
Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 13 August 2012 commencing at 6.01 pm

Members attendance

Cr Jan Bonde (Mayor)
Cr Amanda Diprose
Cr Philip Viney

Cr Carpenter
Cr Tony van Rooyen
Ms Sandra Ayton

Members apologies

Cr Broad

Employees attendance

Acting Director Development & Regulatory Services (Mr Paul Bidgood)
Land Use Planning Group Leader (Mr Ian Sansom)

Employee apologies

Nil

Public attendance

No members of the public attended during the course of the meeting.

CONFIRMATION OF MINUTES OF THE COMMITTEE

54/2012 Confirmation of minutes

The Acting Director Development & Regulatory Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 30 July 2012 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2005* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr Viney moved and Cr Carpenter seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 30 July 2012 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

55/2012 Mayor’s communications

The Mayor reported as follows:

“Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.”

Members are reminded that the *Local Government (Meeting Procedures) Regulations 2005* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.

In the event that items listed for consideration are referred, under the terms of the Committee’s appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

- Cr Diprose moved and Cr van Rooyen seconded, “That the Mayor’s report be received.”

Carried unanimously

PECUNIARY INTEREST DECLARATIONS

56/2012 Pecuniary interest declarations

The Mayor reported as follows:

“Members are requested to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.”

The Land Use Planning Group Leader reported as follows:

“The *Local Government Act 1993* provides that a member must not participate at any meeting of a special committee in any discussion, nor vote on any matter, in respect of which the member has an interest or is aware or ought to be aware that a close associate has an interest.

Members are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a member must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

No interests were declared at this time.

ADJOURNMENT OF MEETING

57/2012 Adjournment of meeting

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop having been concluded, the Mayor resumed the meeting.

DEPUTATIONS

58/2012 Deputations

The Acting Director Development & Regulatory Services reported as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

OPEN REPORTS

59/2012 Three units – variation to side and rear setback and private open space and car parking requirements at 156A South Road, Penguin – Application No. DA212002

The Acting Director Development & Regulatory Services reported as follows:

“The Planning Project Officer has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA212002
<i>APPLICANT:</i>	Oliver Kelly Construction
<i>LOCATION:</i>	156A South Road, Penguin
<i>ZONING:</i>	Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Planning Scheme 2005</i> (the Scheme)
<i>ADVERTISED:</i>	14 July 2012
<i>REPRESENTATIONS EXPIRY DATE:</i>	28 July 2012
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	17 August 2012
<i>DECISION DUE:</i>	16 August 2012

PURPOSE

The purpose of this report is to consider an application for three units at 156A South Road, Penguin including a variation to side and rear setbacks, private open space and car parking requirements. The report will also consider the one representation received in response to the application.

BACKGROUND

A copy of the application is provided at Annexure 1. Annexure 2 is a location plan.

DISCUSSION

The following is an assessment against the relevant provisions of the Scheme:

CLAUSE	ASSESSMENT AND COMMENT
OBJECTIVES FOR PLANNING	
2.0 - Objectives for	The proposal is consistent with the Objectives for

Planning	<p>Planning, particularly 2.1(a), (b) and (c) which are that:</p> <p>(a) Residential, commercial, industrial and community facilities are to be concentrated in the existing urban areas;</p> <p>(b) The residential settlement strategy is to reinforce the existing residential pattern and any new residential development is to be the infill or orderly extension of existing urban areas; and</p> <p>(c) The development of a range of housing types is to be encouraged.</p>
ZONE STANDARDS (RESIDENTIAL ZONE)	
6.1 – Zone Purpose	<p>Compliant.</p> <p>The purpose of the Residential Zone is:</p> <p style="text-align: center;"><i>To achieve a high standard of residential amenity across the range of dwelling types.</i></p> <p>Compliance with the Zone Purpose is shown below in the Development Standards.</p>
DEVELOPMENT STANDARDS	
6.4.1 Subdivision	Not applicable.
6.4.2 Strata schemes	Not applicable.
6.4.3 A1 Building height	<p>Compliant.</p> <p>The maximum permitted building height is 8.0m. The building height of all units is approximately 4.8m.</p>
6.4.3 A4 Setbacks	<p>Compliant with front boundary setback requirement of 4.5m.</p> <p>Non-compliant with the side boundary setback and rear boundary setback requirements.</p>

