
Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 9 January 2017 commencing at 6.00pm

Members attendance

Cr Kathleen Downie (Deputy Mayor) Cr Garry Carpenter
Cr Rowen Tongs (proxy) Cr Tony van Rooyen
Mr Cor Vander Vlist (Acting General Manager)

Members apologies

Cr Jan Bonde (Mayor)
Cr Shane Broad
Ms Sandra Ayton

Employees attendance

Director Organisational Services (Mr Vernon Lawrence)

Employee apologies

Nil

Public attendance

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

CONFIRMATION OF MINUTES OF THE COMMITTEE

1/2017 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 14 November 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.”

- Cr van Rooyen moved and Cr Tongs seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 14 November 2016 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

2/2017 Mayor’s communications

The Deputy Mayor reported as follows:

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

Members are reminded that the *Local Government (Meeting Procedures) Regulations 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.”

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

Carried unanimously

DECLARATIONS OF INTEREST

3/2017 Declarations of interest

The Deputy Mayor reported 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 reported as follows:

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

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

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

No interests were declared at this time.

ADJOURNMENT OF MEETING

4/2017 Adjournment of meeting

The Deputy Mayor reported as follows:

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

The workshop commenced at 6.05pm. The workshop having been concluded, the Deputy Mayor resumed the meeting at 6.13pm.

DEPUTATIONS

5/2017 Deputations

The Director Community Services reported as follows:

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

OPEN REPORTS

6/2017 Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward Street, Ulverstone – Application No. DA215181

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA215181
<i>PROPOSAL:</i>	Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage
<i>APPLICANT:</i>	Jason Shephard
<i>LOCATION:</i>	2 King Edward Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	1 December 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	17 December 2016
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	10 January 2017 (extension of time until 23 January 2017)
<i>DECISION DUE:</i>	9 January 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for extensions to an existing dwelling, a carport and an outbuilding (shed) at 2 King Edward Street, Ulverstone.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – aerial view and photographs;

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- . Annexure 4 – Statement of Compliance from Road Authority;
 - . Annexure 5 – TasWater’s Submission to Planning Authority Notice TWDA 2016/01827–CC.

BACKGROUND

Development description –

Application is made to demolish part of an existing dwelling at 2 King Edward Street, Ulverstone and develop a 113.12m² extension to the existing single-storey dwelling. The extension would include a new living area that would be incorporated into a renovated, open plan kitchen/dining area, and a master bedroom with walk-in-wardrobe and ensuite. The development would also include an extension off an existing verandah. The total floor area of the dwelling, with the additional verandah area, would be 272.15m². The dwelling extensions would be constructed in weatherboard materials to match the existing dwelling, and a “Colorbond” roof.

Application is also made for an attached 41m² carport that would be accessed via King Edward Street. The carport would be constructed to within 131mm off the southern boundary of the allotment for a length of 10m and would be setback 3.94m from the King Edward Street frontage.

Application is also made for a 108m² shed. The “Colorbond” clad shed would incorporate a shower and kitchen and would be located in the south-western corner of the allotment. It would be sited on the southern boundary for a length of 9m and the western boundary for a length of 12m.

The shed and carport would be constructed to within 131mm off the southern boundary for a combined length of 19m.

Note – The floor plan, elevations and site plan of the proposed shed show the building with varying dimensions. The applicant has advised the accurate dimension is 9m x 12m, as detailed above.

Site description and surrounding area –

The land is zoned General Residential. The property is located on the corner of King Edward and Water Streets, Ulverstone and has a land area of 716m².

The land is flat and is accessed via an existing crossover off Water Street.

Surrounding land is developed to residential standard.

History -

The property was previously listed on the Tasmanian Heritage Register. In April 2016, the owner commenced the construction of a 1.8m high fence to the primary and secondary frontages, without the necessary Permits and approvals from the Tasmanian Heritage Council or the Council. The owner was advised to cease work and the matter was placed on hold as the owner sought a delisting of the property. The property was subsequently delisted by the Tasmanian Heritage Council on 26 November 2016.

