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**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, 26 March 2012 commencing at 6:00pm**

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**Members attendance**

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

Cr Shane Broad  
Cr Tony van Rooyen  
Ms Sandra Ayton

**Members apologies**

Nil

**Employees attendance**

Director Development & Regulatory Services (Mr Michael Stretton)  
Land Use Planning Group Leader (Mr Ian Sansom)

**Employee apologies**

Nil

**Public Attendance**

Two members of the public attended during the course of the meeting.

**CONFIRMATION OF MINUTES OF THE COMMITTEE**

**20/2012 Confirmation of minutes**

The Director Development & Regulatory Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 13 March 2012 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

- Cr Diprose moved and Cr Viney seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 13 March 2012 be confirmed.”

Carried unanimously

## **MAYOR’S COMMUNICATIONS**

### **21/2012 Mayor’s communications**

The Mayor reported as follows:

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

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

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

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

Carried unanimously

## **PECUNIARY INTEREST DECLARATIONS**

### **22/2012 Pecuniary interest declarations**

The Mayor reported as follows:

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

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The Land Use Planning Group Leader reported as follows:

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

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

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

No interests were declared at this time.

#### **ADJOURNMENT OF MEETING**

##### **23/2012      Adjournment of meeting**

The Mayor reported as follows:

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

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

#### **DEPUTATIONS**

##### **24/2012      Deputations**

The Director Development & Regulatory Services reported as follows:

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

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## OPEN REPORTS

25/2012      **Two residential units – Variation to side setback and private open space requirements at 4 Walker Street, Ulverstone – Application No. DA211234**

The Director Development & Regulatory Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA211234
<i>APPLICANT:</i>	TBS Projects Pty Ltd
<i>LOCATION:</i>	4 Walker Street, Ulverstone
<i>ZONING:</i>	Residential
<i>PLANNING INSTRUMENT:</i>	Central Coast Planning Scheme 2005 (the Scheme)
<i>ADVERTISED:</i>	3 March 2012
<i>REPRESENTATIONS EXPIRY DATE:</i>	19 March 2012
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	11 April 2012
<i>DECISION DUE:</i>	11 April 2012

### *PURPOSE*

The purpose of this report is to consider an application for two residential units at a property known as 4 Walker Street, Ulverstone and to consider one representation made in response to the application.

### *BACKGROUND*

A copy of the application is provided at Annexure 1. Annexure 2 is a location plan and Annexure 3 is a site photo.

### *DISCUSSION*

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

CLAUSE	ASSESSMENT AND COMMENT
OBJECTIVES FOR PLANNING	
2.0 – Objectives for Planning	<p>Compliant.</p> <p>The proposal is consistent with the Objectives for Planning, particularly 2.1(a), (b) and (c) which are that:</p> <p><i>(a) Residential, commercial, industrial and community facilities are to be concentrated in the existing urban areas;</i></p> <p><i>(b) The residential settlement strategy is to reinforce the existing residential pattern and any new residential development is to be the infill or orderly extension of existing urban areas; and</i></p> <p><i>(c) The development of a range of housing types is to be encouraged.</i></p>
ZONE STANDARDS	
6.1 – Zone Purpose	<p>Compliant.</p> <p>The purpose of the Residential Zone is:</p> <p><i>To achieve a high standard of residential amenity across the range of dwelling types.</i></p> <p>Compliance with the Zone Purpose is shown below in the Development Standards.</p>
DEVELOPMENT STANDARDS	
6.4.3 A1 Building Height	<p>Compliant.</p> <p>The maximum permitted building height is 8.0m. The building height of both units is 4.2m.</p>

