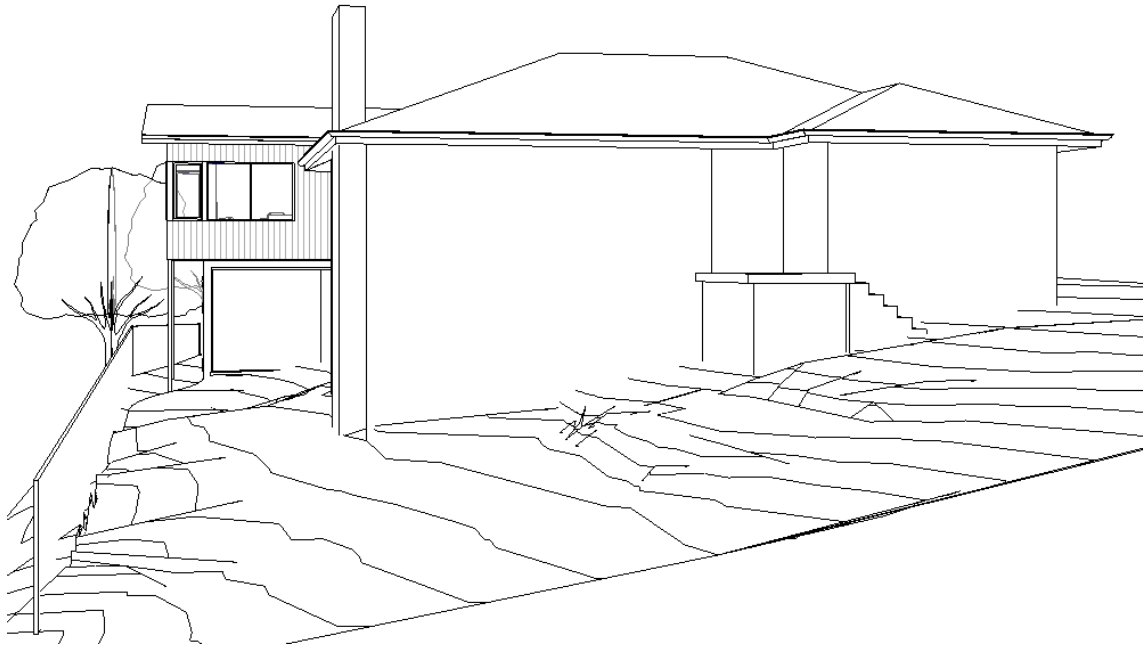
Existing visual environment

The development site is within an existing residential area comprising a mixture of detached houses and multi residential unit developments. The topography of the area is hilly and housing is predominantly high set with sub-floor areas commonly used for vehicle parking. The significant viewlines overlook Kangaroo Bay to the south-west and there are distant views over Bellerive and the River Derwent. There are no significant heritage properties within the immediate visual environment of the development site and there are a range of housing styles from the last century, including contemporary housing similar in style to the proposed dwelling.