An application for development of the site, including fencing, dwelling extensions, a carport and a shed was deemed to be a valid application on 29 November 2016.

DISCUSSION

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

10.0 General Residential Zone

CLAUSE	COMPLIANCE
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 unreasonable impact on amenity for use on adjacent land in the zone.</p>	<p>Not applicable.</p> <p>Residential use is Permitted.</p>
10.3.2 Impact of Use	
<p>10.3.2-(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.</p>	<p>Not applicable.</p> <p>Use is Residential.</p>
<p>10.3.2-(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.</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>Not a multiple dwelling development.</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>(a) Compliant. Primary frontage setback for new development would be 3.949m (existing dwelling is setback 3.3m).</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Land does not abut the Bass Highway.</p>

<p>(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</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 set back 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) Non-compliant. Carport would be setback 3.94m from King Edward Street frontage. Shed would be 10.91m from the Water Street secondary frontage.</p> <p>See "Issues" section below.</p> <p>(b) Not applicable. Dwelling is at ground level.</p> <p>(c) Not applicable. Land is flat.</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>a)(i) Non-compliant. Development would not be contained within the required building envelope (Diagram 10.4.2C). Outbuilding (shed) with wall height of 2.7m would be 0m from the western boundary of the lot.</p> <p>(a)(ii) Non-compliant. Development would not be contained within the required building envelope (Diagram 10.4.2C).</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 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>(a) 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>See “Issues” section below.</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Non-compliant. The carport would be constructed to within 149mm off the southern side boundary for a length of 10m and the outbuilding (shed) would be constructed to within 131mm of the southern boundary for a length of 9m.</p> <p>This equates to a total length of 19m of southern side boundary development inside the required 1.5m setback.</p> <p>See “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</p>	<p>(a) Non-compliant. Carport equals 41m², shed equals 108m², existing and proposed dwelling floor area equals 272.15m². The total development on site equals 421.15m².</p> <p>Proposed site coverage (dwelling with additions and outbuildings) equals 58.80%.</p> <p>See “Issues” section below.</p>

<p>finished ground level (excluding a garage, carport or 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>(b) Not applicable. Not multiple dwellings.</p> <p>(c) Compliant. Estimated area free from impervious surfaces equals 41.20%.</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>(a)(i) Compliant. Private open space would be approximately 96m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Private open space would have a minimum dimension of 6m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Living, dining and kitchen areas accessible from rear verandah.</p> <p>(d) Compliant. Private open space would be located to the west and east of the dwelling with a small portion to the north.</p> <p>(e) Compliant. Private open space would not be located between the dwelling and frontage.</p> <p>(f) Compliant. The site is flat.</p> <p>(g) Compliant. Private open space adjoins (but is separate from) access and parking areas.</p>

<p>(d) is not located to the south, south-east or south-west of the 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.</p> <p>Habitable rooms face north and north-west.</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 	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<ul style="list-style-type: none"> (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: <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 from the multiple dwelling. 	
<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.</p> <p>Carport is 3.94m from primary frontage with a single opening width of 3.71 m.</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</p>	<p>Not applicable.</p> <p>No part of the dwelling or outbuilding would have a finished floor level of more than 1 m above ground level.</p>

<p>surface or floor level, with a uniform transparency of not more than 25%, 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 	<p>Not applicable.</p> <p>No part of the dwelling or outbuilding would have a finished floor level of more than 1 m above ground level.</p>

<ul style="list-style-type: none"> (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. <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</p>	<p>Not applicable.</p>