	<p>The development does not meet the required 1.5m side setback. The proposed side setback for Unit 2 and 3 is 1.026m and 1.172m respectively.</p> <p>The development also does not meet the required 4.5m rear setback. The proposed rear setback is 1.01m.</p>
6.4.3 P4 Setbacks	<p>A lesser setback can be considered if the lot has an irregular shape, has less than the minimum area or dimensions required by the Scheme, unsuitable topography, the location of Utilities or the location of existing buildings. Further consideration must be given to whether there is unreasonable shading of, or unreasonable loss of privacy to, adjoining properties.</p> <p>In the case of this property a lesser setback can be considered as the shape of the lot is irregular. The rear portion of the lot is rectangular and is 16m wide. At a distance of 35m from the rear boundary the southern side boundary “dog-legs” towards the front boundary which is 34m wide.</p> <p>The permitted side setback is 1.5m and the proposed southern side setback is 1.026m for Unit 2 and 1.172m for Unit 3.</p> <p>The other consideration is whether there would be any unreasonable shading or loss of privacy to the adjoining properties.</p> <p>The shadow diagram supplied as part of the application shows that the units would cause some overshadowing of the adjoining house at 158 South Road (see Annexure 3).</p> <p>The assessment of shading concludes that the proposed building would shade less than a building designed in conformity with the height and setback requirements of the Scheme, i.e. 6m high and building setback 3m from the side boundary. The proposal satisfies the</p>

	<p>unreasonable shading definition. The amount of overshadowing is considered reasonable.</p> <p>It is considered the loss of privacy to the adjoining property at 158 South Road will be minimal. Proposed Unit 2 will be the unit closest to the adjoining dwelling at 158 South Road.</p> <p>The existing dwelling at 158 South Road is located approximately 2m from the side boundary of 156A South Road. The proposed garage from Unit 2 will be approximately 1.026m from the boundary and as there are no proposed windows or openings from the rear of the garage there will be minimal, if any, loss of privacy to the adjoining dwelling.</p> <p>The close proximity of Unit 3 to the rear boundary should not be a problem given the size of the lot at the rear (i.e. 4,534m²).</p>
6.4.3 A9 Garage	<p>Compliant.</p> <p>A garage is built under the same roof as the building it serves.</p>
6.4.3 A16 North facing room	<p>Compliant.</p> <p>All units have north facing living areas.</p>
6.4.3 A17 Front fences	<p>No front fencing is shown on the proposal plans. Potential to comply.</p>
6.4.3 A18 Side or rear fences	<p>See above.</p>
6.4.4 Building access and services	<p>Compliant through condition.</p> <p>Condition on proposed Permit as per Engineering Services and Cradle Mountain Water requirements.</p>

MULTIPLE DWELLING SCHEDULE	
S9.3.1 A1 Building compatibility	<p>Compliant.</p> <p>Each dwelling unit that is part of multiple dwellings must have the same or compatible style, character and materials as those other dwelling units.</p> <p>All dwelling units are compatible.</p>
S9.3.2 A1 Density	<p>Compliant.</p> <p>Each dwelling unit must have a minimum lot area of 350m². There are three units proposed which equates to 393.33m² per unit.</p>
S9.3.3 A1 Proximity habitable rooms	<p>Compliant.</p> <p>Habitable room windows with a direct outlook to and within 9m of habitable room windows in another dwelling unit must have a sill height of at least 1.7m above floor level, have fixed translucent glazing or be visually screened.</p> <p>Unit 1 and Unit 2 have habitable room windows within 9m but are visually screened with a 1.8m high colorbond fence.</p>
S9.3.3 A2 Proximity driveway to bedrooms	<p>Compliant.</p> <p>There are no bedrooms on the common driveway.</p>
S9.3.4 A1 Garages	<p>Compliant.</p> <p>In the Residential Zone a garage or carport must be provided for each dwelling unit that is compatible in style, character and materials with the dwelling unit and located no more than 10m from the dwelling unit.</p> <p>All three units have the garage under the same roof so are easily accessible.</p>