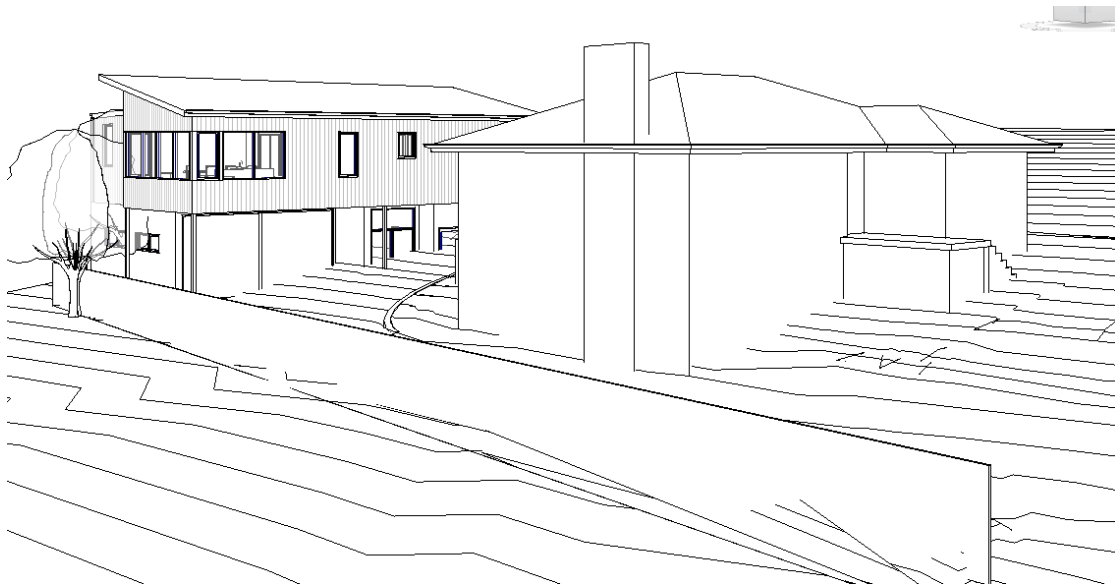
Visual impacts – street view

The height of the proposed dwelling aligns with the height of the existing dwelling on the site and from the street the proposed dwelling will blend into the skyline without dominating the site. The high set nature of the dwelling, utilising the sub-floor area for garaging, echoes the established

pattern of development in the area. The proposed dwelling complements the existing scale and density of development in the area and represents sensitive infill development which preserves neighbourhood visual amenity.



Street view visual



Street view visual

Visual impacts – adjoining properties

The visual impact of the proposed dwelling will be greatest when viewed from the adjoining residential strata properties to the north of the development site. The layout of the adjoining strata property is such that the shared driveway and circulation area provide significant separation

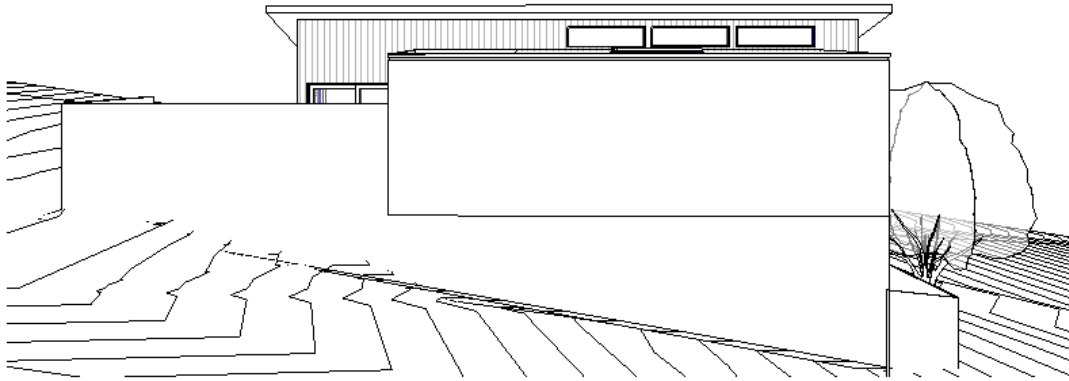
between the dwelling units and viewlines are maintained. An existing tree adjacent to the boundary will be removed to facilitate construction of the dwelling, this tree has been included in the elevations submitted for reference and presents an existing visual form on the development site of similar height to the proposed dwelling. The adjacent tree on the adjoining driveway will be maintained. The natural slope of the site and the design of the dwelling being cut into the slope mean that the height of the building reduces towards the eastern boundary and on the eastern portion of the site the dwelling presents as a single story structure with a courtyard at natural ground level. The dwelling has been designed as two separate forms to reduce the visual bulk and the proposed blockwork walls have been extended to the courtyard to provide visual privacy and separation for the adjoining properties. The proportions of the proposed dwelling are similar to other residential properties in the area and the visual impact is not considered unreasonable.



Adjacent strata residential properties



Existing view of north and west boundaries



Proposed view of north boundary

(b) The area in the vicinity of the development site includes a number of multiple unit strata developments and the proposed development is considered consistent with this pattern of development and the character of the area.



Adjacent multiple unit strata developments

(c) The development will not cause a reduction in solar access to an adjacent solar installation.

8.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

- (a) The proposed combined dwelling footprint on the development site is approximately 220m² which is less than 50% of the 666m² property area.
- (b) Both units have a minimum of 60m² of private open space.