<p>glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(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>No shared access or parking space proposed.</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>(a) Not applicable. Not a solid fence.</p> <p>(b) Compliant. Fence to primary and secondary frontages would have transparency of not less than 30% (open slates).</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 716m².</p> <p>(b)(i) Non-compliant. Outbuilding (shed) with a wall height of 2.7m would be 0m from the western boundary of the lot, constructed for a length of 12m. Further, the attached carport would be constructed to the southern side boundary for a length of 10m and the</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>shed would be constructed to the southern side boundary for a length of 9m, with a 131mm setback. This equates to a total building length of 19m from the southern boundary.</p> <p>See "Issues" section below.</p> <ul style="list-style-type: none"> (b)(ii) Not applicable. No zone boundary. (b)(iii) Not applicable. No registered easement on the Title. (b)(iv) Not applicable. No right-of-way. (b)(v) Not applicable. No restriction imposed by a Utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Site is accessible from Water Street. A secondary access would be required off King Edward Street.
<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 	<ul style="list-style-type: none"> (a) Compliant. Existing frontage to the road is 23m wide. (b) Not applicable. Not an internal Lot. Satisfied by (a). (c)(i) Not applicable. No right of way. Satisfied by (a). (c)(ii) Not applicable. No right of way. Satisfied by (a).

<p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any 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>(d)(i) Compliant. Site frontage is 23m wide.</p> <p>(d)(ii) Not applicable. Not multiple dwelling development.</p> <p>(e) Compliant. Site has access to Water Street in accordance with the <i>Local Government (Highways) Act 1982</i>. Additional access off King Edward Street would need the approval of the Council, acting in its capacity as the Road Authority.</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>Site is connected to the reticulated water system.</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. Site is connected to the reticulated sewerage system.</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. Site is connected 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) Compliant. Site has an area of 716m².</p> <p>(b) Compliant. Site area is 716 m².</p> <p>(c) Compliant. One dwelling per 716m² lot.</p>
<p>10.4.11 Development other than a single or multiple dwelling</p>	
<p>10.4.11.1 Location and configuration of development</p>	
<p>10.4.11.1–(A1) The wall of a building must be set back from a frontage –</p> <p>(a) not less than 4.5m from a primary frontage; and</p>	<p>Not applicable. Development is for a single dwelling.</p>

<ul style="list-style-type: none"> (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>10.4.11.1-(A2) All buildings 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; (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 – <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or 	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

<p>(ii) less than 1.5m from a side boundary if –</p> <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – <ul style="list-style-type: none"> 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. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan of subdivision. 	<p>Not applicable.</p> <p>Development is for a single dwelling.</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, must be located behind the primary frontage of a building.</p>	<p>Not applicable. Development is for a single dwelling.</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. Development is for a single dwelling.</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 must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p> <p>(iii) be not less than 4.0m from a rear boundary;</p>	<p>Not applicable. Development is for a single dwelling.</p>

<p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or</p> <p>(b) If less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</p> <p>(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</p> <p>(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.</p>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, 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.</p> <p>Development is for a single dwelling.</p>

10.4.11.3 Frontage fences	
<p>10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback 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.</p> <p>Development is for a single dwelling.</p>
10.4.12 Setback of development for sensitive use	
<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>(a) Not applicable. Site does not adjoin a zone boundary.</p> <p>(b) Not applicable. Site does not adjoin a zone boundary.</p>
<p>10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) a major road identified in the Table to this clause;</p> <p>(b) a railway;</p>	<p>Compliant.</p> <p>(a) Dwelling is 1.7km from the Bass Highway.</p> <p>(b) Dwelling is approximately 514m from the Western Rail Line.</p>

<p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(c) Not applicable. No land designated in the Scheme for future road, or rail purposes within 50m of the development.</p> <p>(d) Dwelling would be approximately 15km from the nearest Proclaimed Wharf Area that is in Devonport.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13-(A1) Each new lot on a plan of subdivision must be -</p> <p>(a) intended for residential use;</p> <p>(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.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>10.4.13-(P2)</p> <p>(a) A lot must have a frontage to a road; or</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> <p>a. slope, shape, orientation and topography of land;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> 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>
<p style="text-align: center;">CODES</p>	
<p>E1 Bushfire–Prone Areas Code</p>	<p>Not applicable. Site is not a subdivision or vulnerable or hazardous use.</p>
<p>E2 Airport Impact Management Code</p>	<p>Not applicable. No Airport Impact Management Code in the Scheme.</p>

E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1 m.
E5 Local Heritage Code	Not applicable. No local heritage listings in this Scheme.
E6 Hazard Management Code	Not applicable. No hazard mapping applicable.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.
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) 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;	(a) Compliant. The Scheme requires two car parking spaces for a single dwelling. The development makes provision for two car parking spaces.