6.4.3 A4 Setbacks	<p>Non-compliant.</p> <p>The development does not meet the required 1.5m side setback. The actual side setback is 1.05m.</p>
6.4.3 P4 Setbacks	<p>A lesser setback can be considered if the lot has an irregular shape, has less than the minimum area or dimensions required by the Scheme, unsuitable topography, the location of utilities or the location of existing buildings.</p> <p>In the case of this property a lesser setback can be considered as the lot has a dimension of 12.89m (width) which is less than the required dimension of 18m (width).</p> <p>A lesser setback can then be considered as long as the encroachment is minor and there is no unreasonable shading or loss of privacy to adjoining properties.</p> <p>The permitted side setback is 1.5m and the proposed southern side setback is 1.05m. There are several dwellings located in Walker Street with setbacks considerably less than 1.5m. The encroachment could be considered minor in the context of setbacks in the area (see Annexure 4 for an example).</p> <p>The other consideration is whether there would be any unreasonable shading or loss of privacy to the adjoining properties.</p> <p>The shadow diagram supplied as part of the application shows that the units would cause some overshadowing of the adjoining house at 8 Walker Street (see Drawing No. 06 as part of Annexure 1).</p> <p>The Planning Services Group's assessment of shading concludes that the proposed building would shade less than a building designed in conformity with the height and setback requirements of the Scheme, i.e. 6m high building set back 3m from the side boundary. The</p>

	<p>proposal satisfies the unreasonable shading definition (Annexure 5). The amount of overshadowing cannot be regarded as unreasonable.</p> <p>Unit 1 has two bedroom windows located on the southern boundary in close proximity to the bedroom windows of 8 Walker Street (Annexure 6). To overcome any loss of privacy a condition will be required that the bedroom windows of Unit 1 are to be highlight windows.</p>
6.4.3 A9 Garage	<p>Compliant.</p> <p>A garage or carport built under the same roof as the building it serves may be built to any boundary except frontages.</p> <p>The garage of each unit is built to the side boundary.</p>
6.4.3 A16 North facing room	<p>Compliant.</p> <p>Both units have north facing living areas.</p>
6.4.3 A17 Front fences	<p>No fencing is shown but there will be a condition on the Permit stating:</p> <p>“The following fencing is exempt from requiring a Planning Permit:</p> <p>(a) Side boundary fences and retaining walls that are within 4.5m of a front boundary that do not exceed a combined height of 1.2m or 1.8m provided the part of the fence above 1.2m has openings which provide a minimum 50% transparency; and</p> <p>(b) Front fences and retaining walls that do adjoin a road reserve but do not exceed 1.2m above natural ground level or 1.8m provided the part of the fence above 1.2m has openings which provide a minimum 50% transparency and are not on a site listed on</p>

	the Tasmanian Heritage Register.”
6.4.3 A18 Side or rear fences	See above.
6.4.4 Building access and services	Compliant through condition. Condition on proposed Permit as per Engineering Services and Cradle Mountain Water requirements.
MULTIPLE DWELLING SCHEDULE	
S9.3.1 A1 Building compatibility	Compliant. Each dwelling unit that is part of multiple dwellings must have the same or compatible style, character and materials as those other dwelling units.  Both dwelling units are compatible.
S9.3.2 A1 Density	Compliant. Each dwelling unit must have a minimum lot area of 350m <sup>2</sup> . Two units would require an area of 700m <sup>2</sup> . The property at 4 Walker Street has a total area of 751.7m <sup>2</sup> .
S9.3.3 A1 Proximity habitable rooms	Compliant. Habitable room windows with a direct outlook to and within 9m of habitable room windows in another dwelling unit must have a sill height of at least 1.7m above floor level, have fixed translucent glazing or be visually screened.  There are no habitable rooms within 9m of habitable room windows of the other dwelling unit.
S9.3.3 A2 Proximity driveway to bedrooms	Compliant. Bedroom windows must be at least 3m from

	<p>driveways and parking spaces of other dwelling units on the same lot.</p> <p>Both units' bedroom windows are not affected by the driveway or visitor car parking spaces.</p>
S9.3.4 A1 Garages	<p>Compliant.</p> <p>In the Residential Zone a garage or carport must be provided for each dwelling unit that is compatible in style, character and materials with the dwelling unit and located no more than 10m from the dwelling unit.</p> <p>Both units have the garage under the same roof so are easily accessible.</p>
S9.3.5 A1(a) Private open space	<p>Non-compliant.</p> <p>Private open space must be provided at a rate of 35m<sup>2</sup> per dwelling unit or a minimum of 20% of site area whichever is greater.</p> <p>The required private open space for each unit in this development is 75.17m<sup>2</sup> which is 20% of the site area divided between the two units.</p> <p>Unit 1 has 47.0m<sup>2</sup> which does not comply.</p> <p>Unit 2 has 91.5m<sup>2</sup> which does comply.</p>
S9.3.5 A1(b) 16m <sup>2</sup> accessible from habitable room	<p>Compliant.</p> <p>Each unit must have at least 16m<sup>2</sup> of area with a minimum dimension of 4m and be directly accessible from a habitable room within the dwelling unit.</p> <p>Both units have 16m<sup>2</sup> with a minimum dimension of 4m directly accessible from the living area.</p>
S9.3.5 A1(c) Screening	<p>Compliant through condition.</p> <p>The private open space must be visually screened where necessary to ensure privacy to the users.</p>