A2 Acceptable Solution

Both dwelling units have an area of private open space which is a minimum of 24m², has a minimum dimension of 4m, is located at the rear of the dwelling and has a gradient less than 1:10

8.4.4 Sunlight to private open space of multiple dwellings

A1 Acceptable Solution

The proposed dwelling is setback a minimum of 3m from the edge of the private open space associated with the existing dwelling. Refer building envelope diagram submitted as part of this application.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

The proposed garage is not within 12m of the primary frontage.

8.4.6 Privacy for all dwellings

A1 Acceptable Solution

The proposed courtyard of which a small portion is greater than 1m above natural ground level is screened by an 1800h blockwork wall on the northern side.

P2 Performance Solution

The proposed dwelling has a floor level >1m above natural ground level within 3m of the side (western) boundary and within 4m of the rear (northern) boundary. There is 8.4m separation between the proposed dwelling and the existing dwelling on the site.

- (a) The proposed dwelling is not considered to reduce visual privacy for the adjoining properties and screening is not considered warranted. No glazing is proposed on the northern wall which is directly adjacent to the rear boundary. The main living area has been situated on the western portion of the first floor where it can take advantage of afternoon sun and views over Bellerive and this living space includes glazing with a sill height of 600mm. The driveway to no. 20A Ormond Street separates the proposed dwelling from the adjacent property to the west at no. 20 Ormond Street and there is 6.7m separation between the proposed first floor glazing and the property boundary to no. 20.

A3 Acceptable Solution

The proposed shared driveway is within 2.5m of the existing dwelling on the property however due to the topography of the site and high set nature of the dwelling the existing habitable windows have a sill height greater than 1.7m above the proposed driveway.

8.4.7 Frontage fences for all dwellings

A1 Not Applicable

Fencing is not proposed as part of this application.

8.4.8 Waste storage for multiple dwellings

P1 Performance Solution

The proposed bin storage areas are located adjacent to the driveway for ease of use. Screening to the rear and sides of the bin storage areas is proposed and the high set nature of the dwellings is such that the bin areas are not in close proximity to habitable areas.

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

Not Applicable

The proposed development comprises an existing dwelling unit and a new dwelling unit.

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

The proposed units will be strata titled after construction, no subdivision of land is proposed.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

P1 Performance Solution

2 parking spaces are provided for each dwelling unit in accordance with the requirements of Table 2.1. The existing dwelling unit has a garage and an open parking space, the proposed dwelling unit has a double garage. No dedicated visitor parking space is available though open space is available on the driveway for the new unit at the rear of the property. The property is accessed via an existing side road off Ormond Street and this roadway provides safe on-street parking directly adjacent to the existing dwelling in addition to the street parking available on Ormond Street. There is also public transport running frequently in close proximity to the development site.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

A1 Not Applicable

The proposed development is in the *Residential* use class.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The proposed driveway and open parking areas will be sealed and drained to the public stormwater system.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the development site meets the prescribed requirements. The proposed development requires 4 parking spaces and forward egress is proposed for the 2 new parking spaces at the rear of the property. The existing reverse egress parking provisions will be maintained for the existing dwelling.

A1.2 Not Applicable

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Not Applicable

The development site has one access point only.

A2 Not Applicable

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The proposed development is in the *General Residential* zone.

A2 Not Applicable

The proposed development is in the *General Residential* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.

Table C3.5 ROAD AND RAILWAY ASSETS CODE USE STANDARDS

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.1 Not Applicable

Ormond Street is not a Category 1 road.

A1.2 Not Applicable

No new access point is proposed

A1.3 Not Applicable

No level crossing is required for the proposed development.

A1.4 Acceptable Solution

The proposed development will not result in an increase of more than 40 vehicle movements per day at the existing access point.

P1.5 performance Solution

The existing parking area for the existing dwelling is being maintained and relies on reverse egress from the development site. The existing access point is on an established side road which provides access to a limited number of properties and has a low volume of traffic at low speed. Forward egress for the new parking spaces at the rear of the property is facilitated.

Table C3.6 ROAD AND RAILWAY ASSETS CODE DEVELOPMENT STANDARDS

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

A1 Not Applicable

The development site is not within a road or railway attenuation area.

Table C3.7 ROAD AND RAILWAY ASSETS CODE SUBDIVISION STANDARDS

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

A1 Not Applicable

No subdivision of land is proposed.