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(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.</p>	<p>(a) Not applicable. On-site loading not required in the General Residential zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for residential use.</p>
E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
<p>E9.6.1 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant. Development would be required to connect to a reticulated stormwater system.</p>
<p>E9.6.1 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>Not applicable.</p> <p>Development is for a single dwelling.</p>

<p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – 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.</p> <p>Provisions do not apply as development is in the General Residential zone.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable.</p> <p>Over 30m to nearest waterway.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this location.</p>

Issues -

1 Setback from side and rear property boundaries and variation to building envelope -

The Scheme's Acceptable Solution standard 10.4.2-(A3) "Setbacks and Building Envelope for all Dwellings" requires double-storey development to project a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundary, and to a building height of not more than 8.5m above natural ground level. Further, side boundary development may be less than 1.5m from the boundary if the total length of development on the boundary does not exceed 9m.

The proposed 41m² carport would be setback 131mm off the southern boundary of the allotment for a length of 10m.

The proposed 108m² shed would be located in the south-western corner of the allotment, constructed to the western boundary for a length of 12m and to within 131mm of the southern boundary of the allotment for a length of 9m.

The combined length of the proposed shed and carport that is within 131mm of the southern boundary would be 19m.

Performance Criteria 10.4.2-(P3) requires that there is no unreasonable loss of amenity by overshadowing and visual impact and, that there is separation between buildings that is compatible with that prevailing in the surrounding area, stating, "The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room...; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing 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”.

The Performance Criteria is addressed below.

2 *Overshadowing –*

The Scheme incorporates standards that require the habitable rooms and private open space areas of dwellings on adjoining land not receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. The proposed development is directly to the north of the adjoining property at 4 King Edward Street.

The application is accompanied by shadow pattern diagrams that demonstrate the shadow impact on adjoining property on 21 June at 9.00am, 12.00pm and 3.00pm. The shadow diagrams show that the adjoining property to the south, 4 King Edward Street, would receive sustained overshadowing for the whole of the day; from 9.00am to 3.00pm on 21 June, over and above shading by the boundary fence, shading north-facing habitable rooms and an area of north/west private open space.

The overshadowing is because development is proposed for a total length of 19m along the 30m long southern boundary of 2 King Edward Street and because the southern dwelling, at 4 King Edward Street, is located within close proximity of the shared boundary.

The proposed shed would also be constructed to the western boundary of the subject allotment for a length of 12m. The adjoining property to the west is identified as 14 Water Street. The overshadowing in this case is not considered to be unreasonable, as the shed would shade adjoining land in the morning, but not at midday or during the afternoon due to the orientation of the adjoining allotment to the west.

3 *Visual impact –*

The Scheme requires that development be inside the required building envelope. Reduced setbacks from side and rear boundaries must not result in a visual impact due to the apparent scale, bulk or proportions of the development, when viewed from adjoining land.

The visual presence of the proposed development would be most noticeable from 4 King Edward Street, with “Colorbond” materials (the

shed) and the carport development extending for a length of 19m along the boundary line.

It is considered the proposed development is excessive boundary line development and would result in a sustained negative visual impact on the amenity of adjoining land, due to the final height and proximity of the development to the adjoining dwelling and the continuous, unadorned, use of "Colorbond" material.

4 *Setback of the carport from the frontage of the property –*

Acceptable Solution 10.4.2–(A2) requires that a garage or carport be setback 5.5m from a primary frontage, or alternatively 1m behind the façade of a dwelling. The proposed carport would be setback 3.94m from the King Edward Street frontage, level with the existing dwelling.

The proximity of the carpark to the King Edward Street frontage is considered to be acceptable. Proposed additions to the façade of the dwelling would incorporate a verandah extension. The proposed fenestrations to both the verandah and the carport would ameliorate the impact of the carport development and be in keeping with the presentation of the dwelling to the streetscape.