<p>S9.3.5 A1(a) Private open space</p>	<p>Non-compliant.</p> <p>Private open space must be provided at a rate of 35m² per dwelling unit or a minimum of 20% of site area whichever is greater.</p> <p>The required private open space for each unit in this development is 78.6m² which is 20% of the site area divided between the three units.</p> <p>Unit 1 has 42m² which does not comply.</p> <p>Unit 2 has 60m² which does not comply.</p> <p>Unit 3 has 37m² which does not comply.</p>
<p>S9.3.5 A1(b) 16m² accessible from habitable room</p>	<p>Compliant.</p> <p>All units have 16m² with a minimum dimension of 4m directly accessible from the living area.</p>
<p>S9.3.5 A1(c) Screening</p>	<p>Compliant.</p> <p>All units have a 1.8m high fence surrounding the private open space.</p>
<p>S9.3.5 A1(d) Gradient 1 in 10</p>	<p>Compliant.</p> <p>The maximum gradient is 0.5 in 10.</p>
<p>S9.3.5 P1 Private open space</p>	<p>Compliant.</p> <p>The private open space may be reduced if it takes advantage of outlook and natural features, reduces adverse impacts of adjacent buildings on privacy and overshadowing and addresses surveillance, privacy and security issues if the private open space abuts public space.</p> <p>The subject lot exceeds the minimum lot size for the Residential Zone but has constraints imposed on it on by the irregular shape of the lot. There would be no adverse impact on the adjoining property caused by the lesser amount of private open space proposed as there is minimal private</p>

	open space proposed on the boundary adjoining the dwelling at 158 South Road.
S9.3.6 A1 Mail boxes	<p>Compliant.</p> <p>Mail boxes are shown on the site plan at the front of the property; however they are located in the 6m Right of Way located at the front of the property.</p> <p>A condition is recommended to relocate the mail boxes from the Right of Way area.</p>
S9.3.6 A2 Garbage bins and open air clothes drying facilities	<p>Compliant.</p> <p>The site plan shows all units have open air clothes drying facilities satisfactorily accessible to the residents. These facilities would be visually screened from the street.</p> <p>There is adequate space for garbage bins to be sited from view of the public within the private open space area.</p>
S9.3.6 A3 Storage of gardening tools and equipment	<p>Compliant.</p> <p>The site plan shows each unit has a 3m² garden storage shed.</p>
S9.3.6 A4 Siting of mail boxes etc.	Compliant through condition - see comment above at S9.3.6 A1.
S9.3.7 A1 Site development	<p>Non-compliant.</p> <p>The site plan and landscaping plan show compliance with the required site development criteria with the exception of (e) which requires at least 50% of the area between the frontage and the front setback being dedicated for gardens and lawns (for other than a rear lot).</p> <p>There is no Performance Criteria for this provision; it is therefore mandatory.</p>

	<p>The objective of this provision is to ensure that the exterior of multiple dwellings in the Residential Zone enhances the streetscape and meets the needs of residents. The Right of Way is 6m wide along the entire frontage of the property. It is not possible in this circumstance to provide the required lawn and landscaping.</p> <p>In order to move as close as possible to satisfying the Acceptable Solution, it is considered that the area of sealed driveway be reduced to the minimum required (including removal of the visitor parking space). The alternative is to refuse the development which seems to be an extreme response in the circumstances.</p>
<p>CAR PARKING SCHEDULE</p>	
<p>S11.3.1 Car parking provision</p>	<p>The number of car parking spaces may be waived if:</p> <ul style="list-style-type: none"> (i) There is no adverse impact on the streetscape; (ii) The number or size of vehicles will not create a traffic hazard or create on-street parking congestion; and (iii) There is no adverse impact on the amenity of the surrounding locality. <p>The proposal is deficient in providing one visitor space. It is considered there would be minimal adverse impact on the streetscape and no adverse impact on the amenity of the surrounding locality by the loss of one visitor space. It is also unlikely the proposal will create a traffic hazard or create on-street parking congestion.</p> <p>It is not considered reasonable to require a cash-in-lieu contribution under the Car Parking Cash-In-Lieu Contribution Policy in this instance as there is sufficient area along South Road for on-</p>

