



CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

27 JUNE 2016

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To all members

NOTICE OF MEETING

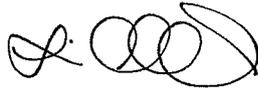
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Development Support Special Committee which will be held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 27 June 2016. 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 21st day of June 2016.

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

A handwritten signature in black ink, consisting of a series of loops and curves, positioned above the printed name and title.

Lisa Mackrill
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

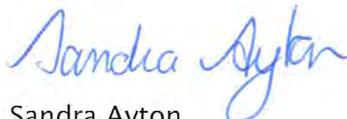
. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. 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
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 14 June 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 14 June 2016 be confirmed.”
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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.”

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3 PECUNIARY INTEREST DECLARATIONS

3.1 Pecuniary interest declarations

The Mayor reports as follows:

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

The 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.”

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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.”

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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.”

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6 OPEN REPORTS

6.1 Residential (outbuilding – shed) – variation to side boundary development standards at 28 Main Street, Ulverstone – Application No. DA215200

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>DEVELOPMENT APPLICATION NO.:</i>	DA215200
<i>PROPOSAL:</i>	Residential (outbuilding – shed) – variation to side boundary development standards
<i>APPLICANT:</i>	Mark McCall
<i>LOCATION:</i>	28 Main Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013 (the Scheme)</i>
<i>ADVERTISED:</i>	28 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	11 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	5 July 2016
<i>DECISION DUE:</i>	27 June 2016

PURPOSE

The purpose of this report is to consider an application for an outbuilding (shed) ancillary to a residential dwelling at 28 Main Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view and photograph;
- . Annexure 5 – TasWater Submission to a Planning Authority Notice TWDA 2016/00712-CC;
- . Annexure 6 – Tasmanian Heritage Council – Notice of Heritage Decision.

BACKGROUND

Development description -

Application is made for the demolition of a small shed and the development of a 151.6m² (9.3m x 16.3m), 4.27m high “double gable” outbuilding (shed). The building would be of Colorbond construction, built to within 4m of the southern rear boundary for a length of 16.3m and to within 1m of the eastern side boundary for a length of 9.3m. The building design has additional detail features, including gable roof design, to complement the design of the existing dwelling.

Site description and surrounding area -

The development site is a flat, 1,199m² residential allotment in the central urban area of Ulverstone, identified as 28 Main Street, Ulverstone. The land supports a State heritage listed single dwelling. The dwelling is described on the Tasmanian Heritage Register data sheet, as “a single storey weatherboard federation building with a pair of projecting gables with a small central gable over the entry. The two projecting gables form a veranda over a pair of bay windows”.

A residential complex comprising three multiple dwellings adjoins the land to the south, a single residence adjoins the land to the east and two residential multiple dwellings, created by a past subdivision, adjoin the land to the west.

History -

This is the second application for the proposal. The first application sought variations to rear and side boundary setbacks and was withdrawn during the statutory period of assessment. A second application has now been made, with the proposed outbuilding relocated 4m from the rear boundary of the allotment, with variations sought to side boundary development standards. The proposed 4m rear setback is the Scheme standard for setback of development from the rear boundary.

DISCUSSION

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

General Residential

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

10.4.1 Residential density for multiple dwellings	
<p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(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.</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
10.4.2 Setbacks and building envelope for all dwellings	
<p>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:</p> <p>(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</p> <p>(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</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on</p>	<p>(a) Compliant. The shed would be 37m from the Main Street frontage.</p> <p>(b) Not applicable. Satisfied by 10.4.2 (A1)(a).</p> <p>(c) Not applicable. Satisfied by 10.4.2 (A1)(a).</p> <p>(d) Not applicable. Development does not abut the Bass Highway.</p>

<p>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</p> <p>(d) not less than 50.0m if the development is on land that abuts the Bass Highway.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(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.</p>	<p>(a) Compliant. Outbuilding would be setback 37m from the primary frontage.</p> <p>(b) Not applicable. Development compliant with 10.4.2(A2)(a).</p> <p>(c) Not applicable. Development compliant with 10.4.2(A2)(a).</p>
<p>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:</p> <p>(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:</p> <p>(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</p>	<p>(a)(i) Compliant. The proposed outbuilding would be setback 37m from the front boundary.</p> <p>(a)(ii) Compliant. The proposed outbuilding would be contained within building envelope 10.4.2A, would be setback 4m from the rear boundary and would have an apex height of 4.275m.</p> <p>(b)(i) Non-compliant. Outbuilding would be 1m from the eastern side boundary with a wall development of 9.3m in length.</p>

<p>with an adjoining frontage; and</p> <p>(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</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>(b)(ii) Non-compliant. Outbuilding would be 1m from the eastern side boundary with a wall development of 9.3m in length.</p> <p>Refer to “Issues” section below.</p>
<p>10.4.3 Site coverage and private open space for all dwellings</p>	
<p>10.4.3-(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² 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</p>	<p>(a) Compliant. Development does not exceed 50% site coverage. The land area is 1,199m². The existing dwelling has a floor area of 150.5m². Proposed development would be 151.6m². This equates to a total of 302.1m² on site, or a site coverage of 25.2%.</p> <p>(b) Not applicable. No multiple dwellings proposed.</p> <p>(c) Not applicable. No multiple dwellings proposed.</p>

<p>entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	
<p>10.4.3-(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², 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</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(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</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the</p>	<p>(a)(i) Compliant. Area of private open space is greater than 200m² and located to the north and east of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. The dwelling's private open space areas have a minimum horizontal dimension of 4m.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. Dwelling has existing open space accessible from habitable rooms.</p> <p>(d) Compliant. Private open space areas are located to the north and east of the dwelling.</p> <p>(e) Complaint. Private open space is located to the east (and north) of the dwelling.</p> <p>(f) Compliant. The land is flat.</p> <p>(g) Compliant. Private open space areas are separate to vehicle access and parking areas.</p>

<p>dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(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</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
<p>10.4.4 Sunlight and overshadowing for all dwellings</p>	
<p>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).</p>	<p>Compliant. There is an existing dwelling on site and the standard is not relevant to the construction of the outbuilding.</p>
<p>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):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<ul style="list-style-type: none"> (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. <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (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. 	
<p>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):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level 	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<p>and then at an angle of 45 degrees from the horizontal.</p> <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>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).</p>	<p>Compliant. Proposed outbuilding (shed) is setback greater than 12m from the primary frontage of the allotment.</p>
<p>10.4.6 Privacy for all dwellings</p>	
<p>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 surface or floor level, with a uniform transparency of no more than 25%,</p>	<p>Not applicable.</p> <p>Proposed development is not more than 1m above ground level.</p>

<p>along the sides facing a:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	
<p>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):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and (ii) is to have a setback of at least 4.0m from a rear boundary; 	<p>Not applicable.</p> <p>Proposed development is not more than 1m above ground level.</p>

<p>and</p> <ul style="list-style-type: none"> (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. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (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%. 	
<p>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</p>	<p>Not applicable.</p> <p>No shared access or parking space proposed.</p>

<p>distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p style="padding-left: 20px;">(i) it is separated by a screen of at least 1.7m in height; or</p> <p style="padding-left: 20px;">(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.</p>	
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>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:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(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).</p>	<p>Not applicable.</p> <p>No frontage fence is proposed.</p>

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(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.</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m² excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p>	<p>(a) Compliant. Lot area is 1,199m².</p> <p>(b)(i) Compliant. Existing development on site is contained in a building area greater than 10m x 15m.</p> <p>(b)(ii) Not applicable. Land does not adjoin a zone</p>

<ul style="list-style-type: none"> (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. 	<p>boundary.</p> <ul style="list-style-type: none"> (b)(iii) Not applicable. No easement applies to the land. (b)(iv) Not applicable. No right-of-way applies to the land. (b)(v) Not applicable. No restriction imposed by a utility applies to the land. (b)(vi) Not applicable. No access strip applies to the land. (b)(vii) Compliant. Development would be accessible from Main Street. (b)(viii) Not applicable. Not a new residential lot.
<p>10.4.9-(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (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 (c) by a right of way connecting to a road: <ul style="list-style-type: none"> (i) over land not required as the means of access to any 	<ul style="list-style-type: none"> (a) Compliant. Separate access over an existing frontage of 23.8m width. (b) Not applicable. Not an internal lot. (c) Not applicable. Compliant with (a). (d) Compliant. Site has 23.80m frontage to Main Street. (e) Compliant. Site has an existing approved access to Main Street in accordance with the <i>Local Government (Highways) Act 1982</i>.

