CENTRAL COAST COUNCIL

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DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

10 OCTOBER 2016

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To all members

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Development Support Special Committee which will be held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 10 October 2016. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 2 January 2016.

Dated at Ulverstone this 4th day of October 2016.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.

Michelle Gillett
EXECUTIVE SERVICES OFFICER

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 recommendations provided to the Development Support Special Committee in or with the following agenda:

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

(ii) where any advice is 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

Sandra Ayton
GENERAL MANAGER

NOTES

AGENDA

MEMBERS PRESENT

MEMBERS APOLOGIES

EMPLOYEES ATTENDANCE

EMPLOYEES APOLOGIES

PUBLIC ATTENDANCE

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COMMITTEE

1.1 Confirmation of minutes

The Director Community Services reports as follows:

> "The minutes of the previous meeting of the Development Support Special Committee held on 12 September 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.
>
> The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.
>
> A suggested resolution is submitted for consideration."

■ "That the minutes of the previous meeting of the Development Support Special Committee held on 12 September 2016 be confirmed."

2 MAYOR'S COMMUNICATIONS

2.1 Mayor's communications

The Mayor reports 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 2015* 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.

A suggested resolution is submitted for consideration."

- "That the Mayor's report be received."

3 DECLARATIONS OF INTEREST

3.1 Declarations of interest

The Mayor reports as follows:

"Members are requested to indicate whether they have, or are likely to have, a pecuniary (or conflict of) interest in any item on the agenda."

The Director Community Services reports 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."

4 ADJOURNMENT OF MEETING

4.1 Adjournment of meeting

The Mayor reports 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."

5 DEPUTATIONS

5.1 Deputations

The Director Community Services reports as follows:

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

6 OPEN REPORTS

6.1 Residential (dwelling extension) and outbuilding (garage) - variation to the building envelope - Application No. DA216035

The Director Community Services reports as follows:

"The Graduate Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA216035
PROPOSAL:	Residential (dwelling extension) and outbuilding (garage) - variation to the building envelope
APPLICANT:	Simon Angilley - Tasmanian Consulting Service
LOCATION:	18 George Street, Ulverstone
ZONE:	General Residential
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
ADVERTISED:	7 September 2016
REPRESENTATIONS EXPIRY DATE:	21 September 2016
REPRESENTATIONS RECEIVED:	Two
42-DAY EXPIRY DATE:	17 October 2016
DECISION DUE:	10 October 2016

PURPOSE

The purpose of this report is to consider an application for Residential (dwelling extension) and outbuilding (garage) - variation to the building envelope at 18 George Street, Ulverstone.

Accompanying the report are the following documents:

- Annexure 1 - location plan;
- Annexure 2 - application documentation;
- Annexure 3 - representations;
- Annexure 4 - photographs.

BACKGROUND

Development description –

Application has been made for demolition of an existing garage and the construction of a second-storey extension to the existing dwelling incorporating a garage. The second-storey extension will be located to the southern section of the existing dwelling with the garage constructed to the western boundary.

The second-storey extension would be clad with weatherboard and a "Colorbond" roof.

The garage would be clad with a rendered fibre cement sheeting.

Site description and surrounding area –

The 1,062m^2 allotment is located within the urban residential area of Ulverstone and is surrounded by established residential dwellings. The land incorporates an existing single-storey dwelling, separate garage, BBQ area and garden shed.

History –

The original house was constructed in approximately 1956 (date obtained from The LIST property report).

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
10.3.1-(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.	Not applicable. Residential is a Permitted use.
10.3.2 Impact of Use	
10.3.2-(A1) Use that is not in a dwelling must not occur on more than two adjoining sites.	Not applicable. The proposed development is for residential use.
10.3.2-(A2) The site for a use that is not in a dwelling must not require pedestrian or vehicular access from a no-through road.	Not applicable. The proposed development is for residential use.
10.3.2-(A3) Other than for emergency services, residential and visitor accommodation hours of operation must be between 6.00am and 9.00pm.	Not applicable. The proposed development is for residential use.

10.4.1 Residential density for multiple dwellings	
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m^2; or (b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.	Not applicable. No multiple dwellings proposed.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2-(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback from the primary frontage of any existing dwelling on the site; or (b) if the frontage is not a primary frontage at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on	(a) Compliant. The primary frontage setback (George Street) will remain unchanged. The existing setback is 5.48m. (b) Not applicable. Satisfied by 10.4.2-(A1)(a). (c) Not applicable. Satisfied by 10.4.2-(A1)(a). (d) Not applicable. Satisfied by 10.4.2-(A1)(a).

the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) not less than 50.0m if the development is on land that abuts the Bass Highway.	
10.4.2-(A2) A garage or carport must have a set back from a primary frontage of at least: (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1.0m if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.	(a) Compliant. The proposed garage is setback 9.14m behind the primary frontage to the lot. (b) Not applicable. Satisfied by 10.4.2-(A2)(a). (c) Not applicable. Satisfied by 10.4.2-(A2)(a).
10.4.2-(A3) A dwelling excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot	(a)(i) Compliant. The proposal would not change the frontage setback which is 5.48m for the existing dwelling and 9.1m for and the proposed garage. (a)(ii) Non-compliant. The second-storey extension would be outside the building envelope with the height for the proposed second-storey being 5.8m. The second-storey extension would be 1m outside the building envelope on the eastern boundary of the site. The second-storey would be built above the footprint of the southern section of the dwelling in line with the

with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).	eastern wall. (b) Compliant. Setback from the side boundary is approximately 2.1m for the second-storey extension in line with the eastern wall of the dwelling. The garage would be constructed closer than 1.5m to the western boundary but is compliant because the wall is no greater than 9m in length.
10.4.3 Site coverage and private open space for all dwellings	
10.4.3-(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of habt space of not less than 60.0m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport, or entry foyer); and	(a) Compliant. Site coverage equals 311m^2 comprising of: Proposed dwelling of 228m^2 Proposed garage of 58m^2 Existing outbuilding of 25m^2 Total site coverage of 29%.

(c) a site area of which at least 25% of the site area is free from impervious surfaces.	(b) Not applicable. No multiple dwellings proposed. (c) Compliant. Approximately 64% of the site area is free from impervious surfaces.
10.4.3-(A2) A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24.0m^2; or (ii) 12.0m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport, or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4.0m; or (ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the	(a) Compliant. The private open space would remain unchanged with a total area of 643m^2. (b) Compliant. Minimum horizontal dimension is 21.1m. (c) Compliant. Private open space would be accessed directly from the rumpus room and side door exiting to the western side of the property. (d) Compliant. Private open space would be located to the north-west and would receive three hours of sunlight to 50% of the area between 9.00am and 3.00pm. (f) Compliant. The property does not have a gradient steeper than 1:10. (g) Compliant. The area is not used for vehicle access or parking.

dwelling, unless the area receives at least three hours sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	
10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. The dwelling has existing habitable rooms to the front of the dwelling which faces directly north. The proposed second-storey extension also includes two windows that also face directly north.
10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):	Not applicable. No multiple dwellings proposed.

(i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.	
10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3.0m from the northern edge of the private open space; and	Not applicable. No multiple dwellings proposed.

(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.	
10.4.5 Width of openings for garages and carports for all dwellings	
10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	Compliant. The garage is 9.1m from the frontage and has an opening of 5.2m.
10.4.6 Privacy for all dwellings	
10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished	Not applicable. The proposed extension does not have a balcony, deck, roof terrace, parking space or carport that has a finished floor level of 1m above natural ground level that

surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	would require a permanently fixed screen.
10.4.6-(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3.0m from a side boundary, and	(a)(i) Compliant. The proposal is satisfied by 10.4.6-(A2) (b)(ii). (a)(ii) Compliant. Setback to the rear boundary is 24.5m. (a)(iii) Not applicable. No multiple dwellings proposed. (a)(iv) Not applicable. No multiple dwellings proposed.

(ii) is to have a setback of at least 4.0m from a rear boundary, and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door to a habitable room of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.	(b)(i) Not applicable as the proposal is satisfied by 10.4.6-(A2)(ii). (b)(ii) Compliant. The window has a sill height of 1.7m above floor level. (b)(iii) Not applicable. The proposal is satisfied by 10.4.6-(A2)(ii).
10.4.6-(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal	Not applicable.

distance of at least: (a) 2.5m; or (b) 1.0m if: (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.	No multiple dwellings proposed.
10.4.7 Frontage fences for all dwellings	
10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable. No frontage fencing proposed.

10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m^2 per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	Not applicable. No multiple dwellings proposed.
10.4.9 Suitability of a site or lot for use or development	
10.4.9-(A1) A site or each lot on a plan of subdivision must: (a) have an area of not less than 330m^2 excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:	Compliant. (a) Site area is 1,062m^2. (b)(i) Compliant. The lot demonstrates compliance with the front, rear and side boundary setbacks of the existing buildings.

(i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right-of-way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage, or access strip; and (viii) if a new residential, lot with a long axis within the range 30 degrees east of north and 20 degrees west of north.	(b)(ii) Compliant. The proposal is clear of any zone boundary. (b)(iii) Compliant. The proposal is clear of any registered easements. (b)(iv) Compliant. No right-of-way benefiting other land. (b)(v) Compliant. The proposal is clear of any utilities. (b)(vi) Compliant. The proposal does not include an access strip. (b)(vii) Compliant. The proposal is accessible via a 20.1m frontage to George Street. (b)(viii) Not applicable. Not a new residential lot.
10.4.9-(A2) A site or each lot on a subdivision plan must have a separate access from a road: (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or	(a) Compliant. The development site has a separate dedicated access to George Street, Ulverstone. (b) Not applicable. Site is not an internal lot. (c) Not applicable. Satisfied by 10.4.9-(A2)(a). (d) Compliant. The development would have a frontage of 20.1m

(c) by a right of way connecting to a road (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than: (i) 3.6m for a single dwelling development; or (ii) 6.0m for multiple dwelling development or development for a non-residential use; and (e) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	(e) Compliant. The development site has an existing access to George Street in accordance with the *Local Government (Highways) Act 1982* and satisfies the requirements of the Road Authority.
10.4.9-(A3) A site or each lot on a plan of subdivision must have a water supply provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. The site is connected to the reticulated water system.

10.4.9-(A4) A site or each lot on a plan of subdivision must drain sewage and wastewater to a sewage system provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. The site is connected to the reticulated sewerage system.
10.4.9-(A5) A site or each lot on a plan of subdivision must drain stormwater to a stormwater system provided in accordance with the *Drains Act 1954.*	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) The site area per dwelling for a single dwelling must: (a) be not less than 330m^2; (b) be not more than 830m^2; (c) be not less than one dwelling per lot if the site is a single lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect.	Compliant. (a) Not applicable. The proposal is satisfied by 10.4.10-(A1)(c). (b) Not applicable. The proposal is satisfied by 10.4.10-(A1)(c). (c) Compliant. The lot was approved prior to 1956 for residential use prior to the Scheme coming into effect.
10.4.11 Development other than a single or multiple dwelling	Not applicable. Proposal is for a single dwelling.
10.4.11.1 Location and configuration of development	
10.4.11.1 (A1) The wall of a building must be setback from a frontage -	Not applicable. Proposal is for a single dwelling.

(a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) if the site abuts a road shown in Table A1 to this clause, not less than the setback specified for that road.	
10.4.11.1 (A2) All buildings must be contained within a building envelope determined by – (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45° from the horizontal at a	Not applicable. Proposal is for a single dwelling.

height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback i. not less than 1.5m from each side boundary; or ii. less than 1.5m from a side boundary if – a. built against an existing wall of an adjoining building; or b. the wall or walls i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9:00am and 3:00pm on 21st June.	

10.4.11.1 (A3) Site coverage must – (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan of subdivision.	Not applicable. Proposal is for a single dwelling.
10.4.11.1 (A4) A garage, car port or external parking and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.	Not applicable. Proposal is for a single dwelling.
10.4.11.1 (A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of – (a) 6.0m; or (b) Half the width of the frontage	Not applicable. Proposal is for a single dwelling.
10.4.12 Setback of sensitive use development	
10.4.12-(A1) A building containing a sensitive use must be contained	Not applicable. Lot has no shared boundary with another zone.

within a building envelope determined by: (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.	
10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from: (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road, or rail purposes; or (d) a proclaimed wharf area.	(a) Compliant. The proposed development is not within 50m of a major road. (b) Compliant. The proposed development is not within 50m of a railway. (c) Compliant. The proposed development is not within 50m of land designed for future road. (d) Compliant. The proposed development is not within 50m of a proclaimed wharf.
10.4.13 Subdivision	
10.4.13-(P1) Each new lot on a plan of subdivision must be: (a) intended for residential use; (b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are	Not applicable. No subdivision proposed.

held by or on behalf of the State, a Council or by a statutory authority; or (c) for a purpose permissible in the zone.	
10.4.13-(P2) (a) A lot must have a frontage to a road; or (b) an internal lot on a plan of subdivision must be: (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by: a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a	Not applicable. No subdivision proposed.

natural hazard; and (ii) without likely impact on the amenity of adjacent land.	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or a hazardous or vulnerable use or development.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing proposed.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No local heritage places listed in the Code.
E6 Hazard Management Code	Not applicable. No known or mapped hazards affect the lot.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications facilities proposed.

E9 Traffic Generating Use and Parking Code	
E9.2 Application of Code	Applies to all development.
E9.4 Exemption	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table E9A; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and (d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed garage would accommodate two spaces. (b)-(d) Not applicable. Only triggered where 20 parking spaces are proposed or required.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for:	(a) Not applicable. On-site loading not required for

(a) On-site loading area in accordance with the requirement in Table E9A; and (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	residential development in Table E9A. (b) Not applicable. Does not apply to residential use.
E9.6 Development Standards	
E9.6.1 Road access	
E9.6.1-(A1) There must be an access to the site from a carriageway of a road [R36]: (a) permitted in accordance with the *Local Government (Highways) Act;* (b) permitted in accordance with the *Roads and Jetties Act 1935;* or (c) permitted by a license granted for access to a limited access road under the *Roads and Jetties Act 1935.*	(a) Compliant. Existing access to George Street would be Permitted in accordance with the *Local Government (Highways) Act 1982*. (b) Not applicable. Satisfied by E9.6.1-(A1)(a). (c) Not applicable. Satisfied by E9.6.1-(A1)(a).
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. The external parking areas would remain unchanged. The development is required to connect to the existing reticulated stormwater system.

