CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

12 JUNE 2018

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To all members

NOTICE OF MEETING

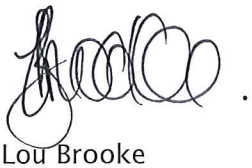
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Development Support Special Committee which will be held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 12 June 2018. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 6 January 2018.

Dated at Ulverstone this 6th day of June 2018.

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



Lou Brooke
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

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

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

I therefore certify that with respect to all advice, information or recommendations provided to the Development Support Special Committee in or with the following agenda:

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

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

Sandra Ayton
GENERAL MANAGER

NOTES

AGENDA

MEMBERS PRESENT

MEMBERS APOLOGIES

EMPLOYEES ATTENDANCE

EMPLOYEES APOLOGIES

PUBLIC ATTENDANCE

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COMMITTEE

1.1 Confirmation of minutes

The Director Community Services reports as follows:

> "The minutes of the previous meeting of the Development Support Special Committee held on 26 February 2018 have already been circulated. The minutes are required to be confirmed for their accuracy.
>
> The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.
>
> A suggested resolution is submitted for consideration."

■ "That the minutes of the previous meeting of the Development Support Special Committee held on 26 February 2018 be confirmed."

2 MAYOR'S COMMUNICATIONS

2.1 Mayor's communications

The Mayor reports as follows:

> "Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.
>
> Members are reminded that the *Local Government (Meeting Procedures) Regulations 2015* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.
>
> In the event that items listed for consideration are referred, under the terms of the Committee's appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within

the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.

A suggested resolution is submitted for consideration."

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

3 DECLARATIONS OF INTEREST

3.1 Declarations of interest

The Mayor reports as follows:

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

The Director Community Services reports as follows:

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

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

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

4 ADJOURNMENT OF MEETING

4.1 Adjournment of meeting

The Mayor reports as follows:

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

5 DEPUTATIONS

5.1 Deputations

The Director Community Services reports as follows:

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

6 OPEN REPORTS

6.1 Residential (dwelling) – variation to the building envelope and proximity to the railway line at 9 Penguin Road, West Ulverstone - Application No. DA217215

The Director Community Services reports as follows:

"The Planning Officer has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA217215
PROPOSAL:	Residential (dwelling) – variation to the building envelope and proximity to the railway line
APPLICANT:	Steven Penton
LOCATION:	9 Penguin Road, West Ulverstone
ZONE:	General Residential
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
ADVERTISED:	5 May 2018
REPRESENTATIONS EXPIRY DATE:	19 May 2018
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	13 June 2018
DECISION DUE:	12 June 2018

PURPOSE

The purpose of this report is to consider an application to construct a two-storey dwelling on General Residential land at 9 Penguin Road, West Ulverstone.

Accompanying the report are the following documents:

- Annexure 1 – location plan;
- Annexure 2 – application documentation;
- Annexure 3 – representation;
- Annexure 4 – photographs; and
- Annexure 5 –Statement of Compliance from the Road Authority and the Stormwater Authority.

BACKGROUND

Development description –

Application is made to construct a 260m^2 two-storey dwelling.

The first floor would comprise of two bedrooms, kitchen, dining and lounge rooms with an additional bedroom, kitchenette, living room, bathroom, laundry and garage located on the ground floor. The dwelling would be constructed in cement cladding, brick and custom orb roofing.

The dwelling would be located 2.4m from the eastern side boundary and 3m from the western side boundary of the allotment.

Site description and surrounding area –

The 611m^2 residential allotment is located within the urban area of Penguin Road, West Ulverstone. TasWater sewer infrastructure is located approximately 3.3m from the front boundary.

Surrounding land is also zoned General Residential and accommodates dwellings and outbuildings.

The lot is shown to have a medium risk to coastal inundation.

History –

There is no history relevant to this application.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
10.3.1-(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.	Not applicable. Residential use is Permitted.
10.3.2 Impact of Use	
10.3.2-(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable. Use is contained within a dwelling.
10.3.2-(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is contained within a dwelling.

10.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
10.4.1 Residential density for multiple dwellings	
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m^2; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2-(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Setback from primary frontage would be 5.3m. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway.

(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	
10.4.2-(A2) A garage or carport must have a setback from a primary frontage of at least: (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.	(a) Compliant. Internal garage would be located to the rear of the dwelling setback approximately 20m from the Penguin Road frontage. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a).

10.4.2-(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).	(a)(i) Non-compliant. Dwelling would not be contained in building envelope 10.4.2A. Refer to the "Issues" section of this report. (a)(ii) Compliant. Dwelling would be setback a minimum of 4m from the rear boundary. (b)(i) Not applicable. There is no existing building built on or within 0.2m of the boundary or adjoining lot. (b)(ii) Compliant. The dwelling would be setback 2.4m from the eastern side boundary and 3m from the western side boundary.

10.4.3 Site coverage and private open space for all dwellings	
10.4.3-(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60.0m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	(a) Compliant. Site coverage of the proposed development would be 27%. (b) Not applicable. No multiple dwelling development proposed. (c) Not applicable. No multiple dwelling development proposed.
10.4.3-(A2) A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24.0m^2; or (ii) 12.0m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of:	(a)(i) Compliant. The proposed dwelling would have an area greater than 24m^2 located to the north-east of the proposed dwelling. (a)(ii) Not applicable. Not a multiple dwelling. (b)(i) Compliant. Proposed private open space would have a minimum 6.5m horizontal dimension. (b)(ii) Not applicable. Not a multiple dwelling. (c) Compliant. Private open space is accessible from living room on the ground floor.

	(i)	4.0m; or	(d) Compliant. Private open space is to the east of the dwelling.
	(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	(e) Compliant. Private open space is not located between the dwelling and the primary frontage.
(c)	is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and		(f) Compliant. Private open space area is flat.
(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		(g) Compliant. Private open space area clear of vehicle access and parking areas.
(e)	is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and		
(f)	has a gradient not steeper than 1 in 10; and		
(g)	is not used for vehicle access or parking.		

10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. The proposed dwelling would have habitable rooms that face between 30 degrees west of north and 30 degrees east of north.
10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of:	Not applicable. Not multiple dwelling development.

(i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.	
10.4.4-(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3.0m from the northern edge of the private open space; and (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:	Not applicable. Not multiple dwelling development.

(i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.	
10.4.5 Width of openings for garages and carports for all dwellings	
10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	Compliant. The internal garage would be setback 20m from the primary frontage.
10.4.6 Privacy for all dwellings	
10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and	(a) Compliant. Deck 1 accessed from the lounge/dining area would be setback 3m from the western side boundary. Deck 2 accessed from bedroom 1 would be setback 2.4m from the eastern side boundary and would include a 1.7m privacy screen. (b) Compliant. Both decks would be setback a distance greater than 12m from the rear boundary. (c)(i) Not applicable. Not a multiple dwelling.

(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	(c)(ii) Not applicable. Not a multiple dwelling.
10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3.0m from a side boundary; and (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	(a)(i) Not applicable. The development has satisfied (b). (a)(ii) Not applicable. The development has satisfied (b). (a)(iii) Not applicable. The development has satisfied (b). (a)(iv) Not applicable. The development has satisfied (b). (b)(i) Compliant. The development has satisfied (b) (ii). (b)(ii) Compliant. Bedroom 1 would have a window within 2.4m of the eastern side boundary with a sill height of 1.7m. All other windows are setback 3m or more from eastern and western side boundaries. (b)(iii) Not applicable. The development has satisfied (b)(ii).

(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.	
10.4.6-(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5m; or (b) 1.0m if:	Not applicable. No shared driveway or parking spaces.

(i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.	
10.4.7 Frontage fences for all dwellings	
10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable. No front fence proposed.
10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m^2 per dwelling and is within one of the following locations:	Not applicable. Not multiple dwelling development.

(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	
10.4.9 Suitability of a site or lot for use or development	
10.4.9-(A1) A site or each lot on a plan of subdivision must: (a) have an area of not less than 330m^2 excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary;	(a) Compliant. Site area is 611m^2. (b)(i) Compliant. The development of the dwelling would satisfy all boundary setback requirements. (b)(ii) Compliant. The development would be setback 18m from the "Utilities" zone boundary. (b)(iii) Not applicable. No registered easements. (b)(iv) Not applicable. No registered right of way.

(iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.	(b)(v) Not applicable. No restriction imposed by a Utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Land is accessible from Penguin Road. (b)(viii) Not applicable. Not a new residential lot.
10.4.9-(A2) A site or each lot on a subdivision plan must have a separate access from a road - (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road - (i) over land not required as the means of access to any other land; and	(a) Compliant. Access and frontage to Penguin Road. (b) Not applicable. Not an internal lot. (c)(i) Not applicable. Satisfied by (a) and (b). (c)(ii) Not applicable. Satisfied by (a) and (b). (d)(i) Compliant. Site has a 20m wide frontage to Penguin Road. (d)(ii) Not applicable. Not multiple dwelling or non-residential development. (e) Compliant. A Statement of Compliance dated 24 May 2018 has been issued for the proposed access from Penguin Road.

(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than – (i) 3.6m for a single dwelling development; or (ii) 6.0m for multiple dwelling development or development for a non-residential use; and (e) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	
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 *Water and Sewerage Industry Act 2008.*	Compliant. The site would be connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.

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 *Water and Sewerage Industry Act 2008.*	Compliant. The site would be connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.
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 *Urban Drainage Act 2013.*	Compliant. The site would be connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) (a) The site area per dwelling for a single dwelling must - (i) be not less than 325m^2.	(a)(i) Compliant. Site area is 611m^2.
10.4.11 Development other than a single or multiple dwelling	
10.4.11.1 Location and configuration of development	
10.4.11.1-(A1) The wall of a building must be set back from a frontage - (a) not less than 4.5m from a primary frontage; and	Not applicable. Proposed development is residential.

(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.	
10.4.11.1-(A2) All buildings must be contained within a building envelope determined by - (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback - (i) not less than 1.5m from each side boundary; or	Not applicable. Proposed development is residential.

(ii) less than 1.5m from a side boundary if – a. built against an existing wall of an adjoining building; or b. the wall or walls – i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and ii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. (d) in accordance with any building envelope shown on a sealed plan of subdivision.	
10.4.11.1-(A3) Site coverage must: (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan.	Not applicable. Proposed development is residential.

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.	Not applicable. Proposed development is residential.
10.4.11.1-(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Not applicable. Proposed development is residential.
10.4.11.2 Visual and acoustic privacy for residential development	
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: (a) if the finished floor level is more than 1.0m above natural ground level: (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and	Not applicable. Proposed development is residential.

(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or (a) if less than the setbacks in clause A1(a): (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.	
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.	Not applicable. Proposed development is residential.