<p>other land; and</p> <p>(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</p> <p>(d) with a width of frontage and any access strip or right of way of not less than:</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> 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.</p>	
<p>10.4.9-(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>

<p>10.4.9-(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>
<p>10.4.9-(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant.</p> <p>The site is able to connect to the reticulated stormwater system.</p>
<p>10.4.10 Dwelling density for single dwelling development</p>	
<p>10.4.10-(A1)</p> <p>(a) The site area per dwelling for a single dwelling must:</p> <p style="padding-left: 20px;">(i) be not less than 325m²; and</p> <p style="padding-left: 20px;">(ii) be not more than 830m²; or</p> <p>(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.</p>	<p>(a)(i) Not applicable. Compliant with (b).</p> <p>(a)(ii) Not applicable. Compliant with (b).</p> <p>(b) Compliant. Subdivision plan sealed in December 1993, prior to the current planning scheme coming into effect.</p>

10.4.11 Other development	
10.4.11.1 Location and configuration of development	
<p>10.4.11-(A1) The wall of a building (other than for a dwelling) must be set back from a frontage:</p> <ul style="list-style-type: none"> (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) not less than 50.0m if the site abuts the Bass Highway. 	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.1-(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (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; 	<p>Not applicable.</p> <p>Not “Other” development.</p>

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- (c) projecting a line at an angle of 45 degrees from the horizontal at a 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 21 June.
- (d) in accordance with any building envelope shown on a sealed plan.

<p>10.4.11.1-(A3) Site coverage (other than for a dwelling) must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.1-(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>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:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p>	<p>Not applicable.</p> <p>Not “Other” development.</p>

<ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
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<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable. Not "Other" development.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable. Not "Other" development.</p>
<p>10.4.12 Setback of development for sensitive use</p>	
<p>10.4.12-(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(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.</p>	<p>Not applicable. Development of an outbuilding (shed) is not development of a sensitive use.</p>

<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<p>Not applicable.</p> <p>Development of an outbuilding (shed) is not development of a sensitive use.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(P1) Each new lot on a plan of subdivision must be:</p> <ul style="list-style-type: none"> (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 held by or on behalf of the State, a Council or by a statutory authority; or (c) for a purpose permissible in the zone. 	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>10.4.13–(P2)</p> <ul style="list-style-type: none"> (a) A lot must have a frontage to a road; or 	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<p>(b) An internal lot on a plan of subdivision must be:</p> <p>(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:</p> <ul style="list-style-type: none"> 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 natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
<p>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</p>	
<p>10.4.14-(A1) Electricity reticulation and site connections must be installed underground.</p>	<p>Not applicable. No subdivision proposed.</p>

CODES	
E1 Bushfire-Prone Areas Code	Not applicable.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Not applicable.
E4 Change in Ground Level Code	Not applicable.
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be:	(a) Compliant. Table E9A requires the provision of two

<ul style="list-style-type: none"> (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 to this Code; (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. 	<p>on-site car parking spaces. Two on-site spaces are provided.</p> <ul style="list-style-type: none"> (b) Not applicable. Requirement not triggered until 20 vehicle parking spaces are required or proposed. (c) Not applicable. Requirement not triggered until 20 vehicle parking spaces are required or proposed. (d) Not applicable. Requirement not triggered until 20 vehicle parking spaces are required or proposed.
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <ul style="list-style-type: none"> (a) on-site loading area in accordance with the requirement in the Table to this Code; 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. 	<ul style="list-style-type: none"> (a) Not applicable. Loading/unloading provision not required by Table E9A. (b) Not applicable. Provision not applicable to residential development.
<p>E9.6 Development Standards</p>	
<p>E9.6.1 Road access</p>	

<p>E9.6.1–(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Compliant. Existing access to Main Street is in accordance with the <i>Local Government (Highways) Act 1982</i>.</p> <p>(b) Not applicable. Satisfied by E9.6.1–(A1)(a).</p> <p>(c) Not applicable. Satisfied by E9.6.1–(A1)(a).</p>
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant through condition. Development would be required to connect to a reticulated stormwater system.</p>
<p>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 –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities –</p>	<p>Not applicable. Development site is in the General Residential zone and supports a single dwelling.</p>

<p>Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(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;</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>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.</p>	<p>Not applicable. Provisions do not apply to development in the General Residential zone.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this location.</p>

Issues –

1 Side boundary setback and development length –

The Scheme standard for side boundary setback is 1.5m, with development permitted to be within 1.5m of the boundary for a total length of 9m. The proposal seeks variations to these standards.

The 151.6m² outbuilding (shed) would be sited within 1m of the property's eastern side boundary. The building would be 9.3m long.

Overshadowing –

Performance Criteria 10.4.2–(P3), in relation to variations to side boundary development standards, require there be no unreasonable loss of amenity by overshadowing or visual impacts and that there is adequate separation between buildings, compatible with that prevailing in the surrounding area.

The proposed reduction to the required side boundary setback, with a resulting development of a 9.3m long shed wall to within 1m of the eastern side boundary, would have most impact on the adjoining property to the east, identified as 30 Main Street. This adjoining lot supports a single dwelling and outbuildings. The proposed outbuilding (shed) at 28 Main Street would result in a loss of afternoon sunlight to the rear of the adjoining lot, beginning at approximately 1.00pm and increasing in effect to 3.00pm, resulting in a shadow effect across the rear yard of the adjoining property.

However, the adjoining lot supports a dwelling that is constructed to the north of the site, with outbuildings on the rear boundary. The dwelling would impose an existing shadow impact on the land for much of the day on 21 June. It is considered the subject development would not result in a loss of amenity to the adjoining, eastern property, over and above that already experienced on site. The rear yard of 30 Main Street would lose sunlight for approximately three hours of the day as a result of the shed development, however the primary cause of shadow to the land at 30 Main Street would be the existing dwelling that is located to the north of the site, not the additional 300mm of shed wall or 500mm of reduced setback that is proposed for the development at 28 Main Street.

Visual impacts –

The proposed outbuilding would be most visible from the eastern adjoining property, 30 Main Street. The adjoining neighbor would view a 9.3m long,

3m high “Colorbond” wall, setback 1m from the fence. The Scheme Standard allows for a “permitted” wall length of 9m, to within 200mm of the boundary. The variation sought is only 300mm, which in terms of visual impact on the neighboring property would not be material; especially when taking into consideration a boundary fence may be constructed to 2.1m in height without the issue of a Planning or Building Permit.

Setback compatible with that prevailing in the surrounding area –

It is considered to be fair and reasonable development on site and consistent with development on adjoining lots, with many residential lots in the urban area of Ulverstone accommodating single dwellings and associated outbuildings.

Heritage values –

The dwelling at 28 Main Street is listed as a building of heritage significance and the proposed development required an assessment by the Tasmanian Heritage Council (THC). The THC has issued a “Notice of Heritage Decision”, dated 16 June 2016, consenting to the development proposal. No additional conditions would be required on a Planning Permit, if issued.

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	No conditions required. Refer to Submission to Planning Authority Notice TWDA 2016/00712-CC.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.