E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must – (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) Be formed and constructed with compacted sub-base and an all-weather surface.	Not applicable. The proposal is for a single dwelling in the General Residential zone.

E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Not applicable. The proposal is for a single dwelling in the General Residential zone.
E10 Water and Waterways Code	Not applicable.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this area.

Issues -

1 Side boundary setback -

Section 10.4.2-(A3) of the General Residential Zone requires that a dwelling be contained within a building envelope determined by:

"...(ii) a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level and

(b) only have a setback within 1.5m of a side boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or

(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is lesser)."

The second-storey addition is outside the building envelope by 1m when measured in accordance with the Scheme formula. The Performance Criteria requires that the dwelling must not cause an unreasonable loss of amenity to neighbouring property through the reduction of sunlight to a habitable room of a dwelling or by overshadowing the private open space of a dwelling on an adjoining lot.

Shadow diagrams submitted with the application demonstrate there would be no reduction in sunlight to a habitable room of the adjoining dwelling at 20 George Street. Habitable rooms on the adjoining lot to the north-east are located to the front of the dwelling.

The Scheme also requires that a development not cause an unreasonable loss of amenity to a private open space due to overshadowing. The shadow diagrams demonstrate that the proposed second-storey addition would not create a continuous shadow over adjoining lots to the south and east for longer than three hours on 21 June. The Scheme requires that no more than 50% of a private open space be overshadowed for a period greater than three hours.

The property at 83-85 Main Street contains two units. The owner of one unit made a representation expressing concern at a loss of sunshine likely to be caused by the proposed development. In this case, shading of the lot would be caused but would be limited to between 9.00am and 12 noon. The units are setback from the boundary approximately 4.5m. This would mean the dwelling extension would cause no shading of the Representors property after 12 noon. Between 12 noon and sundown is 4.5 hours; this exceeds the three hour minimum requirement.

The Lot to the east of the proposed site, 20 George Street, would experience the greatest impact. This property would be shaded by the proposed extension between the hours of 12 noon and 3.00pm.

The impact of the shadow cast on this dwelling would be minimised by the location and the setback of the dwelling from the boundary, existing vegetation, and the generous amount of private open space available. The increased shadow effect of the extension would be minimal involving an additional 44m^2 of shading. An area of approximately 210m^2 of private open space would be available for use without any overshadowing impact. The shadow would increase over the main area of private open space after 3.00pm.

The applicants have demonstrated that the overshadowing would not create an unreasonable loss of amenity to any adjoining lots.

Referral advice -

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions required.
Infrastructure Services	No conditions required.
TasWater	Referral was not required.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.

Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- a site notice was posted;
- letters to adjoining owners were sent; and
- an advertisement was placed in the Public Notices section of The Advocate.

Representations –

Two representations were received within the prescribed time, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Overshadow – reduction in sunlight during winter months.	The Scheme requires that no unreasonable loss of amenity is caused to adjoining lots through overshadowing. Shadow diagrams were provided indicating that the overshadowing to the representors lot would be limited to not more than three hours between 9.00am and 12 noon.
2 Two storey addition – Why does the owner need a two storey addition with the land available on the lot.	The Scheme allows for two-storey development in the General Residential zone.

REPRESENTATION 2	
1 Overshadow – reduction in sunlight to unit and backyard.	The Scheme requires that no unreasonable loss of amenity is caused to adjoining lots through overshadowing. Shadow diagrams were provided indicating that the overshadowing to the representors lot would be limited to not more than three hours between 9.00am and 12 noon.
2 Why can't they extend on the ground level considering there is plenty of land available.	The Scheme allows for two-storey development in the General Residential zone.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014-2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure
. Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal for the second-storey extension incorporating a garage is a Permitted use under the General Residential zone. However, an exercise of discretion is required to approve a variation to the building envelope.

The applicants addressed the Performance Criteria providing evidence in the form of shadow diagrams.

Matters raised in the representations were addressed against the Scheme standards which were deemed to be satisfied, particularly in relation to the shading impact on the properties at 20 George Street and 83-85 Main Street.

It is considered that an exercise of discretion of the side boundary standard is justified.

Recommendation -

It is recommended that the application for Residential (dwelling extension) and outbuilding (garage) - variation to the building envelope at 18 George Street, Ulverstone be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with plans drawn by Tasmanian Consulting Service, Drawing Nos. 8538-000 to 8538-012 dated 5 September 2016.

Please note:

1 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.

2 A Planning Permit does not circumvent the need for any other approvals, such as a Building Permit or a licence under State legislation.

3 Substantial commencement is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

4 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Annexures referred to in the Graduate Planner report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the application for Residential (dwelling extension) and outbuilding (garage) - variation to the building envelope at 18 George Street, Ulverstone be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with plans drawn by Tasmanian Consulting Service, Drawing Nos. 8538-000 to 8538-012 dated 5 September 2016.

Please note:

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.

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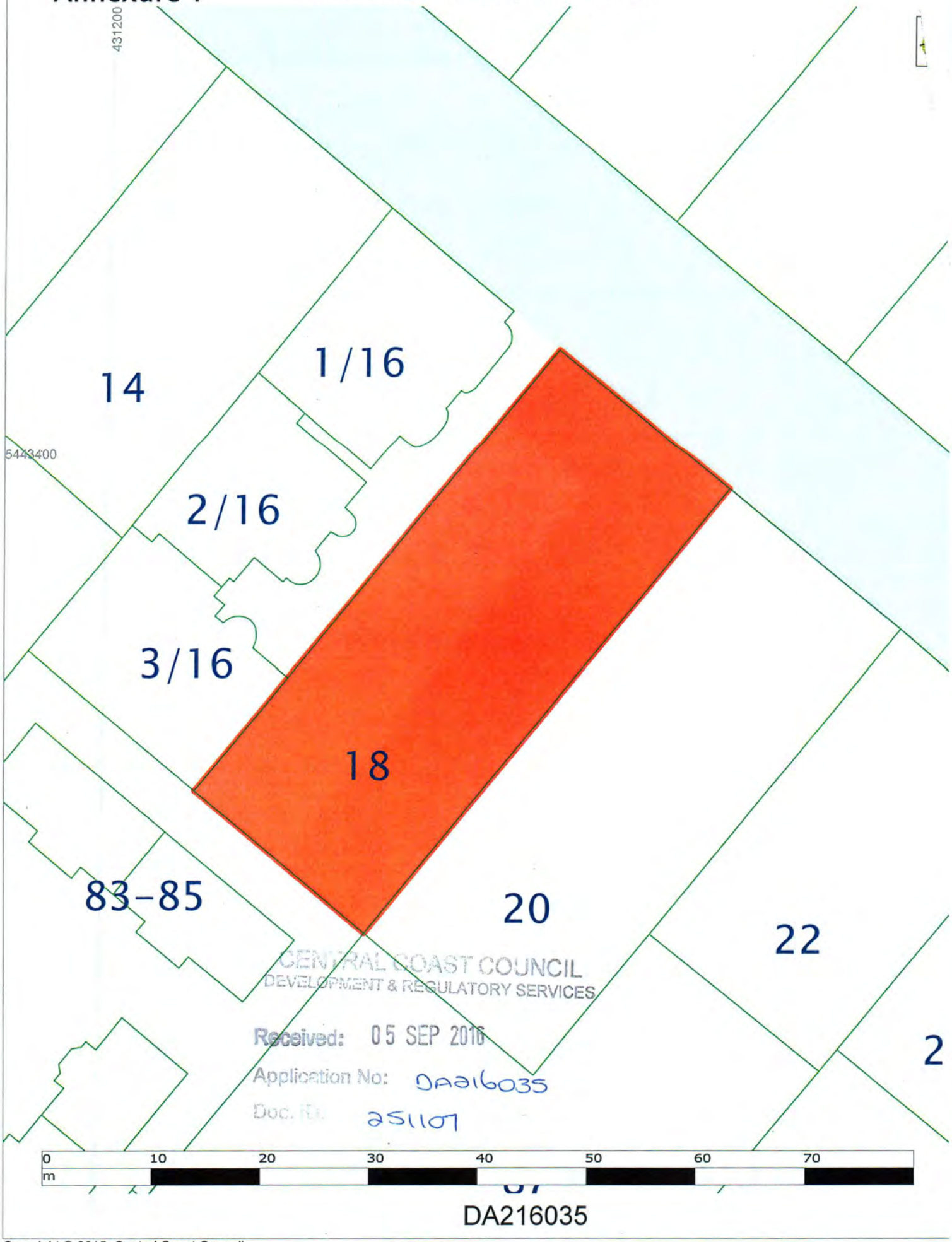
5 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor."

Associated Reports And Documents

Annexure 1

18 George Street, Ulverstone



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
Doc. No: 251107

DA216035

Copyright © 2015, Central Coast Council
The information shown on this plan has been generated from digital data.
Central Coast Council accepts no responsibility for the accuracy of the data.
Boundary locations should be checked at the State Titles Office.
GDA94 (Zone 55)

Annexure 2

CENTRAL COAST COUNCIL

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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number	DA216035

APPLICANT DETAILS

Applicant Name	Tasmanian Consulting Service P/L		
Postal Address	PO Box 1047 DEVONPORT TAS 7310		
Phone(B)	Phone(H) 6424 9085	Mobile	Fax

OWNER DETAILS

Owner/Authority Name	Chayne Richard Triffitt, Margaretha Anna Triffitt
Address	8A New Street ULVERSTONE TAS 7315

DEVELOPMENT APPLICATION DETAILS

Property Address	18 George Street Ulverstone 7315
Title Reference	2961/48
Zone(s)	General Residential [Central Coast Interim Planning Scheme 2013]

Note: Council requires a survey plan or certificate of title to clarify the property description

Present Use	Residential - Dwelling
Proposal (intended use)	Residential - Dwelling Extension (incoporating a Garage) - Variation to the building envelope
Developent Type	Discretionary Permit Area >250m2
Estimated Value of Development	

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	5 document(s) Not submitted (Refer Checklist)

Existing Floor Area	Area:	m2
New or Additional Floor Area	Area:	m2

COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 02 SEP 2016
Application No: DA216035
Doc. ID: 251106

CENTRAL COAST COUNCIL

Application Number: DA216035

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday		to	
	Saturday		to	
	Sunday		to	

Number of Car Parking (Existing)		**Number of Employees (Existing)**	
Number of Car Parking (Additional)		**Number of Employees (Additional)**	

Type of Machinery Installed	
Details of Trade Waste and Method of Disposal	

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

I, the undersigned understand that during the 14-day public display period, all documentation included with this planning application will be made available for inspection by the public and upon request and following payment of a prescribed fee, copies of submitted documentation, with the exception of plans which will be made available for display only, will be provided to members of the public.

OWNERS NOTIFICATION

I declare that I have notified the owner of the intention to make of this application.
If the land is subject to a mining lease, or is owned by the Crown or Council, the written consent of the Owner must be submitted with the application in accordance with s.52 of the Act.
In the course of inspections and investigations relating to this application, it may be necessary for Council officers to enter upon the land which is subject to this application. Accordingly, permission is hereby granted for entry for that purpose provided reasonable attempts are made on site to inform any resident or occupant on the property at that time.

	Name (Print):	*Signed:*	*Date:*
Applicant:	SIMON ANGILLEY		02/09/2016

COUNCIL
REGULATORY SERVICES

Received: 05 SEP 2016

Application No:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
54910	9
EDITION	DATE OF ISSUE
2	30-Jul-1996

SEARCH DATE : 02-Jul-2016
SEARCH TIME : 11.15 AM

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 9 on Plan 54910 (formerly being P165(B))
Derivation : Part of Lot 3 Section B.B. Granted to J. Quiggin
Prior CT 2961/48

SCHEDULE 1

B490449 TRANSFER to CHAYNE RICHARD TRIFFIT and MARGARETHA ANNA TRIFFITT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 25 AUG 2016
Application No: DA216035
Doc. ID: 251106

