

135 TAITTS RD, BARWON HEADS (PP-1020-2025)

Response to 'Code of Practice - Private Tennis Court Development Revision, March 1999'

Element 1:

Court location

Considerations:

The location of a tennis court should be based on an evaluation of the site conditions and its separation from adjoining residences.

Matters to be considered include:

- orientation of the tennis court;
- relationship to associated dwellings;
- impact on landslopes;
- separation from dwellings on adjoining properties;
- the character and landscaping of the site and its surrounds;
- impact on the streetscape;
- impact on existing vegetation; and
- impact on neighbouring properties.

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Objectives:

To achieve a layout which minimises the impact on the established land form and vegetation and which respects the amenity and character of the surrounding area.

Response:

The tennis court has been located on the western side of the proposed residence set 3.5m off the proposed residence, 7.5m from the western boundary and 26.8m from the nearest adjacent residence to the west (137 Taitts Td). This portion of the site is flat, with only a 200mm fall across the 35m area. The proposed court is setback more than 15m from the northern boundary and 22m from Taitts Rd and sits behind considerable existing planting to the northern boundary of the site meaning views to it from outside of the site will be heavily filtered by existing planting. For these reasons the proposed location court will have minimal impact on existing streetscape. Further to the existing planting, new planting to the northern aspect and plant screening to the western boundary is proposed in our landscape design to further block any impacts to the adjacent dwelling.

The court has been sited in an area of very low vegetation. No native vegetation will be removed as part of the court installation, only 1 tree will be affected – a non-native honey myrtle with a low arboriculture rating.

Element 2:

Fencing and enclosures

Considerations:

The above-ground structures should be of high-quality appearance.

Matters to be considered include:

- the height above ground of the structural elements such as fences and light poles;
- the colour and appearance of the materials used;
- the compatibility of the design with the existing development on the site; and
- the aesthetic interrelationship with public areas such as adjoining streets or parks.

Objectives:

To ensure that the size, appearance and materials of the tennis court fencing and enclosures are not unduly visually intrusive.

To provide aesthetic compatibility with nearby streetscapes and public areas.

Response:

A material schedule has been provided in order to ensure consideration of the Significant Landscape Overlay.

Element 3:

Site works

Considerations:

Site works should minimise disturbance to existing conditions and must provide acceptable standards of construction which will ensure that no off-site effects will occur.

Matters to be considered include:

- the extent of excavation and filling;
- the form of retention proposed for cut and fill batters;
- the potential impact of the changes in levels on adjoining properties and structures; and
- the concentration of surface and sub-surface drainage.

Objectives:

To ensure the stability of the tennis court site.

To contain off-site effects so as to cause no detriment to adjoining land or structures.

To limit the impact of increased stormwater run-off on drainage systems.

Response:

The selected location is already flat (existing slope of 1:150 across this part of the site) means that only surface works will be required to prep the tennis court installing. No significant excavation and fill will be needed.

The tennis court surface will have a fall of 1% (or 1:100) as per Tennis Australia standards to designated drainage around the perimeter which will collect all runoff associated with the court. This drainage will be connected to the approved point of discharge meaning no impact to surrounding site or properties due to rainfall.

Element 4:

Landscaping

Considerations:

The location, size and construction of a tennis court should have regard for the quality and amount of vegetation which may be affected.

Consideration should also be given to the opportunities for replanting to offset any vegetation losses.

Matters to be considered include:

- the significance of existing vegetation to the character and appearance of the area;
- the significance of the existing vegetation as a wildlife habitat;
- the plant species which are indigenous to the area;
- the extent of revegetation proposed; and
- the treatment of fill batters.

Objectives:

To minimise the removal of vegetation.

To ensure that revegetation is compatible with the landscape characteristics of the area.

Response:

No native vegetation will be removed in order to facilitate the works.

Element 5:

Illumination

Considerations:

The provision of tennis court lighting increases the potential to affect the amenity of adjoining areas by glare, appearance and noise.

Lighting systems should achieve acceptable levels of spillage control and their use must not cause an unreasonable invasion of privacy.

Matters to be considered include:

- the height and placement of lighting fixtures;
- the proximity of adjoining dwellings and secluded private open spaces;
- the intensity of light and its reflection; and
- design and appearance of lighting fixtures.

Objectives:

To prevent excessive light spillage and other effects from detrimentally affecting the amenity of dwellings on adjoining properties.

Response:

Downward facing LED court lighting has been selected which will demonstrate and be installed in full compliance with the code.

The position of the court and the fact that it will be screened by vegetation assists with reducing potential amenity impacts from tennis court lights. Given the siting of the court the only property affected would be 137 Taits Rd on the western aspect. The court sits more than 30m offset from that residence. Unbroken landscape

screening trees which will grow to a height greater than the court lighting) is proposed for the western boundary which will minimise any impacts to this boundary interface.

Element 6:

Privacy

Considerations:

The construction and use of a tennis court must take into account the need to respect the privacy of adjoining residents, particularly in terms of overlooking and noise.

Matters to be considered include:

- the height of the tennis court surface;
- the provision of screening;
- the hours of play; and
- the use of mechanical equipment.

Objectives:

To ensure that the tennis court and its use do not detract significantly from the amenity of the surrounding area and do not cause unreasonable detriment to privacy.

To limit views into neighbouring secluded private open spaces and habitable rooms.

Response:

The tennis court will only be used for private purposes by the owner of the dwelling.

The court will not provide views into habitable spaces and dwellings.

Element 7:

Construction methods

Considerations:

The construction of a tennis court must be planned so as to minimise access damage and avoid excessive disruption to the surrounding area.

Matters to be considered include:

- the means of access to the site;
- the hours of construction work;
- the construction method;
- the removal or importation of materials;
- the protection of sensitive features; and
- methods of sediment pollution control during construction.

Objectives:

To ensure that the method and timing of construction prevent undue disturbance to the existing conditions of the site and the amenity of the surrounding area.

Response:

As per regular requirements of construction of tennis courts, adjoining neighbours will be contacted prior to constructed. All access will be via existing established crossovers. Construction will be only within day time hours typical for domestic projects (7:30am-5pm). Temporary barriers will be constructed when necessary.