Heritage Tasmania	No conditions required. Refer to “Notice of Heritage Decision” issued 16 June 2016 by the Tasmanian Heritage Council.
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 –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 The proposed development is not in keeping with the heritage nature of the property and will have a detrimental impact on the heritage values of the original dwelling.	The property is listed by the Tasmanian Heritage Council (THC) as a site of heritage significance. The proposed development was referred to the THC. A joint assessment was undertaken by the Council, under the <i>Land Use Planning and Approvals Act 1993</i> and the <i>Central Coast Interim Planning Scheme 2013</i> , and the THC in accordance with the <i>Historic Cultural Heritage Act 1995</i> . The THC has provided its

	<p>assessment of the proposal and has determined that the development would not have a negative impact on the heritage values of the property. Refer to “Notice of Heritage Decision” issued 16 June 2016 by the Tasmania Heritage Council – Annexure 6.</p>
<p>2 The height of the outbuilding would be 5m and is significantly higher than surrounding structures. This will impact on the area and appearance of surrounding properties.</p>	<p>The outbuilding would have a wall height of 3m, with an apex height at the top of both gables of 4.275m.</p> <p>The Scheme requires development of a “dwelling” with a wall height greater than 2.4m to be within a required building envelope; projecting a line at an angle of 45 degrees from the horizontal, at a height of 3.0m above natural ground level, to a building height of not more than 8.5m. The proposed development is within the required building envelope.</p> <p>NB: A “dwelling” is defined in the Scheme as a building or part of a building used as a self-contained residence including any outbuilding and other works that may normally form part of a dwelling.</p>
<p>3 The location of the development would have a significant shading impact over the representor’s adjoining property at 2/17A Victoria Street, placing the property in direct shade for a large portion of the day.</p>	<p>The proposed development would result in some overshadowing impact on the adjacent unit.</p> <p>However, the proposed outbuilding meets Scheme standards in relation to rear boundary setback, with a proposed setback of 4m from the rear boundary of the allotment.</p> <p>This means that matters such as</p>

	<p>overshadowing and visual impact are not matters that are subject to the exercise of the Council's discretion, in this regard. The affected unit was constructed within 2m of the northern boundary of the lot. This has resulted in the unit having minimal north facing open space and habitable rooms that are also subject to the impact of development on adjoining land. The result is an overshadowing effect of subsequent, lawful development on the adjoining northern lot. This is an unfortunate consequence of the existing unit construction and is not a matter that can be addressed by the subject application.</p>
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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 issue submitted in the representation, relating to the overshadowing effect on the adjacent unit as a result of the rear setback, is not a discretionary matter, and is not, in this instance, a matter to be considered by the Planning Authority.

The matter of the impact on the heritage values of the property has been assessed and considered by the Tasmanian Heritage Council who has determined that the development may proceed as proposed with no

additional conditions to be placed on a Planning Permit, if issued. Refer to Annexure 6.

The exercise of discretion is in relation to the proposed variations to side boundary setback and development length of the outbuilding (shed). The proposed development would not result in an unreasonable shadow effect or loss of amenity to adjoining property. The proposal satisfies the relevant Performance Criteria of the Scheme and the exercise of discretion, to permit the development, is considered to be justified.

Recommendation –

It is recommended that the application for Residential (outbuilding – shed) – with variation to side boundary development standards at 28 Main Street, Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00712-CC (copy attached).
- 3 The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council dated 16 June 2016 (copy attached).
- 4 The development must collect and dispose of stormwater to a reticulated stormwater system.

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 of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “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 bank guarantee to undertake such works.

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- 3 Building 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 Director Community Services further reports as follows:

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

■ “That the application for Residential (outbuilding – shed) – with variation to side boundary development standards at 28 Main Street, Ulverstone be approved subject to the following conditions and notes:

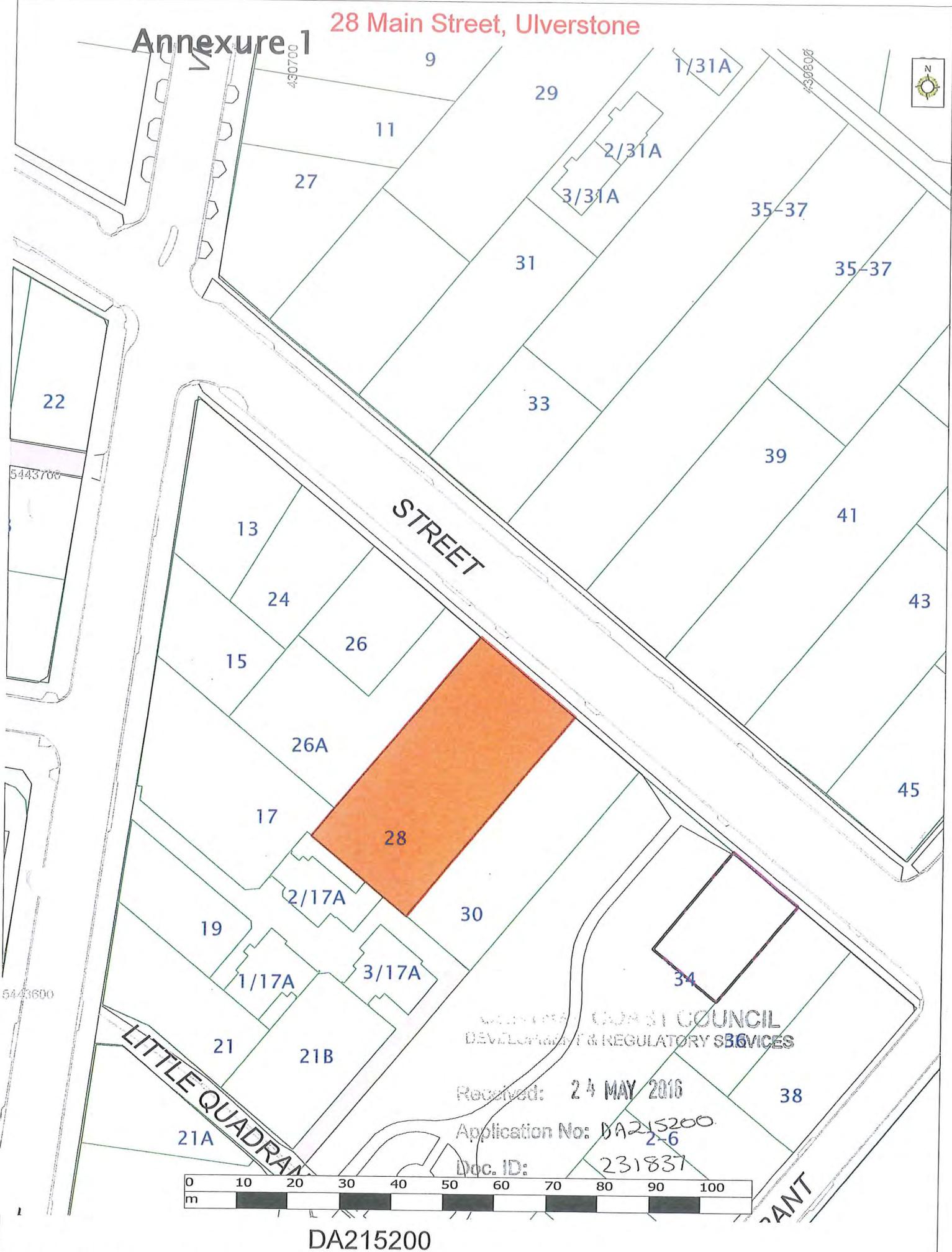
- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00712–CC (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The development must be in accordance with the Notice of Heritage Decision issued by the Tasmanian Heritage Council dated 16 June 2016 (copy attached) (a copy being appended to and forming part of the minutes).
- 4 The development must collect and dispose of stormwater to a reticulated stormwater system.

Please note:

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 - 2 ‘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 bank guarantee to undertake such works.
 - 3 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.”
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Associated Reports And Documents

Annexure 1

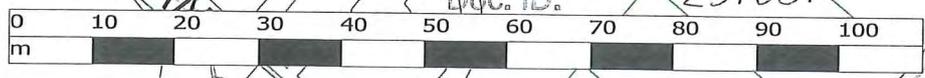


CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 MAY 2016

Application No: DA215200
2-6

Doc. ID: 231837



DA215200



DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number	DA215200
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APPLICANT DETAILS

Applicant Name	Mark John McCall		
Postal Address	57 Penambul Drive MIANDETTA TAS 7310		
Phone(B)	Phone(H) 6423 2127	Mobile 0438 215703	Fax

OWNER DETAILS

Owner/Authority Name	Annette Frances Beechey, Mark John McCall
Address	57 Penambul Drive MIANDETTA TAS 7310

DEVELOPMENT APPLICATION DETAILS

Property Address	28 Main Street Ulverstone 7315
Title Reference	109018/1
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 (Outbuilding - shed)
Development Type	Discretionary Permit Area >150m2<250m2
Estimated Value of Development	\$25,000

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

Existing Floor Area	Area: 150.65 m2
New or Additional Floor Area	Area: 151.6 m2

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 MAY 2016

Application No: DA215200

Doc. ID: 231836

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	N/A
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.