<p>S9.3.5 A1(d) Gradient 1 in 10</p>	<p>Compliant.</p> <p>The private open space must have a maximum gradient of one in ten.</p> <p>The lot at 4 Walker Street is level.</p>
<p>S9.3.5 P1 Private open space</p>	<p>Compliant.</p> <p>The private open space may be reduced if it takes advantage of outlook and natural features, reduces adverse impacts of adjacent buildings on privacy and overshadowing and addresses surveillance, privacy and security issues if the private open space abuts public space.</p> <p>The subject lot exceeds the minimum lot size but has constraints imposed on it on by the width of the lot which is only 12.89m where a permitted lot is required to have 18m.</p> <p>There would be no adverse impact on the adjoining property caused by the lesser amount of private open space proposed.</p>
<p>S9.3.6 A1 Mail boxes</p>	<p>Compliant.</p> <p>Individual mail boxes are located close to each ground-floor entry to a dwelling unit, or a mail box structure is located close to the major pedestrian entrance to the site.</p> <p>Letterboxes are shown on the site plan at the front of the property.</p>
<p>S9.3.6 A2 Garbage bins and open air clothes drying facilities</p>	<p>Compliant.</p> <p>The site plan shows both units have open air clothes drying facilities satisfactorily accessible to the residents. These facilities would be visually screened from the street.</p> <p>There is adequate space for garbage bins to be sited from public view within the private open</p>

	space area.
S9.3.6 A3 Storage of gardening tools and equipment	Compliant. The site plan shows each unit has a 3m <sup>2</sup> garden storage shed.
S9.3.6 A4 Siting of mail boxes etc.	Compliant. Garbage bin areas, mail boxes and storage and drying facilities are sited or could be sited within the private open space area for the efficient and convenient use of the residents.
S9.3.7 A1 Site development	Compliant. The site plan and landscaping plan show compliance with the required site development criteria.  The area between the frontage and the front setback has been dedicated to gardens and lawns as required by the Scheme.
CAR PARKING SCHEDULE	
S11.3.2 Car Parking Table	Compliant. Each dwelling unit in a strata scheme is required to have one car parking space per dwelling unit and one visitor space per dwelling unit.  Each unit has one garage and one visitor space.
S11.3.3 Car park design and construction	Compliant. A report by Donal S Anderson, Consulting Engineer advises that the proposal complies with AS2890-2005 Parking Facilities (see Annexure 7).

*CONSULTATION*

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

- . a site notice was posted;
- . an advertisement was placed in the Public Notices section of The Advocate newspaper;
- . adjoining owners were sent a letter advising of the application and inviting comment.

The application was referred to the Council's Planning and Assessment Team. Any relevant comments received from the Planning and Assessment Team are included in the recommendation of the application.

One representation was received.

The objections are contained in Annexure 8 and are summarised and responded to as follows:

MATTERS RAISED	RESPONSE
<p>1 The proposed residential units would be built quite close to the property boundary between 4 and 8 Walker Street, and in the case of the two garages right on the property boundary itself. If allowed to proceed, the development would block natural light to the three north facing windows of the existing house at 8 Walker Street. In the case of one room, there is no alternative natural light source.</p>	<p>It is acknowledged that the design is tight and that there would be an impact on the neighbouring dwellings, however the Scheme allows:</p> <p>(a) a garage or carport built under the same roof as the building it serves may be built to any boundary except frontages, therefore, no discretion is required; and</p> <p>(b) as demonstrated in the shading diagram (Annexure 5), a permitted building that complies with the unreasonable shading provision would cause more overshadowing than the proposed buildings.</p>
<p>2 The positioning of at least one of the garages (on the property boundary) would be unacceptably close to the bedrooms of the house at 8 Walker Street, with</p>	<p>It would be unlikely that the bedrooms of 8 Walker Street would be affected by fumes from the enclosed garages attached to the units.</p>

