

CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

10 AUGUST 2020

To all members

NOTICE OF MEETING

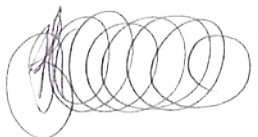
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given that the next meeting of the Development Support Special Committee is to be held on Monday, 10 August 2020 commencing at 6.00pm. The meeting will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone. Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance, however a livestream of the meeting will be available via the Council's website and Facebook page.

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 Saturday, 4 January 2020.

Dated at Ulverstone this 5th day of August 2020.

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

A handwritten signature in black ink, consisting of a series of overlapping loops and a final vertical stroke, positioned above the printed name.

Lou Brooke
EXECUTIVE SERVICES OFFICER

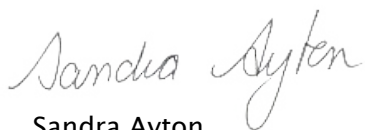
QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* (the Act), Section 65 provides as follows:

- “(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.”

In accordance with Section 65 of the Act, I certify:

- (i) that the reports within this Development Support Special Committee agenda contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (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 another person's general advice who is appropriately qualified or experienced; and
- (ii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Development Support Special Committee members.



Sandra Ayton
GENERAL MANAGER

NOTES

AGENDA

MEMBERS PRESENT

MEMBERS APOLOGIES

EMPLOYEES ATTENDANCE

EMPLOYEES APOLOGIES

PUBLIC ATTENDANCE

BUSINESS

See Contents – page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COMMITTEE	3
2	MAYOR'S COMMUNICATIONS	3
3	DECLARATIONS OF INTEREST	4
4	ADJOURNMENT OF MEETING	5
5	DEPUTATIONS	5
6	OPEN REPORTS	6
6.1	Residential (outbuilding – shed) – variation to the building envelope at 29 Josephine Street, West Ulverstone – Application No. DA2020165	6

1 CONFIRMATION OF MINUTES OF THE COMMITTEE

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 29 June 2020 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 29 June 2020 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 Strategic Projects and Planning Consultant 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 Executive Services Officer Consultant 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 (outbuilding – shed) – variation to the building envelope – 29 Josephine Street, West Ulverstone – Application No. DA2020165

The Strategic Projects and Planning Consultant reports as follows:

“The Planning Officer has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2020165
<i>PROPOSAL:</i>	Residential (outbuilding – shed) – variation to the building envelope
<i>APPLICANT:</i>	Quanex
<i>LOCATION:</i>	29 Josephine Street, West Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	4 July 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	20 July 2020
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	11 August 2020
<i>DECISION DUE:</i>	17 August 2020

PURPOSE

The purpose of this report is to consider an application to construct a residential shed on land at 29 Josephine Street, 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 – TasWater Submission to Planning Authority Notice TWDA 2020/00927–CC.

BACKGROUND

Development description –

Application is made to construct a residential shed on the eastern rear boundary of the site at 29 Josephine Street, West Ulverstone.

The proposed shed would have a wall height of 2.7m and total height to the ridge apex of 3.2m, with a floor area of 54m². The shed would have two openings (roller doors) facing west. The shed would have a steel frame and would be clad in “Colorbond” material.

Site description and surrounding area –

The 558m² residential allotment is located within the urban area of Josephine Street, West Ulverstone and accommodates a single dwelling and two small garden sheds.

TasWater sewer infrastructure is located approximately 1m from the rear boundary of the development site, on the adjoining property identified as 5 Matelle Court.

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

History –

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. The development would have a setback over 20m from its frontage to Josephine Street. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway.

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

<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (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 <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or 	<p>(a)(i) Compliant. The proposed shed would be located to the rear of the dwelling, setback over 20m from the Josephine Street frontage.</p> <p>(a)(ii) Non-compliant. Proposed shed would not be contained within building envelope 10.4.2A (rear boundary setback).</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Not applicable. There is no existing building built on or within 0.2m of the boundary or adjoining lot.</p> <p>(b)(ii) Compliant. The proposed shed would be constructed 2.6m from the southern side boundary and 6m from the northern side boundary.</p>
---	---

(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).	
10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. Total site coverage is approximately 206m². Site coverage of the proposed development would be 36%.</p> <p>(b) Not applicable. No multiple dwelling development proposed.</p> <p>(c) Compliant. The total area free from impervious surfaces, including the driveway, would be approximately 40%.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p>	<p>(a)(i) Compliant. The existing dwelling has a private open space area greater than 24m² located to the north of the dwelling, along with an area to the eastern side of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p>