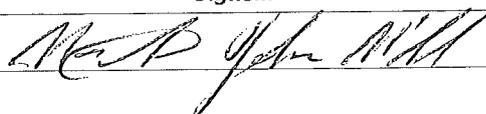
PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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):
Applicant: Mark John McCall

Signed: 

Date:
~~19 May 16~~
24 May 16

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
109018		1
EDITION	DATE OF ISSUE	
3	19-Apr-2016	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 1 on Diagram 109018
Derivation : Part of Lot 2 Section K Gtd to M J Smith
Prior CT 3046/96

SCHEDULE 1

E27543 TRANSFER to MARK JOHN MCCALL and ANNETTE FRANCES
BEECHEY as tenants in common in equal shares
Registered 19-Apr-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP106491 BENEFITING EASEMENT: Right as therein mentioned over
Footway 1.20 wide on Diagram No 109018

COPY

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

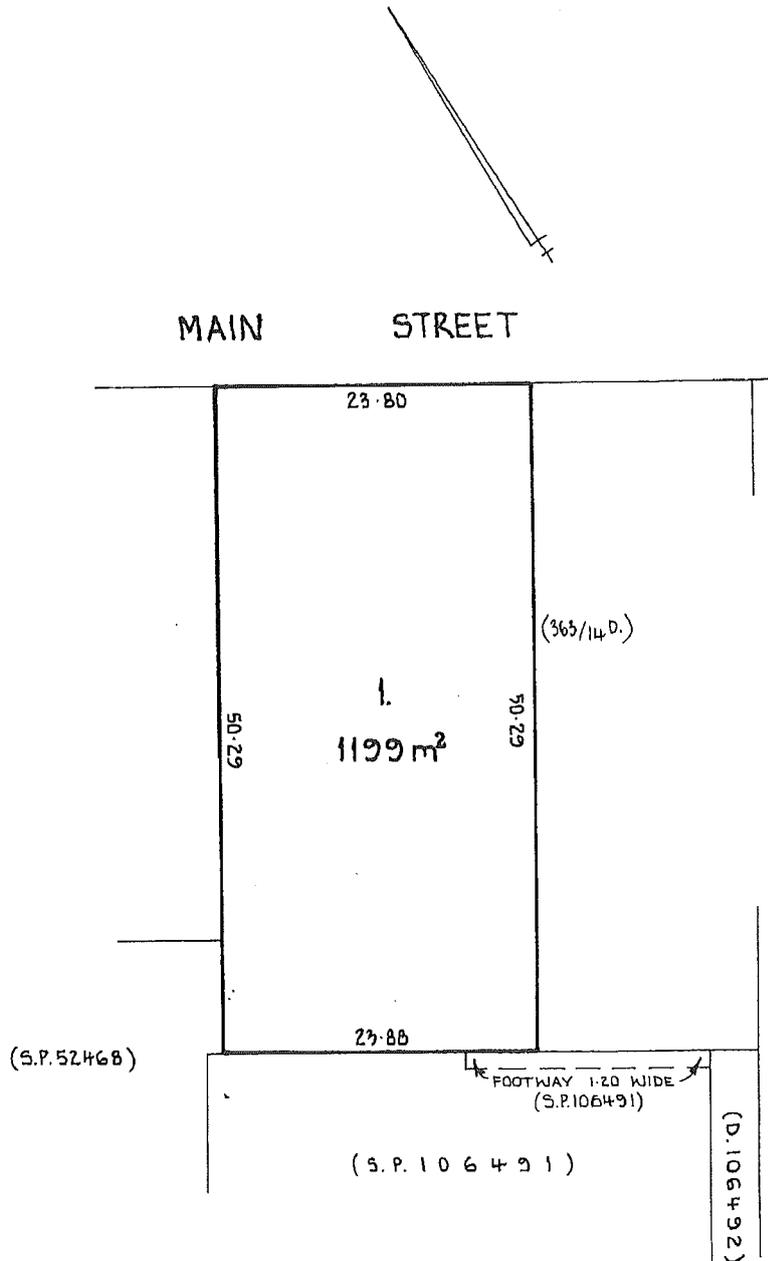
Received: 24 MAY 2016

Application No: DA215200

Doc. ID: 231836

OWNER FOLIO REFERENCE C.T. 3046-96 GRANTEE	PLAN OF TITLE		REGISTERED NUMBER D109018
	LOCATION TOWN OF ULVERSTONE SEC. K COMPILED FROM 19/20 N.S. COMPILED BY M.S.B. 29.11.93 SCALE 1:400 LENGTHS IN METRES		APPROVED - 7 DEC 1993 <i>M. S. B.</i> Recorder of Titles
STATE MUNICIPAL CODE No. 63	LAST UPI No. 4667	LAST SURVEY PLAN No. 19/20 N.S. & S.P. 106491	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



DA 215200
Dec. ID. 231836

SHORT SUMMARY OF PROPOSED/ENVISAGED USES OF OUTBUILDING-28 MAIN STREET

- Private motor vehicle storage X 3 and maintenance
- Private boat storage and maintenance
- Storage of car care products and maintenance materials
- Garden tools and lawn mowing equipment storage
- Brush cutter, chainsaw, hedge trimmer storage
- Home brewing of beer
- Craft and hobby activities including model railway and car track layouts
- Storage and repair of private antique furniture for use in heritage listed residence 28 Main Street
- Storage and use of carpentry tools
- Storage of camping ,bushwalking and scuba equipment
- Storage and use of amateur photographic equipment
- Privately owned motorcycle storage, maintenance and restoration
- General metal fabrication and welding of a minor and domestic nature
- Storage of homemade box trailer
- General entertainment area when weather inclement

A shower and toilet is included to provide convenience whilst working in the yard / garden. Also as we are both scuba divers, a shower in the outbuilding when returning from a local dive would greatly enhance the ability to wash our gear in warm water and shower ourselves without the need to go into the house.

Please contact me on Mob. 0438245703 if you require any further information regarding the proposed usage of the development.

Mark McCall.



24/5/2016

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 MAY 2016

Application No: DA215200

Doc. ID: 231837

Tasmanian Heritage Register Datasheet



103 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: House
Status: Permanently Registered
Tier: State

THR ID Number: 769
Municipality: Central Coast Council
Date Listed: 20/08/1997

Location Addresses

28 MAIN ST, ULVERSTONE 7315 TAS

Title References

109018/1

Property Id

6948230



Untitled

Untitled

No copyright on file

No copyright on file

Setting: This building is a significant element in the urban streetscape.

Description: A single storey weatherboard Federation building with a pair of projecting gables with a small central gable over the entry. The two projecting gables form a verandah over a pair of bay windows.

History: No Data Recorded

Statement of No Statement is provided for places listed prior to 2007

Significance:
(non-statutory
summary)

Significance:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

- a) The place is important to the course or pattern of Tasmania's history.
- b) The place possesses uncommon or rare aspects of Tasmania's history.
- c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.
- d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.
23 Main Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Bungalow domestic building.
- e) The place is important in demonstrating a high degree of creative or technical achievement.

- f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.

- g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

- h) The place is important in exhibiting particular aesthetic characteristics.

PLEASE NOTE This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

PROPOSED RELOCATION & EXTENSION TO STEEL FRAMED STEEL CLAD KIT SHED DETACHED FROM DWELLING AT 28 MAIN STREET ULVERSTONE FOR

M.J. McCALL & A.F. BEECHEY

PLANNING ONLY

MAY 2016

PROJECT No. 5316A

PREVIOUS PROJECT No. 5316

TITLE REFERENCE Volume 109018 Folio 1	DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS UNDERGROUND SERVICES
BUSHFIRE ATTACK LEVEL B.A.L. - LOW	AREAS RELOCATED SHED NEW KIT SHED BRIDGING PIECE	74.40 m ² 74.40 m ² 2.80 m ²	TOTAL DWELLING FOOTPRINT TOTAL BUILDINGS	151.60 m ² 150.50 m ² 302.10 m ²	EXISTING LOT AREA SITE COVERAGE	1199.00 m ² 25.20 %