	street parking and the likely car parking demand for use is considered minor.
S11.3.2 Car Parking Table	<p>Non-compliant.</p> <p>Each dwelling unit in a strata scheme is required to have one car parking space per dwelling unit and one visitor space per dwelling unit.</p> <p>Each unit has one garage and one visitor space; however the visitor space for Unit 1 is located within the 6m Right of Way area along the frontage of the lot. This visitor space should not be permitted on this Right of Way as the Right of Way is provided for 156A and 158 South Road for access purposes.</p> <p>A condition is recommended to delete the visitor space from the Right of Way.</p>
S11.3.3 Car park design and construction	<p>Compliant.</p> <p>A letter from Donal S Anderson, Consulting Engineer advises that the proposal complies with AS2890-2005 Parking Facilities.</p>

CONSULTATION

The application was subjected to the required 14-day public scrutiny process required by s.57 of the *Land Use Planning and Approvals Act 1993*. This requires advertising of the development by a notice on site and also by a notice placed once in a daily local newspaper. Correspondence to the adjoining owners inviting them to view the application was also undertaken.

The application, as a matter of procedure, was referred to the Council's Planning & Assessment Team. Standard conditions have been recommended from the Council's Environmental Engineer. One representation was received in response to the application.

REPRESENTATION

The objection is contained in Annexure 4 and is summarised and responded to as follows:

MATTERS RAISED	RESPONSE
SUBMISSION	
<p>1 Note the location of the visitor car parking space in the Right of Way area. We understand the Right of Way is for our exclusive use and the letterboxes are also located in this area.</p>	<p>Noted. A condition is recommended to remove the visitor parking space and mail boxes from the Right of Way area.</p>
<p>2 Concerned about the possibility of on street parking which could obstruct views of vehicles approaching from the east. Concerned due to the close proximity of the crest of South Road.</p>	<p>The access point to 156, 156A and 158 South Road is via an access strip off 156 South Road. It is unlikely any vehicles parked along South Road at the front of the site would obstruct the line of sight of vehicles due the location of the access being elevated. In addition, South Road is considered wide enough to allow on street parking.</p>
<p>3 In regards to the shading diagrams, are these to be independently verified? It would make sense to include the dwelling on 158 South Road on the diagrams so we could better understand the shading impacts. Is it possible to have flatter roof profiles to reduce the impact on the western walls and northern area for 158 South Road?</p>	<p>The shading diagrams are not independently verified. The approximate location of the dwelling at 158 South Road was drawn on the shadow diagrams by Council staff to determine the impact of shading.</p> <p>As stated previously, the assessment of shading concludes that the proposed building would shade less than a building designed in conformity with the height and setback requirements of the Scheme, i.e. 6m high and building setback 3m from the side boundary. The proposal satisfies the unreasonable shading definition. The amount of overshadowing is considered reasonable.</p>

<p>4 The development should proceed with two units to not limit private open space, alleviate any parking concerns and reduce overcrowding to be more in keeping with the area.</p>	<p>Although the units will have an impact on 158 South Road, it is a reasonable expectation that the site would be developed at some time. A permitted or exempt building on this site would have the same or more impact on 158 South Road because of the proximity of this house to the side boundary.</p>
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IMPACT ON RESOURCES

This report has no impact on resources other than the usual resources in assessment of the application and preparation of a report. Additional resources required in the event of an appeal are unknown.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- Adopt an integrated approach to land use planning
- Conserve the physical environment in a way that ensure we have a healthy and attractive community
- Encourage a creative approach to new development

Council Sustainability and Governance

- Improve service provision
- Improve the Council's financial capacity to sustainably meet community expectations
- Effective communication and engagement.

CONCLUSION

The Council can consider variations to standards because the lot is irregular. The representation has some merit, but matters raised as concerns are either managed by conditions or are matters that are deemed to satisfy the requirements of the Scheme.