5 *Total site coverage –*

Acceptable Solution 10.4.3–(A1) requires that development in the General Residential zone occupy a site coverage of not more than 50% of the land. The proposed development would result in a site coverage of 58.80%. Performance Criteria 10.4.3–(P1) requires that development which exceeds 50% of land coverage must provide adequate areas of private open space, of a size and dimension that is appropriate to the size of the dwelling, and that provision is made for clothes drying and waste storage. The proposal would provide an adequate area of private open space with an area of approximately 96m², located to the west and east of the dwelling, between the dwelling and the shed. Nevertheless, the proposal is considered to be overdevelopment of the site, resulting in other negative impacts on adjoining land, as discussed above.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance from Road Authority. Refer to Annexure 4.
TasWater	Refer to Submission to Planning Authority Notice. Refer to Annexure 5.
Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

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 –

No representations were received within the prescribed time.

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 proposed development is not able to meet key Acceptable Solutions and Performance Criteria that seek to protect the visual amenity of adjoining land and the amount of direct sunlight and solar access that would be available to adjoining property.

The proposed development is overdevelopment of the land, resulting in a limited level of amenity and sustained overshadowing of the adjoining dwelling to the south of the subject allotment, at 4 King Edward Street, and the adjoining dwelling's associated private open space area.

Recommendation –

It is recommended that the application for Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward Street, Ulverstone be refused on the following grounds:

- 1 The proposal does not satisfy Performance Criteria 10.4.2–(A3) of the *Central Coast Interim Planning Scheme 2013* and would result in a negative visual impact on adjoining land and a sustained overshadowing impact on adjoining land.'

The report is supported.”

The Director Community Services reported as follows:

“Copies of the Annexures referred to in the Town Planner's report have been circulated to all Councillors.”

- Cr Carpenter moved and Cr Tongs seconded, “That the application for Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building

envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward 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 stamped 8 December 2016, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater's 'Submission to Planning Authority Notice' TWDA 2016/01727-CC, dated 8 December 2016 (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 13 December 2016 issued by the Council acting in its capacity as the Road Authority (copy attached) (a copy being appended to and forming part of the minutes).

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 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS2890 Figure 3.3 'Minimum Sight Lines for Pedestrian Safety'.
- 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 must be given to your building surveyor."

Carried unanimously

Closure

There being no further business, the Deputy Mayor declared the meeting closed at 6.15pm.

CONFIRMED THIS DAY OF , 2017.

Chairperson

(cvv:km)

Appendices

- Minute No. 6/2017 - TasWater Submission to Planning Authority Notice Reference No. TWDA 2016/01727-CC dated 8 December 2016 - Application No. DA215181
- Minute No. 6/2017 - Statement of Compliance for Vehicular Access and Drainage Access dated 13 December 2016 - Application No. DA215181

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Cor Vander Vlist
ACTING GENERAL MANAGER

Appendices

Submission to Planning Authority Notice

Council Planning Permit No.	DA215181	Council notice date	1/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01827-CC	Date of response	8/12/2016
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	2 KING EDWARD STREET, ULVERSTONE	Property ID (PID)	6964978
Description of development	Additions, carport & shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Yaxley Design & Drafting	216033-16		2/10/2016
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS & METERING</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this dwelling development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>ASSET CREATION & INFRASTRUCTURE WORKS (Relocating sewer main)</p> <ol style="list-style-type: none"> 3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 4. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept relocation plan "216033-16", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by 			

TasWater.

8. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

13. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
14. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

56W CONSENT

15. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater

pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
 - a. \$201.93 for development assessment; and
 - b. \$133.25 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

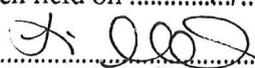
Authorised by



Jason Taylor
Development Assessment Manager

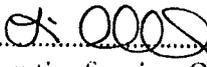
TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

CENTRAL COAST COUNCIL
 I certify that this is ^{the Taswater Submission} to Planning Authority.
 Notice Ref. No. TWDA 2016/01727-CC dated
 8 December 2016 - 2 King Edward Street,
 Ulvershane - App'n No. DA215181 referred to in
 Minute No. 6/2017... of a meeting of the
 Development Support Special Committee
 Council held on 09/01/2017

 Uncontrolled Executive Services Officer

CENTRAL COAST COUNCIL

I certify that this is ^{the Statement of} ~~the Statement of~~ ~~Compliance for Vehicular~~
~~Access and Drainage Access dated~~
 13 December 2016 - 2 King Edward Street,
 Ulverstone - Application No.
 DA215181.....referred to in
 Minute No. 6/2017..... of a meeting of the
 Development Support Special Committee
 Council held on 09/01/2017.....



Executive Services Officer

13 December 2016

Our ref.: DA215181, paa:kaa
Doc ID: 259187

Mr J Shephard
2 King Edward Street
ULVERSTONE TAS 7315

Dear Mr Shephard

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS
DWELLING EXTENSIONS, CARPORT & SHED - 2 KING EDWARD STREET, ULVERSTONE

I refer to your application DA215181 for dwelling extensions, carport and shed at 2 King Edward Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access.

Access can be provided to the road network at 2 King Edward Street, Ulverstone, Ulverstone subject to the following:

- R1 The existing access on the Water Street frontage must be upgraded to the standard 3.6m wide access and must be reconstructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads - Driveways (copy enclosed);
- R2 A new 3.6m wide access shall be located on the King Edward Street frontage generally as shown on the Yaxley Design & Drafting Site Plan, Drawing No. 216033-2 dated 2 October 2016 (copy enclosed);
- R3 The new 3.6m wide access must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads - Driveways (copy enclosed);
- R4 A Roadworks Authority (RWA) must be signed by the developer/property owner for the Council to undertake the work relating to the installation of the 3.6m wide kerb and channel crossover on the Water Street frontage and the 3.6m wide kerb and channel crossover on the King Edward Street frontage, prior to any work associated with the development being undertaken;
- R5 Sight triangle areas adjacent to each access/driveway must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (copy enclosed);
- R6 Drawings and/or details of the methods proposed to satisfy R5 above must be submitted to the Council and be approved by the Council's Director Infrastructure Services prior to any Building Permit being issued;

- R7 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R8 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R9 All works or activity listed above must be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 All works or activity listed above shall be at the developer's/property owner's cost;
- R11 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken. Please contact the Council Public Safety Coordinator on 0419 103 887.

This 'Statement of Compliance' is not an approval to create an access or work in the road reservation, nor is it a planning permit for the development. This 'Statement of Compliance' is valid for a period of 2 years from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215181.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely



Philip Adams
ENVIRONMENTAL ENGINEER

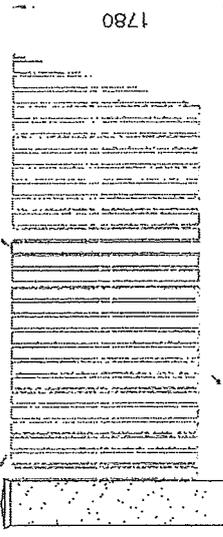
Encl.