10.4.11.3 Frontage fences	
10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be: (a) not more than 1.2m if the fence is solid; or (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%.	Not applicable. Proposed development is residential.
10.4.12 Setback of development for sensitive use	
10.4.12-(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.	(a) Compliant. The proposed development would be setback 18m from the "Utilities" zone boundary. (b) Compliant. The proposed development would be setback 18m from the "Utilities" zone boundary.
10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from: (a) Bass Highway;	(a) Compliant. Development would be greater than 1.6km from the Bass Highway.

(b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area.	(b) Non-compliant. Development would be setback approximately 28m from a railway line. Refer to "Issues" section of this report. (c) Not applicable. No land designated for future road or rail. (d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 20km to the west.
10.4.13 Subdivision	
10.4.13-(A1) Each new lot on a plan of subdivision must be - (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.	Not applicable. No subdivision proposed.
10.4.13-(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision, hazardous or vulnerable use.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E$ Change in Ground Level Code	Not applicable. No change in ground level.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Applicable. The site is shown on the coastal inundation maps as having a medium risk to coastal inundation.
E6.2 Application of the Code	Applicable. The site is located within an area subject to Coastal Inundation.
E6.4 Use or Development Exempt from this Code	Not exempt as the site is located within an area subject to Coastal Erosion and Inundation.

E6.5 Use Standards	
E6.5.1 Use on potentially contaminated land	
E6.5.1-(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless: (a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination; (b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or (c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk.	(a) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1. (b) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1. (c) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1.
E6.5.2 Use likely to be exposed to a natural hazard	
E6.5.2-(A1) If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme: (a) use must not be for a critical use, a hazardous use, or a vulnerable use; (b) use must not be residential use if the level of risk is medium or higher; and	The proposal would be on land shown on coastal inundation maps. (a) Compliant. The proposal is not for a critical, hazardous or vulnerable use. (b) Compliant. The use is for residential purposes with the level of risk classed as "Low" in accordance with the Coastal Vulnerability report prepared by Environmental Service & Design dated 30 March 2010.

(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.	(c) Compliant. The application included a Coastal Vulnerability Hazard Risk Assessment Report prepared by Environmental Service & Design dated 30 March 2010.
E6.6 Development Standards	
E6.6.1 Development on potentially contaminated land	
E6.6.1-(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:	(a) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1.
(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk assessment for contamination;	(b) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1.
(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or	(c) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1.
(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and	(d) Not applicable. The proposed land is not land that has potentially contaminated soil by a previous use or activity listed in table E6.1.
(d) if a hazard risk assessment establishes need to involve land on another title to manage risk consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement	

to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for contamination management.	
E6.6.2 Development on land exposed to a natural hazard	
E6.6.2-(A1) If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme: (a) a hazard risk assessment must determine: (i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or (ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and (b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the tile of the land and providing for the affected land to be managed in accordance with recommendations for hazard management.	(a)(i) Compliant. The use is for residential purposes with the level of risk assessed as "Low" as concluded in the Coastal Vulnerability report provided by Environmental Service & Design dated 30 March 2010. No design, structural methods or management regimes are considered necessary. (a)(ii) Compliant. The development has satisfied (a)(i). (b) Not applicable. Hazard risk assessment does not establish the need to involve land on another title for hazard management control.

E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The dwelling would have a double garage that would accommodate two spaces. The requirement for two car parking spaces has been satisfied.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for: (a) on-site loading area in accordance with the requirement in the Table to this Code; and	Not applicable for the development of a single dwelling.

(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.	
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must – (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site;	Not applicable for the development of a single dwelling.

(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; and (g) Be formed and constructed with compacted sub-base and an all-weather surface.	
E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Not applicable. Land is zoned General Residential.
E10 Water and Waterways Code	Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 *Dwelling would be outside the building envelope* –

The Scheme's Acceptable Solution 10.4.2-(A3) requires that a dwelling 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 be contained within a building envelope determined by a projecting line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level. The proposal seeks a variation to this standard, seeking to construct a dwelling with a small portion of the north-east corner of the dwelling outside the building envelope.

The dwelling would be setback 2.4m from the eastern side boundary. An area of 4.5m of the roof of bedroom 1 would be outside the building envelope. An exercise of discretion is required to determine if a Permit may be issued.

Performance Criteria 10.4.2-(P3) requires that for variations to boundary setback and building envelope standards, there be no unreasonable loss of amenity through the loss of sunlight to the habitable rooms of an adjoining dwelling or overshadowing of private open space or a negative visual impact; and that there is adequate separation between buildings that is compatible with that prevailing in the surrounding area.

2 *Overshadowing* –

The proposed dwelling would have a minimal overshadowing impact on the adjoining allotment. The subject allotment is orientated to the north, as is the adjoining allotment to the east. The 5.5m eastern wall of bedroom 1 would be within 2.4m of the side boundary, resulting in a small portion of the roof/fascia being outside the building envelope. The main wall of the dwelling would be setback 6m.

Shadow diagrams were not required due to the minor nature of the encroachment. It is unlikely that the portion of the dwelling outside the building envelope would result in an unreasonable loss of sunlight to habitable rooms or north facing private open space areas of the adjoining property (8 Penguin Road).

3 *Visual Impact* -

The proposed dwelling would have a total height of 8m. The Council recently approved a two-storey extension to the dwelling at 8 Penguin Road resulting in development with similar scale and heights. Based on this, it is unlikely that the proposed dwelling would impose a negative visual impact when viewed from adjoining land.

4 *Pattern of Separation* -

The pattern of separation between residential buildings, would not be materially different to other urban residential development approved in this area. Two-storey development is common for the area given the location to Bass Strait. The proposed dwelling would not be disparate from the established pattern of development in the area.

5 *Proximity to the railway line* -

The Scheme's Acceptable Solution 10.4.12-(A2) requires that a new sensitive use must be setback 50m from a railway.

The proposed development would be setback 26m from the railway line.

Performance Criteria 10.4.2-(P3) requires that development for a sensitive use must have minimal impact for safety and efficient operation of the transport infrastructure; and incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions.

The development would be setback approximately 26m from the railway line consistent with the dwellings on adjoining lots. Given the existing development pattern along Penguin Road, it is unlikely the proposed dwelling would impact on the safety or continued operation of the railway. Construction methods such double glazing of windows etc should be incorporated at the building stage to mitigate potential light, noise and vibration impacts.

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 the Statement of Compliance dated 24 May 2018 at Annexure 5.
TasWater	No conditions imposed as per TasWater's Submission to Planning Authority Notice dated 2 May 2018.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	No conditions imposed, recommended note as per email dated 18 May 2018. "*Unauthorised access to the rail corridor is not permitted and that any need to cross over the railway line to the beach should be via designated pedestrian pathways as signed*".
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

. a site notice was posted;

. letters to adjoining owners were sent; and

. an advertisement was placed in the Public Notices section of The Advocate.

Representations -

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 Stormwater. The concern is around possible landfill and potential water run-off to their property.	The application does not show any areas of landfill. The proposed dwelling would be constructed to the contours of the land with no change in ground level proposed. The development would be subject to standard stormwater conditions and to the satisfaction of the Road Authority and the Stormwater Authority. Refer to the Statement of Compliance dated 24 May 2018 at Annexure 5.

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 representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

The proposal is considered to satisfy the Scheme's Performance Criteria in that the development of the dwelling would not result in a sustained or

unreasonable loss of amenity due to overshadowing or visual impact on adjoining land and would not be disparate from the established pattern of development in the area. It is considered appropriate the proposed development be approved, subject to conditions.

Recommendation -

It is recommended that the application for Residential (dwelling) – variation to the building envelope and proximity to the railway line at 9 Penguin Road, West Ulverstone be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with the plans by Steven Penton Building Design, Job No. 1415-000 dated 11 April 2018, unless modified by a condition of this Permit.

2 The development must be in accordance with the conditions of the Statement of Compliance, dated 24 May 2018 (copy attached).

3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2018/00676-CC dated 16 May 2018 (copy attached).

4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

5 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

6 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.

7 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.

8 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.

9 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.

10 Unauthorised access to the rail corridor is not permitted and any need to cross over the railway line to the beach should be via designated pedestrian pathways as signed.

11 Construction methods and materials including double glazing of windows, should be considered during construction to mitigate potential light, noise and vibration impacts.'

The report is supported."

The Director Community Services reports as follows:

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

■ "That the application for Residential (dwelling) – variation to the building envelope and proximity to the railway line at 9 Penguin Road, West Ulverstone be approved subject to the following conditions and notes:

1 The development must be substantially in accordance with the plans by Steven Penton Building Design, Job No. 1415-000 dated 11 April 2018, unless modified by a condition of this Permit.

2 The development must be in accordance with the conditions of the Statement of Compliance, dated 24 May 2018 (copy attached) (a copy appended to and forming part of these minutes).

3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2018/00676-CC dated 16 May 2018 (copy attached) (a copy appended to and forming part of these minutes).

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6 Construction methods and materials including double glazing of windows, should be considered during construction to mitigate potential light, noise and vibration impacts."

Associated Reports And Documents

Annexure 1

20 m

Scale = 1 : 1000

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CENTRAL COAST COUNCIL

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimilie: 03 6425 1224
admin@centralcoast.tas.gov.au

2-May-2018

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

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9 Penguin Road, West Ulverstone
DA217215

Annexure 2

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee $_____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address: 9 Penguin Road

Ulverstone | 7310

Certificate of Title Reference: 240787/1 | PID 240787/1

Land Area: 611 m2

Heritage Listed Property YES ☐ NO ☒

Applicant/s

First Name: Steven

Surname or Company name: Penton

Middle Name:

Mobile: 0419 248 910

Postal Address: PO Box 1218

Devonport | 7310

Phone No: 6428 6634

Email address: penton.design@gmail.com

Owner (Note – if more than one owner, all names must be indicated)

First Name: Cathryn

Surname: Faulkner

Middle Name:

Phone No: 0409 330 242

Postal Address: 11 Tasma Parade | Ulverstone | 7315

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use Residential

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development

Reduced side boundary setback

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

$.....$300,000..... Estimate/ ~~Actual~~

Total floor area of the development .....260.9.....m^2

Notification of Landowner

If land is NOT in the applicant's ownership

I, Steven Penton , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant Date 11-04-2018

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date

If the permit application involves land owned or administered by the CROWN

I, _____the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date

Applicants Declaration

I/ we Steven Penton

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s Date 11-04-2018

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Office Use Only	
Planning Permit Fee	$ .....
Public Notice Fee	$ .....
Permit Amendment / Extension Fee	$ .....
No Permit Required Assessment Fee	$ .....
TOTAL	**$ .....**
Validity Date	

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
240787	1
EDITION	DATE OF ISSUE
2	19-Jul-2017

SEARCH DATE : 05-Sep-2017
SEARCH TIME : 02.47 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 1 on Plan 240787
Derivation : Part of Lot 2 (Section B.1.) Gtd to A. Clerke.
Prior CT 3852/71