The proposal meets the Performance Criteria in terms of the unreasonable shading provision, private open space and car parking provisions and with all other relevant Acceptable Solutions and Performance Criteria of the Scheme.

RECOMMENDATION

It is recommended that the application is approved, with the conditions and notes listed on the draft Permit at Annexure 5.’

The report is supported.”

The Acting Director Development & Regulatory Services reported as follows:

“Copies of the annexures referred to in the Planning Project Officer’s report have been circulated to all members.”

■ Cr Carpenter moved and Cr Viney seconded, “That the application for three residential units requiring variation to side and rear setbacks, private open space and car parking requirements at 156A South Road, Penguin is approved subject to conditions and notes listed on the draft Permit at Annexure 5 (a copy being appended to and forming part of the minutes).”

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.11pm.

CONFIRMED THIS DAY OF , 2012.

Chairperson

(ms:jar)

Appendices

Minute No. 59/2012 - Draft Permit - Three residential units requiring variation to side and rear setbacks, private open space and car parking requirements at 156A South Road, Penguin

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Development Support Special Committee within these minutes:

(i) the advice, information or recommendation was given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton
GENERAL MANAGER

Appendices



I, LISA MACKELL (name)
Executive Services Officer, do certify that this is the
..1st page of ...5... pages comprising the Planning
Permit granted at and referred to in the Minutes of
the Meeting of the Council numbered 59/2012
and held on the 13/08/2012.
[Signature]
(signed) Dated 17/08/2012

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900
Fax (03) 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

PLANNING PERMIT

(DISCRETIONARY) (S57 Land Use Planning & Approvals Act 1993)

To: Oliver Kelly Construction
PO Box 1172
DEVONPORT TAS 7310

Details of Planning Application:

Property Address: 156A South Road Penguin 7316 Permit No: **DA212002**

Development/Use: Three units - variation to side and rear setback and private open space and car parking requirements

Zone: Residential Use Class: Residential

Decision:

The Development Support Special Committee (DSSC), at its meeting held on 13/08/2012 (Minute No. 59/2012) made a decision on the above mentioned application.

The decision is reproduced as follows:

Approved with Conditions. Authorised by Development Support Special Committee (DSSC).

- 1 The development must be substantially in accordance with the application for this permit, unless modified by a condition of this permit.
- 2 The development must be in accordance with the conditions of Form 02 from Cradle Mountain Water.
- 3 The external area of the dwelling unit adjacent to its front door must:
 - (a) be provided with artificial lighting operated by a sensor or from within the dwelling unit;
 - (b) be visible from within the dwelling unit while the main front door is closed which may be achieved through:
 - (i) nearby windows;
 - (ii) transparent glass in the main front door or adjoining panels;
 - (iii) a security keyhole viewing device in the main front door;
 - (iv) a security door on the outside of the main front door; or
 - (v) any other manner that is effective as any of the above
- 4 The visitor car parking space proposed on the Right of Way must be removed.
- 5 The letterboxes are not permitted in the Right of Way and shall be relocated to an appropriate location elsewhere on site.
- 6 The Right of Way shall be grassed on the unsealed portions and sealed pavement along the Right of Way is to be kept to a minimum.
- 7 Any works associated with existing footpaths, kerb and channel, naturestrips, stormwater infrastructure or other Council services will be undertaken by the Council, at the property owners/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 8 A Road Reserve Permit must be issued by the Council's Public Safety Officer, or his representative, prior to any works or activity being undertaken within the road reservation. Application forms are available from the Council's Engineering Services Department and a fee applies.