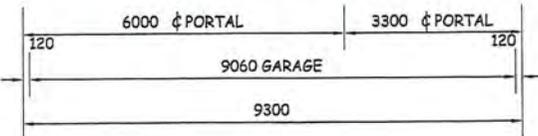
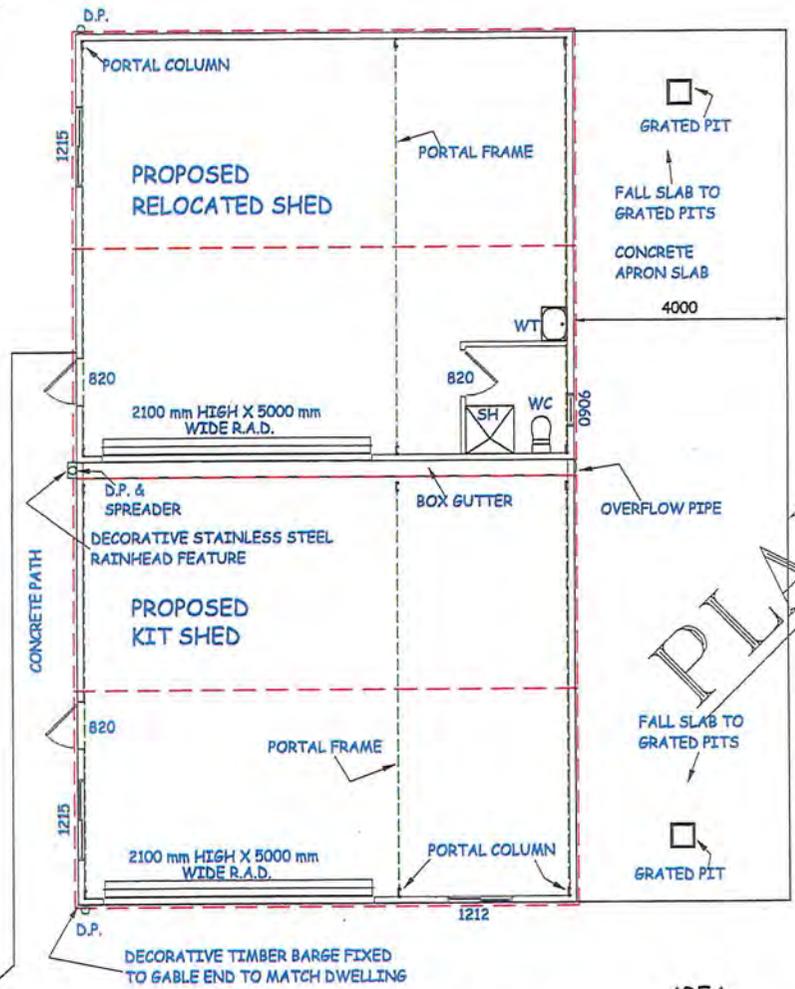
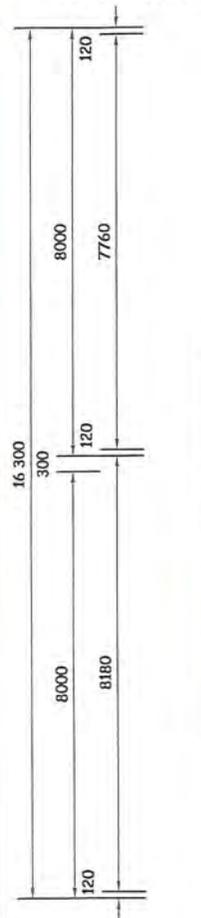
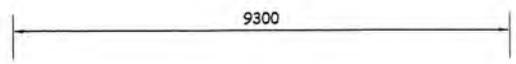
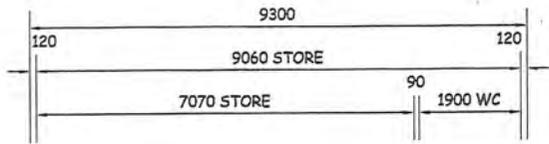
TITLE PAGE	DISTRIBUTION	
SHED FLOOR & SLAB PLAN 1:100	5316 - 1A OF 5	DRAFT
SHED ELEVATIONS 1:100	5316 - 2A OF 5	PLANNING APPROVAL
FRONT ELEVATION & DETAILS	5316 - 3 OF 5	BUILDING SURVEYOR
SITE LOCATION & SETTING OUT PLAN	5316 - 4A OF 5	BUILDING APPROVAL
SITE LOCATION & SHADING PLAN	5316 - 5A OF 5	OWNER(S)
		BUILDER

ULVERSTONE COUNCIL
DEVELOPMENT REGULATORY SERVICES

Received: 24 MAY 2016
Application No: 0A215200
Doc ID: 231837



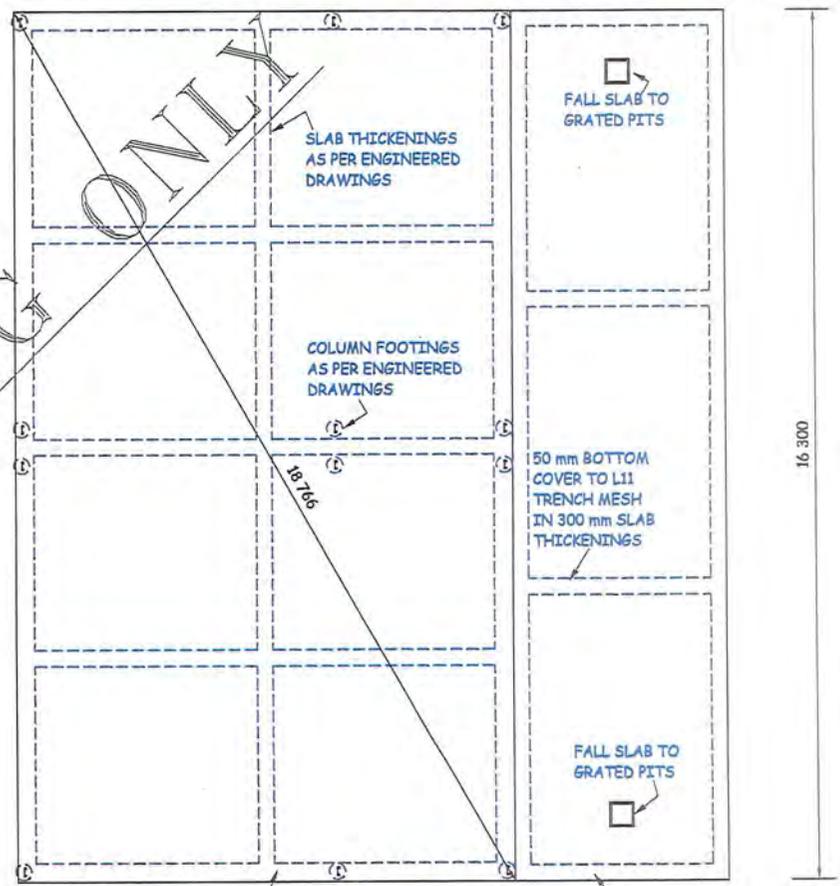
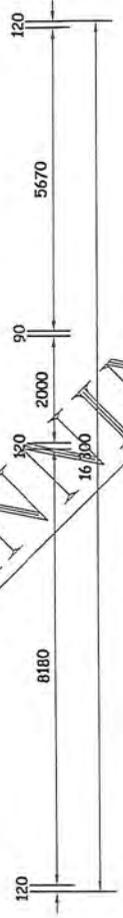
51 Leighlands Avenue, Ulverstone TAS 7315.
Phone (03) 6425 2062
Mobile: Adams 0427 333 129 Jake 0438 252 861
Email: jrveeda@bigpond.com
WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS
JAKE, CC 670 C Cat B.M.R., B.D. & C.M.M.R.
AND ADAM, CC 5317 P Cat B.D.



AREA:

RELOCATED SHED	74.40 m ²
NEW KIT SHED	74.40 m ²
BRIDGING PIECE	2.80 m ²
TOTAL	151.60 m²

SHED FLOOR PLAN 1:100



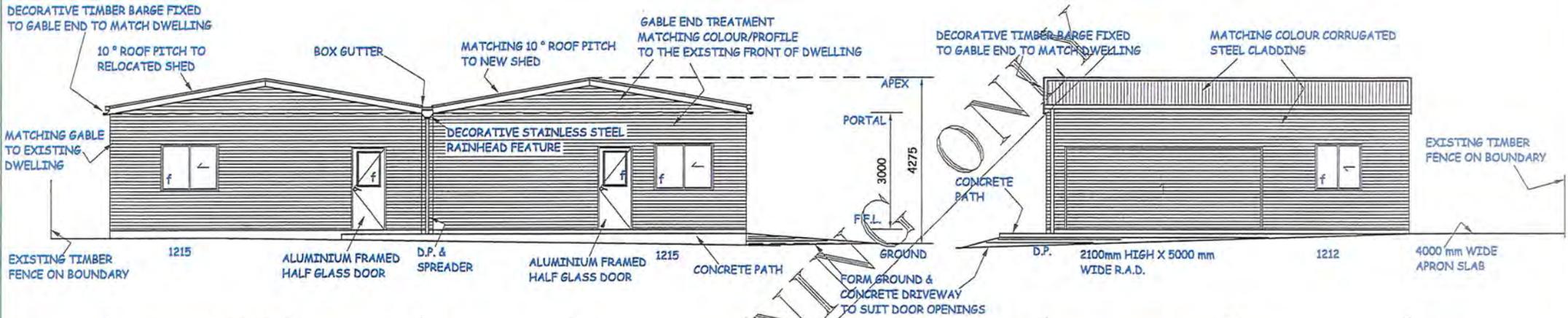
REFER TO THE KIT SLAB ENGINEERED DRAWINGS FOR CONCRETE SLAB & CONCRETE SLAB EDGE DETAILS