<p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(b)(i) Compliant. Proposed private open space would have a minimum 4m horizontal dimension.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. Private open space is accessible from the existing dwelling. No internal changes proposed to the layout of the existing dwelling.</p> <p>(d) Compliant. Private open space is to the north of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Private open space area is flat.</p> <p>(g) Compliant. Private open space area would be clear of vehicle access and parking areas.</p>
--	--

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).	<p>Compliant.</p> <p>The existing dwelling would retain habitable rooms that face between 30 degrees west of north and 30 degrees east of north.</p>
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level 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: 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m 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).	<p>Compliant.</p> <p>The proposed shed would be setback over 20m from the primary frontage.</p>
10.4.6 Privacy for all dwellings	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and 	<ul style="list-style-type: none"> (a) Not applicable. There is no balcony, deck, roof terrace, parking space or carport with a finished surface level more than 1m above natural ground level. (b) Not applicable. The dwelling does not have a floor level more than 1m above natural ground level. (c)(i) Not applicable. Not a multiple dwelling. (c)(ii) Not applicable. Not a multiple dwelling.

<p>(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</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p> <p>(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</p>	<p>(a)(i) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</p> <p>(a)(ii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</p> <p>(a)(iii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</p> <p>(a)(iv) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</p>

<p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(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</p> <p>(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</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>(b)(i) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1m.</p> <p>(b)(ii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1m.</p> <p>(b)(iii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1m.</p>
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p>	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

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

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (i) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and 	<ul style="list-style-type: none"> (a) Compliant. Site area is 558m². (b)(i) Non-compliant. The proposed shed would be constructed to the eastern rear boundary of the lot. <p>Refer to the “Issues” section of this report.</p>

<p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>(b)(ii) Compliant. There are no applicable zone boundary setbacks.</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Compliant. Refer to TasWater's Submission to Planning Authority Notice at Annexure 5.</p> <p>(b)(vi) Not applicable. No access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Josephine Street.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>
<p>10.4.9-(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p>	<p>(a) Compliant. Access and frontage to Josephine Street.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a) and (b).</p>

<p>(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</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p style="padding-left: 40px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 40px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c)(ii) Not applicable. Satisfied by (a) and (b).</p> <p>(d)(i) Compliant. Site has an 18m wide frontage to Josephine Street.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. A Statement of Compliance is not required for access.</p>
---	---

10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is capable of connecting to the reticulated water system. Refer to TasWater’s Submission to Planning Authority Notice at Annexure 5.
10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is capable of draining to the reticulated sewerage system. Refer to TasWater’s Submission to Planning Authority Notice at Annexure 5.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is capable of connecting 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 325m².	(a)(i) Compliant. Site area is 558m².

10.4.11 Development other than a single or multiple dwelling.	
10.4.11.1 Location and configuration of development	
<p>10.4.11.1–(A1) The wall of a building must be set back from a frontage –</p> <ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(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 –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls –</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in 50% of the private open space of an</p>	
--	--

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	
<p>10.4.11.2-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

transparency of not less than 30%.	
10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Compliant. No applicable zone boundary setback requirement.</p> <p>(b) Compliant. No applicable zone boundary setback requirement.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be greater than 1.5km from the Bass Highway.</p> <p>(b) Compliant. Development would be setback approximately 250m from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</p>

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	Not applicable. The site is shown on the coastal inundation maps as having a low risk to coastal inundation.
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	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(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;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed shed would accommodate two car parking spaces.</p> <p>The requirement for two car parking spaces has been satisfied.</p>

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <ul style="list-style-type: none"> (a) on-site loading area in accordance with the requirement in the Table to this Code; and (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces. 	Not applicable for the development of a single dwelling.
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.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and maneuvering area must –</p> <ul style="list-style-type: none"> (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; 	Not applicable for the development of a single dwelling.

<p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues –

1 *Dwelling would be outside the building envelope – rear boundary –*

The Planning Scheme defines a dwelling as “a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuildings and works normally forming part of a dwelling”. The proposed garage forms part of the dwelling on the land.

The Planning Scheme’s Acceptable Solution 10.4.2–(A3)(a)(ii) & (ii) requires that 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 be contained within a building envelope determined by a projecting line at an angle of 45° 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.

Building height must not be more than 8.5m above natural ground level.

The proposal seeks a variation to this standard, seeking to construct a shed within 4m of the rear boundary. An exercise of discretion is required to determine if a Planning 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 visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining lot; and that there is adequate separation between buildings that is compatible with that prevailing in the surrounding area.