SCHEDULE 1

M642088 TRANSFER to CATHRYN RUTH FAULKNER Registered 19-Jul-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL. 3852 **FOL.** 71

ACTING Recorder of Titles

REGISTERED NUMBER

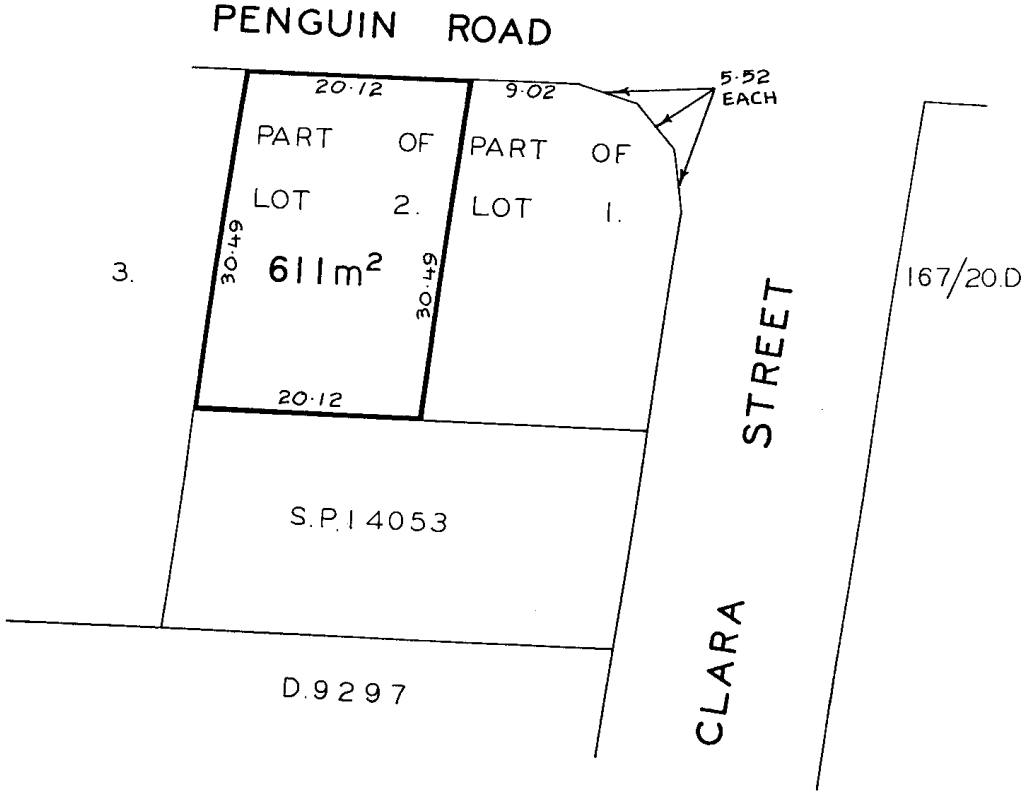
240787

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

TOWN OF ULVERSTONE

MEAS. IN METRES.

190/22.D



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2-May-2018

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9 Penguin Road, West Ulverstone
DA217215

Architectural Drawings

Project Number 1415-000

Revision 02 - Planning -11-04-2018

01 Cover Sheet
02 Site Plan
03 Lower Floor Plan
04 Upper Floor Plan
05 Elevations 01
06 Elevations 02

Proposed Residence
9 Penguin Road
Ulverstone

Cathryn Faulkner

PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 6969760 CT 240787/1
BUILDING FOOTPRINT	168 m2
SITE AREA	611 m2
DESIGN WIND SPEED	N1
SOIL CLASSIFICATION	S
CLIMATE ZONE	7
BUSHFIRE RATING	BAL LOW
ALPINE AREA	NO
CORROSION ENVIRONMENT	MEDIUM

ABN – 84 530 588 051

Tammy Smith
Energy

Thermal performance assessor - VIC/BDAV/12/1448
Bushfire practitioner - BFP-126

PO Box 1218 Devonport Tasmania 7310

6428 6634

ABN – 84 530 588 051

Steven Penton
Building Design

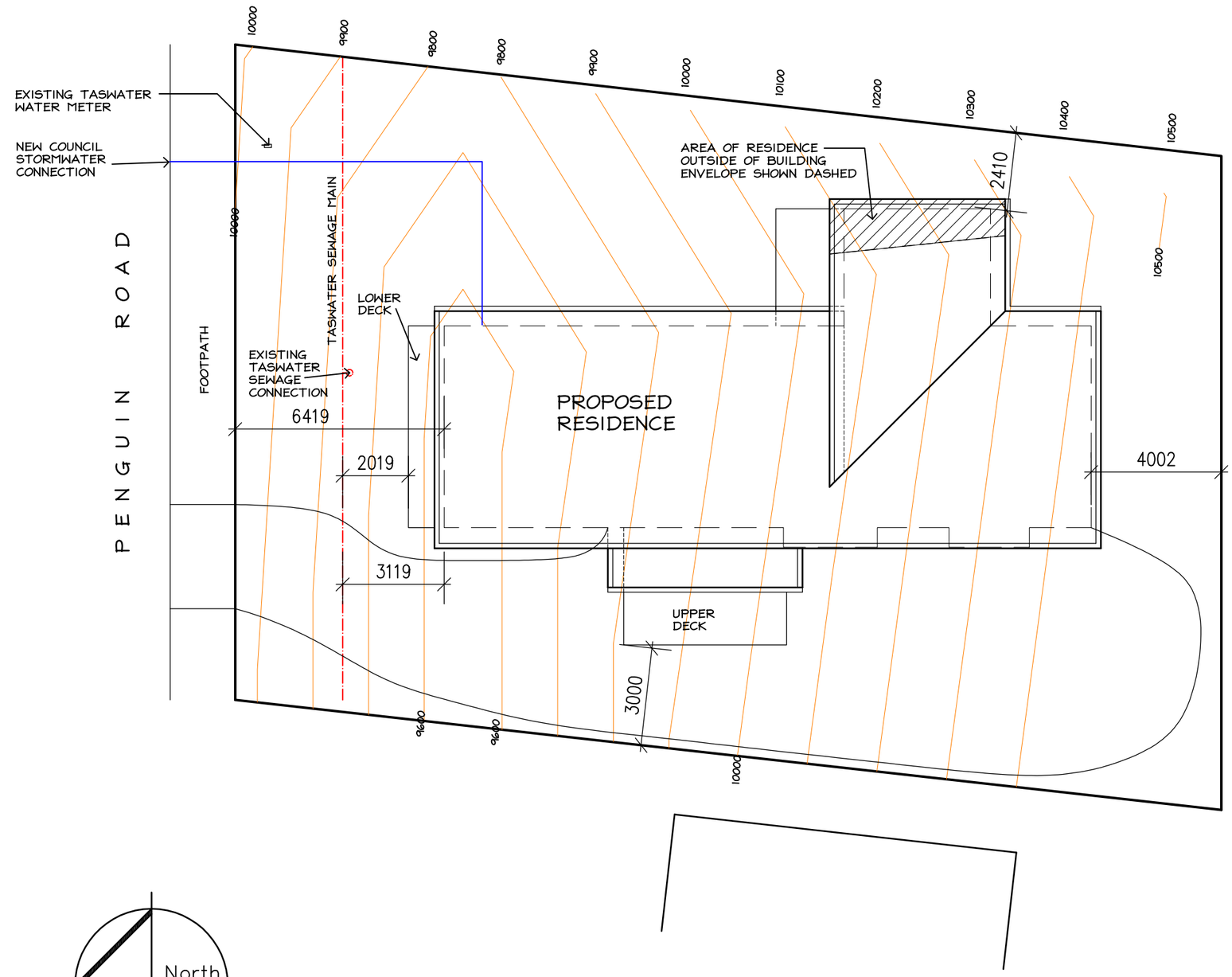
PO Box 1218 Devonport Tasmania 7310

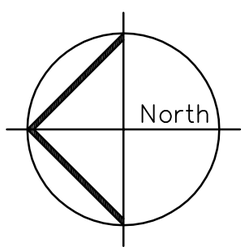
6428 6634

Accreditation CC491K

Notes:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.





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Building Design
Accreditation. CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN – 84 530 588 051

Revision:		
01	PRELIMINARY	22-12-2017
02	PLANNING	11-04-2018

Proposed Residence
9 Penguin Road
Ulverstone

Cathryn Faulkner

Site Plan

Project No.:
1617-059

Drawn:
Penton

Scale at A3:
1:150

Revision:
02

Drawing No.:
02
of 06

Notes:

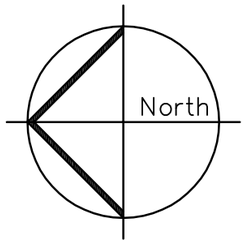
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING WORK.

INSULATION NOTES:

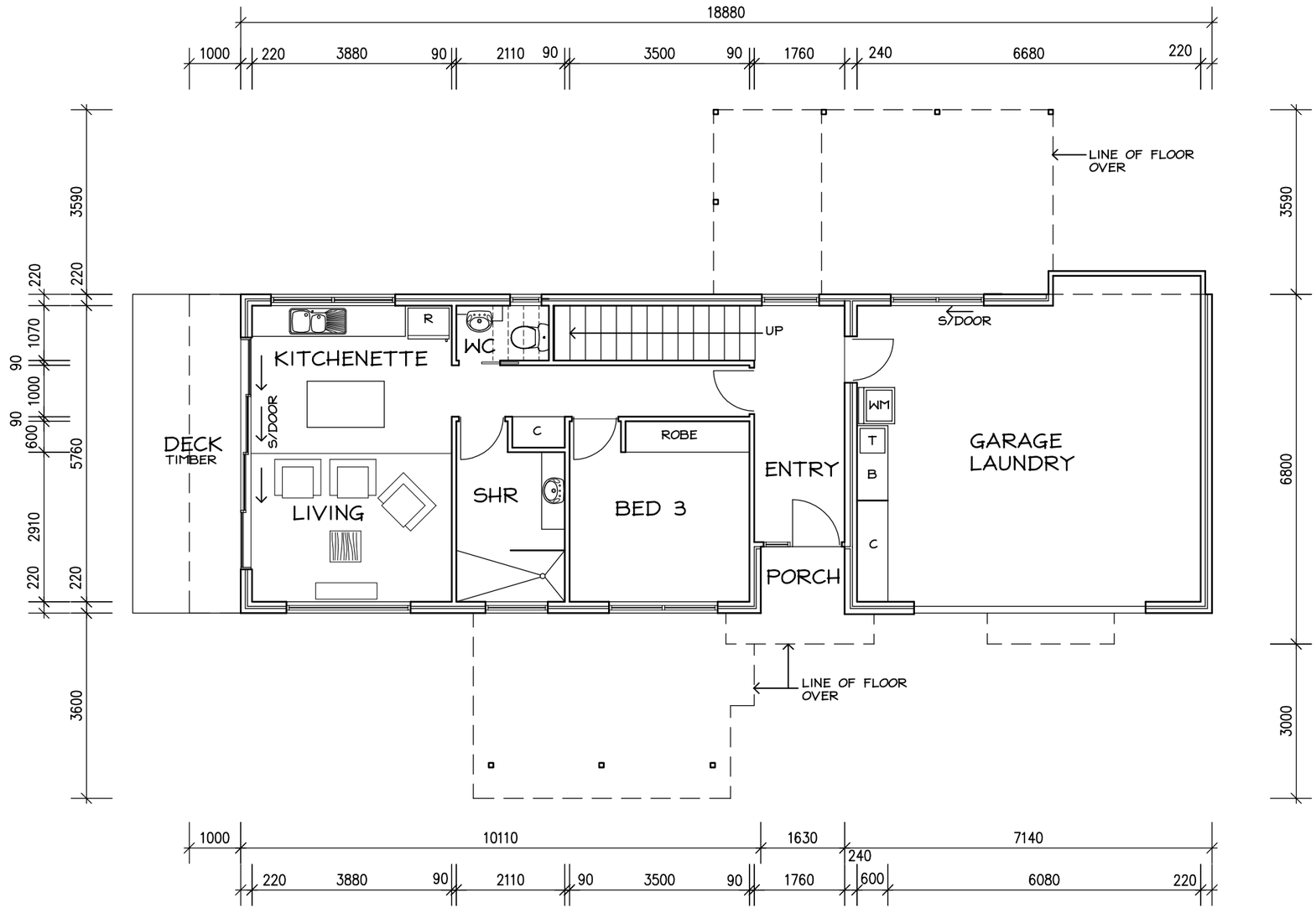
CSR ENVIROSEAL PROCTORWRAP HT-R VAPOUR PERMEABLE WRAP TO ROOF. ALL JOINTS TO BE TAPED INCLUDING PENETRATIONS
CSR ENVIROSEAL PROCTORWRAP (RW) VAPOUR PERMEABLE WALL WRAP TO ALL EXTERNAL WALLS. ALL JOINTS TO BE TAPED INCLUDING EDGES AT WINDOWS, DOORS AND PENETRATIONS. MINIMUM R2.0 THERMAL BATTS TO EXTERNAL WALLS. R2.0 THERMAL BATTS TO INTERNAL WALLS OF GARAGE.
R4.0 THERMAL INSULATION BATTS TO CEILINGS WITH 70 THICK R2.0 BATTS TO 600MM PERIMETER AT EAVES TO MAINTAIN AIR FLOW, REFER TO DETAILS AND SECTIONS.

LEGEND

CS -CAVITY SLIDING DOOR
WM -WASHING MACHINE LOCATION
T -LAUNDRY TROUGH
R -REFRIGERATOR SPACE
DW -DISHWASHER
B -BENCHTOP
C -CUPBOARD
S -SHELVING



FLOOR AREAS
LOWER - 142.6 m2
UPPER - 118.3 m2
TOTAL - 260.9 m2 (28.0 sq)
NOT INCLUDING DECKS



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Revision:
01 PRELIMINARY 22-12-2017
02 PLANNING 11-04-2018

Proposed Residence
9 Penguin Road
Ulverstone
Cathryn Faulkner
Lower Floor Plan

Project No.: 1617-059
Drawn: Penton
Scale at A3: 1:100

Revision: 02

Drawing No.: 03 of 06

Notes:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING WORK.

INSULATION NOTES:

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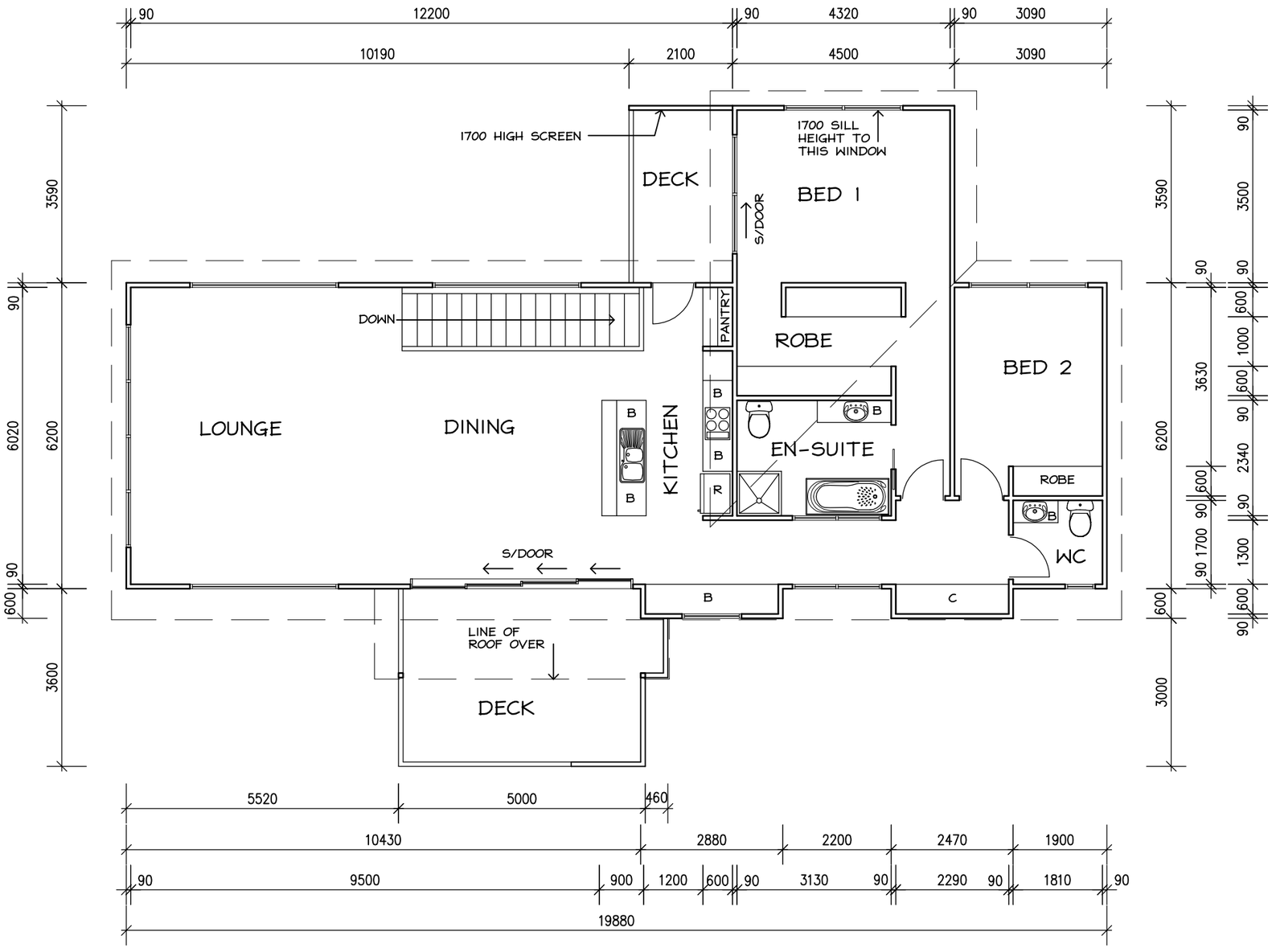
R4.0 THERMAL INSULATION BATTS TO CEILINGS WITH 70 THICK R2.0 BATTS TO 600MM PERIMETER AT EAVES TO MAINTAIN AIR FLOW, REFER TO DETAILS AND SECTIONS.

LEGEND

CS -CAVITY SLIDING DOOR
WM -WASHING MACHINE LOCATION
T -LAUNDRY TROUGH
R -REFRIGERATOR SPACE
DW -DISHWASHER
B -BENCHTOP
C -CUPBOARD
S -SHELVING

North

FLOOR AREAS
LOWER - 142.6 m2
UPPER - 118.3 m2
TOTAL - 260.9 m2 (28.0 sq)
NOT INCLUDING DECKS



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Revision:		
01	PRELIMINARY	22-12-2017
02	PLANNING	11-04-2018

Proposed Residence
9 Penguin Road
Ulverstone
Cathryn Faulkner
Upper Floor Plan

Project No.: 1617-059
Drawn: Penton
Scale at A3: 1:100

Revision: 02

Drawing No.: **04** of 06

Notes:

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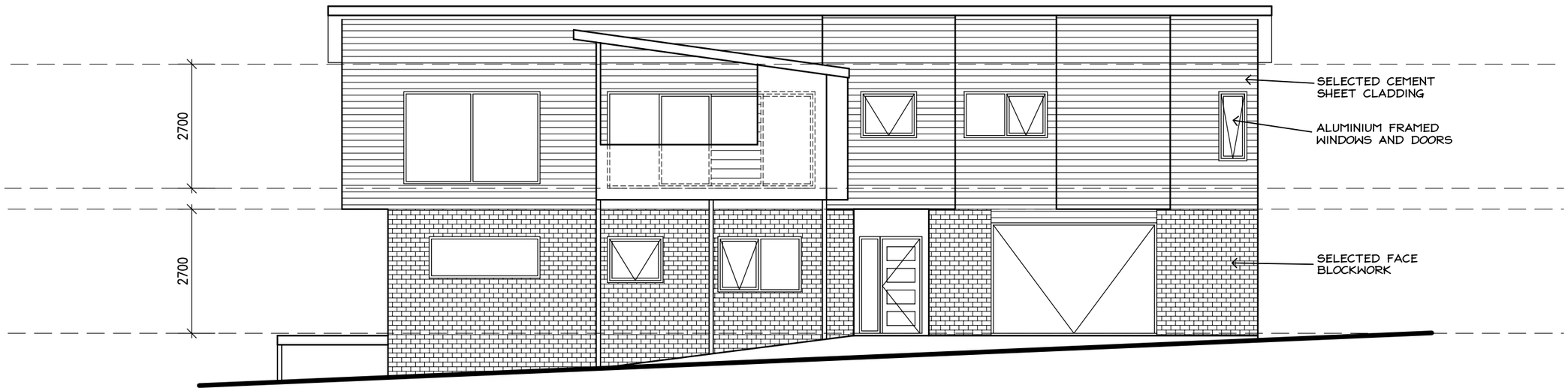
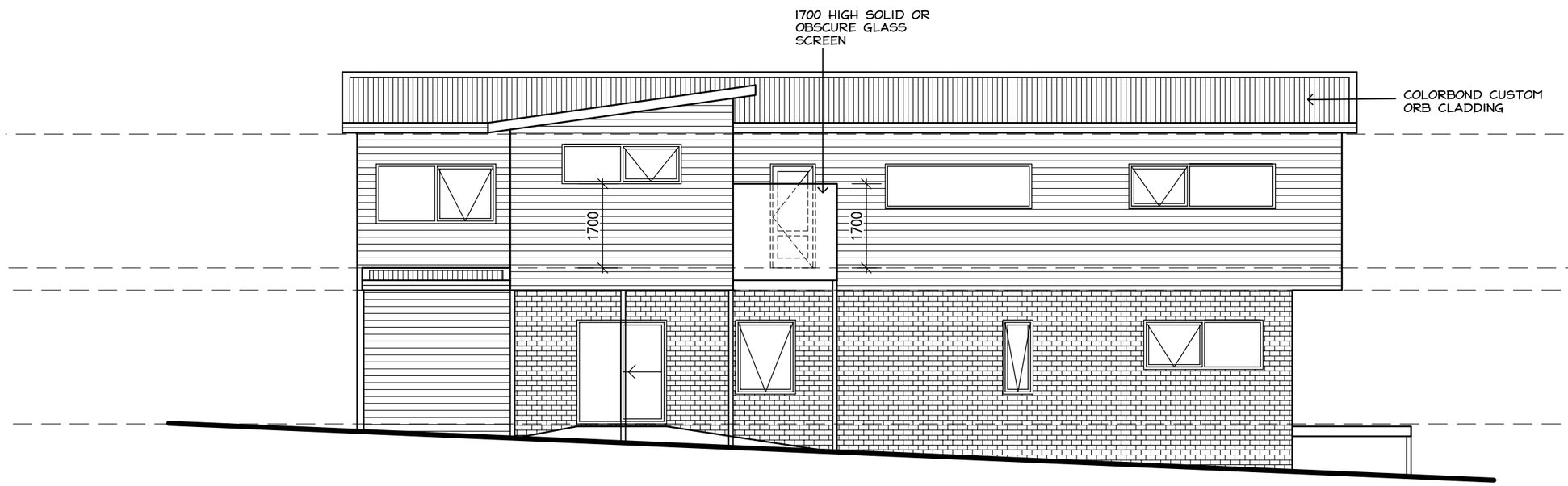