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

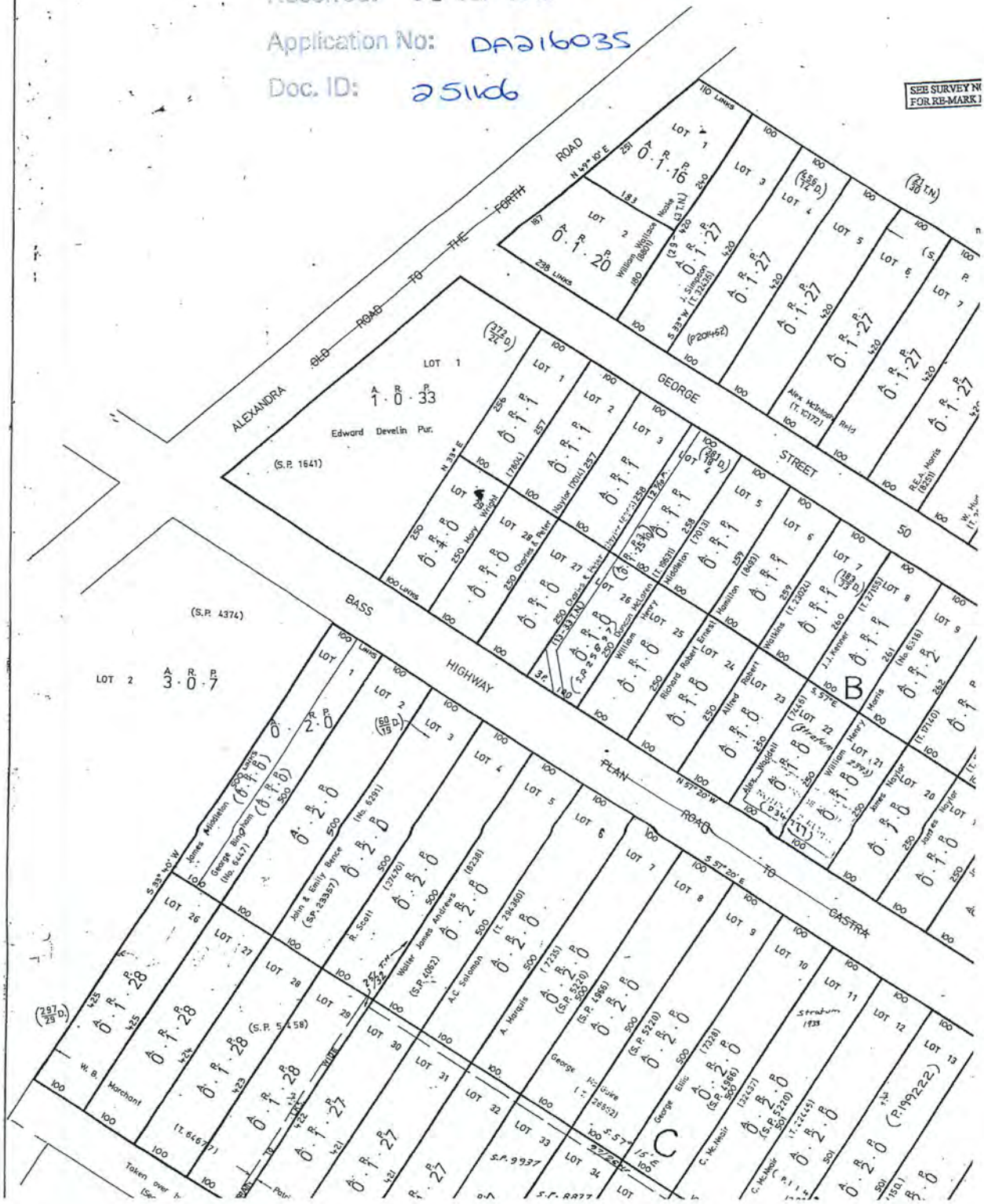
P.165

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

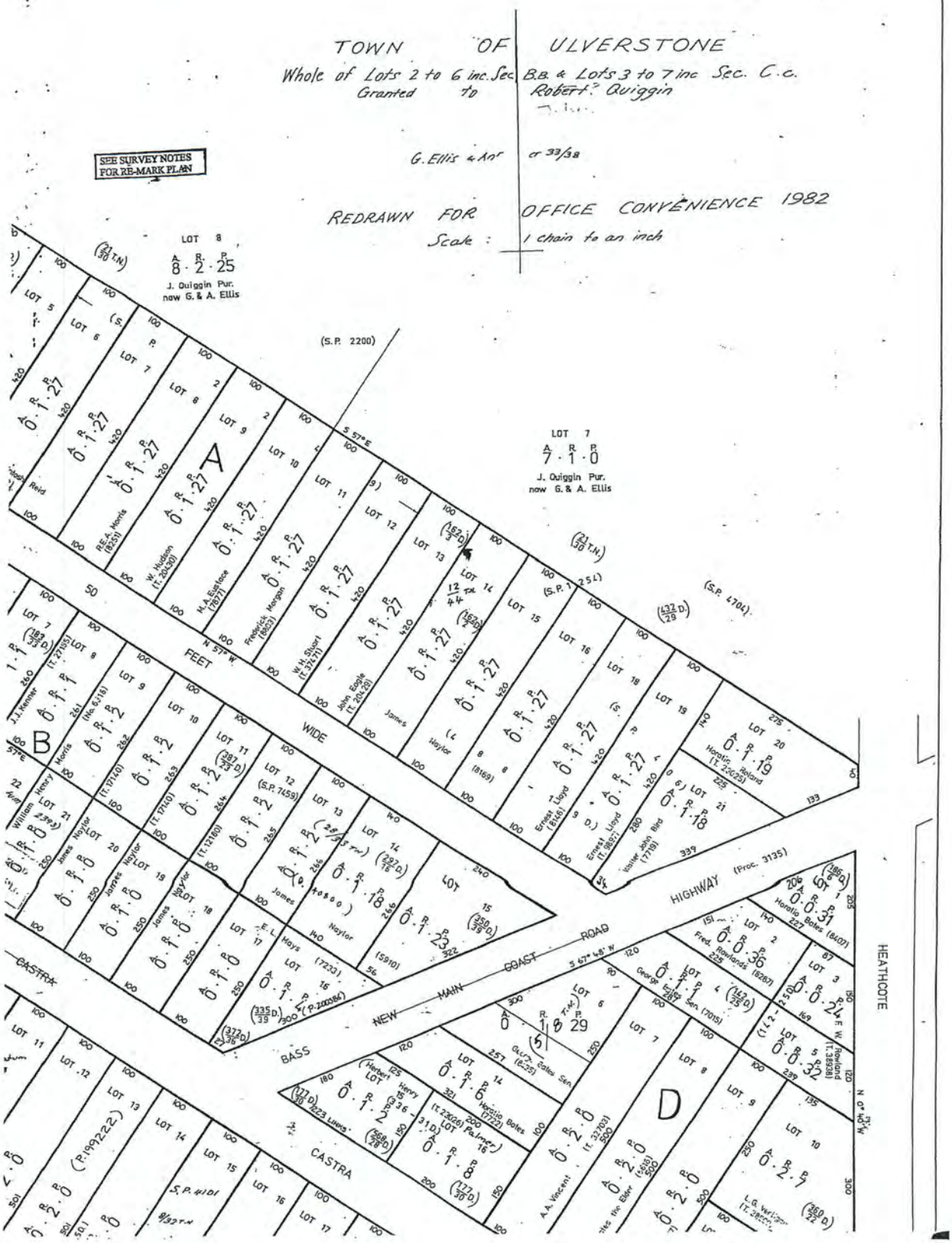
Received: 02 SEP 2016

Application No: DA216035

Doc. ID: 25106



P. 165


TOWN OF ULVERSTONE
Whole of Lots 2 to 6 inc. Sec B.B. & Lots 3 to 7 inc Sec. C.c.
Granted to Robert? Quiggin
G. Ellis & Anr cr 33/38
REDRAWN FOR OFFICE CONVENIENCE 1982
Scale : 1 chain to an inch
SEE SURVEY NOTES FOR RE-MARK PLAN
LOT 8
A R P
8 · 2 · 25
J. Quiggin Pur.
now G. & A. Ellis
LOT 7
A R P
7 · 1 · 0
J. Quiggin Pur.
now G. & A. Ellis
(S.P. 2200)
(S.P. 4704)
50 FEET WIDE
HIGHWAY (Proc. 3135)
NEW MAIN COAST ROAD
CASTRA
BASS
HEATHCOTE
A
B
D
LOT 1
A R P
0 · 0 · 31
Horatio Bates (8407)
LOT 2
A R P
0 · 0 · 36
Fred. Rowlands (8267)
LOT 3
A R P
0 · 0 · 24
F. W. Rowland (T. 39928)
LOT 4
A R P
0 · 1 · 1
George Eaton Sen. (7015)
LOT 5
A R P
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LOT 6
A R P
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Gilbert Bates Sen. (6725)
LOT 14
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Horatio Bates (7722)
LOT 15
A R P
0 · 1 · 8
LOT 16
A R P
0 · 2 · 0
A. A. Vincent (T. 32705)
LOT 9
A R P
0 · 2 · 5
L. G. Heritage (T. 38226)
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Reiland (T. 22623)
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Louise John Bird (7719)
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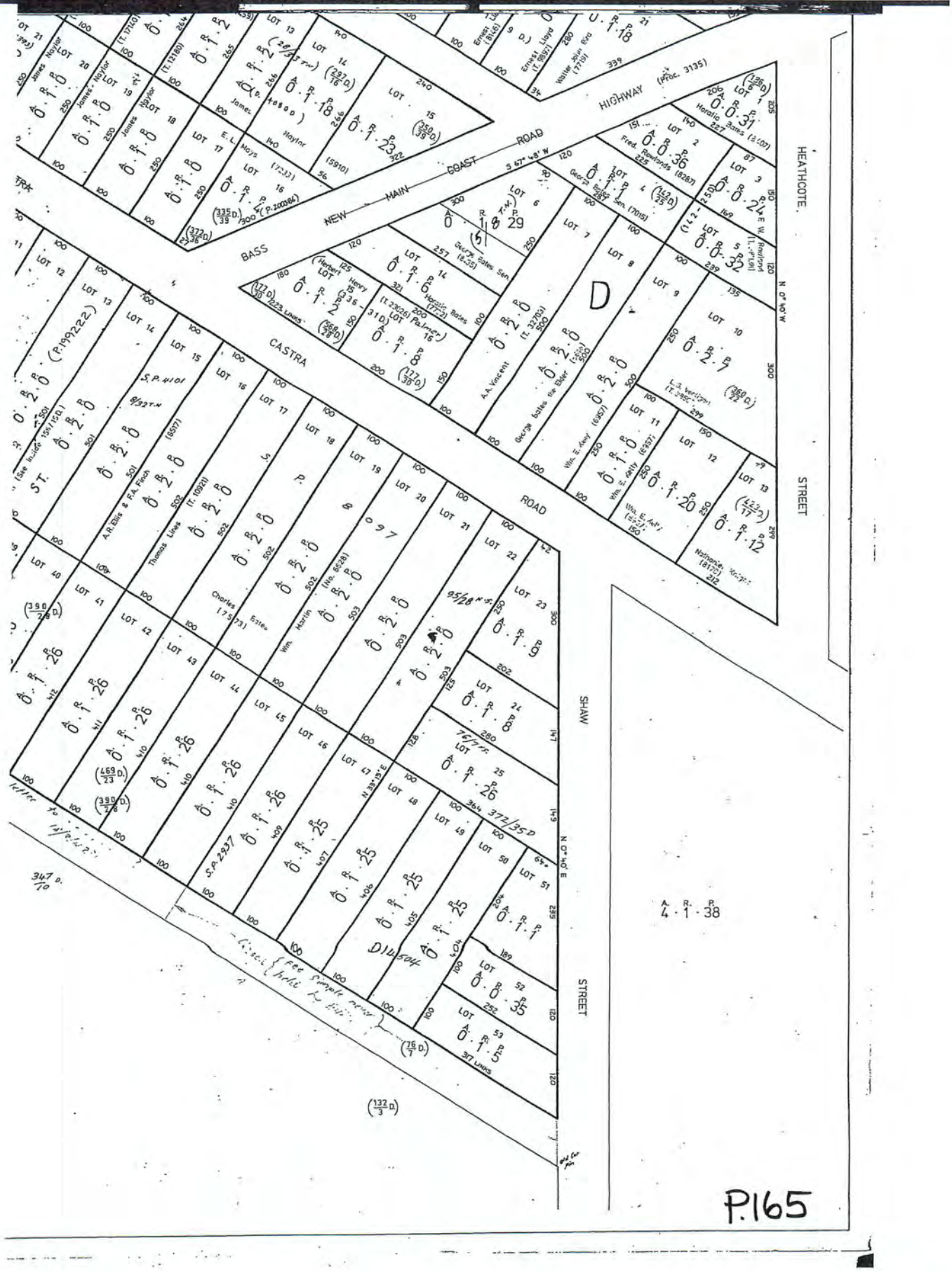
HIGHWAY
NEW MAIN COAST ROAD
BASS
CASTRA
ROAD
HEATHCOTE
STREET
SHAW
STREET
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REGISTERED NUMBER 54909 (A)

REGISTERED NUMBER 54910 (B)

REGISTERED NUMBER 54911 (C)

REGISTERED NUMBER 54912 (D)

REGISTERED NUMBER 54909(A)

REGISTERED NUMBER 54910(B)

REGISTERED NUMBER 54911(C)

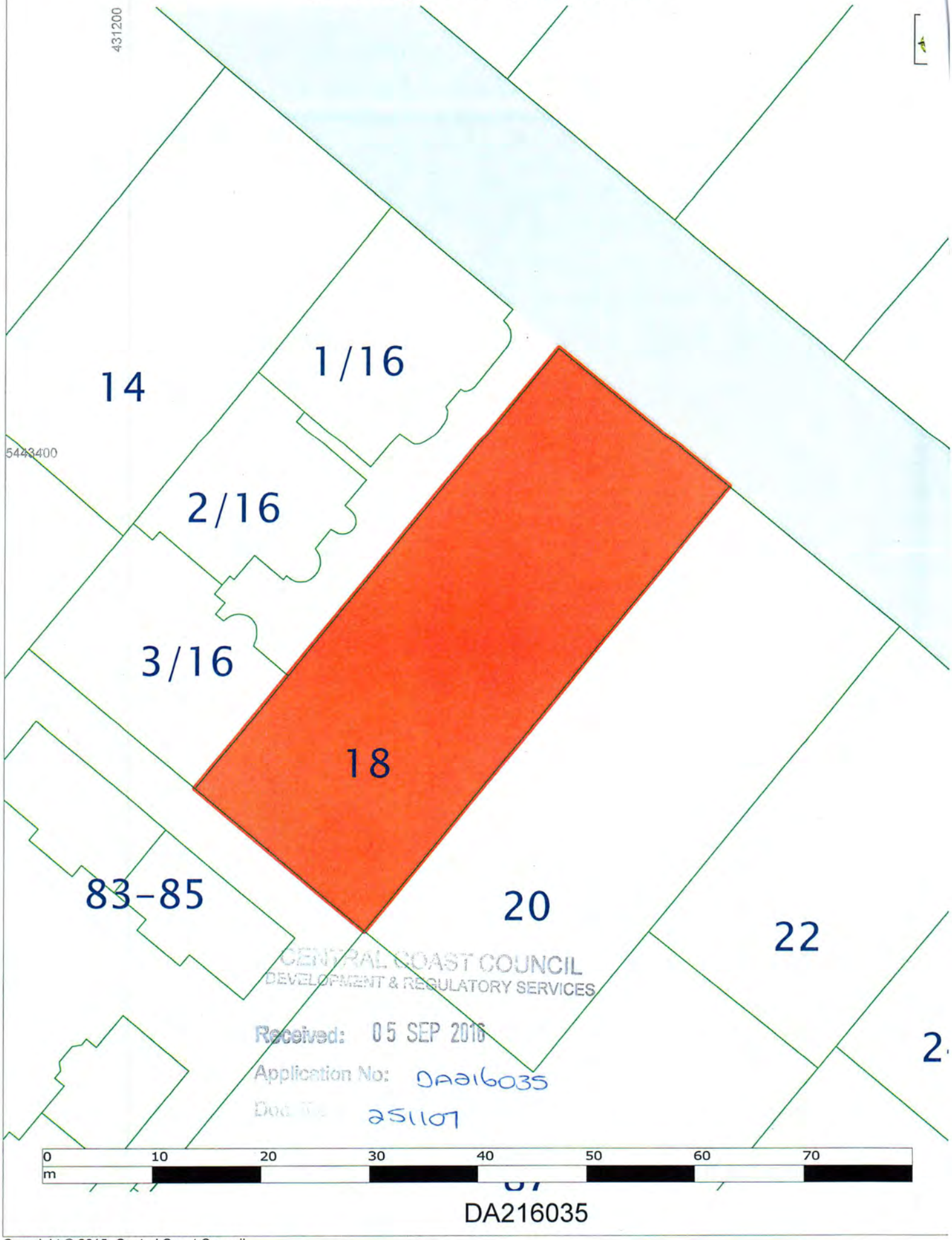
REGISTERED NUMBER 54912(D)

I declare this plan to be correct for the purposes of the Real Property Act
R. Hall 1882

P. 165

No F.N.S.