50 mm BOTTOM COVER TO L11 TRENCH MESH IN 350 mm WIDE X 400 mm DEEP THICKENED EDGE BEAM

SHED SLAB PLAN 1:100

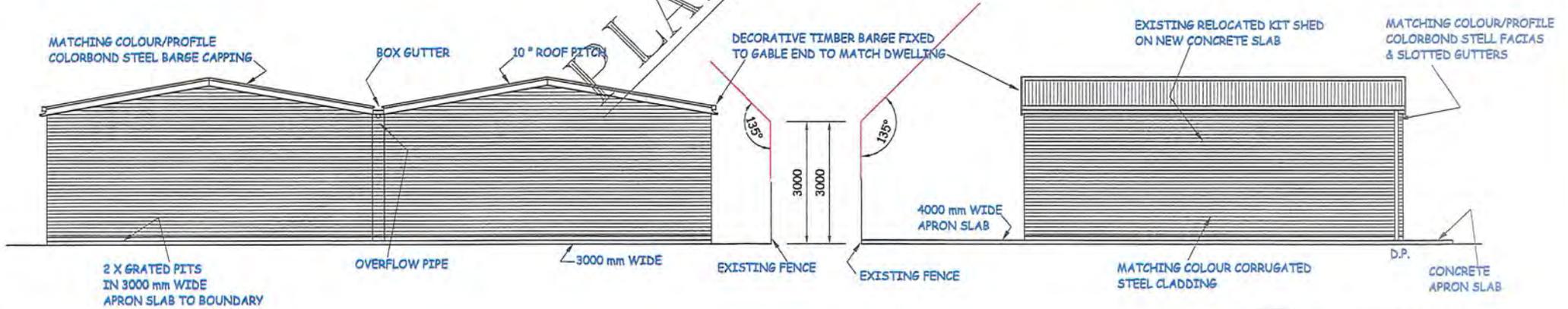
Received: 24 MAY 2010
 Application No: DA215200
 Doc ID: 231837

AMENDED DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
18/05/16	1:100	J WEEDA	A WEEDA	5316 - 1A OF 5



NORTHERN ELEVATION

WESTERN ELEVATION



SOUTHERN ELEVATION

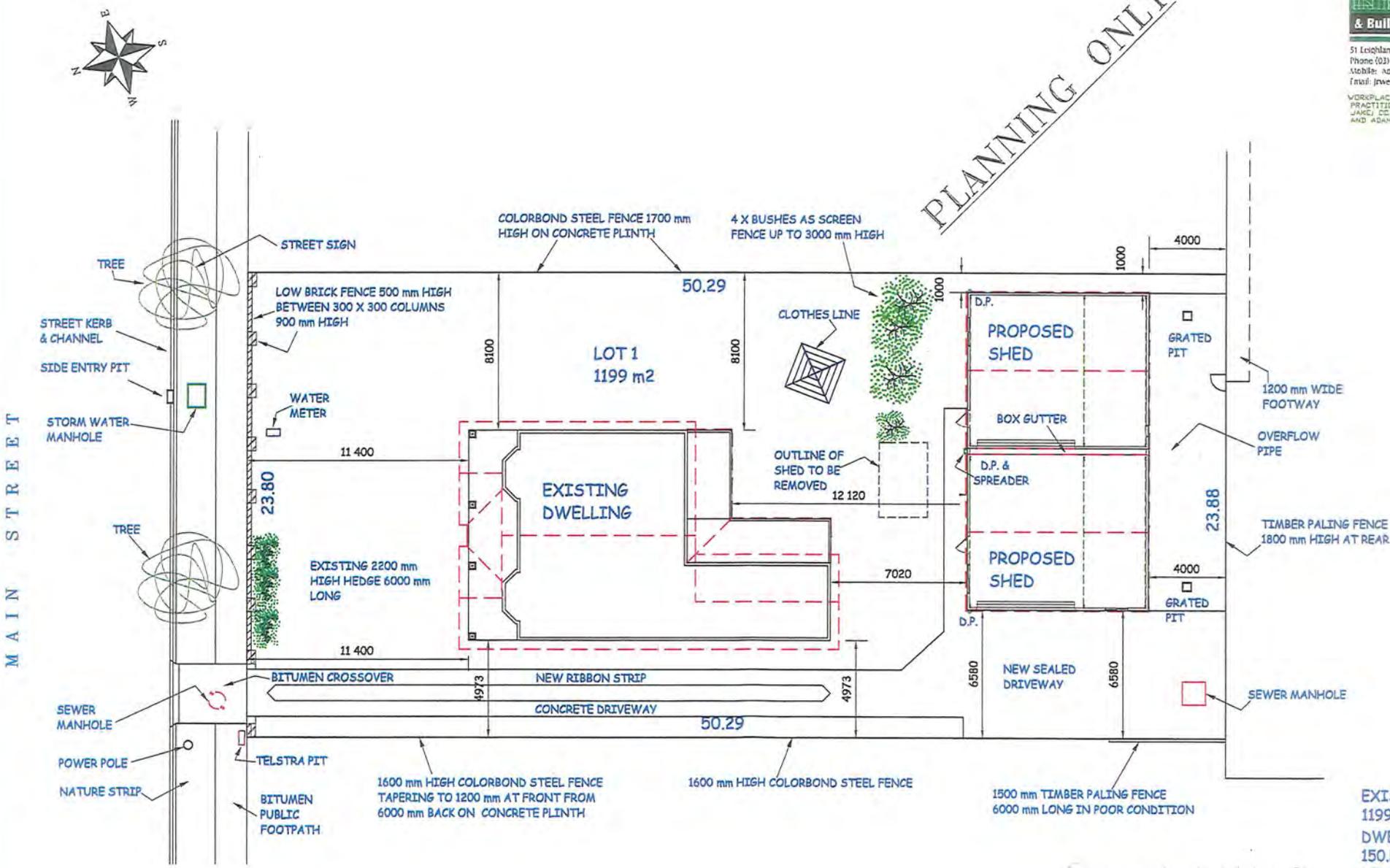
EASTERN ELEVATION

PROPOSED RELOCATION & EXTENSION TO STEEL FRAMED STEEL CLAD SHED AT 28 MAIN STREET, ULLVERSTONE FOR M.J. McCALL & A.F. BEECHEY

AMENDED DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
18/05/16	1:100	J WEEDA	A WEEDA	5316 - 2A OF 5

ULVERSTONE COUNCIL
 Planning & Regulatory Services
 Received: 24 MAY 2016
 Application No: 06/15/200
 File ID: 231837

PLANNING ONLY



SITE LOCATION & SETTING OUT PLAN 1:200

WEEDA DRAFTING
 DEVELOPMENT & REGULATORY SERVICES

Received: 24 MAY 2016
 Application No: DA215800
 Doc. ID: 231837

EXISTING LOT AREA
 1199.00 m²
 DWELLING FOOTPRINT
 150.50 m²
 DETACHED SHED AREAS
 151.60 m²
 TOTAL BUILDINGS
 302.10 m²
 SITE COVERAGE
 25.20 %

PROPOSED RELOCATION & EXTENSION TO STEEL FRAMED STEEL CLAD SHED AT 28 MAIN STREET, ULVERSTONE FOR M.J. McCALL & A.F. BEECHY