WEST ELEVATIONS



EAST ELEVATIONS

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Revision:		
01	PRELIMINARY	22-12-2017
02	PLANNING	11-04-2018

Proposed Residence
9 Penguin Road
Ulverstone

Cathryn Faulkner
Elevations

Project No.:
1617-059

Drawn:
Penton

Scale at A3:
1:100

Revision:
02

Drawing No.:
04
of 06

Notes:

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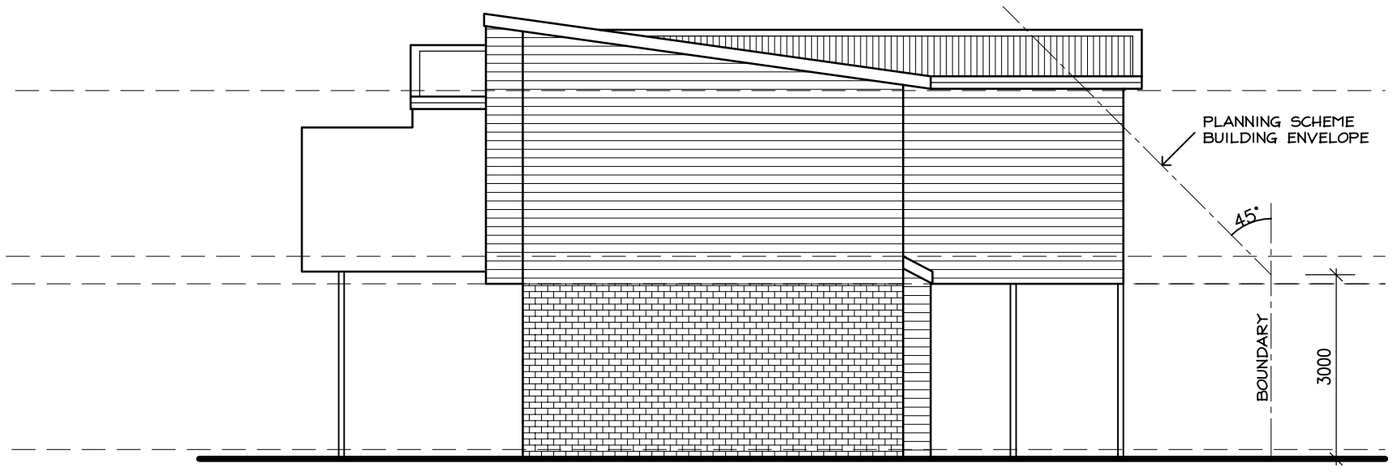
NORTH ELEVATION



SOUTH ELEVATION

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02	PLANNING	11-04-2018

Proposed Residence
9 Penguin Road
Ulverstone
Cathryn Faulkner
Elevations 02

Project No.:
1617-059

Drawn:
Penton

Scale at A3:
1:100

Revision:
02

Drawing No.:
06
of 06

Environmental Service & Design

Environmental Service and Design Pty Ltd
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BURNIE Tas 7320

Coastal Vulnerability – 9 Penguin Road, Ulverstone, Tasmania

Subject: Risk of inundation or erosion resulting from coastal degradation.
Ref. No. 4386 **Date: Tuesday, 30 March, 2010**

Summary

An investigation at and around No 9 Penguin Road has indicated that the risk of inundation of the land comprising from tidal action, storm surges or predicted sea level rise over the next 50 years is considered low.

The risk of erosion of the above land at the site of the proposed development activity from wave action is considered moderate to low, within the next 50 years.

Introduction:
Central Coast Council Planning requirements (S7.4.2) are that a report is required where development (not including subdivision) is proposed within 90 metres of 2.64 metres above the Australian Height Datum (AHD). This is interpreted to indicate that a development 90 meters laterally from a contour of 2.64m requires an investigation to the susceptibility of the proposal to erosion and inundation from sea action, irrespective of the site's vertical position.

The proposed development in this case is within a property the seaward boundary of which is approximately 50m south from that contour. The proposed activity is ~8m south of that boundary.

The proposed development is a residence; an expected life for the structure is taken as 50 years.

Site description:
The site is located at PID6969760, Title 240787/1, and E429265E, N5445126N GDA94., and the site is located on 9 Penguin Road.

The geomorphology of the site is coastal sandy shoreline, with hard outcrop forming jagged inlets with weak sedimentation between eroded areas of metasediments (phyllite) of Upper to Middle Cambrian age.

The sedimentary rocks are oriented between 60° and 70° to the northwest, striking generally north east, with local contortions. The more prominent headlands on either side of the site are generally harder quartzite, conglomerate or breccia.

Investigations:

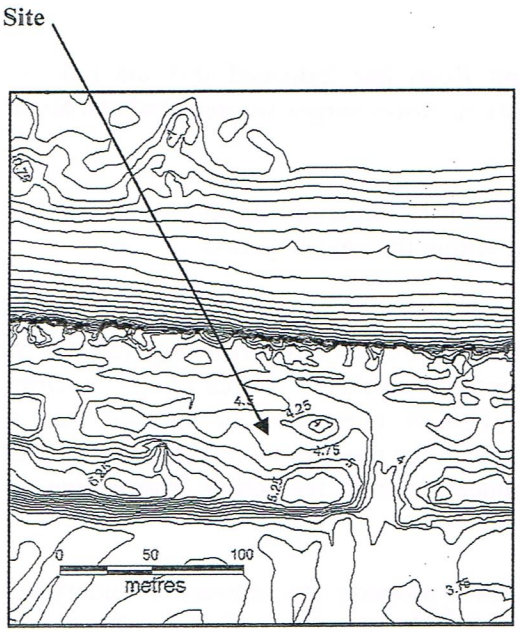
The site and the surrounds were examined by the undersigned on 22nd March 2010. Levels were determined from LiDar contours.

Findings:

It is apparent that:

- According to the LiDar data, the development site is all above a minimum Reduced Level (RL) of ~4.8m AHD.

Figure 1 LiDar site data (Nth up)



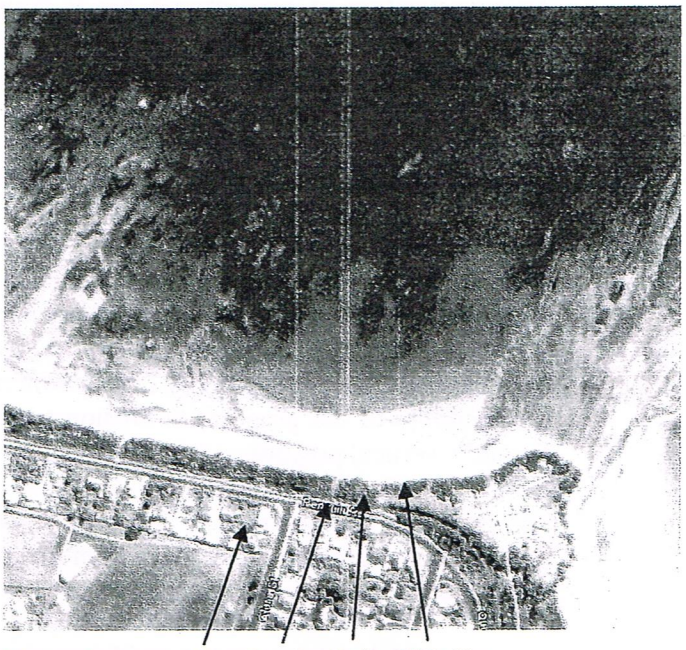


Figure 2 Area: Site Road Rail Tide line

(Pic taken at low tide) ↑N

- The cross section data and observations on the shoreline indicate that there is a sub-tidal shelf of rock with a sandy beach-line, to a height of ~2.4m. Above this level a dunal zone well vegetated by halophytic and heath vegetation and a substrate of sand rose to a level of ~4.2m, whereupon the level remains relatively flat following modification by a rail line and a roadway.
- The site of the proposed development is on the seaward slope of the older relict dunes, with a drop of over 1.6m to a low area (occupied by a sports field) to the south.

- Regionally, the low area forming this part of the coastline appears to be accretionary, formed by a period of sequential deposition of marine sand.
- The rail line construction details are not clear, but evidence of clayey and rocky fill was present at shallow depths nearby.
- **Tidal inundation effects:** A clear indication of the recent inundation levels was evident on the shoreline. Debris lines, and basal seasonal accretion/erosion patterns of the vegetated dune were discernable. Seasonal (summer) accretion has marginally increased the sand volume on the beach from previous surveys of this area, but the rock base remains well exposed at low tide. Penguin nests have assisted slumping of the dune front.

Figure 3 Shoreline looking east

Beach materials:
The local geology is not strongly represented in the beach deposits. The sand material is predominantly sharp fine quartz, with a minor shell component. This indicates a semi-local source, possibly from quartzites to the west and east. The exposed geology is predominantly phyllite, a silty/micaceous rock.