The proposed shed adjoins the rear boundary of the lot adjoining the rear boundary of 5 Matelle Court. The impact of development at 5 Matelle Court is examined below:

5 Matelle Court

Overshadowing -

The land at 5 Matelle Court has a total site area of 1,132m² and comprises of a two-storey dwelling and associated outbuilding. The two-storey dwelling is located approximately 4m from the rear boundary of the site and the garage is sited within 1m of the northern side boundary and 3.5m of the western side boundary of the site. The proposed shed would adjoin the north-west corner of 5 Matelle Court. The existing shed located at 5 Matelle Court is located within the north-west corner of the lot.



The Planning Scheme requires that a room other than a bedroom must not receive an unreasonable reduction of sunlight. Given the existing dwelling is located approximately 16.5m from the proposed shed it is unlikely that the proposed shed would result in an unreasonable loss of amenity to a habitable room of the dwelling at 5 Matelle Street.

A small portion of private open space in the north-west corner of the adjoining lot may receive a minor shadow, cast in the late afternoon, due to the proposed shed. The area of private open space affected would likely to be minimal, with 5 Matelle Court having substantial

areas of private open space that would be free from any shadow impact caused by the proposed shed.

The proposed development is considered to have satisfied Performance Criteria 10.4.2–(P3)(a)(i), (ii) and (iii).

Visual Impact –

The proposed garage would have a wall height of 2.7m and a total apex height of 3.2m.

The proposed shed would be of a standard size and height and constructed from materials considered standard for residential outbuildings and consistent with other outbuildings in the vicinity. The outbuilding at 5 Matelle Court has an overall height of 3.9m. The bulk and scale of 29 Josephine Street would be somewhat less than the bulk and scale of the outbuilding at 5 Matelle Court.

The visual scale and bulk would be consistent with other outbuildings in the vicinity, being the existing garage at 5 Matelle Court to the east, and the existing, approved shed to the north, at 27 Josephine Street.

Pattern of Separation –

The pattern of separation between residential buildings, would not be materially different to other urban residential developments approved in this area. Lots in the vicinity accommodate outbuildings to the rear boundaries, varying in heights, with dwellings also of varying heights. It should be noted that the Planning Scheme does not stipulate a maximum height or floor area for outbuildings, with the Acceptable Solution building height to be 8.5m. The proposed outbuilding would not be disparate from the established pattern of separation and development in the area.

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	No comment.

TasWater	No conditions imposed as per TasWater's Submission to Planning Authority Notice TWDA 2020/00927-CC dated 7 July 2020 at Annexure 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
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 The concern centres on a previous refusal of a garage at 31 Josephine Street, refused by the Planning Authority at its meeting held March 2020.	The representation clearly states that the representor has “no objection to the proposed shed based on the application based on the premise that it will not adversely impact on my amenity and appears

	<p>to be of a reasonable quality and design as one would expect in suburbia".</p> <p>The representation raises issues surrounding a previous decision made by the Planning Authority to refuse a planning permit for a garage at 31 Josephine Street, West Ulverstone. The representor feels that if the garage for 29 Josephine Street is approved, this will inadvertently allow the owners of 31 Josephine Street to have their decision of a refusal overturned, to allow for the unlawful construction of the garage to remain on the site.</p> <p>The representation is clearly not based on planning grounds that would suggest that the proposed garage would create an unreasonable loss of amenity.</p> <p>The enforcement of the demolition and removal of the unlawful garage at 31 Josephine Street is currently being undertaken by the Council's Regulatory Services Group.</p> <p>Due to the grounds of the representation, it is considered that the representation does not contain sufficient merit to justify the refusal of the proposed development.</p>
--	--

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 refusal of the development.

The proposal is considered to satisfy the Planning Scheme's Performance Criteria in that the development of the shed 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 (outbuilding – shed) – variation to the building envelope at 29 Josephine Street, West Ulverstone – Application No. DA2020165 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Site Plan by the applicant and Floor and Elevation plans by Ranbuild, Drawing No. BURN04-0232 received 22 June 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/00927-CC dated 7 July 2020.
- 3 Stormwater must be collected, drained and disposed of to an approved stormwater system.

Please note:

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

-
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
 - 3 The proposed development fits within the criteria of Category 3 – Notifiable Building Work when assessed against the Determinations issued under the *Building Act 2016*. Accordingly, a notification by a Building Surveyor is to be forwarded to the Council's Building Permit Authority prior to the commencement of work.
 - 4 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.’

The Planning Officer’s report is supported.”