18 George Street, Ulverstone



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
Doc No: 251107

DA216035

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GDA94 (Zone 55)

18 George Street, Ulverstone

Renovation and Extension of Existing Residence including Demolition of Existing Garage and Workshop

Supporting Information to Development Application

Central Coast Interim Planning Scheme 2013

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 05 SEP 2016
Application No: DA216035
Doc. ID: 251107

Tasmanian Consulting Service Pty Ltd
74 Oldaker Street, Devonport 7310

Document: 8538-w-160826-1
Issue Date: Friday, 26 August 2016

Author: **Simon Angilley**

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Proposal Drawings ..... **Error! Bookmark not defined.**

1. Property Description

Address:	18 George Street, Ulverstone, Tasmania 7315
Certificate of Title:	54910 / 9
Property ID:	6941514
Existing Use:	Residential
Ex. Development:	4-Bedroom House Detached Garage and Workshop BBQ Shelter Bungalow Minor Outbuildings
Planning Scheme:	Central Coast Interim Planning Scheme 2013
Scheme Zone:	10.0 General Residential
Scheme Overlays:	Nil

2. Proposed Development

The proposed development is for a renovation of the existing dwelling and amenities, comprising:

- Demolition of the existing garage and shed on the western boundary;
- Construction of new garage on western boundary, closer to the street frontage;
- Construction of new, double storey over existing southern wing;
- Internal renovations of existing dwelling; and
- Maintenance repairs to some elements of existing fabric (eg. window replacement).

The existing use – residential dwelling – will remain unchanged.

3. Scheme Considerations – Use Table

Use Class: Residential
No Permit Required
Qualification: If not a multiple dwelling development

The proposed development does not change the existing residential use.
The proposed development meets the *Scheme* requirement.

The development complies with each applicable Development Standard in the *Scheme*.
However this compliance relies upon a performance criterion P3 of Standard *10.4.2 Setbacks and Building Envelope for all Dwellings*.

The proposal is therefore a Discretionary Development per requirements of cl. 8.8.1 (c) of the *Scheme*.

4. Scheme Considerations – Development Standards

The following development standards apply to the proposal:

10.4.2 Setbacks and Building Envelope for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	A dwelling must: (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

Proposed Development:

- has setback to primary frontage which is unchanged, at 5.48m;
- does not abut Bass Highway (only road specified in Table 10.4.2); and
- meets Acceptable Solution

A2	**P2**
A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.	A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.

Proposed development:

- has new garage with setback to primary frontage of 9.14m; which is
- 3.66m behind the façade of the dwelling; and
- meets Acceptable Solution

A3

A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and

(b) only have a setback within 1.5 m of a side boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or

(ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).

P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:
(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Proposed development:

- demolishes existing workshop, which has:
  0.0m setback to western side boundary, with
  8.1m long; 2.95m high blockwork wall along boundary;

- demolishes existing garage, which has:
  1.2m setback to western side boundary, with
  6.2m total length along boundary;

- constructs extension to southern wing, which has:
  2.0m setback to eastern side boundary; and
  21.2m setback to southern rear boundary

- constructs new garage, which has:
  0.0m setback to western side boundary, with
  9.0m long; 3.2m high blockwork wall along boundary;
  and therefore projects outside the building envelope referred to in diagram 10.4.2A.

- extension has two storey, with height at eaves of:
  0.0m above natural surface level
  and therefore projects outside the building envelope referred to in diagram 10.4.2A.

The proposed development meets the Acceptable Solution on the first three of these items.
The proposed development does not meet the Acceptable Solution on the last two items.

Garage:
The proposed garage boundary wall (western boundary) is only marginally larger than the existing wall, and only marginally larger than a complying Acceptable Solution.
The existing wall is: 8.1m long; 2.95m high
A complying AS wall is: 9.0m long; 3.00m high
The proposed wall is: 9.0m long; 3.20m high

Immediately beside the (existing and proposed) boundary wall upon the adjacent lot is a sealed driveway, providing shared/common access to the 3-off residential units/dwellings at 16 George Street.

That adjacent, neighbouring driveway extends for approximately 39.0m from the frontage boundary, while the common western boundary is 52.5m total length.

The proposed garage boundary wall is therefore less than a quarter the length of the adjacent driveway, and approximately one sixth the total boundary length.

The proposed development relocates the boundary wall closer to the street frontage.
This will move the wall from adjacent Unit 2, 16 George Street, to adjacent Unit 1, 16 George Street.
The front entry facade of Unit 1 is the same distance from the boundary as that of Unit 2.
Other sections of the Unit 1 eastern wall, facing the boundary, are set back slightly further than those of Unit 2.

The the proposed demolition of existing garage and workshop boundary wall, and construction of new garage, is consistent with the existing separation to adjacent dwellings, and has no effective change to the impact on amenity of the adjoining lot.

Two-Storey Southern Extension:
The proposed southern extension is constructed directly above the existing southern 'wing', maintaining the eastern wall alignment which is 2.0m setback from the side boundary.

The Acceptable Solution envelope at the wall line is therefore 5.0m above the natural ground level.
The roof of the proposed development is 6.1m above the natural ground level at this location.

The dwelling at adjoining lot 20 George Street is approximately 9.0m setback from the shared side boundary at the location of the second-storey addition. ie. there is approx 11.0m separation between the two buildings.

Between the adjoining dwelling and the shared boundary is private open space.
The proposed development extends the apparent wall length facing the shared boundary by 3.5m, for a total length of only 21.3m.
There remains more than 21m of shared boundary at the rear of the properties without adjacent wall, which represents the considerable majority of the existing private open space on 20 George Street.

This is consistent with the prevailing development pattern.
For instance, 20 George Street has a structure extending 22.5m along its eastern boundary, adjacent the private open space of 22 George Street and 87 Main Street, of which approximately 13.7m is a boundary wall.

The proposed southern extension is north west of the immediately adjacent private open space, and therefore has a lower impact on middle-of-the-day sunlight and shading to the space, particularly in winter, than a similar extension constructed directly north, even if that alternative was within the *Scheme* AS envelope.

The proposed extension similarly has a lower impact on the adjacent open space than an alternative meeting the *Scheme* AS envelope which continued the existing wall line and building further along the shared boundary.

Assessment:
The proposed development is sited and scaled appropriately to:
- not cause unreasonable loss of amenity to adjoining lots; and
- provide separation between the dwelling and dwellings on adjoining lots which is compatible with the existing and the surrounding area.
- meet Performance Criterion

10.4.3 Site Coverage and Private Open Space for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
Dwellings must have:	Dwellings must have:
(a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and	(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and
(b) for multiple dwellings, a total area of private open space of not less than 60 m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and	(b) reasonable space for the planting of gardens and landscaping.
(c) a site area of which at least 25% of the site area is free from impervious surfaces.	

Proposed development:

- has total roofed buildings site coverage of 311m^2; comprising
  - Proposed Dwelling: 228m^2
  - Proposed Garage: 58m^2
  - Existing Outbuildings: 25m^2
- has site area of: 1,062m^2; and therefore
- has site coverage of: 29%;
- meets Acceptable Solution

A2	**P2**
A dwelling must have an area of private open space that:	A dwelling must have private open space that:
(a) is in one location and is at least: (i) 24 m^2; or (ii) 12 m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and	(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.
(b) has a minimum horizontal dimension of: (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and	
(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and	

(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and

(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and

(f) has a gradient not steeper than 1 in 10; and

(g) is not used for vehicle access or parking.

Proposed development:

- has back yard which is:
  - 643m^2 total area; with
  - 21.1m minimum horizontal dimension; and
  - gradient flatter than 1 in 10; and is
  - directly accessible from habitable room (rumpus room)
- meets Acceptable Solution

10.4.4 Sunlight and Overshadowing for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Proposed development:

- has existing lounge room is at the north end of the house, with two large windows:
- the north wall window has 5.3m^2 glazed area, and faces 33° east of north;
- the west wall window has 3.9m2 glazed area, and faces 57° west of north;
- the windows are unchanged by the proposed development;
  and is therefore
- continuation of an existing permitted development;
  and
- meets Performance Criteria regardless.

A2	**P2**
A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).

Proposed development:

- is not a multiple dwelling;
- is not covered by this requirement.

A3	**P3**

A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):

  (i) at a distance of 3 m from the northern edge of the private open space; and

  (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.

(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.

(c) That part, of a multiple dwelling, consisting of:

  (i) an outbuilding with a building height no more than 2.4 m; or

  (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

Proposed development:
- is not a multiple dwelling;
- is not covered by this requirement.

A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.

10.4.5 Width of Openings for Garages and Carports for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

Proposed development:

- has primary frontage width of: 30.48m; and
- garage with setback from street frontage of: 9.1m; and
- garage door with opening width of: 5.2m; and
- no other garage openings facing the frontage;
- meets Acceptable Solution.

10.4.6 Privacy for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.

Proposed development:
- has no such raised balconies, roof terraces, parking spaces, or carports;
- is not covered by this requirement.

A2	**P2**
A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):	A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.

(a) The window or glazed door:

(i) is to have a setback of at least 3 m from a side boundary; and

(ii) is to have a setback of at least 4 m from a rear boundary; and

(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

(b) The window or glazed door:

(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or

(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

Proposed development:

- has raised floor in the second storey of the extension;
- windows on the second storey are:
  - south wall: setback 21.2m (>4.0m) from rear boundary;
  - west wall: setback 7.1m (>3.0m) from side boundary;
  - east wall: setback 2.0m (<3.0m) from side boundary;
- windows on the second storey in the east wall:
  - are offset horizontally more than 1.5m from windows of dwelling at 20 George Street; and
  - have nominal sill height of 1.7m AFFL;
- meets Acceptable Solution.

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

(a) 2.5 m; or

P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

(b) 1 m if:

(i) it is separated by a screen of at least 1.7 m in height; or

(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

Proposed development:

- is not a multiple dwelling;
- is not covered by this requirement.

10.4.7 Frontage Fences for all Dwellings

Acceptable Solutions	Performance Criteria
A1	**P1**
A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	A fence (including a free-standing wall) within 4.5 m of a frontage must: (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and (b) be compatible with the height and transparency of fences in the street, taking into account the: (i) topography of the site; and (ii) traffic volumes on the adjoining road.

Proposed development:

- proposes no changes to any fences within 4.5m of the frontage; and is therefore
- continuation of an existing permitted development; and, notwithstanding
- has fence on western boundary which tapers in height at the frontage to less than 1.2m
- meets Acceptable Solution

5. Scheme Considerations – Codes

The following Codes apply to the proposal:

E9 Traffic Generating Use and Parking Code

Table E9.1 Provision of Parking Spaces and Loading Areas

Use Class:	Residential
Description:	A 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)
Requirement:	2 spaces per dwelling

The proposed development provides 2 car parking spaces in new garage, accessed from the existing driveway crossover to George Street.
The proposed development meets the Scheme requirement.

6. Attachments / References

Title Documents

Certificate of Title: 54910 / 9
Folio Plan
Folio Text
Address: 18 George Street, Ulverstone, Tasmania 7315

Proposal Drawings

The extent and detail of the proposed works is shown on attached drawings, prepared by:

Tasmanian Consulting Service

Drawing Number		Revision	Title	Date of Revision
8538	000	P2	Cover Page and Schedule	05-09-2016
8538	001	P1	Site Plan – Existing	26-08-2016
8538	002	P1	Site Plan – Proposed	26-08-2016
8538	003	P1	Floor Plan – Existing	26-08-2016
8538	004	P1	Floor Plan – Proposed, Ground Floor	26-08-2016
8538	005	P1	Floor Plan – Proposed, First Floor	26-08-2016
8538	006	P1	Elevations – North (Frontage)	26-08-2016
8538	007	P1	Elevations – East	26-08-2016
8538	008	P1	Elevations – West	26-08-2016
8538	009	P1	Elevations – South	26-08-2016
8538	010	P1	Sections – East/West	26-08-2016
8538	011	P1	Sections – North/South	26-08-2016
8538	012	P1	Site Plan – Proposed – Shading Diagram, 09:00 21/06	05-09-2016
8538	013	P1	Site Plan – Proposed – Shading Diagram, 12:00 21/06	05-09-2016
8538	014	P1	Site Plan – Proposed – Shading Diagram, 15:00 21/06	05-09-2016

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
54910	9
EDITION	DATE OF ISSUE
2	30-Jul-1996

SEARCH DATE : 02-Jul-2016
SEARCH TIME : 11.15 AM

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 9 on Plan 54910 (formerly being P165(B))
Derivation : Part of Lot 3 Section B.B. Granted to J. Quiggin
Prior CT 2961/48