- 9 Any damage or disturbance to footpaths, kerb and channel, roads, naturestrips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

Please note:

- 1 The following fencing is exempt from requiring a planning permit:
 - (a) Side boundary fences and retaining walls that are within 4.5m of a front boundary that do not exceed a combined height of 1.2m or 1.8m provided the part of the fence above 1.2m has openings which provide a minimum 50% transparency; and
 - (b) Front fences and retaining walls that do adjoin a road reserve but do not exceed 1.2m above natural ground level or 1.8m provided the part of the fence above 1.2m has openings which provide a minimum 50% transparency and are not on a site listed on the Tasmanian Heritage Register.
- 2 A planning permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the permit lapses, a new application must be made.
- 3 The location of the sewer, water and stormwater connection points, and the suitability of these to service the proposed development, should be confirmed and shown on the plans submitted with the Building Permit application.
- 4 Building and plumbing permits are required for the proposed development. A copy of this planning permit should be given to your building surveyor.

If you wish to appeal against any of the permit conditions, you must lodge an appeal with the Resource Management and Planning Appeal Tribunal, GPO Box 2036, Hobart 7001 within 14 days from the date of this advice (refer s.61 of the Land Use Planning and Approvals Act 1993). The appeal must be in writing and lodged with the prescribed fee - please contact the Tribunal (ph 6233 6464) about procedures and further information regarding lodgement of an appeal.

<i>Name:</i>	<i>Signed:</i>	<i>Date:</i>
Ian Sansom		14 August 2012
Title:	LAND USE PLANNING GROUP LEADER	Permit No: DA212002

I, <u>LISA MACKELL</u> (name) Executive Services Officer, do certify that this is the 2.00 page of <u>5</u> pages comprising the Planning Permit granted at and referred to in the Minutes of the Meeting of the Council numbered <u>59/2012</u> and held on the <u>13/08/2012</u> ..  (signed) Dated <u>17/08/2012</u> ..
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CRADLE MOUNTAIN WATER

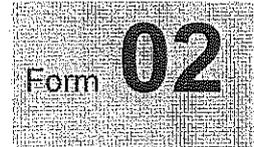
162 Pumping Station Road, Forth, TAS, 7310
PO Box 3147DC, Ulverstone, TAS, 7315
Phone: 13MYWATER Fax: (03) 6498 7935
Email: development@cmwater.com.au
Web: www.cmwater.com.au



cradle
mountain
WATER

DEVELOPMENT PERMIT CONDITIONS / SUBMISSION

To: 1	<input type="text" value="Central Coast Council"/>	Local Authority
	<input type="text" value="PO Box 220"/>	Address
	<input type="text" value="Ulverstone, Tas."/>	Suburb, Postcode
	<input type="text" value="7315"/>	
For: 2	<input type="text" value="Oliver Kelly Construction"/>	Applicant
	<input type="text" value="PO Box 1172"/>	Address
	<input type="text" value="Devonport, Tas."/>	Suburb, Postcode
	<input type="text" value="7310"/>	



Cradle Mountain Water accepts no responsibility for accuracy of content in Conditions if the following are 'cut and pasted', retyped or copied into any Council issued Permit. Accuracy of content will only be ensured by Cradle Mountain Water if this sheet (which forms Part B to Council's Planning Permit) is as a separate attachment only.

1. DETAILS OF WORK: DA2012.0187 – 156A South Road, Penguin.

DESCRIPTION OF THE WORK:

The application proposes to develop the land in accordance with Central Coast Council application no. DA212002.

The proposal includes a 3 unit development on the subject land. The proposal seeks to construct additional lots on the subject property which will have a fundamental increase in water demand and waste to be sent to the sewer. Therefore a headworks contribution is required to accommodate the development.

Cradle Mountain Water (CMW) sewer assets pass adjacent to the southern boundary. A water main is situated to the northern side of the proposal site in South Road.

2. CMW SUBMISSION (TO BE INCLUDED IN ANY STATUTORY APPROVAL):

GENERAL CONDITIONS:

- All water and sewerage infrastructure extensions or upgrades (including all associated costs) required to service the development shall be at the expense of the developer;

I, <u>LISA MACKELL</u> (name)
Executive Services Officer, do certify that this is the
<u>3rd</u> page of <u>5</u> pages comprising the Planning
Permit granted at and referred to in the Minutes of
the Meeting of the Council numbered <u>59/2012</u>
and held on the <u>13 / 08 / 2012</u> .

(signed) Dated <u>17 / 08 / 2012</u> .