<p>potentially high noise levels late at night and early morning. There is also possibility of petrol or diesel exhaust fumes entering those bedrooms.</p>	<p>The Scheme allows garages under the same roof to be built to the side and rear boundaries.</p>
<p>3 The proposed development plans provide an indication of how much shadow would fall across 8 Walker Street, and the impact on the house and back garden would, in our view, be unacceptable. Having the house in shadow would add to heating costs, and having the back garden in shadow would make clothes drying more difficult during the winter months, again adding to costs.</p>	<p>Although the units will have an impact on 8 Walker Street, it is a reasonable expectation that the site would be developed at some time. A permitted or exempt building on this site would have the same or more impact on 8 Walker Street because of the proximity of this house to the side boundary (see Annexure 9).</p>

*IMPACT ON RESOURCES*

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 by the applicant.

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- Improve the value and use of open space
- Adopt an integrated approach to land use planning
- Conserve the physical environment in a way that ensures we have a healthy and attractive community
- Encourage a creative approach to new development

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision

- 
- . Improve the Council's financial capacity to sustainably meet community expectations
  - . Effective communication and engagement
  - . Strengthen local-regional connections.

*CONCLUSION*

Although the representation has some merit, based on the lot sizes and proximity to the boundary of the existing dwelling, the proposal complies with the unreasonable shading provision and with all other relevant Acceptable Solutions and Performance Criteria of the Scheme.

*Recommendation*

It is recommended that the application is approved, with the conditions and notes listed on the draft Permit at Annexure 10.'

The report is supported."

The Director Development & Regulatory Services reported as follows:

"Copies of the annexures referred to in the Planning Officer's report have been circulated to all members."

■ Cr van Rooyen moved and Cr Viney seconded that, "The application for two residential units is approved subject to conditions and notes listed on the draft Permit at Annexure 10 (a copy being appended to and forming part of the minutes), with the addition of an extra condition (No. 5) as follows:

- '5 The areas of private open space must be adequately and appropriately screened to provide an adequate level of privacy for future users, to the satisfaction of the Director Development & Regulatory Services.'"

Carried unanimously

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### **Closure**

There being no further business, the Mayor declared the meeting closed at 6:10pm.

CONFIRMED THIS                      DAY OF                      ,                      .

### **Chairperson**

(ms:jar)

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## QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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

Sandra Ayton  
GENERAL MANAGER

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# Appendices



I, LISA MACKRELL (name)  
Executive Services Officer, do certify that this is the  
...1st page of ...2... pages comprising the Planning  
Permit granted at and referred to in the Minutes of  
the Meeting of the Council numbered 25/2012  
and held on the 26/03/2012.  
(signed) [Signature] Dated 28/03/2012.

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

## PLANNING PERMIT

(DISCRETIONARY)

(S57 Land Use Planning & Approvals Act 1993)

To: TBS Projects Pty Ltd  
PO Box 1110  
DONCASTER EAST VIC 3109

### Details of Planning Application:

Property Address: 4 Walker Street  
Ulverstone 7315 Permit No: **DA211234**

Development/Use: Two units - variation to side setback and private open space requirements

Zone: Residential Use Class: Residential

### Decision:

The decision is reproduced as follows:

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

- 1 The development must be substantially in accordance with the application for this permit, unless modified by a condition of this permit.
- 2 The development must be in accordance with the conditions of Form 02 from Cradle Mountain Water.
- 3 The external area of the dwelling unit adjacent to its front door must:
  - (a) be provided with artificial lighting operated by a sensor or from within the dwelling unit;
  - (b) be visible from within the dwelling unit while the main front door is closed which may be achieved through:
    - (i) nearby windows;
    - (ii) transparent glass in the main front door;
    - (iii) a security keyhole viewing device in the main front door;
    - (iv) a security door on the outside of the main front door; or
    - (v) any other manner that is effective as any of the above.
- 4 Windows in bedrooms 1 and 2 of the front unit must have a sill height of at least 1.7m above floor level.
- 5 The area of private open space must be adequately and appropriately screened to provide an adequate level of privacy for future users, to the satisfaction of the Director Development & Regulatory Services.
- 6 The new access and driveway must be constructed in accordance with Standard Drawing SD-1003 Urban Roads - Typical Vehicle Crossing (copy enclosed), noting that any work associated with the road or kerb crossover infrastructure will be undertaken by the Council at the property owner's cost, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 7 The existing kerb crossover made redundant as a result of the development is to be removed and the barrier kerb reinstated, noting that this work will be undertaken by the Council at the property owner's cost.
- 8 The existing driveway apron made redundant as a result of the development is to be removed and the naturestrip reinstated to the satisfaction of the Council's Director Engineering Services or his representative.



Permit No: DA211234

I, LISA MACKRILL (name)  
 Executive Services Officer, do certify that this is the  
2nd page of 2 pages comprising the Planning  
 Permit granted at and referred to in the Minutes of  
 the Meeting of the Council numbered 25/2012  
 and held on the 26/03/2012  
 (signed) [Signature] Dated 28/03/2012

- 9 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the property owner's/developer's cost.
- 10 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Engineering Services or his representative.
- 11 Any works associated with existing footpaths, kerb and channel, naturestrips, stormwater infrastructure or other Council services will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Engineering Services or his representative.
- 12 A Road Reserve Permit must be issued by the Council's Public Safety Officer, or his representative, prior to any works or activity being undertaken within the road reservation. Application forms are available from the Council's Engineering Services Department and a fee applies.
- 13 Any damage or disturbance to footpaths, kerb and channel, roads, naturestrips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

**Please note:**

- 1 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 The following fencing is exempt from requiring a planning permit:
  - (a) Side and rear boundary fences and retaining walls that do not adjoin a road or reserve or exceed a combined height of 2.1m; and
  - (b) Front fences and retaining walls that do adjoin a road reserve but do not exceed 1.2m above natural ground level and are not on a site listed on the Tasmanian Heritage Register.
- 3 The location of the sewer, water and stormwater connection points, and the suitability of these to service the proposed development, should be confirmed and be shown on the plans submitted with the building application.
- 4 Please contact the Council's Environmental Engineer in regard to the access prior to undertaking any site works.
- 5 Building and plumbing permits are required for the proposed development. A copy of this planning permit should be given to your building surveyor.

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

<i>Name:</i>	<i>Signed:</i>	<i>Date:</i>
Ian Sansom		27 March 2012

Title:

LAND USE PLANNING GROUP LEADER	Permit No:	DA211234
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# CRADLE MOUNTAIN WATER

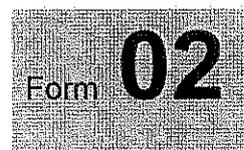
162 Pumping Station Road, Forth, TAS, 7310  
PO Box 3147DC, Ulverstone, TAS, 7315  
Phone: 13MYWATER Fax: (03) 6498 7935  
Email: [development@cmwater.com.au](mailto:development@cmwater.com.au)  
Web: [www.cmwater.com.au](http://www.cmwater.com.au)



cradle  
mountain  
WATER

## DEVELOPMENT PERMIT CONDITIONS / SUBMISSION

To: 1	<input type="text" value="Central Coast Council"/>	Local Authority
	<input type="text" value="PO Box 220, Ulverstone"/>	Address
	<input type="text" value="Tasmania"/>	Suburb, Postcode
	<input type="text" value="7315"/>	
For: 2	<input type="text" value="TBS Projects P/L"/>	Applicant
	<input type="text" value="PO Box 1110, Doncaster East"/>	Address
	<input type="text" value="Victoria"/>	Suburb, Postcode
	<input type="text" value="3109"/>	



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

### 1. DETAILS OF WORK: DA2012.0068 – 4 Walker Street, Ulverstone

#### DESCRIPTION OF THE WORK:

The application proposes to develop the land in accordance with Central Coast Council application no. DA211234.