SCHEDULE 1

B490449 TRANSFER to CHAYNE RICHARD TRIFFIT and MARGARETHA ANNA TRIFFITT

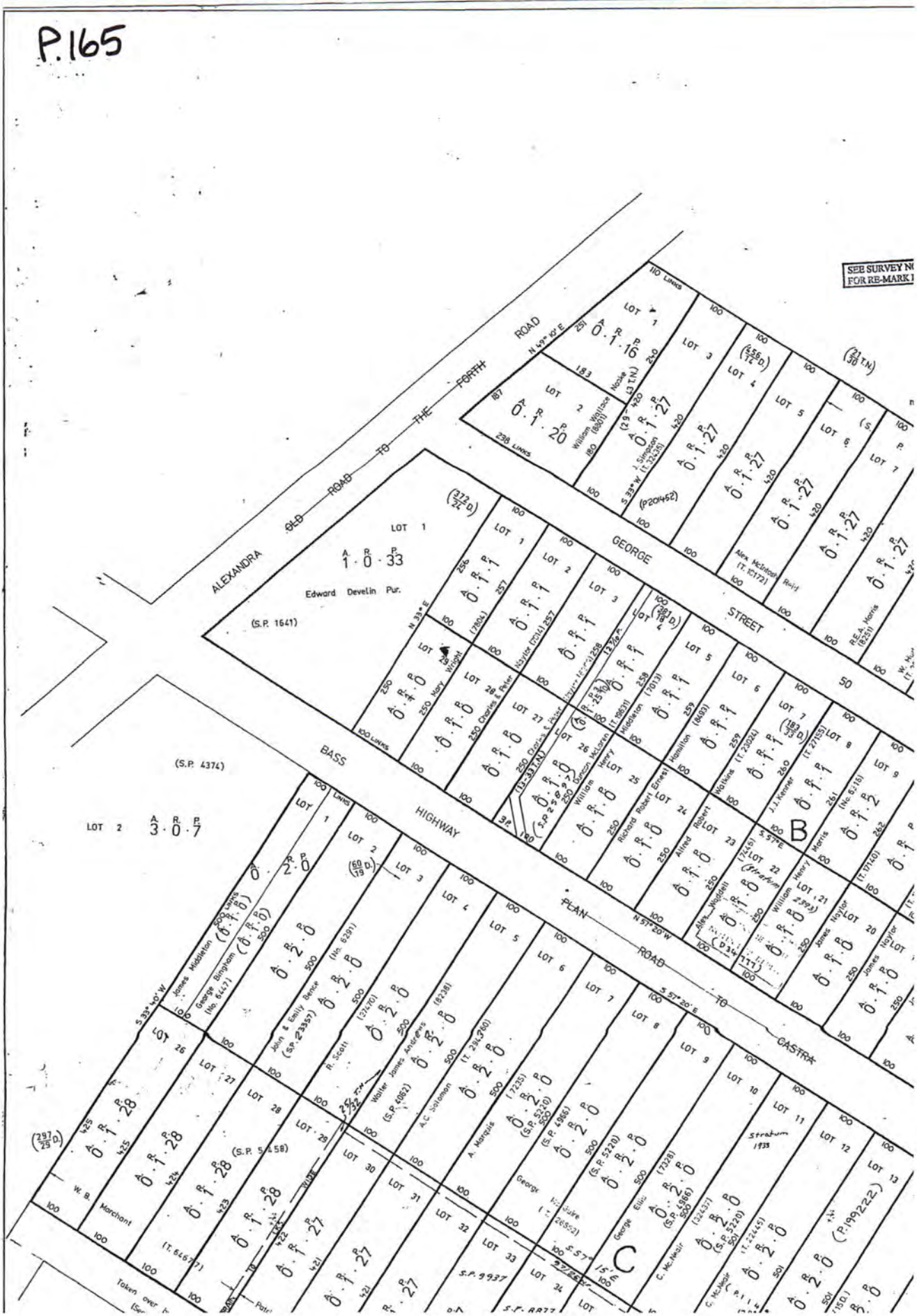
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

P.165


SEE SURVEY N
FOR RE-MARK
ALEXANDRA ROAD
OLD ROAD TO THE FORTH
GEORGE STREET
BASS HIGHWAY
PLAN ROAD TO CASTRA
LOT 1
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Edward Develin Pur.
(S.P. 1641)
(S.P. 4374)
LOT 2
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C
Stratum 1933
Alex McIntosh Reid
R.E.A. Morris
Mary Wright
Charles & Peter Naylor
William Henry Middleton
Richard Robert Ernest Hamilton
Alfred Robert Watkins
J.J. Kenner
William Henry Morris
James Naylor
Alex. Waddell
James Middleton
George Bingham
John & Emily Bence
R. Scott
Walter James Andrews
A.C. Solomon
A. Marquis
George Ellis
C. McNeair
W. B. Marchant
Taken over

P. 165

TOWN OF ULVERSTONE

Whole of Lots 2 to 6 inc. Sec. B.B. & Lots 3 to 7 inc Sec. C.C.
Granted to Robert? Quiggin

G. Ellis & Anr cr 33/38

REDRAWN FOR OFFICE CONVENIENCE 1982

Scale : 1 chain to an inch

SEE SURVEY NOTES FOR RE-MARK PLAN

LOT 8
A. R. P.
8 · 2 · 25
J. Quiggin Pur.
now G. & A. Ellis

LOT 7
A R P
7 · 1 · 0
J. Quiggin Pur.
now G. & A. Ellis

(S.P. 2200)

(S.P. 4704)

50 FEET WIDE

N 57° W

S 57° E

HIGHWAY (Proc. 3135)

NEW MAIN COAST ROAD

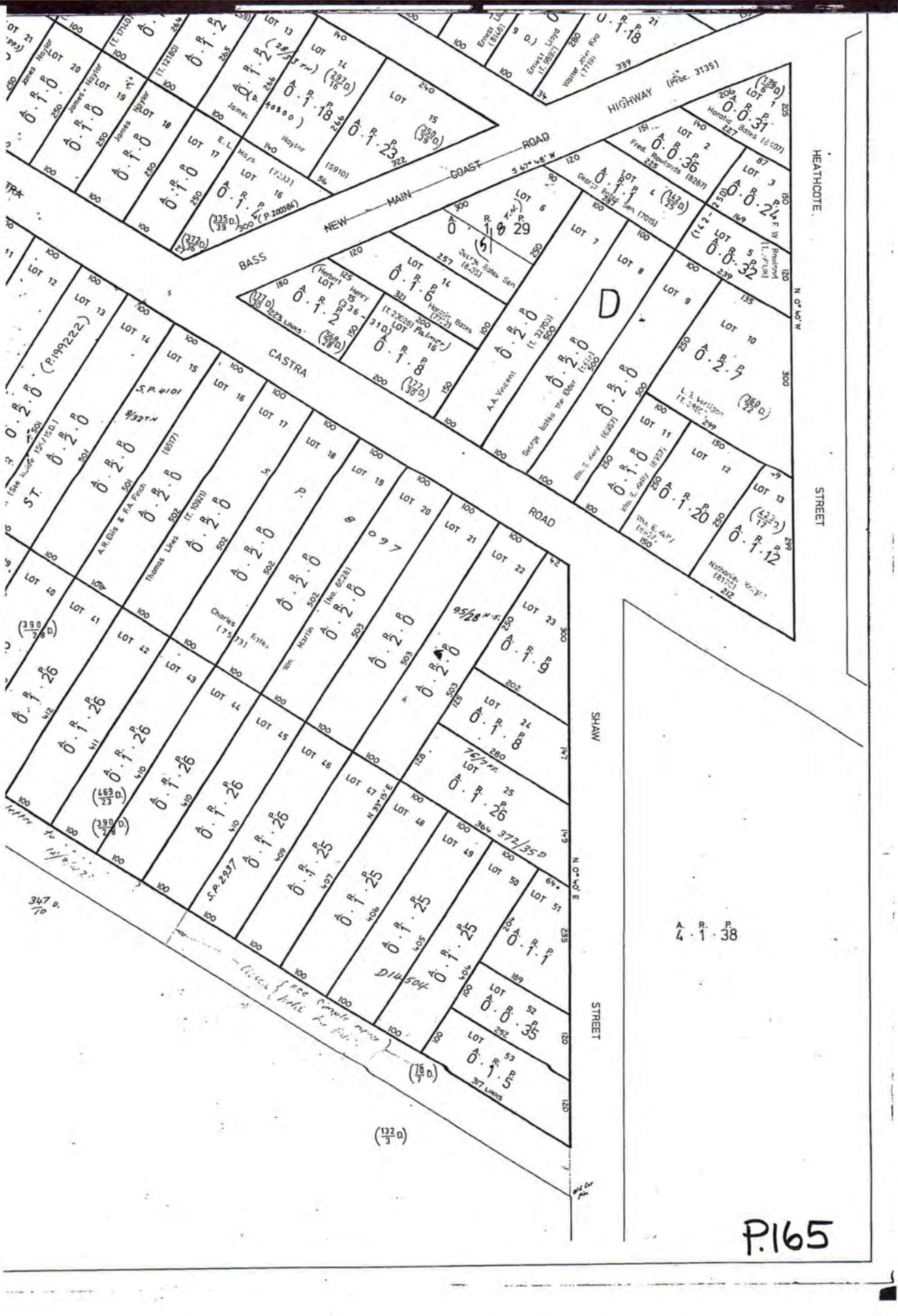
S 67° 48' W

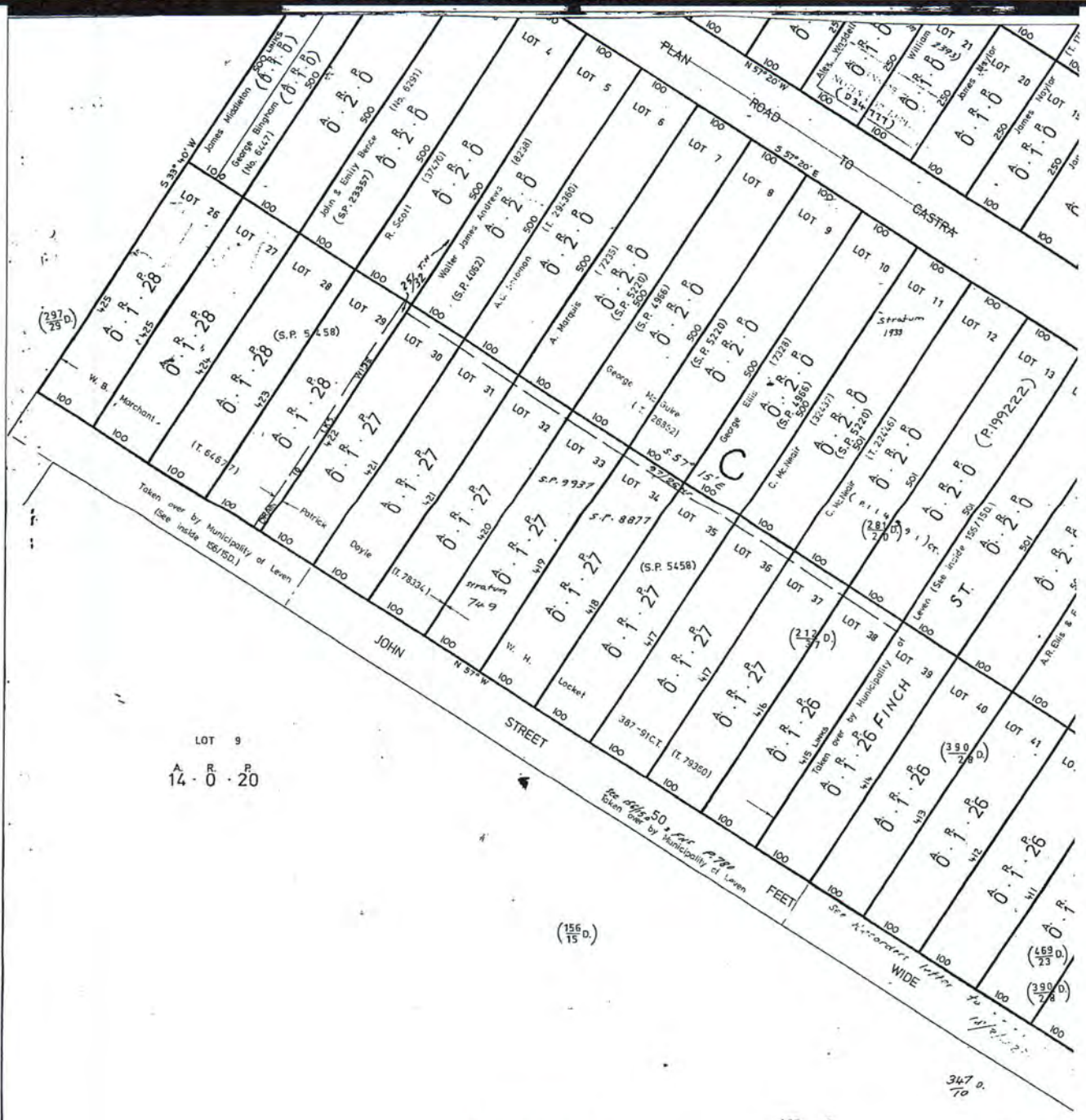
CASTRA

BASS

HEATHCOTE

N 0° 30' W


HIGHWAY
NEW MAIN COAST ROAD
BASS
CASTRA
ROAD
HEATHCOTE
STREET
SHAW
STREET
P.165



REGISTERED NUMBER (A) 54909

REGISTERED NUMBER (B) 54910

REGISTERED NUMBER (C) 54911

REGISTERED NUMBER (D) 54912

REGISTERED NUMBER
54909(A)

REGISTERED NUMBER
54910(B)

REGISTERED NUMBER
54911(C)

REGISTERED NUMBER
54912(D)

I declare this plan to be correct for the purposes of the Real Property Act
R. Hall 1882

P. 165

No F.N^s.

A House for Simon and Kelly
Renovation and Extension of Existing Dwelling
18 George Street, Ulverstone

DRAWING NUMBER	DRAWING DESCRIPTION	ISSUE P1	ISSUE P2	ISSUE -
8538-000	COVER PAGE and DRAWING SCHEDULE	26-08-2016	05-09-2016	
8538-001	SITE PLAN - EXISTING	26-08-2016		
8538-002	SITE PLAN - PROPOSED	26-08-2016		
8538-003	FLOOR PLAN - EXISTING	26-08-2016		
8538-004	FLOOR PLAN - PROPOSED - GROUND FLOOR	26-08-2016		
8538-005	FLOOR PLAN - PROPOSED - FIRST FLOOR	26-08-2016		
8538-006	ELEVATIONS - NORTH (FRONTAGE)	26-08-2016		
8538-007	ELEVATIONS - EAST	26-08-2016		
8538-008	ELEVATIONS - WEST	26-08-2016		
8538-009	ELEVATIONS - SOUTH	26-08-2016		
8538-010	SECTIONS - EAST/WEST	26-08-2016		
8538-011	SECTIONS - NORTH/SOUTH	26-08-2016		
8538-012	SITE PLAN - PROPOSED - SHADING DIAGRAM; 09:00 21/06	05-09-2016		
8538-013	SITE PLAN - PROPOSED - SHADING DIAGRAM; 12:00 21/06	05-09-2016		
8538-014	SITE PLAN - PROPOSED - SHADING DIAGRAM; 15:00 21/06	05-09-2016		

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
Doc. ID: 251107

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74 Oldaker Street, Devonport
PO Box 1047, Devonport,
Tasmania, Australia
T 61 3 6424 9065
F 61 3 6424 5709
E mail@tascon.com.au

Issue:	Date:	Description:	Checked	Approved
P1	25-08-16	ISSUED FOR PLANNING APPROVAL	S.P.A.	S.P.A.
P2	05-09-16	SHADING DIAGRAMS ADDED TO DA SET FOR COUNCIL	S.P.A.	S.P.A.