The Executive Services Officer 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 (outbuilding – shed) – variation to the building envelope at 29 Josephine Street, West Ulverstone – Application No. DA2020165 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Site Plan by the applicant and Floor and Elevation plans by Ranbuild, Drawing No. BURN04-0232 received 22 June 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA 2020/00927-CC dated 7 July 2020.
- 3 Stormwater must be collected, drained and disposed of to an approved stormwater system.

Please note:

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

-
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
 - 3 The proposed development fits within the criteria of Category 3 – Notifiable Building Work when assessed against the Determinations issued under the *Building Act 2016*. Accordingly, a notification by a Building Surveyor is to be forwarded to the Council's Building Permit Authority prior to the commencement of work.
 - 4 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.”

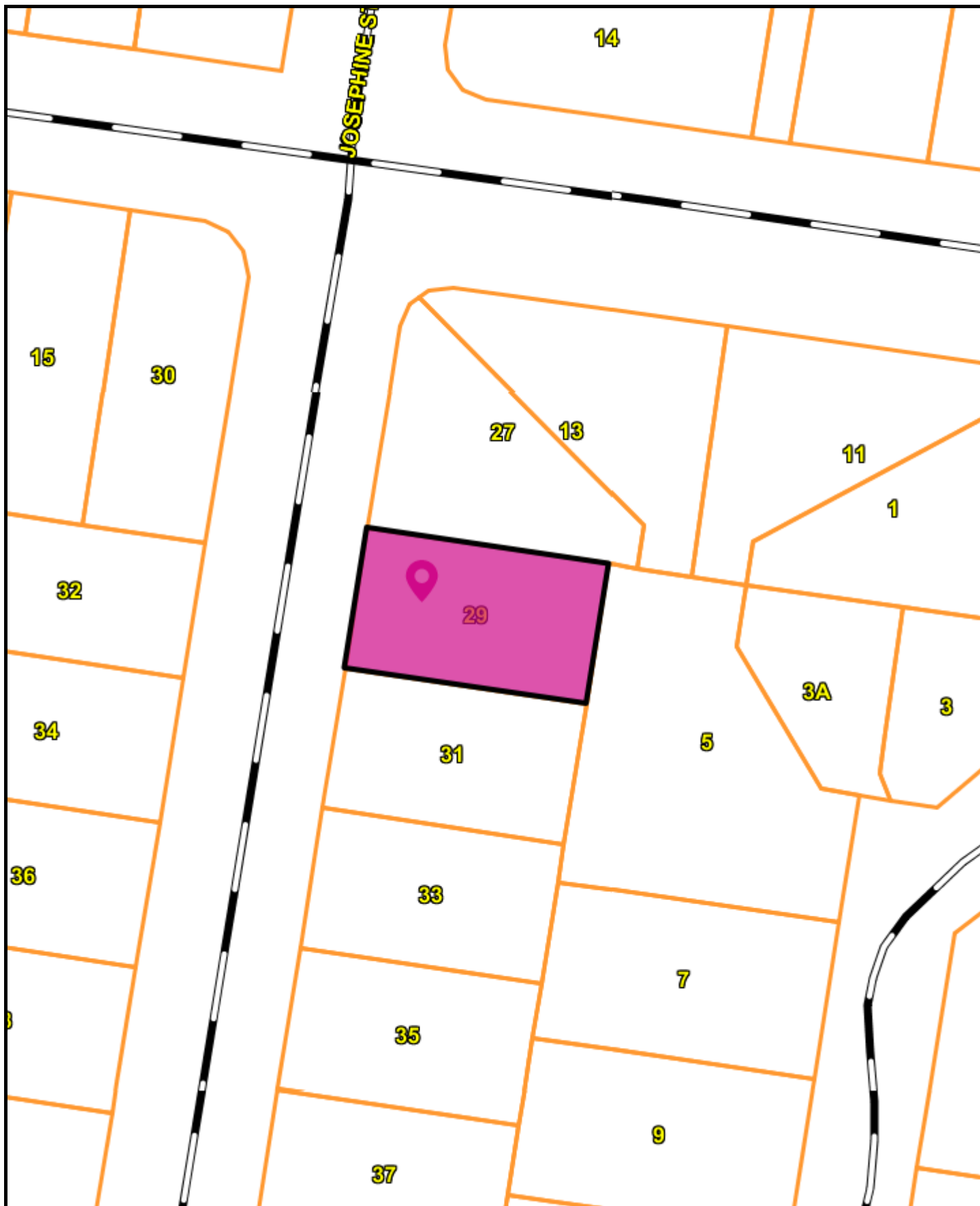
.....

.....

.....

Associated Reports And Documents

Annexure 1



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



1-Jul-2020

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 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

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2020.
© Central Coast Council 2020.