The proposal includes a 2 unit development on the subject land. The proposal seeks to construct additional lots on the subject property which will have a fundamental increase in water demand and waste to be sent to the sewer. Therefore a headworks contribution is required to accommodate the development.

Cradle Mountain Waters (CMW) sewer assets pass adjacent to the subject property. A water main is situated to the eastern side of the proposal site.

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

#### GENERAL CONDITIONS:

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

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

**WATER SUPPLY CONDITIONS:**

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

**SEWERAGE SUPPLY CONDITIONS:**

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

**DEVELOPMENT ADMINISTRATION FEE:**

10. Prior to applying for a *'Certificate of Certifiable Works'*, payment of **\$211.20** (inc GST) must be made to the Tasmanian Water & Sewerage Corporation (North West region) Pty Ltd (CMW) for the assessment of the development and assigning of planning permit conditions.

**WATER AND SEWERAGE HEADWORK'S CONTRIBUTION:**

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

(1) for water **\$2295.00** for each additional unit; and

(2) for sewerage **\$1160.00** for each additional unit.

(total payable on = 1 unit)

Each payment is calculated as at 1 January 2010. Each payment must be indexed in accordance with any increases in the Consumer Price Index with effect from 1 July in each

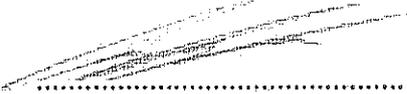
financial year calculated to the date of payment. In the case of a subdivision proceeding in stages, the amount is to be calculated in accordance with the number of lots proposed in each stage.

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**3. NOTES:**

1. Prior to making the payment for a headworks contribution, please contact CMW's Finance Department on (03) 6498 7900 to discuss the various payment options.
  2. A "*Certificate of Certifiable Work (CCW)*" is required for this proposal. When lodging an application for a CCW, you will incur a fee of **\$178.20** (inc GST) which is payable on the day of lodgement.
- 