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A3 SCALE: 1:250
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

COVER PAGE
and
DRAWING SCHEDULE

NOT FOR CONSTRUCTION

Drawing: 8538-000
Issue: P2

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
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A3 SCALE: 1:250

Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

SITE PLAN
EXISTING

NOT FOR CONSTRUCTION

Drawing: 8538-001

Issue: P1

COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 03 SEP 2016
Application No: DA216035
Doc. ID: 251107

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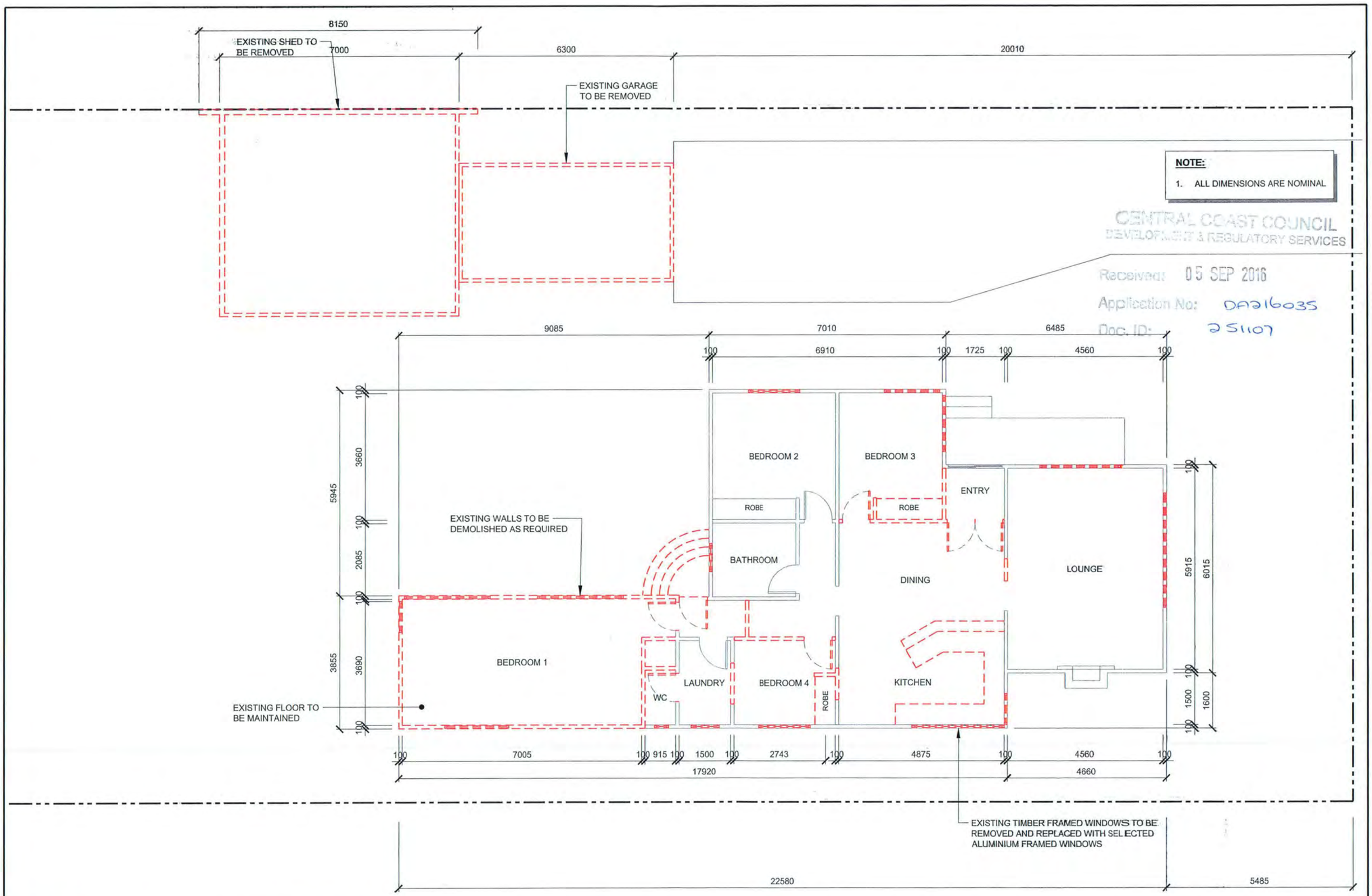
A3 SCALE: 1:250
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

PROPOSED
SITE PLAN

NOT FOR CONSTRUCTION

Drawing: 8538-002
Issue: P1



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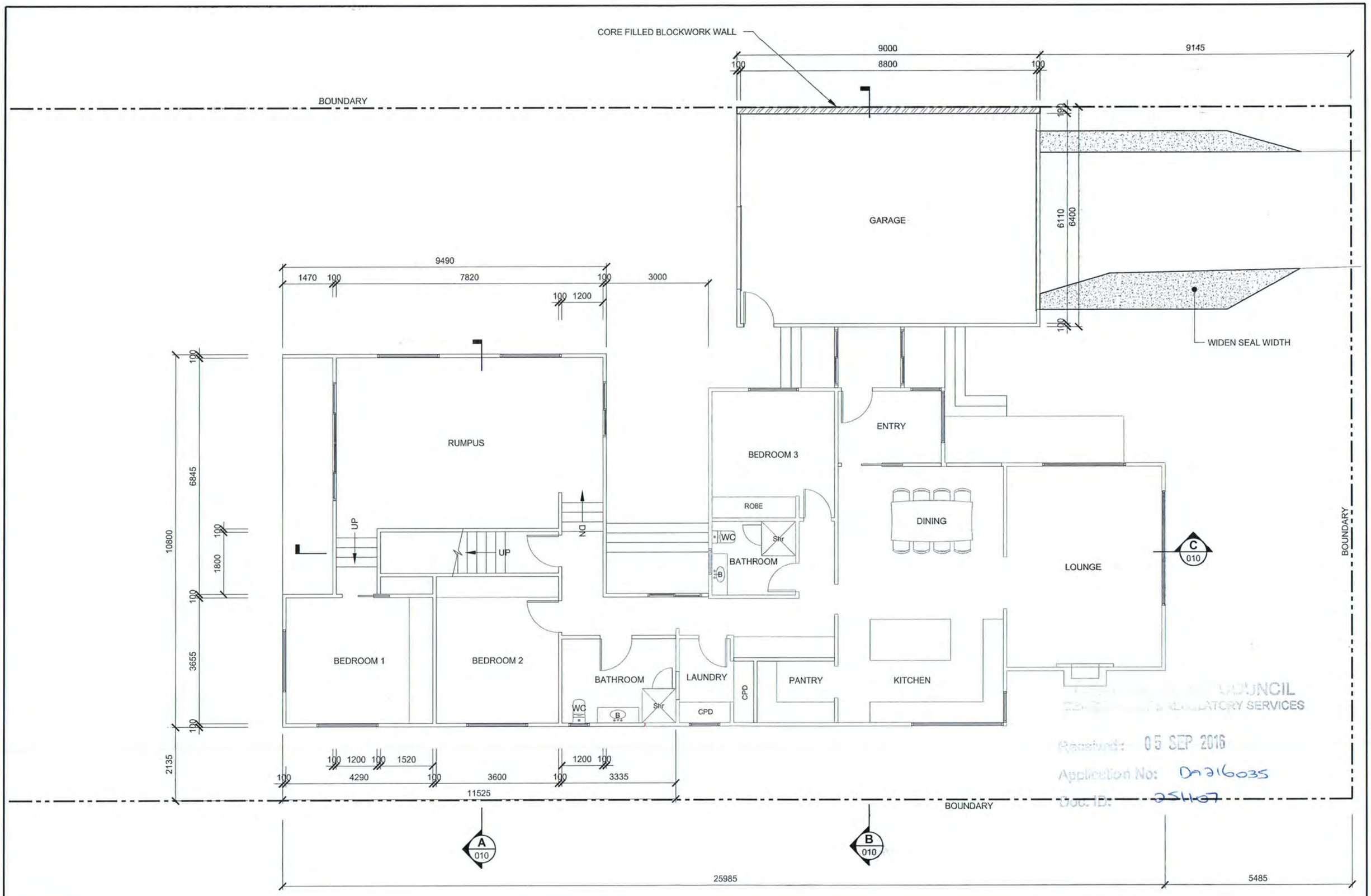
A3 SCALE: 1:100
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

FLOOR PLAN
EXISTING

NOT FOR CONSTRUCTION

Drawing: 8538-003
Issue: P1



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REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
Doc. ID: 251107

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A3 SCALE: 1:100
Datum:

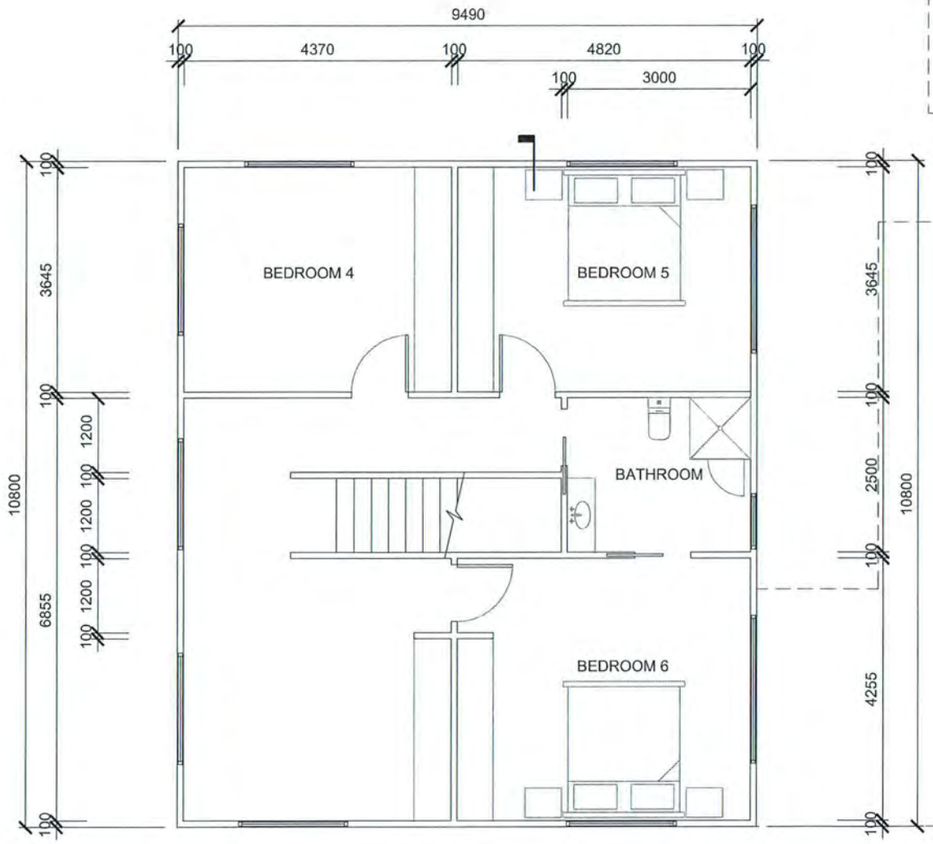
A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

FLOOR PLAN
PROPOSED
GROUND FLOOR
NOT FOR CONSTRUCTION

Drawing: 8538-004
Issue: P1

BOUNDARY

INDICATES BUILDING EXTENT BELOW



BOUNDARY

BOUNDARY

CLARENCE CITY COUNCIL
DEVELOPMENT & ENVIRONMENTAL SERVICES
Received: 05 SEP 2016
Application No: DA216235
Doc. ID: 251107

A
-

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A3 SCALE: 1:100

Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

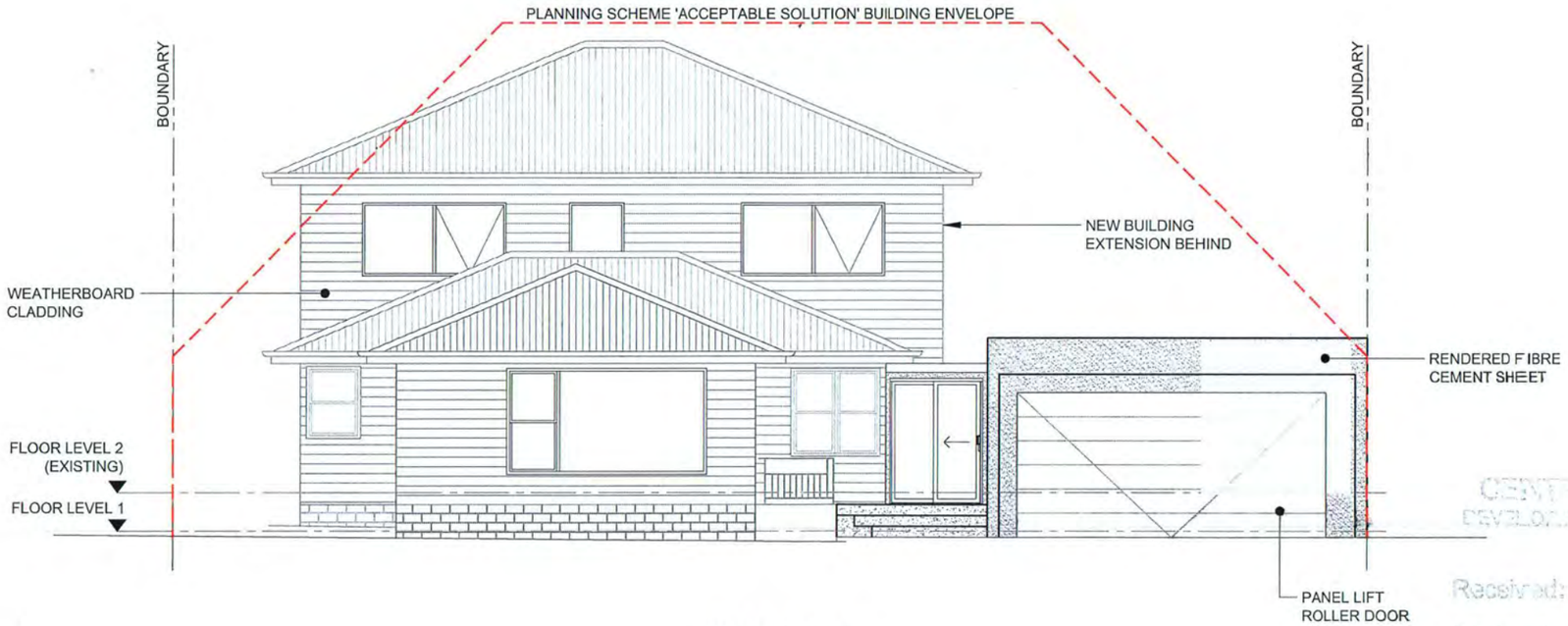
FLOOR PLAN
PROPOSED
FIRST FLOOR

NOT FOR CONSTRUCTION

Drawing: 8538-005

Issue: P1

EXISTING
SCALE 1:100



PROPOSED
SCALE 1:100

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
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A3 SCALE: 1:100
Datum:

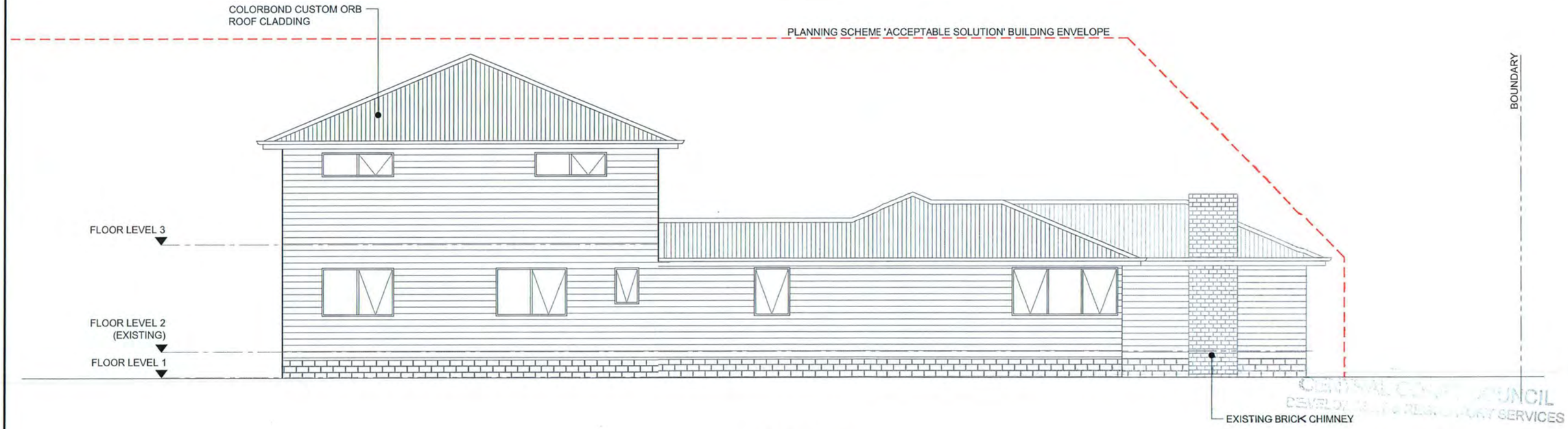
A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

ELEVATIONS
NORTH (FRONTAGE)

NOT FOR CONSTRUCTION

Drawing: 8538-006
Issue: P1

EXISTING
SCALE 1:100



PROPOSED
SCALE 1:100

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A3 SCALE: 1:100
Datum:

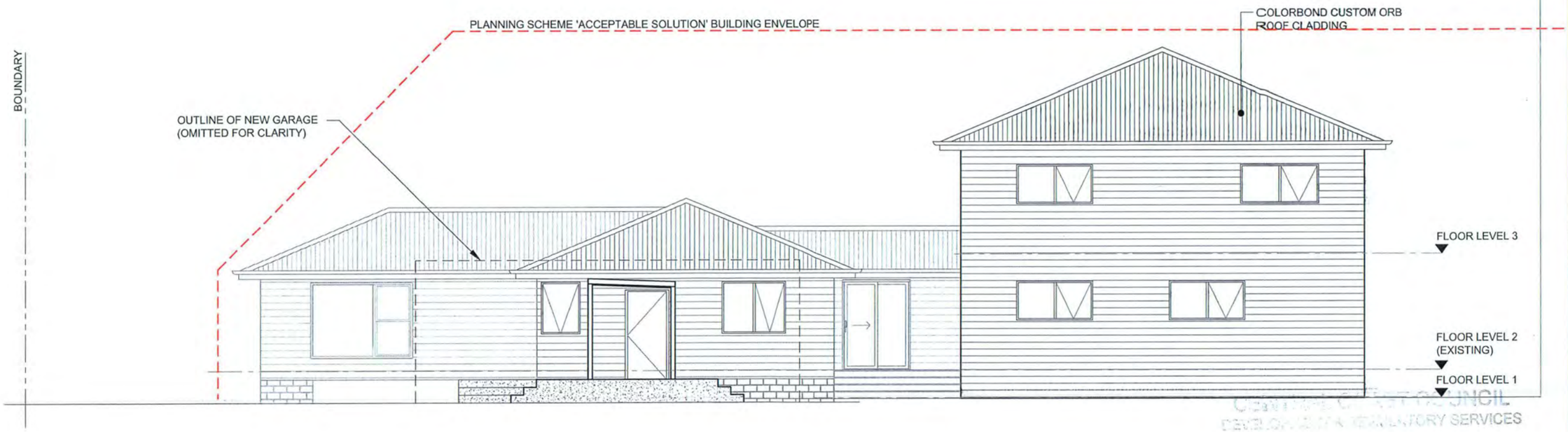
A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

ELEVATIONS
EAST

NOT FOR CONSTRUCTION

Drawing: 8538-007
Issue: P1

EXISTING
SCALE 1:100



PROPOSED
SCALE 1:100

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DEVELOPMENT & REGULATORY SERVICES
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Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

ELEVATIONS
WEST

NOT FOR CONSTRUCTION

Drawing: 8538-008
Issue: P1

EXISTING
SCALE 1:100

PROPOSED
SCALE 1:100

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Received: 05 SEP 2016
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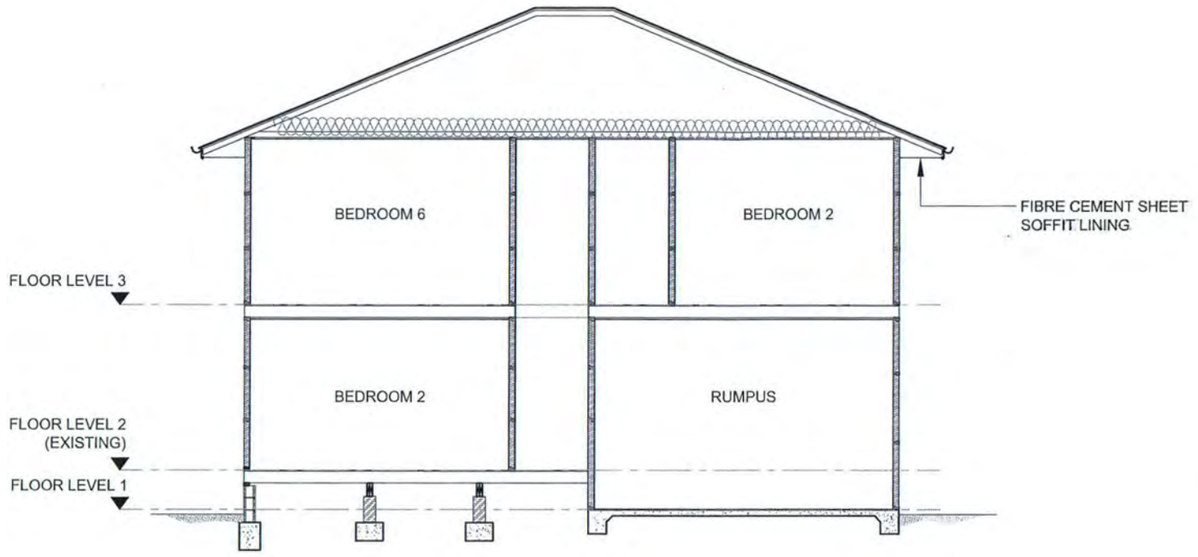
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

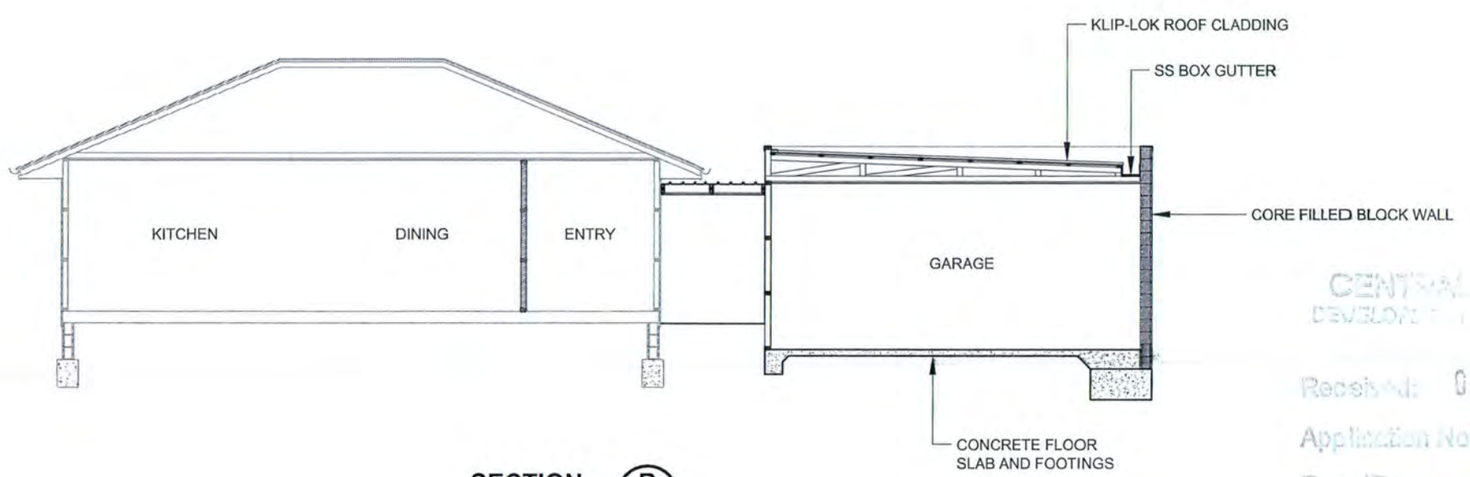
ELEVATIONS
SOUTH

NOT FOR CONSTRUCTION

Drawing: 8538-009
Issue: P1



SECTION A
SCALE 1:100 004



SECTION B
SCALE 1:100 004

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA316035
Doc. ID: 251107

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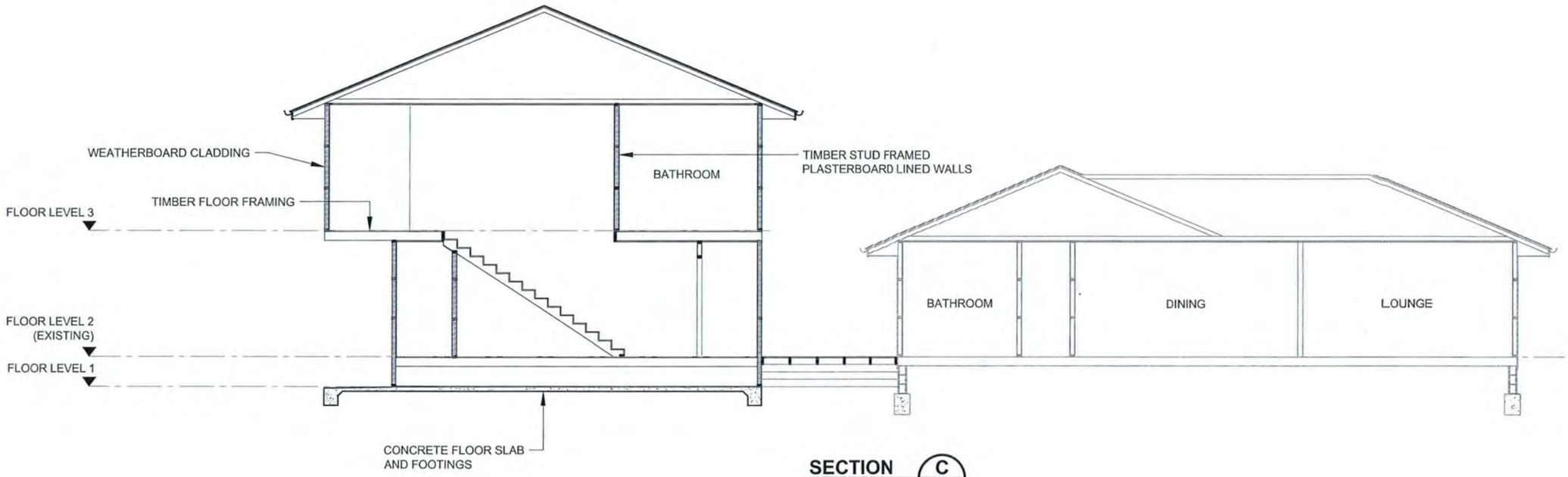
A3 SCALE: 1:100 Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

SECTIONS
EAST/WEST

NOT FOR CONSTRUCTION

Drawing: 8538-010
Issue: P1



SECTION C
SCALE 1:100 004

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
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A3 SCALE: 1:100 Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