2. Any damages caused to the existing CMW infrastructure during the construction period is to be repaired and reinstated at the expense of the developer and shall be to the satisfaction of the CMW;
3. All connections to (including associated work on CMW assets) must be carried out by CMW staff via a 'Recoverable Works Request' at the expense of the Developer. 'A Recoverable Works Request' is to be made to the CMW by the Developer at least 21 days prior to the connection being required;
4. All works required under this permit by CMW shall be completed prior to obtain a 'Certificate of Compliance' from CMW;

WATER SUPPLY CONDITIONS:

5. A suitably sized reticulated water supply with metered connections to each dwelling unit of the development shall be designed and constructed in compliance with WSAA Water Supply Code of Australia and CMW requirements;
6. Any Fire plugs/services required so service the development shall be designed and constructed in compliance with WSAA Water Supply Code of Australia, the Tasmania Fire Service and the requirements of CMW;
7. Any water services (other than within a services easement) crossing title boundaries shall be disconnected and capped to the satisfaction of CMW;

SEWERAGE SUPPLY CONDITIONS:

8. A reticulated sewerage system with connections to each dwelling unit shall be designed and constructed in compliance with WSAA Sewerage Code of Australia and CMW requirements;
9. Any redundant sewerage services shall be disconnected and capped to the satisfaction of CMW;
10. Any sewerage services (other than within a services easement) crossing title boundaries shall be disconnected and capped to the satisfaction of CMW;

DEVELOPMENT ADMINISTRATION FEE:

11. Prior to applying for a 'Certificate of Certifiable Works, payment of \$359.70 (inc GST) must be made to the Tasmanian Water & Sewerage Corporation (North West region) Pty Ltd (CMW) for the assessment of the development and assigning of planning permit conditions.

WATER AND SEWERAGE HEADWORK'S CONTRIBUTION:

12. Prior to the *Sealing of the Final Plan of Survey*, the proposal or any stage of the proposal, or the use commencing; there must be paid to the Tasmanian Water & Sewerage Corporation (North West region) Pty Ltd (CMW) a headwork's contribution for water and sewerage as follows:-

(1) Water & sewerage - \$3456.00

(total payable on = 2 units)

1. <u>LISA MACKELL</u> (name)
Executive Services Officer, do certify that this is the
<u>4</u> th page of ... <u>5</u> ... pages comprising the Planning
Permit granted at and referred to in the Minutes of
the Meeting of the Council numbered ... <u>591</u> ...
and held on the <u>13</u> / <u>08</u> / 20 <u>12</u> ...
<u>[Signature]</u>
(signed) Dated <u>17</u> / <u>08</u> / 20 <u>12</u> ...

THIS PAGE FORMS PART B TO THE PERMIT - ATTACH THIS SHEET SEPARATELY TO COUNCIL'S PERMIT

Each payment is calculated as at 1 January 2010. Each payment must be indexed in accordance with any increases in the Consumer Price Index with effect from 1 July in each financial year calculated to the date of payment. In the case of a subdivision proceeding in stages, the amount is to be calculated in accordance with the number of lots proposed in each stage.

3. NOTES:

1. Prior to making the payment for a headworks contribution, please contact CMW's Finance Department on (03) 6498 7900 to discuss the various payment options.
2. A "Certificate of Certifiable Work (CCW)" is required for this proposal. When lodging an application for a CCW, you will incur a fee of \$260.70 (inc GST) which is payable on the day of lodgement.

4. SIGNED:


.....
Cameron Parker
Development & Assessment CMW

12 July 2012
Date:

I, <u>LISA MAXWELL</u> (name) Executive Services Officer, do certify that this is the <u>5th</u> page of <u>5</u> pages comprising the Planning Permit granted at and referred to in the Minutes of the Meeting of the Council numbered <u>59/2012</u> and held on the <u>13 / 08 / 2012</u>  (signed) Dated <u>17 / 08 / 2012</u>
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THIS PAGE FORMS PART B TO THE PERMIT - ATTACH THIS SHEET SEPARATELY TO COUNCIL'S PERMIT