**29 JOSEPHINE STREET,
WEST ULVERSTONE
DA2020165**

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

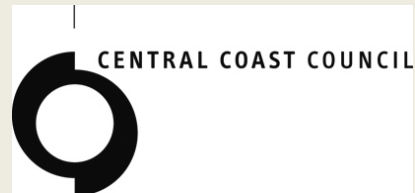
19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



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

29 Josephine Street West Ulverstone Tas 7315

Certificate of
Title Reference

100236

Land Area

558m2

Heritage Listed Property

NO



Applicant/s

First Name

Jason Birtwistle

Middle
Name

Surname or
Company name

Quanex

Mobile

0428555499

Postal Address:

1 Bass Highway Round Hill Tas 7320

Phone No:

64323668

Email address:

jason@quanex.com.au



Please tick box to receive correspondence and any relevant information regarding your application via email.

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

First
Name

Anthony Bonney

Middle
Name

Surname

Phone No

Postal Address:

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

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

Proposed Use

Storage Shed

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 (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Construction of new shed, ground is level, toilet and hand basin to be installed as per attached

plans and connection of sewer and stormwater as per attached plan.

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

\$ 29,761.00 Estimate **Actual**

Total floor area of the development 54m²

Notification of Landowner**If land is NOT in the applicant's ownership**

I, Jason Birtwistle, 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 22/06/2020

If the application involves land within a Strata Corporation

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

Signature of Applicant

Date

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 _____

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.

Applicants Declaration

I/ we Jason Birtwistle

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 22/06/2020

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

SEARCH OF TORRENS TITLE

VOLUME 100236	FOLIO 8
EDITION 3	DATE OF ISSUE 21-Dec-1995

SEARCH DATE : 22-Jun-2020

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 8 on Sealed Plan 100236

Derivation : Whole of Lots 1 & 3 (Sec JJ) & part of Lots 2 & 4 (Sec JJ) Gtd to A Hutton, part of Lot 1 (Sec KK) Gtd to M Knight, part of Lot 2 (Sec KK) Gtd to C R Jones and part of Lot 3 (Sec KK) Gtd to F Middleton
Prior CT 3585/95

SCHEDULE 1

B907950 TRANSFER to ANTHONY MARK BONNEY Registered
21-Dec-1995 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP100236 FENCING COVENANT in Schedule of Easements

B907953 MORTGAGE to Trust Bank Registered 21-Dec-1995 at 12.02 PM

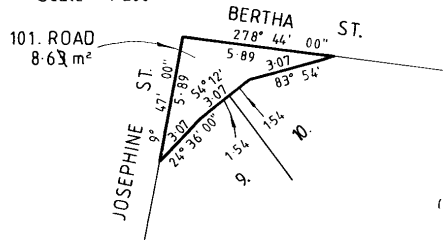
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