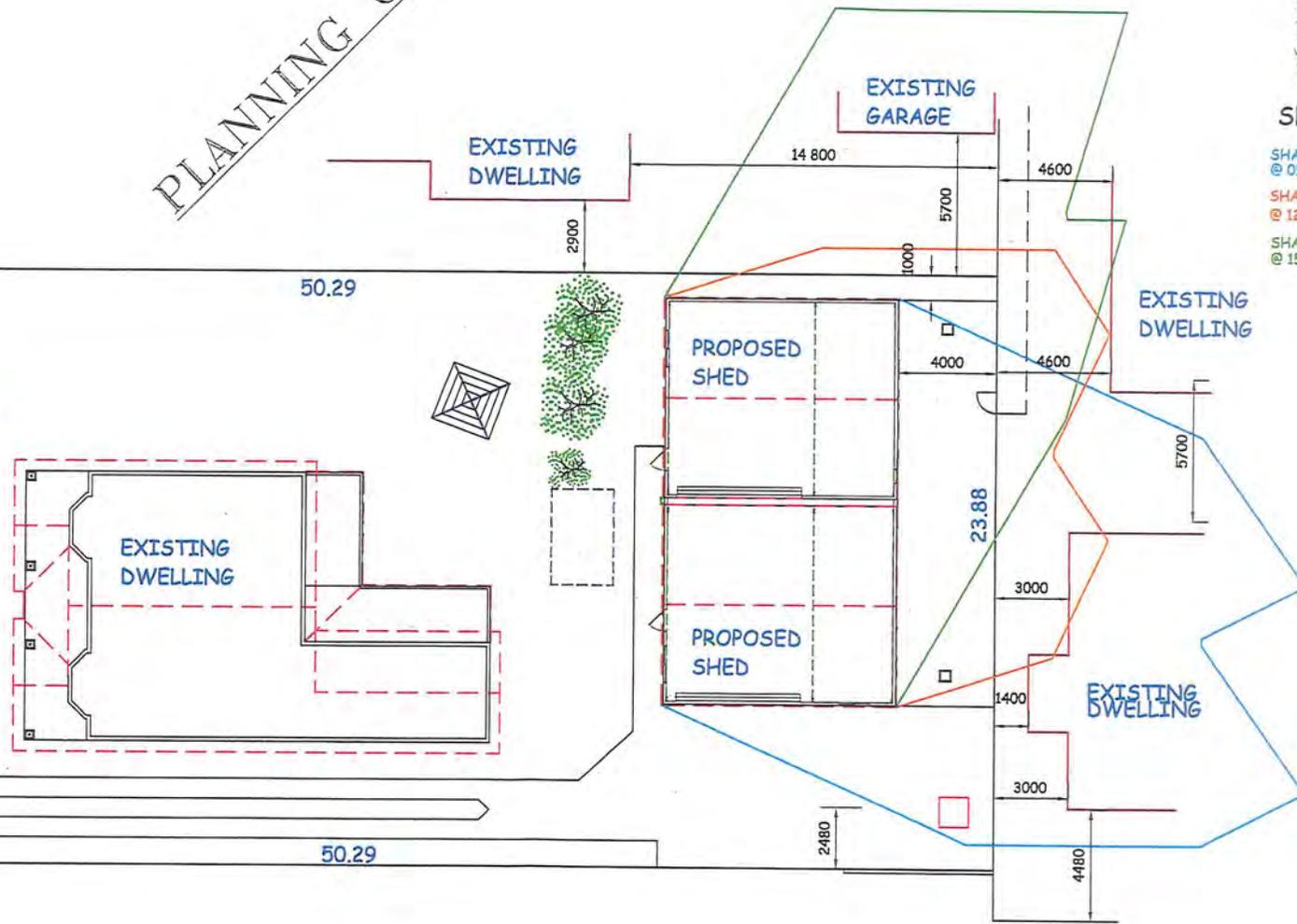
AMENDED DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
19/05/16	1:200	J WEEDA	A WEEDA	5316 - 4A OF 5



PLANNING ONLY

MAIN STREET

**LOT 1
1199 m²**



SHADING LEGEND

- SHADOW CASTING @ 0900 JUNE 21st
- SHADOW CASTING @ 1200 JUNE 21st
- SHADOW CASTING @ 1500 JUNE 21st

SITE LOCATION & SETTING OUT PLAN 1:200

ULVERSTONE LOCAL COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 24 MAY 2016

Application No: DA215200

Doc. ID: 231537

PROPOSED RELOCATION & EXTENSION TO STEEL FRAMED STEEL CLAD SHED AT 28 MAIN STREET, ULVERSTONE FOR M.J. McCALL & A.F. BEECHEY

AMENDED DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
19/05/16	1:200	J WEEDA	A WEEDA	5316 - 5A OF 5



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA215200
THC WORKS REF: #5028
REGISTERED PLACE NO: #769
FILE NO: No File Ref.
APPLICANT: Mark John McCall
DATE THC RECEIVED: 25 May 2016
DATE OF THIS NOTICE: 30 May 2016

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 28 Main Street, Ulverstone.

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* (the Act) the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

We confirm that we do not require any additional information to assess this application. We would appreciate if you could advise of the date on which this application is to be advertised.

Please contact Chris Bonner on 1300 850 332 if you require further information.

A handwritten signature in blue ink, appearing to be "Chris Bonner", with a checkmark at the end.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Local Government



DEVONPORT CITY COUNCIL
44-48 Best Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No: PA2016.0066
Proposal: Residential (single dwelling and shed) - assessment against performance criteria for location and configuration of development

Address: 3 Riverbend Drive, Don
The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 14/6/2016.

DEVONPORT INTERIM PLANNING SCHEME 2013 AMENDMENT AM2016.03 & PERMIT PA2016.0013

Notice is hereby given that the Tasmanian Planning Commission has granted approval to Amendment 2016.03 pursuant to sections 43H(1)(b)(ii) & 42 of the former provisions of the Land Use and Planning Approvals Act 1993.

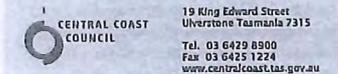
Amendment 2016.03 rezoned part of the land contained in Certificate of Title 163275/1 and located at 20-36 Valley Road Devonport from Community Purpose to General Residential.

In accordance with Section 42(3)(d) of the Act, Council gives notice that Amendment 2016.03 came into operation on 25 May 2016.

Permit PA2016.0013 gives consent, subject to conditions, to a subdivision of 20-36 Valley Road Devonport within the General Residential zone.

The amendment and permit can be viewed at the Council offices or on Council's website.

Paul West
GENERAL MANAGER



CENTRAL COAST COUNCIL
19 King Edward Street
Ulverstone Tasmania 7315
Tel: 03 6429 8900
Fax: 03 6425 1224
www.centralcoast.tas.gov.au

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993 and Historic Cultural Heritage Act 1995.

The following application has been received:

Location: 28 Main Street, Ulverstone
Proposal: Residential (outbuilding - shed) - variation to side boundary development standards
Application No.: DA215200

S.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

Location: 570 Castra Road, Abbotsham
Proposal: Residential (outbuilding - garage) - variation to site area
Application No.: DA215205

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 11 June 2016.

Dated at Ulverstone this 26th day of May, 2016.

SANDRA AYTON
General Manager

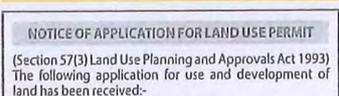
NOTICE OF SPECIAL MEETING

Burnie City Council will hold a Special Meeting at 5.30pm on Tuesday, 31 May 2016. This meeting has been called to consider correspondence from Taswater.

DATED: 28 May 2016

Andrew Wardlaw
GENERAL MANAGER

Local Government



NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)
The following application for use and development of land has been received:-

Application No: DA 2016/1254
Site: Brickport Road and Edwin Place, PARK GROVE CT 102036/3 & CT 164104/1

Proposal: Subdivision to create 93 residential lots, road lot and associated works

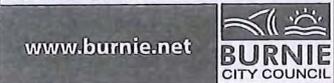
Discretionary Matter: Reliant on performance criteria for grant permit - Clause 10.4.10 - Dwelling density for single dwelling development (P1) - Clause 10.4.13 - Subdivision (P1 & P2) - Clause E1.6.1.1 Subdivision: Provision of hazard management areas (P1)

The application and documentation may be viewed at the Burnie City Council Offices, Ground Floor, 80 Wilson Street, Burnie between 8.30am - 5.00pm Monday to Friday inclusive or on Council's website at www.burnie.net

Any person may make representation relating to an application. Representations regarding the proposal should be in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net to be received no later than 5.00pm on 14 June 2016.

Dated: 28 May 2016

Andrew Wardlaw
GENERAL MANAGER



NOTICE OF AMENDMENT TO THE KING ISLAND INTERIM PLANNING SCHEME 2013

DRAFT AMENDMENT NUMBER: 15/1516

At its meeting of 17 May 2016, King Island Council initiated and approved the certification of a draft amendment to the King Island Interim Planning Scheme 2013 to rezone land at CT207014 Charles Street, Currie from Rural Resource to Low Density Residential.