According to MRT geological mapping at 25000 scale (LIST), the site is located on a Quaternary beach ridge indicated as "stabilised". Evidence on site supports this surmisal.

It is understood that:
Predicted sea level rise over the next 100 years is in the range 9 and 88cm, with a median of 40cm (IPCC 2001). Recent data (Karoly, 2009) indicated a rise of up to 1.4m by 2001. Sharples 2006 has mapped this coastline as "open sandy shore backed by soft sediment plain – potential erosion and shoreline recession vulnerability".

The report on *Historical and Predicted Sea Level Extremes For ...Burnie* (Hunter 2008), in Table 112 indicated that there is a maximum 78.8% exceedance probability of 2m above AHD inundation level by 2040.

Potential for storm surge – Significant Wave Heights

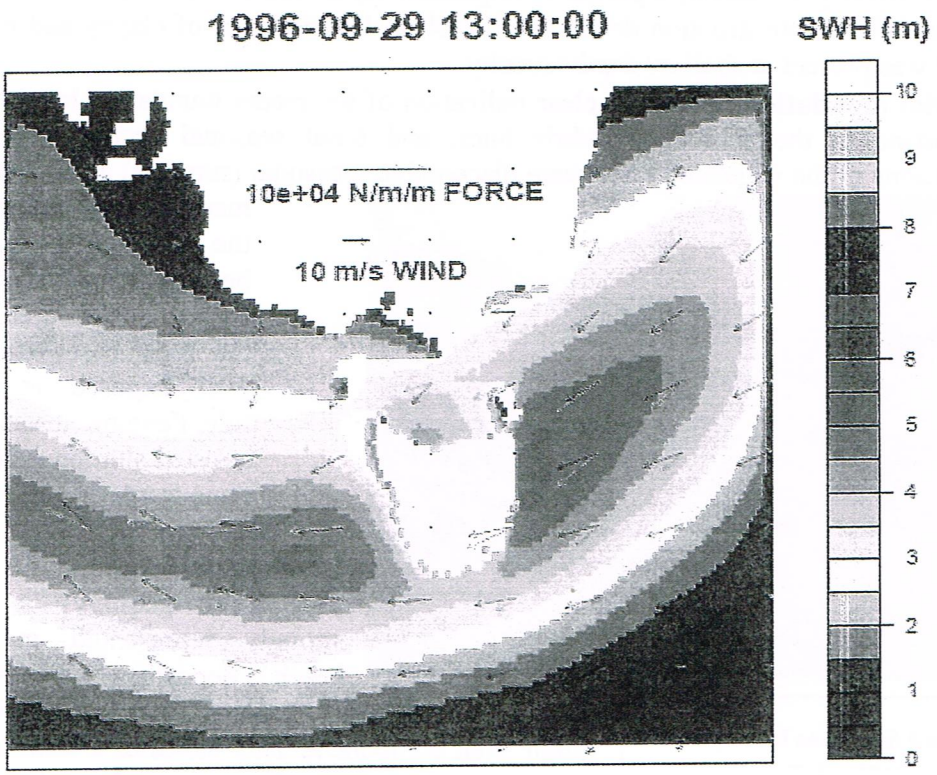


Figure 4 CSIRO modelling of Significant Wave heights Wind (black arrows) and waves (green arrows) of a storm in Bass Straight on 29-9-1996 (SWAN model). This indicates that waves of up to 4.3m could occur on this shoreline,

Evidence of MHW: the physical evidence indicates that Mean High Water is at a level of approximately 2.5m AHD. Although erosion evidence indicates minor periodic recession, and the gross area configuration indicates stability. This is close to the level of 2.64m AHD indicated in the planning requirements for the site. Previous investigations in this area (late 2009) indicated erosion, current indications are accretive.

The CSIRO modelling data in Figure 4 above indicates that waves of up to 4.3m could occur on this shoreline, during severe storms.

Storm Surge:

Tide gauge data from Georgetown has indicated a maximum 50 year return storm event could result in rise in sea level to 3.2m AHD along the Bass Straight Coast.

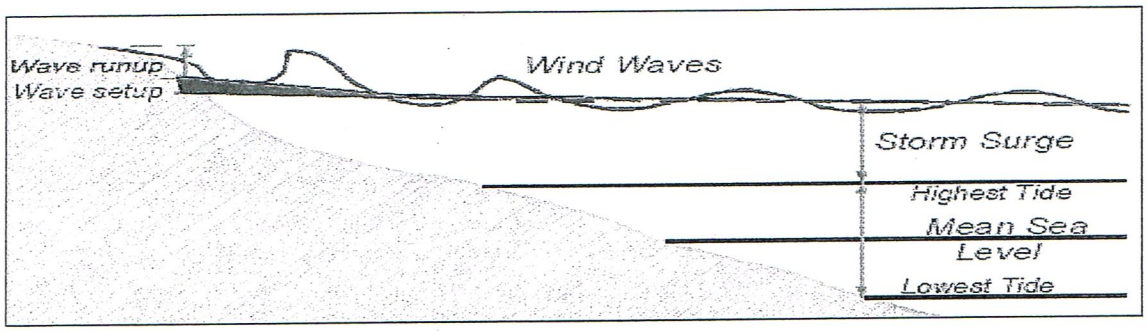


Diagram 1 Terminology

Thus, using the terminology as in Diagram 1 above, **conservatively assuming** a highest tide-line level of 2.64m and a storm surge at this location of 0.56m, plus the extreme event waves of 4.3m, (2.64 +0.56+4.3m), a maximum wave-affected level would be 7.5m, should all of these three events occur **simultaneously** on a smooth shoreline. Assuming sea level rise over the next 50 years of 50cm, a wave effect at that time could reach 8m AHD on a smooth shoreline.

The probability of these events being simultaneous is extremely low.

A smooth shoreline is present on the immediate lateral and front of the site, and the rocks are low lying, although with a north orientation. In addition, the orientation of the sedimentary outcrops indicates vulnerability from waves from the north. The longest fetch is from the north east

Interpretation:

Wave effects would be only slightly ameliorated by the run-up configuration of this portion of the coastline:

- Initial wave attenuation would be achieved by the vegetation, but this may not survive a long activity period.
- The second and principle attenuation would be achieved by the configuration of the rail line. This would be an effective energy dissipater for storm waves at the mid-extent of their run-up.
- The roadway would not dissipate wave action to a great extent.
- Some protection from large waves would be provided by the existing residence between the site and the shoreline.

Based on data available, development at this site above a level of 4.6m has a low probability of inundation within the next 50 years. The site of the proposed activity is all above 4.5m.

Erodability

The sedimentary geology exposed on the shoreline is not significant in the erodability of the shoreline proximate to the site. Overlying the rock layer, the sand is dominantly aeolian (wind blown). The sand is loose and easily eroded in the zone to the north of the rail line. The mode of erosion of the vegetated foredune would be by undercut and collapse, which retards wave energy – the mode is presently evident in the seasonal erosion pattern.

The Bruun concept (~100m shore loss for every 1m sea level rise) is potentially relevant in this situation.

Subsequently, for short term storm inundation, this section of the coastline – for at least 100m either side of the site under examination, is considered moderately to highly erosion prone. Given that the site is 50m + from the current shoreline, a rise in sea level by 0.5m could lead to a 50m lateral ingress, albeit that this could take up to 100 years without interference.

Other considerations:
The site of the proposed activity is located to the south of two significant infrastructure items i.e. the Tasmanian State rail line and the main Penguin Road. It is probable that engineering efforts will be expended within the foreseeable future to protect these assets by erosion protection, and these will strongly affect the protection level for the site. This protection may consist of sea wall construction which would be a "short term" solution, but would result in the 9 Penguin Road site being under significantly reduced threat for the likely lifetime of the activity.

Conclusion

- Due to the elevation of the site, the frontage configuration and the predicted MHWM plus storm surge height, inundation has low potential to occur at the site within the following 50 years.

- This shoreline has only moderate potential to erode in such a way as to affect this property within the next 50 years, as the site is over 50m from the shoreline. It is considered likely that asset protection measures for the transport infrastructure will occur, thus providing protection for the development.

In respect to No. 9 Penguin Road, Ulverstone, the risk of inundation and shoreline recession within the period of the next 100 years is considered to be sufficiently low that no design, structural method, management regimes or other steps are required to reduce the level of risk to life and property.

Ian Ferris,
Tedhnical Consultant

Environmental Service and Design Pty Ltd

Bibliography

Sharples, C. (2006), *Indicative Mapping of Tasmanian Coastal Vulnerability to Climate Change and Sea-Level Rise: Explanatory Report, 2nd Edition*, Consultant Report to Department of Primary Industries & Water, Tasmania

Hunter, J. 2008 Historical and Projected Sea-Level Extremes for Hobart and Burnie, Tasmania, Technical Report prepared by the Antarctic Climate and Ecosystems Cooperative Research Centre - December 2007.

Australian Govt Dept of Climate change *CLIMATE CHANGE – POTENTIAL COSTS AND IMPACTS TASMANIA* (http://www.climatechange.gov.au)

Australian Greenhouse Office Assessing and mapping Australia's coastal vulnerability to climate change :Expert Technical Workshop, *Department of the Environment and Heritage, 2006*

Department of Primary Industries and Water, Tasmania *Coastal Hazards In Tasmania General Information Paper*

M. A. Hemer, K. McInnes, J. A. Church, J. O'Grady, & J. R. Hunter. 9 September 2008 *Variability and trends in the Australian wave climate and consequent coastal vulnerability*. Department of Climate Change, Surface Ocean Wave Variability Project September 2008

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CENTRAL COAST COUNCIL

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Fax 03 6425 1224
www.centralcoast.tas.gov.au

NOTICE OF DOG REGISTRATION AND OTHER FEES 2018-2019

Notice is given that dog registration fees have been fixed by the Council for the financial year 1 July 2018 to 30 June 2019 in respect of all dogs over the age of six months, at the following rates:

PARTICULARS	IF PAID BY 31 JULY 2018 $	IF PAID AFTER 31 JULY 2018 $
Male/female dog	57.00	102.00
*Working dog *Purebred dog *Greyhound *Hunting dog (*As defined and production of evidence required)	34.00	60.00
Pensioner's dog (One dog only - Production of evidence required)	27.00	33.00
Sterilised dog (Production of evidence required)	34.00	45.00
Guide/hearing/ companion dog	Nil	Nil
Declared Dangerous Dog	260.00	315.00
Discounts: *Obedience Certificate (*Production of evidence required)	1.00	1.00

Additionally, the following fees have also been fixed:

PARTICULARS	$
Detention of dog (per day) plus	50.00
Impounding fee (1st impoundment)	30.00
Impounding fee (subsequent)	80.00
Investigation of nuisance complaint	25.00
Kennel Licence application - 3 dogs or more	130.00
Kennel Licence renewal	60.00 per year
Replacement tag	5.00 each
Dangerous dog collar	Purchase price + 5% admin. fee & GST
Dangerous dog sign	Purchase price + 5% admin. fee & GST

All dogs aged over six months must be registered with the Council. Registration renewal forms will be mailed to owners of currently registered dogs.

