



CITY OF HOBART

# MINUTES ATTACHMENT

## CITY PLANNING COMMITTEE MEETING

### OPEN PORTION OF THE MEETING

**MONDAY, 3 AUGUST 2020  
AT 5:00 PM**

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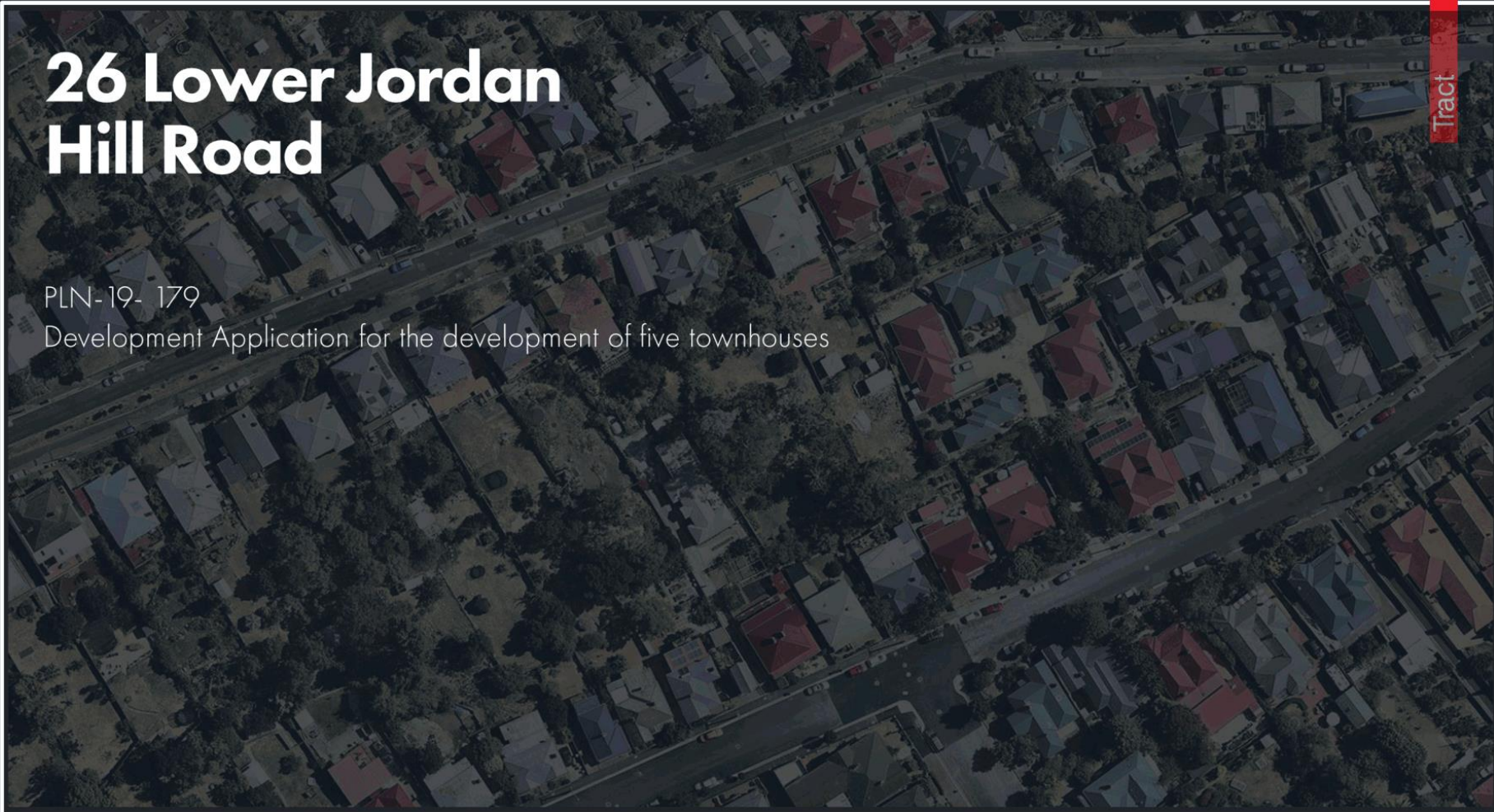
7.1.1	26 Lower Jordan Hill Road, West Hobart - Partial Demolition, Five Multiple Dwellings, Landscaping and Fencing	
A.	Luke Chamberlain - 26 Lower Jordan Hill Road - Supporting Information.....	2