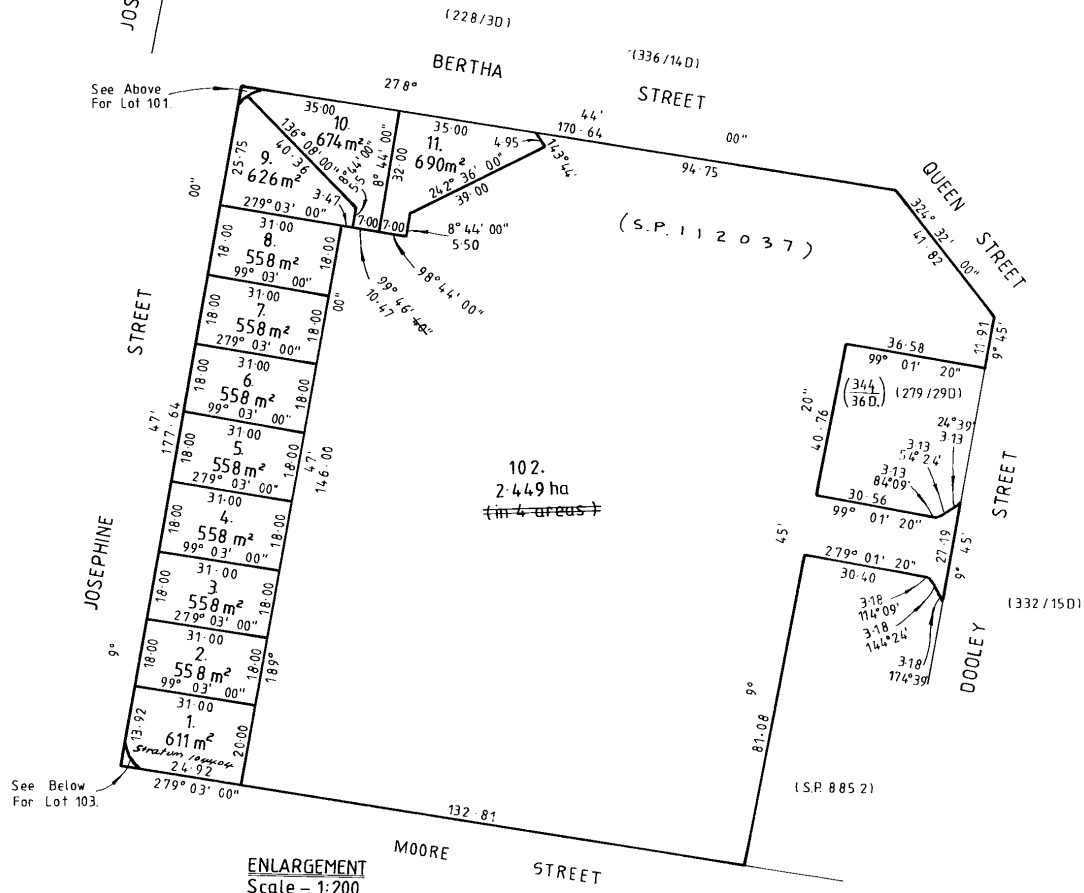
Owner: ULVERSTONE BUILDING CENTRE P/L & DE JONG AND SONS CONSTRUCTIONS P/L	PLAN OF SURVEY by Surveyor: K.R. MICHELL of land situated in the K.R. MICHELL & ASSOC. P/L 64 BEST ST. DEVONPORT 7310.	REGISTERED NUMBER SP100236
Title Reference: C.T. 3585/95 1A. 3R. 3P. 3. 2A. 1R. 3B. 2. 1A. 3R. 15P. 2A. 1R. 37P.	TOWN OF ULVERSTONE	Approved Effective from: 16 DEC 1992 <i>[Signature]</i> Recorder of Titles
Grantee: WHOLE OF LOTS 1 & 2 & PART OF LOTS 3 & 4 SEC. JJ. GTO. TO: ALEXANDER HUTTON, PT. LOT 1, SEC. KK. GTO. TO: MICHAEL KNIGHT, PT. LOT 2, SEC. KK. GTO. TO: CLYDE ROGER JONES, PT. LOT 3, SEC. KK. GTO. TO: FREDERICK MIDDLETON	SCALE 1: 1000 MEASUREMENTS IN METRES	

Lot 102 is compiled from C.T.3585/95 and this survey and (279/290).

ENLARGEMENT
Scale - 1:200



TASMAP MUNICIPAL CODE NO. 63	LAST TASMAP UPI NO.	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



ENLARGEMENT
Scale - 1:200

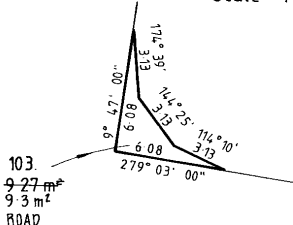
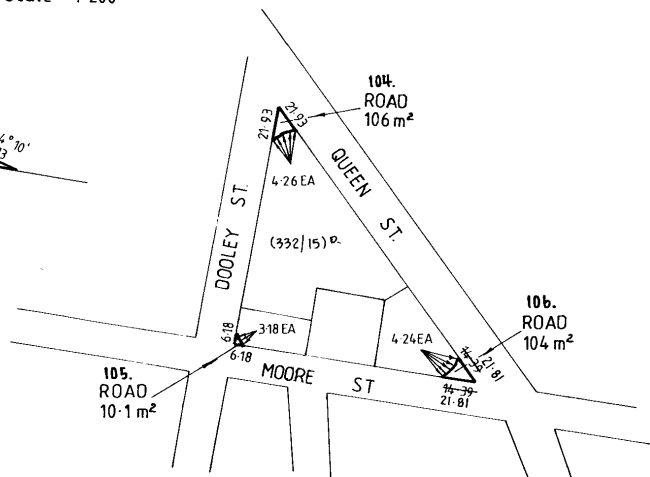


DIAGRAM
Scale - 1:2000



REGISTERED NUMBER

SCHEDULE OF EASEMENTS

SP100236



NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

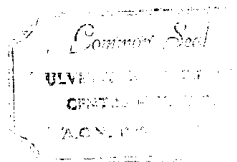
- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

The Owner of each Lot shown on the plan covenants with the Vendors, ULVERSTONE BUILDING CENTRE PTY. LTD. and DE JONG & SONS CONSTRUCTIONS PTY. LTD. that the Vendors shall not be required to fence.