Forms for new registrations can be obtained from the Customer Service Officers at the Administration Centre, 19 King Edward Street, Ulverstone and the Service Centre, 78 Main Road, Penguin or from the Council's website.

Applications should contain all required particulars and be accompanied by the appropriate registration fee.

Enquiries about dog registration should be directed to the Animal Control Officer or Customer Service Officers at the Administration Centre and Service Centre - tel. 6429 8900.

NOTICE OF CHANGE OF MEETING DATE

Notice is given of a change to the previously advertised ordinary meeting of the Council in June 2018. The meeting will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 25 June 2018 commencing at 6.00pm.

Unless otherwise closed to deal with confidential matters, this meeting is open to the public. Please note that the public gallery is limited to approximately 30 seats.

An agenda and any associated reports and documents, other than those that are withheld, will be available at the Administration Centre and at the Service Centre, 78 Main Road, Penguin on the Wednesday prior to the meeting. Copies of agendas can be obtained free of charge and copies of reports and associated documents, other than those that are withheld, can be inspected at the Administration and Service Centres. The current agenda and minutes of previous meetings can be accessed on the Council's website at www.centralcoast.tas.gov.au

From 6.40pm at the meeting the Council will set aside a period of 30 minutes during which members of the public are invited to ask questions relating to the activities of the Council. Questions may be submitted in writing. Any questions in writing that are to be directed to Public Question Time must be given to the General Manager by the Friday-week before the meeting date. If an item on the meeting agenda has not been dealt with prior to Public Question Time, questions about that item are not to be taken for the reason that a response at that time could compromise the Council's subsequent consideration of that item.

Procedures relating to Public Question Time can be obtained at the Administration and Service Centres, and from the Council's website.

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location: 16 Braddons Lookout Road, Leith
  Proposal: Residential (dwelling) - variation to side boundary setback and privacy standards
  Application No.: DA217141
- Location: 25 George Street, Ulverstone
  Proposal: Residential (outbuilding - shed) - variation to rear boundary setback standard
  Application No.: DA217195
- Location: 54 River Avenue, Heybridge
  Proposal: Residential (outbuilding - shed) - variation to rear boundary setback standard
  Application No.: DA217202
- Location: 9 Penguin Road, West Ulverstone
  Proposal: Residential (dwelling) - variation to the building envelope and proximity to the railway line
  Application No.: DA217215

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications [in accordance with s.57(5) of the Act] by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*. Representations must be made on or before 19 May 2018.

Dated at Ulverstone this 3rd day of May, 2018.

SANDRA AYTON
General Manager

TAS362263

Local Government

DEVONPORT CITY COUNCIL
17 Fenton Way, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals:

Application No:	PA2018.0055
Proposal:	Resource Development (controlled environment agriculture) - assessment against performance criteria for location and configuration of development (side and rear setback variation) and Change in Ground Level Code
Address:	21 & 51 Don Heads Road, Don
Application No:	PA2018.0066
Proposal:	Residential (single dwelling and shed) - assessment against performance criteria for setbacks and building envelope
Address:	52 Fleetwood Drive, Spreyton
Application No:	PA2018.0067
Proposal:	Residential (detached addition) - assessment against performance criteria for setbacks and building envelope and Local Heritage Code
Address:	77 North Fenton Street, Devonport
Application No:	PA2018.0069
Proposal:	Residential (shed) - assessment against performance criteria for Local Heritage Code
Address:	24 Hiller Street, Devonport

The applications can be viewed at the Council offices or on Council's website. Section 57(5) of the *Land Use Planning and Approvals Act 1993* provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on **21 May 2018.**

Paul West
GENERAL MANAGER

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BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

The following applications for use and development of land have been received:-

Application No:	DA 2018/41
Site:	18 Morse Street MONTELLO CT 73841/15
Proposal:	Demolition of existing dwelling and construction of new dwelling
Discretionary Matter:	Reliant on assessment against performance criteria for grant of permit - clause 10.4.2 (P1 & P2) - clause 10.4.5 (P1) and clause 10.4.6 (P2)
Application No:	SD 2018/1281
Site:	38 & 40-42 Nairana Avenue SHOREWELL PARK CT 174176/89 & CT 174176/90
Proposal:	Subdivision (5 Lots)
Discretionary Matter:	Reliant on assessment against performance criteria for grant of permit - clause 10.4.9 (P2) and clause 10.4.13 (P2)

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

Any person may make representation relating to an application. Representations regarding the proposal should be in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net to be received no later than 5.00pm on **21 May 2018 .**

Dated: 5 May 2018
Andrew Wardlaw
GENERAL MANAGER

TAS362337

www.burnie.net

BURNIE CITY COUNCIL

Public Notices

Notice to MAST Motor Boat Licence Holders
Have you changed your address recently?

Motor boat licence renewals will be mailed out in May.

If you have a boat licence and have changed your address recently, or intend moving in the near future, please call MAST on 1300 135 513 to enable the necessary changes to be made to our address database.

Marine and Safety Tasmania
MAST
MARINE and SAFETY TASMANIA

LIQUOR LICENCE APPLICATION

An application for a **Special** liquor licence has been lodged with the Commissioner for Licensing by **Mieke Janelle Bacon** for the premises trading as **"Liveat Burnie"** located at **45 Wilson Street, BURNIE TAS 7320.**

Further details in respect of the application may be obtained by contacting the Liquor and Gaming Branch, on telephone (03) 6166 4040

Any representation in respect of the application must be made in writing by no later than **Friday, 18 May 2018** to Commissioner for Licensing, GPO Box 1374 HOBART TAS 7001 or email licensing @treasury.tas.gov.au.

EAST DEVONPORT Bowls Club AGM will be held on May 27, 2018 at 1pm at the Club. All members welcome.

Latrobe Bowls and Community Club Inc.

Annual General Meeting is scheduled to be held on May 20th, at 10am at Bowls Clubrooms (off Victor St, Latrobe). Followed by a general meeting.

Nominations for all positions close with the Public Officer or Secretary on May 6th.

Benny Dubbeld,
(Public Officer)

SHEFFIELD Bowls Club Inc. AGM at club-rooms. Sunday 20th May 10.30am. Ladies Tuesday 15th May 10am.

"I wanted to be home with the kids, so now I'm a Barnardos foster carer... and I love it."

Barnardos urgently need short-term foster carers to give children aged five and below a safe home to grow up in.

✓ Training ✓ Generous allowance ✓ 24/7 Support

Become a carer today.
1800 663 441
barnardos.org.au/wecare

Barnardos Australia

Annexure 3

To whom it may concern,

We wish to have a concern noted as to the application number DA 217215 at 9 Penguin Rd West Ulverstone.

The property drops in the centre of the block, just south of our back door, by about 1 metre and slopes to the west at the front of the block. If there is any fill to the land we cannot have any water run-off onto our property as all we have is a gravel pit for our storm water to run into and we do not wish to have our yard flooded. It does not flood now.