# 26 Lower Jordan Hill Road

PLN-19- 179

Development Application for the development of five townhouses

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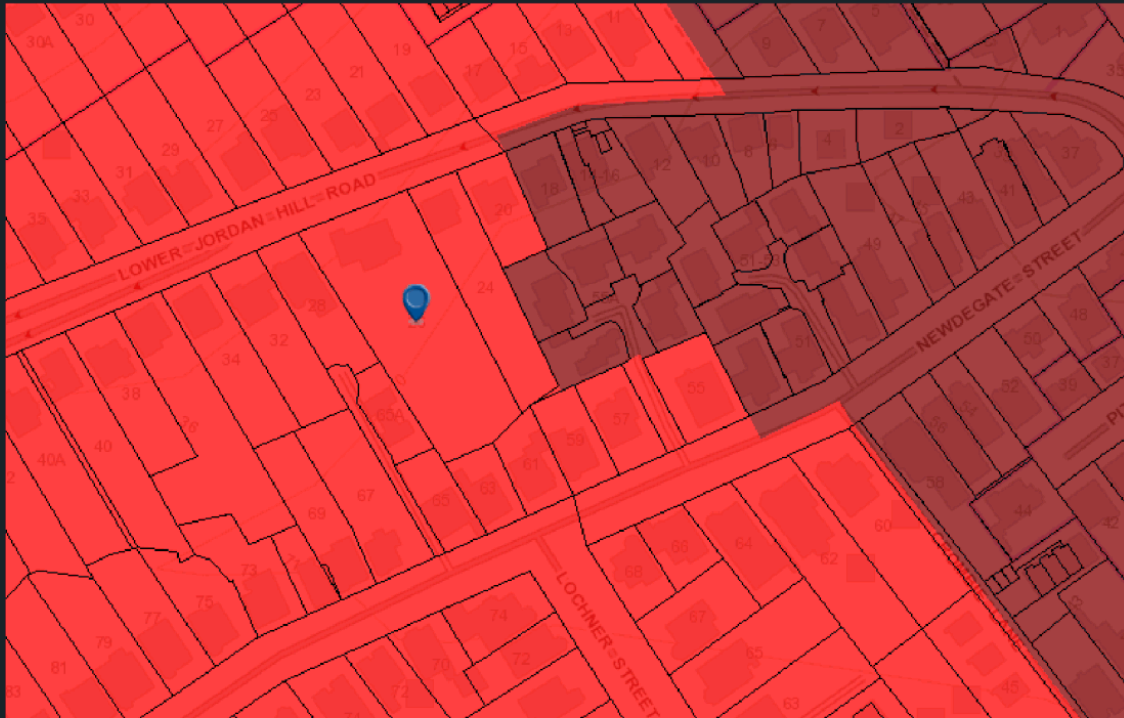


LOCATION



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## LOCATION

**Planning Controls**

- General Residential Zone
- Landslide Code – Low Landslip Hazard Area (partially affected)
- Road and Railway Assets Code
- Parking and Access Code
- Stormwater Code

**Surrounding Area**

- Average lot size of 508 square metres

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## DESIGN ELEMENTS

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- Five architecturally designed two-storey townhouses with three-bedrooms each, stepping down with the natural slope of the land
- Driveway designed by Aldanmark Consulting Engineers, including two car parking spaces per dwelling and two visitor spaces
- Open space ranging from 286 square metres to 37 square metres per dwelling, in addition to balconies on the first floor
- Retention of the existing dwelling on Lot 1 fronting Lower Jordan Hill Road