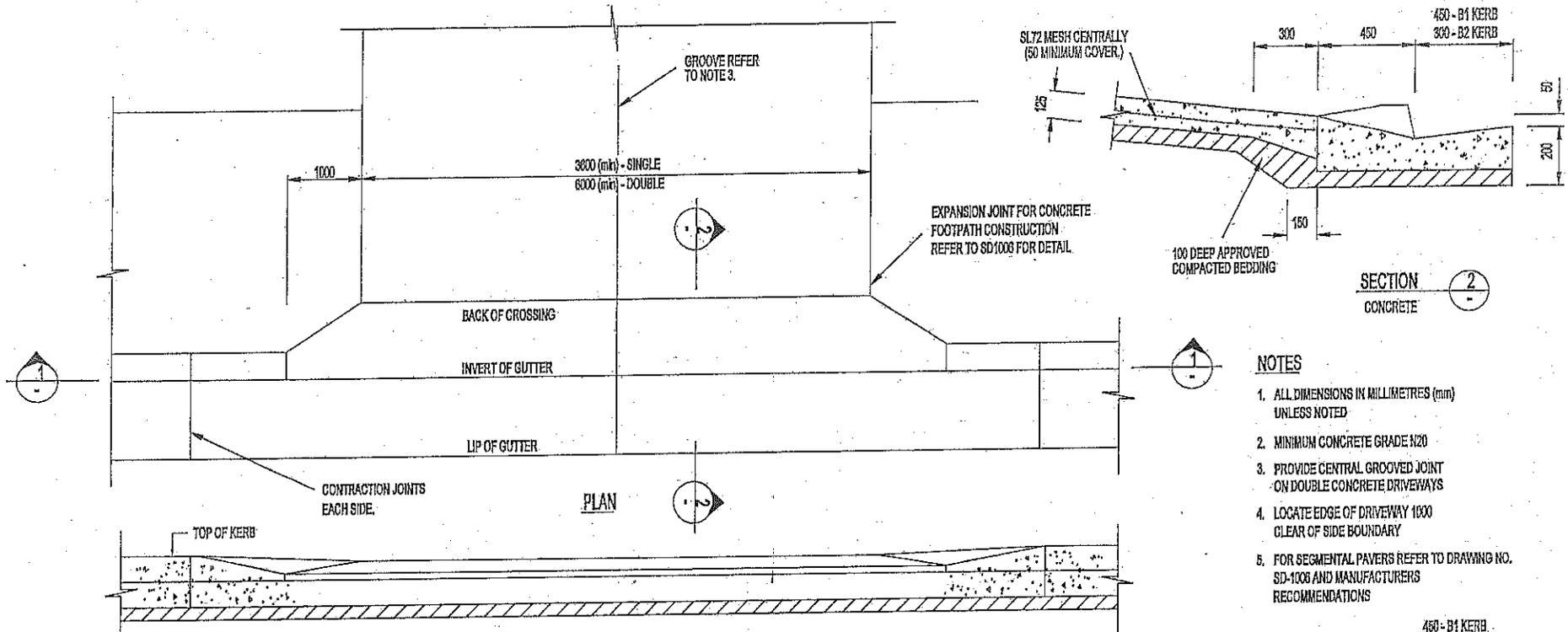
**4. SIGNED:**

  
.....  
Cameron Parker  
Development & Assessment CMW

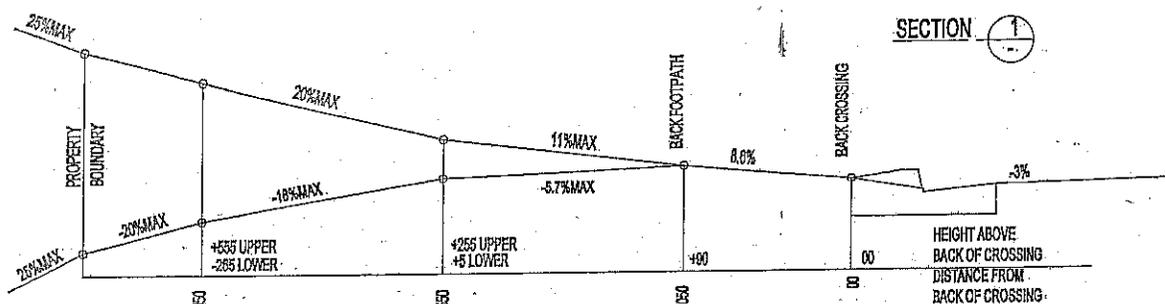
8 March 2012  
Date: .....

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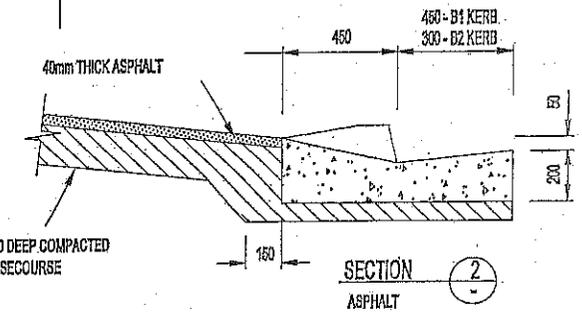
THIS PAGE FORMS PART B TO THE PERMIT - ATTACH THIS SHEET SEPARATELY TO COUNCIL'S PERMIT



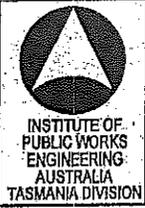
- NOTES**
1. ALL DIMENSIONS IN MILLIMETRES (mm) UNLESS NOTED
  2. MINIMUM CONCRETE GRADE M20
  3. PROVIDE CENTRAL GROOVED JOINT ON DOUBLE CONCRETE DRIVEWAYS
  4. LOCATE EDGE OF DRIVEWAY 1000 CLEAR OF SIDE BOUNDARY
  5. FOR SEGMENTAL PAVERS REFER TO DRAWING NO. SD-1006 AND MANUFACTURERS RECOMMENDATIONS



**DRIVEWAY PROFILE**  
 DRIVEWAY PROFILE SHOULD BE CHECKED FOR EACH LOCATION AND DESIGNED TO SUIT STANDARD VEHICLES



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DRAWING TITLE TASMANIAN COUNCILS' SUBDIVISION STANDARD DRAWING		
<b>URBAN ROADS - TYPICAL VEHICLE CROSSING</b>		
SCALE NOT TO SCALE	VERSION 2 1 JANUARY 2007	DRAWING NO. SD-1003