DRAFT PERMIT FOR SUBDIVISION

King Island Council has granted a draft conditional permit for a 16 lot residential subdivision for the land to be rezoned.

Interested persons may view a copy of the combined planning scheme amendment and subdivision, together with any documents or plans accompanying it, at the offices of the King Island Council, 10 George Street, Currie, or on Council's website www.kingisland.tas.gov.au. Any person may make a representation concerning the draft amendment in accordance with section 39(1) of the Land Use Planning and Approvals Act 1993.

Any representation must:
• Be received by Monday 27 June 2016;
• Be in writing or emailed to kicouncil@kingisland.tas.gov.au;
• Include the reasons for your representation;
• Include the amendment number; and
• Be addressed to the undersigned.

Dated at Currie this 28th day of May 2016.

David Laugher
General Manager
PO Box 147
Currie 7256

APPLICATION FOR PLANNING PERMIT

Notice is given that application has been made for the following discretionary permit:-

No: DA 64/2016
Location: 464 Mount Hicks Road, Mount Hicks

Applicant: G Murray
Zoning: Rural Resource
Use Class: Residential

Proposal: Dwelling Extension & Outbuilding
Discretionary Matter: 26.3.3 (P1) Residential Use, 26.4.1 (P1) Suitability of a site or lot on a plan of subdivision for use or development, 26.4.2 (P1) Location & configuration of development

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warvyn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warvyn.tas.gov.au by Tuesday 14th June, 2016.

Dated at Wynyard this 28th day of May 2016

Michael Stretton
General Manager
PO Box 168
Wynyard 7325

Public Notices

Bothwell SpinIn AGM
The Bothwell International Highland SpinIn Assoc. AGM will be held at the Central Highlands Council, Bothwell on June 26, 2016 at 12 noon. Committee invites the interested to attend.

PLEATHING Styles & Workwear.
Building sold 20% off most stock. Industrial sewing machines. Ph. 6427 0255.

TANDARA LODGE LADIES AUXILIARY
Annual General Meeting to be held at the Tandara meeting room, 10 Nightingale Avenue Sheffield. Monday, June 20, 2016 at 2pm.

ULVERSTONE LIONS CLUB
Will be holding the Doll and Bear Extravaganza at the Ulverstone Rowing Club on July 30 - 31. Interested in holding a table phone Noel Viney 6425 2581.

Public Notices

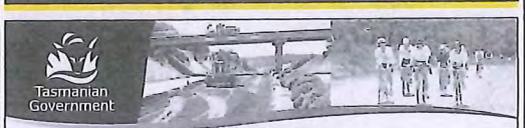
Public Notice
Waddamana Power Station Museum - temporary closure for maintenance

Hydro Tasmania would like to advise that Waddamana Power Station Museum will be temporarily closed for cleaning and maintenance from Monday 30 May. During this time, museum staff will not be on site and there is no public access. The Museum will re-open to the public on Monday 27 June.

Hydro Tasmania apologises for any inconvenience that this causes, and looks forward to welcoming visitors after the Museum re-opens. For further enquiries please contact Hydro Tasmania on 1300 360 441 or by email contactus@hydro.com.au



Public Notices



DEPARTMENT of STATE GROWTH

Private Timber Reserves

Private Forests Tasmania

Applications have been received for the following areas to be declared as Private Timber Reserves under the Forest Practices Act 1985.

REF.	APPLICANT	LOCALITY	CERT. OF TITLE (VOL/FOLIO)
2217	The Trust Company (PTAL) Limited	Blessington	108436/4

Please note using LISTmap at www.thelist.tas.gov.au the Certificate of Title (Vol/Folio) can be used to generate a location map.

Applications may be inspected at your nearest office of Private Forests Tasmania in Launceston (03) 6777 2720, Hobart (03) 6165 4073, Burnie (03) 6477 7052.

Objections may be lodged on the prescribed form with Private Forests Tasmania, PO Box 180, Kings Meadows 7249, by Monday 27 June 2016.

www.tas.gov.au

ONE PERSON'S TRASH IS ANOTHER'S TREASURE

UNEARTH A REAL DEAL IN THE CLASSIFIEDS

The Advocate
1300 363 789

adzuna

MORE DATA

adzuna

CLASSES WALK

Waratah Wynyard Council

I FOUND AN AMAZING DOG WALKER

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Annexure 3

Friend & Edwards

Lawyers

28a King Edward Street
PO Box 137 Ulverstone Tasmania 7315
P: 03 6425 1255 F: 03 6425 4189
E: mail@friendedwards.com.au
Ausdoc 70501
ABN: 40 136 264 689

Lee J. Edwards, B.App.Sci, LL.B Director
Jason Dolbel, B.Bus, LL.B Associate
Jenny D. Rowlands, Probate Clerk

Date: 9 June 2016
Our Ref: JRD:ALS:160349
Enquiries: Jason Dolbel
Your Ref:

The General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Via Email: admin@centralcoast.tas.gov.au

Dear Sir/Madam

DA 215200 – Planning Objection

Please find **attached** a letter duly signed by our client in respect of this matter.

Yours faithfully

FRIEND & EDWARDS *Lawyers*



Jason Dolbel
jason@friendedwards.com.au

General Manager
Central Coast Council
Po Box 220, Ulverstone TAS 7315

Dear Sir/Madam

DA 215200 – Planning Objection

I refer to the application before the council for the construction of a shed on the property at 28 Main Street, Ulverstone. My objection to the development is based on three main areas of concern.

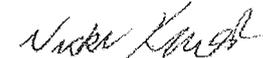
Firstly, given the property at 28 Main Street is listed on the permanent heritage register I consider that the proposed development is not in keeping with the heritage nature of the property and will have a detrimental impact on the heritage values of the original dwelling.

Secondly, the height of the proposed construction at five metres will be significantly higher than the surrounding structures. This will impact on the overall impact on the area and appearance of the surrounding properties.

Finally, the location of the proposed development will have a significant impact of shading over my property. In particular the proposed development is designed in such a way that it will place a large portion of my property in direct shade for a large portion of the day. This will impact on the majority of the property given the proposed location when compared to the location of my home.

I would urge the Central Coast Council to deny the proposed development for the above reasons.

Yours faithfully



Vicki May Khor

Annexure 4



28 Main Street, Ulverstone – street view.



28 Main Street, Ulverstone – View from Main Street- old shed would be demolished- new shed would be located behind vegetation.



28 Main Street, Ulverstone – proposed location of the shed at the rear of the property.



Aerial View – 28 Main and surrounding properties.

Submission to Planning Authority Notice

Council Planning Permit No.	DA215200	Council notice date	25/05/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00712-CC	Date of response	27/05/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	28 MAIN ST, ULVERSTONE	Property ID (PID)	6948230
Description of development	Residential outbuilding/shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Weeda Drafting	5316-4a of 5		19/05/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Kellie Malone

From: TasWater - Development <Development@taswater.com.au>
Sent: Friday, 27 May 2016 11:35 AM
To: planning cmw
Subject: TasWater Submission to Planning Authority Notice 2015 DA 2016 00712-CC for DA215200
Attachments: PD16 40008 28 MAIN ST, ULVERSTONE TasWater Submission to Planning Authority Notice 2015 DA 2016 00712-CC.pdf

Dear Sir/Madam,

Please find attached TasWater's Submission to Planning Authority Notice which declares that TasWater:

- does not object to the granting of the permit

Please arrange for the TasWater Submission to Planning Authority Notice to be referenced within the permit and appended to it.

If you have any queries, please contact me.

Thank you.

Regards

David Boyle
Development Assessment Officer



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F 1300 862 066
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36-42 Charles Street, Launceston, TAS 7250
E david.boyle@taswater.com.au
W <http://www.taswater.com.au/>

Annexure 6



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA215200
THC WORKS REF: #5028
REGISTERED PLACE NO: #769
FILE NO: 15-20-79THC
APPLICANT: Mark John McCall
DATE: 16 June 2016

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 28 Main Street, Ulverstone.
Proposed Works: New sheds, driveway and concrete paving.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with **the documentation submitted with Development Application DA215190, advertised on 07/05/2016.**

Please ensure the details of this notice are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Please contact Mr Chris Bonner on 1300 850 332 if you require clarification of any matters contained in this notice.

A handwritten signature in purple ink, consisting of several fluid, overlapping strokes.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council