SECTIONS
NORTH/SOUTH

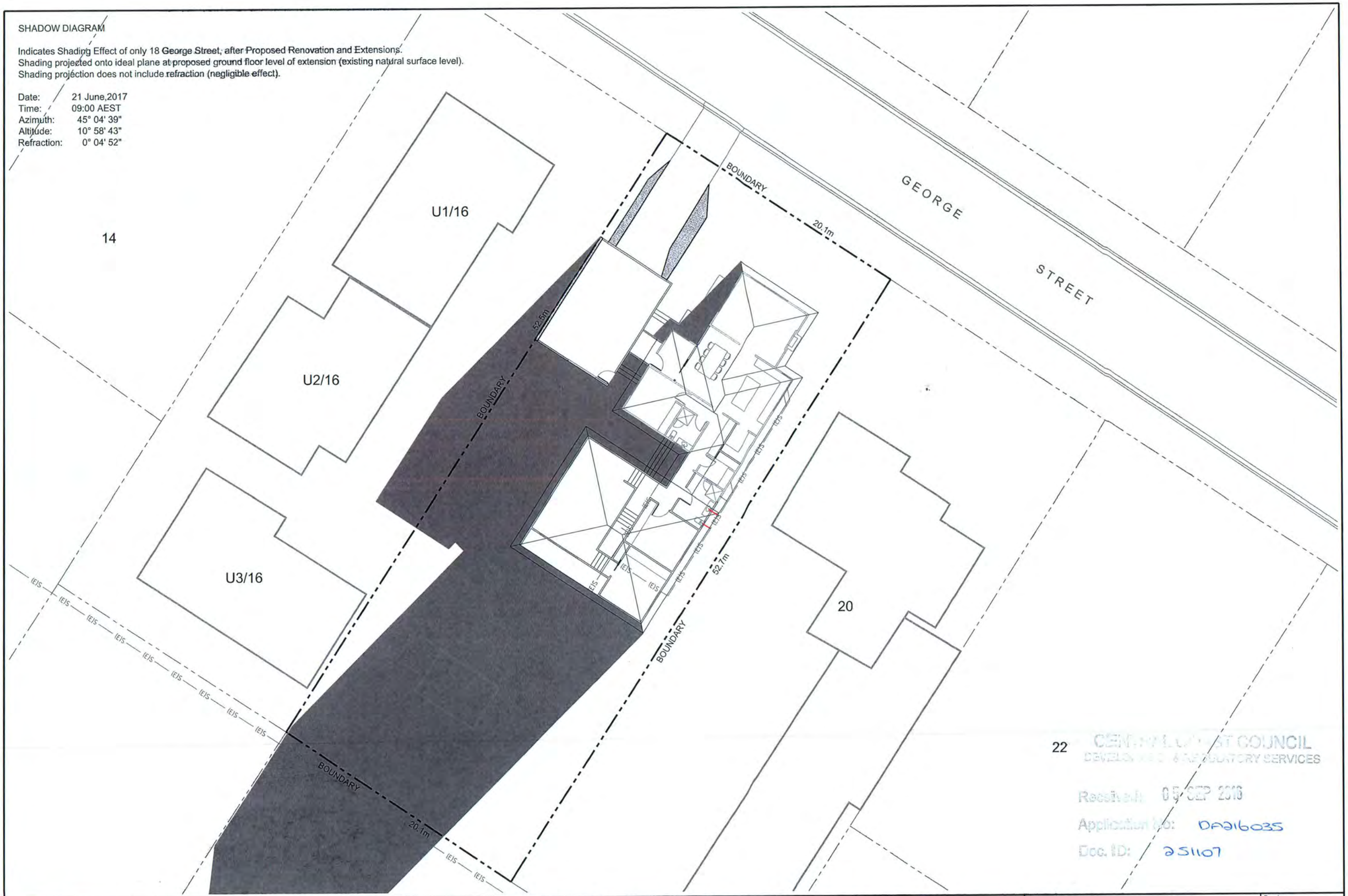
NOT FOR CONSTRUCTION

Drawing: 8538-011
Issue: P1

SHADOW DIAGRAM

Indicates Shading Effect of only 18 George Street, after Proposed Renovation and Extensions.
Shading projected onto ideal plane at proposed ground floor level of extension (existing natural surface level).
Shading projection does not include refraction (negligible effect).

Date: 21 June,2017
Time: 09:00 AEST
Azimuth: 45° 04' 39"
Altitude: 10° 58' 43"
Refraction: 0° 04' 52"



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
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A3 SCALE: 1:250
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

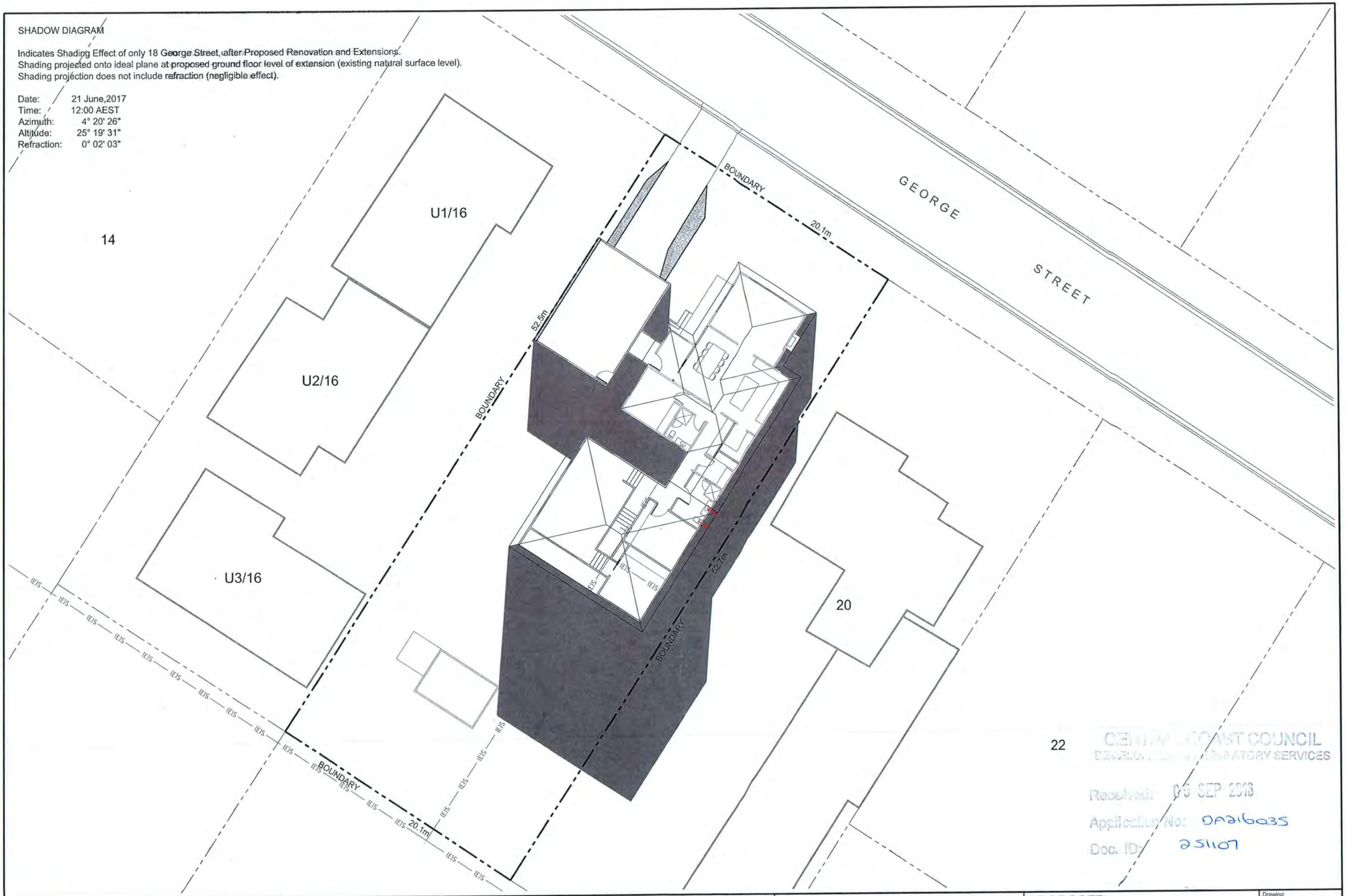
PROPOSED
SITE PLAN
SHADING DIAGRAM; 09:00 21/06
NOT FOR CONSTRUCTION

Drawing: 8538-012
Issue: P1

SHADOW DIAGRAM

Indicates Shading Effect of only 18 George Street, after Proposed Renovation and Extensions.
Shading projected onto ideal plane at proposed ground floor level of extension (existing natural surface level).
Shading projection does not include refraction (negligible effect).

Date: 21 June,2017
Time: 12:00 AEST
Azimuth: 4° 20' 26"
Altitude: 25° 19' 31"
Refraction: 0° 02' 03"



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A3 SCALE: 1:250
Datum:

A House for Kelly and Simon
Renovation and Extension
of Existing Dwelling
18 George Street, Ulverstone

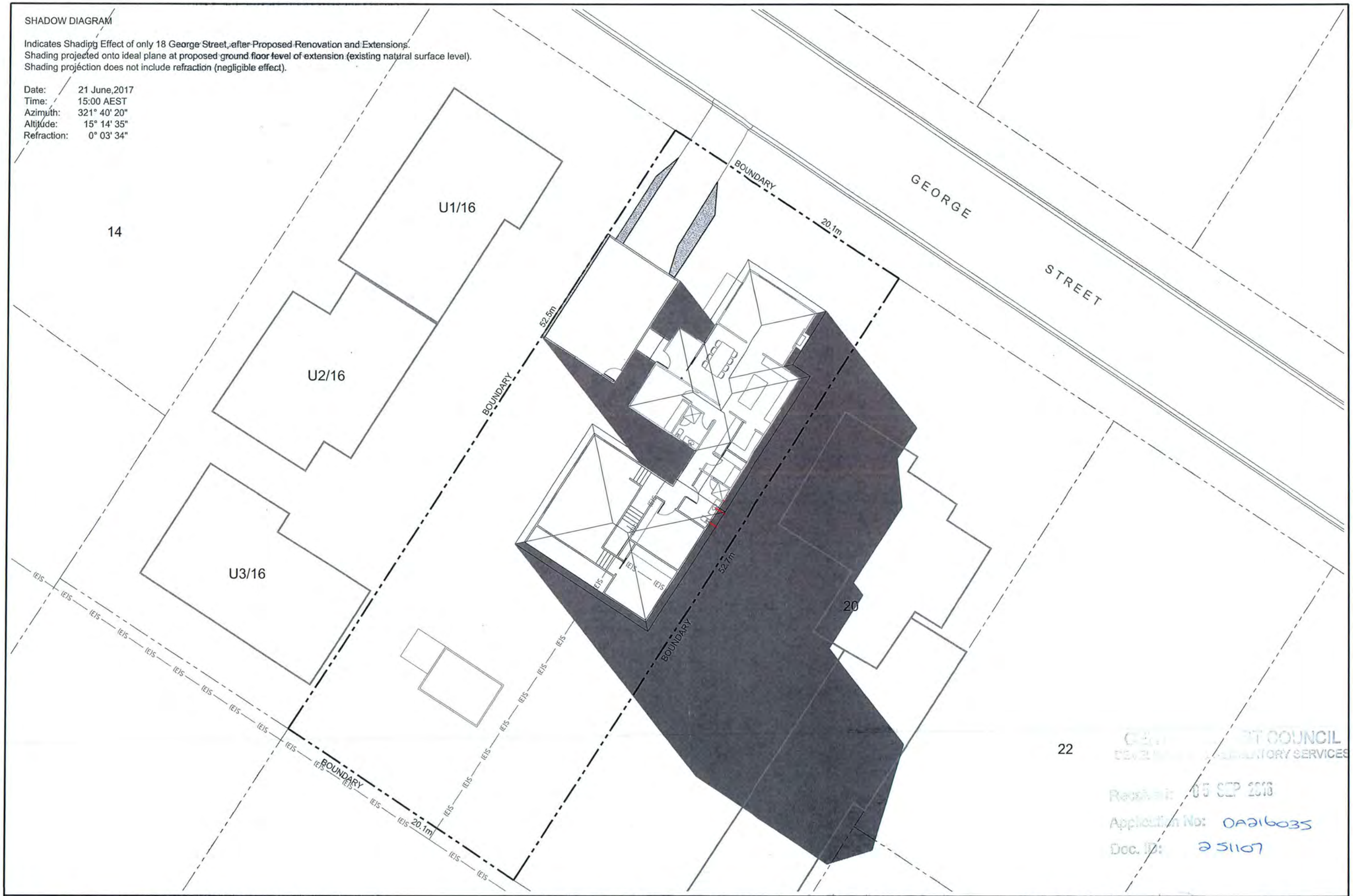
PROPOSED
SITE PLAN
SHADING DIAGRAM; 12:00 21/06
NOT FOR CONSTRUCTION

Drawing: 8538-013
Issue: P1

SHADOW DIAGRAM

Indicates Shading Effect of only 18 George Street, after Proposed Renovation and Extensions.
Shading projected onto ideal plane at proposed ground floor level of extension (existing natural surface level).
Shading projection does not include refraction (negligible effect).

Date: 21 June,2017
Time: 15:00 AEST
Azimuth: 321° 40' 20"
Altitude: 15° 14' 35"
Refraction: 0° 03' 34"



GLENORCHY CITY COUNCIL
DEVELOPMENT REGULATORY SERVICES
Received: 05 SEP 2016
Application No: DA216035
Doc. ID: 251107

TASMANIAN CONSULTING SERVICE
ENGINEERING | DESIGN | PLANNING | MANAGEMENT | CONSTRUCTION

74 Oldaker Street. Devonport
PO Box 1047. Devonport,
Tasmania, Australia
T 61 3 6424 9055
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E mail@tascon.com.au

Issue:	Date:	Description:	Checked	Approved
P1	05-09-16	ISSUED FOR PLANNING APPROVAL	S.P.A.	S.P.A.

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A House for Kelly and Simon
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18 George Street, Ulverstone

PROPOSED
SITE PLAN
SHADING DIAGRAM; 15:00 21/06
NOT FOR CONSTRUCTION

Drawing: 8538-014
Issue: P1

Annexure 3

Kellie Malone

From: Lyn and Max Rootes [redacted]
Sent: Saturday, 10 September 2016 7:33 PM
To: Switch operator
Subject: Proposed Development at 18 George St Ulverstone

To the Administrator,

I am the owner of Unit 4, 83-85 Main St Ulverstone.
My objection to the proposed development at 18 George St Ulverstone is to do with the shadow that the new development will create onto my property.
With a proposed two story property the last thing I want is to have no sun into my kitchen \ dining area during the winter months.
Reading the drawings I understand that the shadow is at my boundary line but this predicted shadow area only needs to be a couple of degrees out to affect my property.
Why does the property owner need to have a two story property with the available land on this block?
I can make myself available for discussion on this issue if required.

Could I please have an acknowledgement of my email.

Regards
Max Rootes
[redacted]

I oppose the new dwelling at George ST. Ulo.

The Reasons why it will effect me is the clothes line will not get any sun, & also the veg garden & also back yard. it will also make my unit very cold & damp & also it will take the value off my unit if I does do decide to sell.

its going to make my back yard very cold & damp. not a place to sit in as it is now.

why cant they go on ground as there is plenty of Room. for extentions.

& + Emily
unit 3 83/85 Main ST.
Ulo

15/9/16.

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 15 SEP 2016
Application No:
Doc. ID: 252041

Plan-lan.S.

Annexure 4

Aerial Photo - 18 George St, Ulverstone

Street view photo (Google)

Street view photo (Google) looking east

Site photos:

Looking towards the units to the south (rear) boundary

Looking towards the units to the south (rear) boundary

Units adjoining the rear boundary

Looking north

Looking North East

Looking East

Looking East