Administrative Assistant - Planning ✓
Public Safety Coordinator

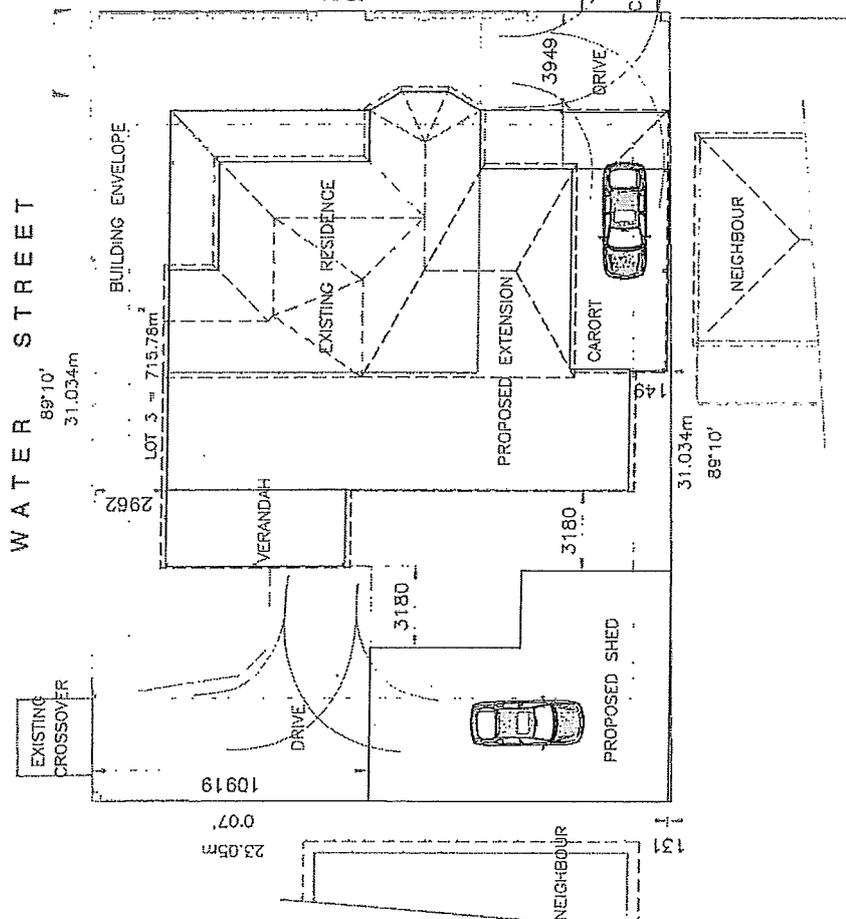
A COPY FOR YOUR INFORMATION



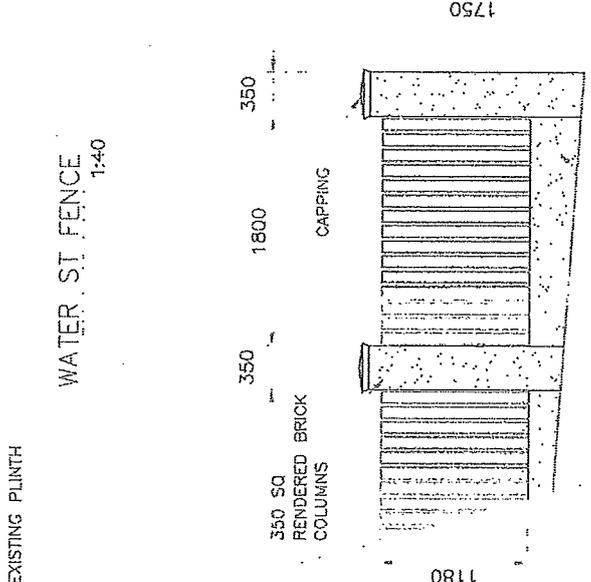
90 WIDE
TIMBER PAILING
TO ACHIEVE 30%
UNIFORM TRANSPARENCY



WATER STREET
89'10"
31.034m



WATER ST FENCE
1:40



NEW 200 WIDE PLINTH
CENTRAL EDWARDS COUNCIL
DEVELOPMENT & REGULATORY SERVICES 40

Received: 08 NOV 2016

NOTE -- LAND SURVEYOR REQUIRED TO APPLICATE SITE BOUNDARIES PRIOR TO COMMENCING WORK
Doc. ID:

SITE COVERAGE = 55%

TITLE DRAWING

SITE PLAN

Moxley Engineering & Drafting
 125 Sturt Street, Suite 101, Adelaide, SA 5000
 Tel: 08 8239 1111
 Fax: 08 8239 1112
 Email: info@moxleyeng.com.au

MAR 16 9:41 AM
A3 1:200

PROPOSED EXTENSION TO EXISTING RESIDENCE
2 KING EDWARD ST. ULVERSTONE
FOR
JASON & TAMMY SHEPHEARD

216033 -2 of #

2 OCT 16