Regards

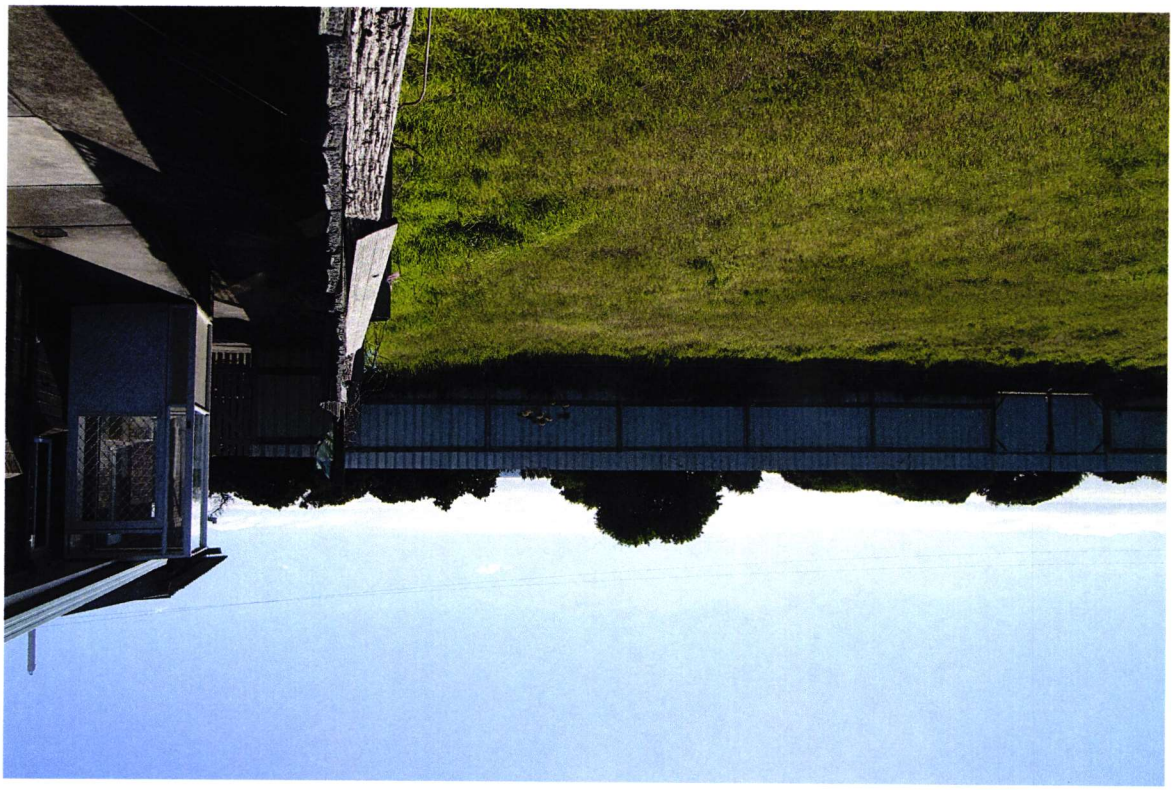
Jack and Lisette Sparrius

8 Penguin Road

West Ulverstone

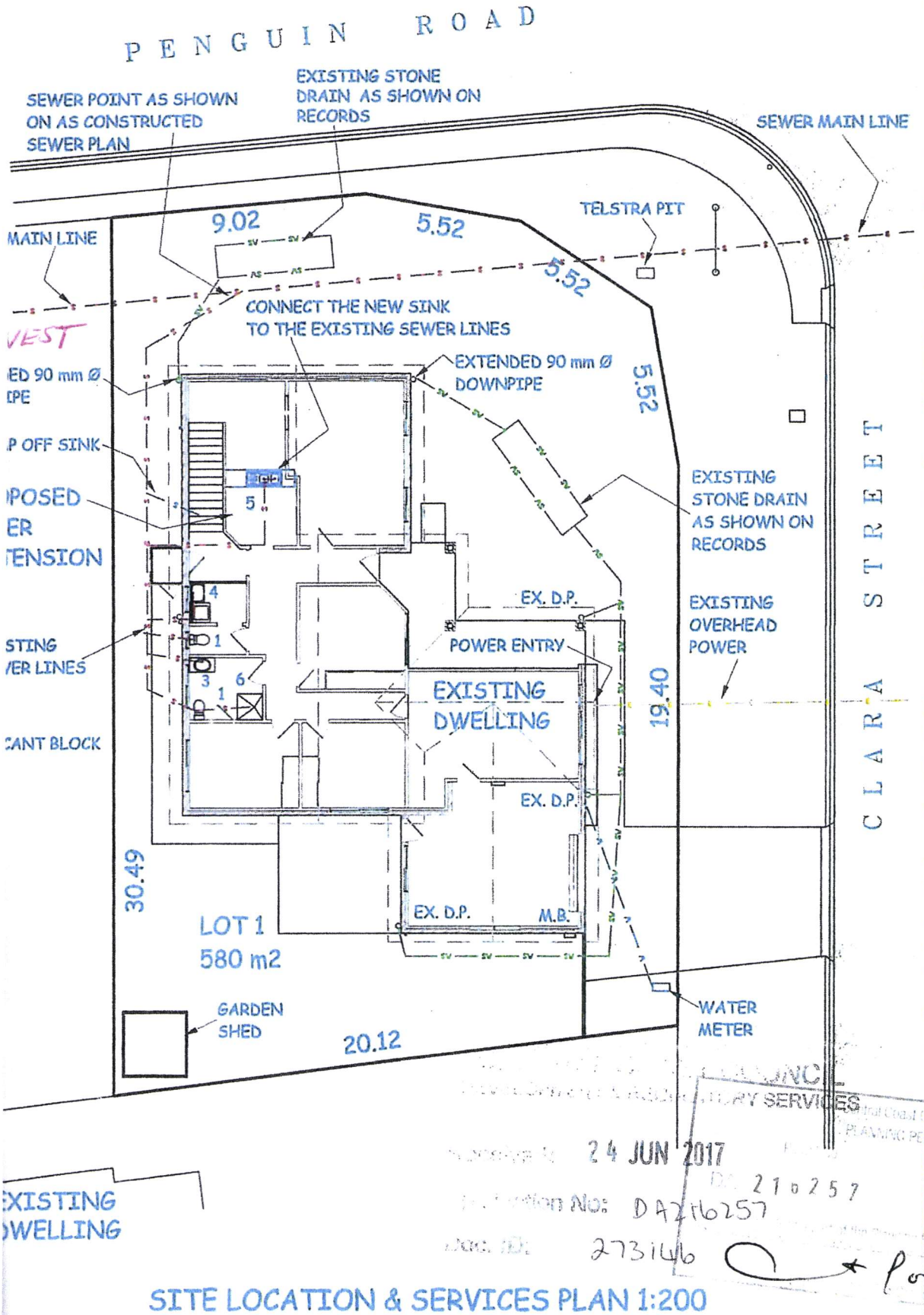
Phone: 0414011762.

CENTRAL COAST COUNCIL
Division .....
Rec'd 15 MAY 2018
File No .....
Doc. Id .....



NOTES:

THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3000.3:2003. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



EXISTING DWELLING

SITE LOCATION & SERVICES PLAN 1:200

24 JUN 2017

Application No: DA216257

Job No: 273146

PLANNING SERVICES

Received 17 AUG 2017

DA 216257

WEEDA Drafting & Building Consultants Pty

53 Leighlands Avenue, Ulverstone TAS 7315
Phone (03) 6425 2662
Mobile: Adam 0427 333 129 Jake 0438 252
Email: jrweeda@bigpond.com

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER ACCREDITATION NUMBER JAKE, CC 670 C Cat BMR; BD & C AND ADAM, CC 5317 P Cat BD

PLUMBING NOTES - DOM

PLUMBING SHALL BE INSTALLE
A.S./N.Z. 3500.1-2003 WATER
A.S./N.Z. 3500.2-2003 SANITARY
A.S./N.Z. 3500.3-2003 STORM
A.S./N.Z. 3500.4-2003 HOT WAT

FIXTURES:
1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

I.O. - INSPECTION OPENIN

E.V. - EDUCT VENT

R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GUL
TOP OF O.R.G.'s SHALL BE A M
OF 150mm BELOW THE LOWEST
A MINIMUM OF 75 mm ABOVE F
GROUND/SURFACE LEVEL.
CONCRETE SURROUND PLINTHS
BE PROVIDED ORDUND O.R.G.'S

D.P. = DOWNPIPE SIZE AS S
STORM WATER LINE 100 mm
S.W. LINES GENERALLY OUT 1
& PARALLEL TO EXTERNAL WA
STORM WATER - UPVC 100 mm
@ MIN. GRADE OF 1:100

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT
& PARALLEL TO EXTERNAL WA
SEWER - UPVC ON 100 LAID
GRADE OF 1:60

WATER SUPPLY 20 mm Ø LI
S.V. - STOP VALVE

TELSTRA SUPPLY

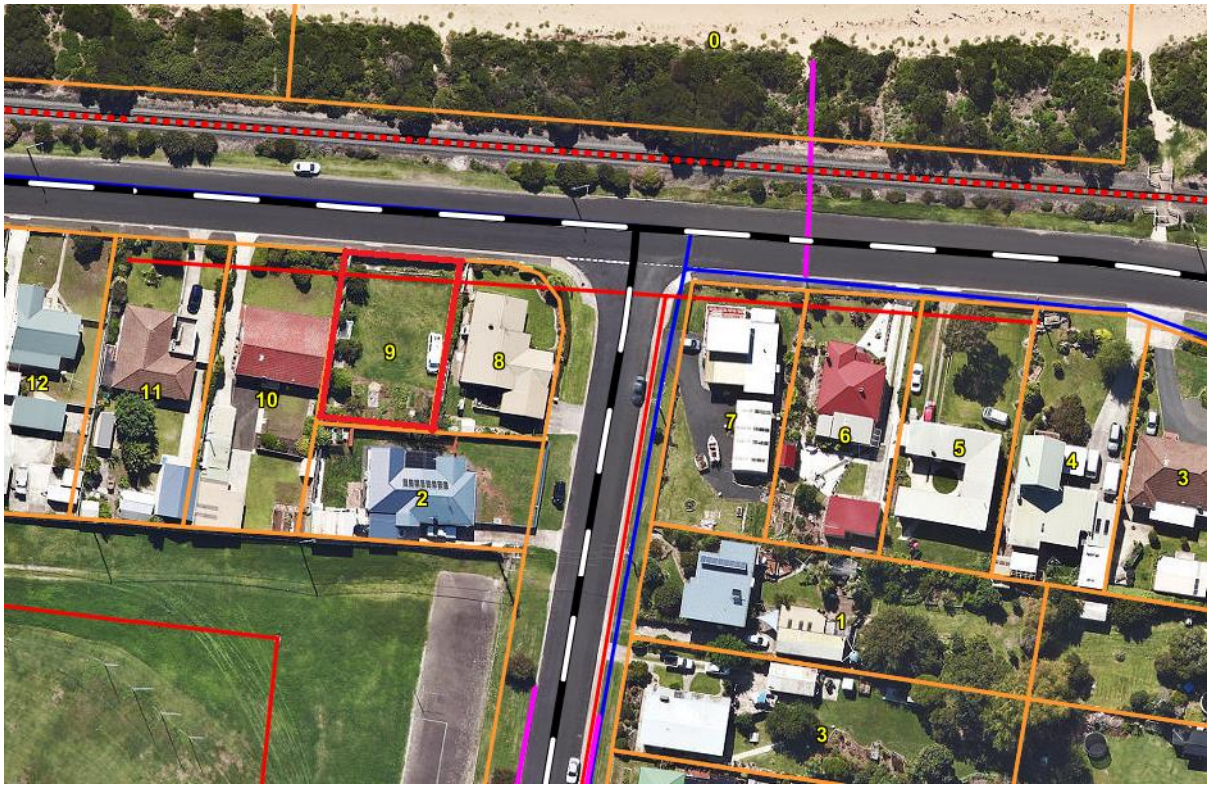
POWER SUPPLY

GAS SUPPLY

EXISTING LOT ARE
580.00 m2
DWELLING AREA
246.25 m2
TOTAL FOOTPRINT
197.20 m2
SITE COVERAGE
34.00 %

ROAD, WEST ULVERSTONE	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	22/06/17	1:200	J. WEEDA	A. WEEDA	7517 - 9

Annexure 4



9 Penguin Road, West Ulverstone – aerial photograph

9 Penguin Road, West Ulverstone – view looking east

9 Penguin Road, West Ulverstone – view looking west

9 Penguin Road, West Ulverstone – view looking south

Annexure 5

24 May 2018

Our ref.: DA217215, psb:kaa
Doc ID:

Mr S Penton
PO Box 1218
DEVONPORT TAS 7315

Dear Mr Penton

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
DWELLING – 9 PENGUIN ROAD, WEST ULVERSTONE

I refer to your application DA217215 for a dwelling at 9 Penguin Road, West Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 9 Penguin Road, West Ulverstone, subject to the following:

R1 The existing access located at the western end of the Penguin Road frontage may be used as the access to the property;

R2 Sight triangle areas adjacent to the 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);

R3 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;

R4 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;

R5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;

R6 All works or activity listed above shall be at the developer's/property owner's cost.

Access can be provided to the Council's stormwater network for 9 Penguin Road, West Ulverstone to drain stormwater from the development subject to the following:

S1 A new DN100 underground stormwater connection must be provided to the kerb in Penguin Road for the disposal of stormwater from the dwellings and associated hard surfaces on the lot;

S2 An Install Stormwater Connection Point authorisation form must be signed by the developer/property owner for the Council to undertake the work relating to the installation of the new stormwater connection point, prior to the issuing of the Plumbing Certificate of Likely Compliance. Please contact the Council's Plumbing Inspector on tel. 6429 8938;

S3 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;

S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;

S5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;

S6 All works or activity listed above shall be at the developer's/property owner's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA217215.

Please contact Infrastructure Services on tel. 6429 8970 should you have any further enquiries.

Yours sincerely

Paul Breaden
ENGINEERING GROUP LEADER

Encl.

Administrative Assistant – Planning
Public Safety Coordinator
Services Group Leader

Cathryn Faulkner
11 Tasma Parade
WEST ULVERSTONE TAS 7315
A COPY FOR YOUR INFORMATION