NO OTHER EASEMENTS COVENANTS OR PROFITS A PRENDRE ARE CREATED TO BENEFIT OR BURDEN THE LANDS SHOWN ON THE SAID PLAN

THE COMMON SEAL of ULVERSTONE BUILDING CENTRE PTY. LTD. the registered proprietor of the lands comprised in Folio of the Register Volume 3585 Folio 95 was hereunto affixed in the presence of :



.....
Director

.....
Secretary

THE COMMON SEAL of DE JONG & SONS CONSTRUCTIONS PTY. LTD. the registered proprietors of the lands comprised in Folio of the Register Volume 3585 Folio 95 was hereunto affixed in the presence of :



.....
Director

.....
Secretary

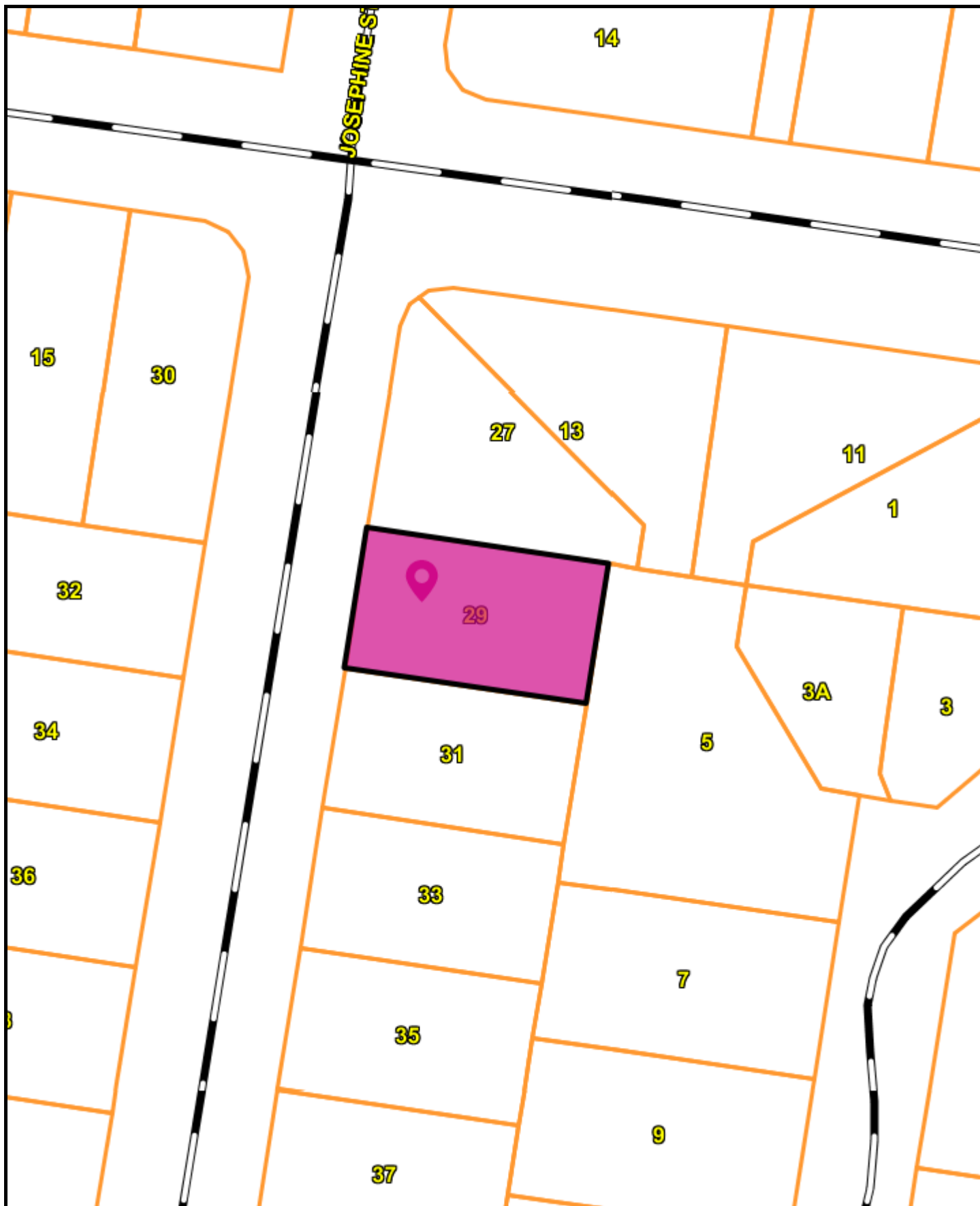
This is the schedule of easements attached to the plan of ULVERSTONE BUILDING CENTRE
(Insert Subdivider's Full Name)
PTY. LTD. AND DE JONG AND SONS CONSTRUCTIONS PTY. LTD. affecting land in
CERTIFICATE OF TITLE VOLUME 3585, FOLIO 95
(Insert Title Reference)