## KEY CONSIDERATIONS & REPRESENTATIONS

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- Two rounds of public notification were completed, September 2019 and April 2020
- Key considerations included:
  - Built Form and Visual Bulk
    - Shadowing impacts
    - Driveway and parking area
  - Landscaping and Vegetation Retention
  - Car parking provision



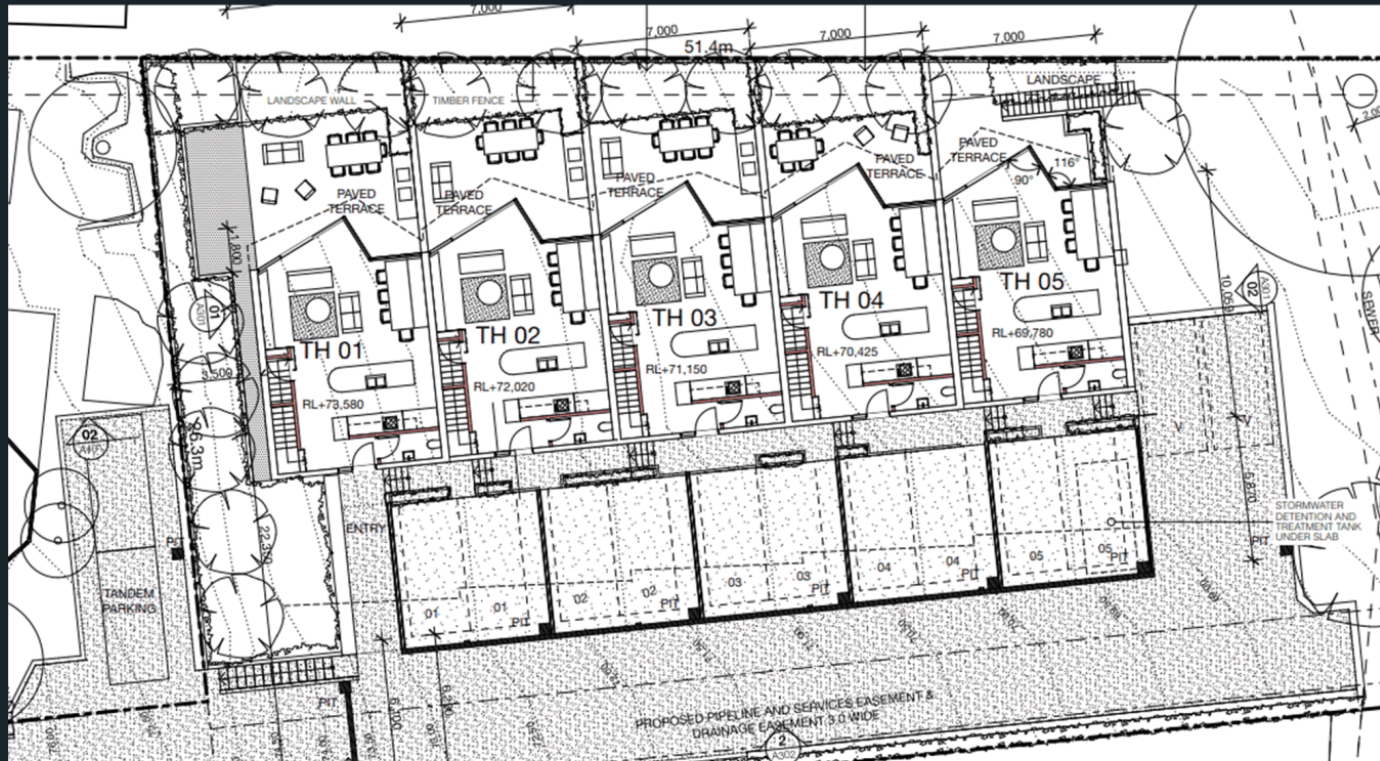
KEY CONSIDERATIONS

REDUCTION IN BUILT FORM AND VISUAL BULK



## KEY CONSIDERATIONS

## CAR PARKING PROVISION



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KEY CONSIDERATIONS

LANDSCAPING AND TREE RETENTION



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**Thank you**

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