THE WARDEN, COUNCILLORS AND ELECTORS OF
Sealed by THE MUNICIPALITY OF ULVERSTONE on 18th MAY, 1992

Solicitor's Reference


Council Clerk/Town Clerk

OS-K 3134



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



1-Jul-2020

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

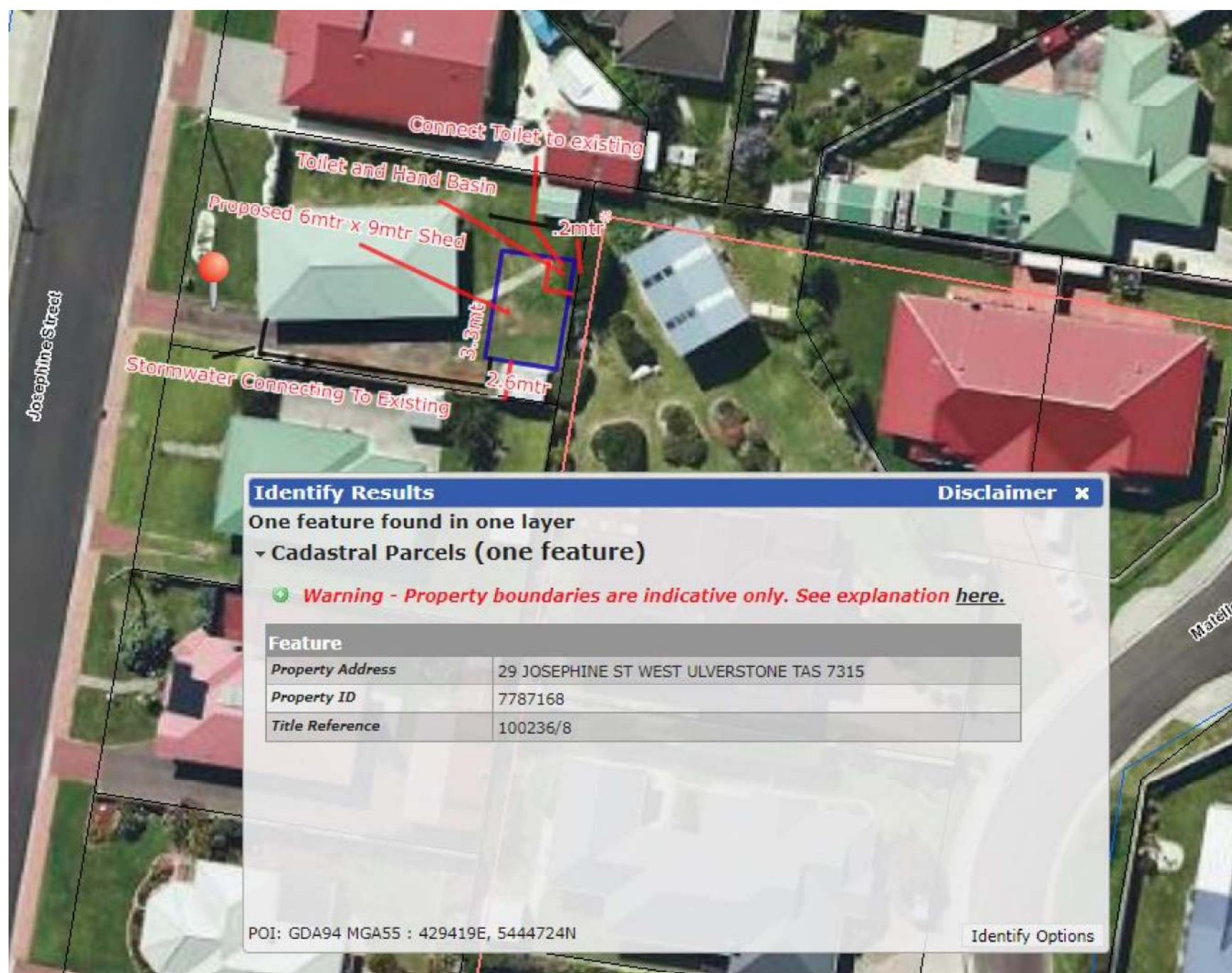
Disclaimer

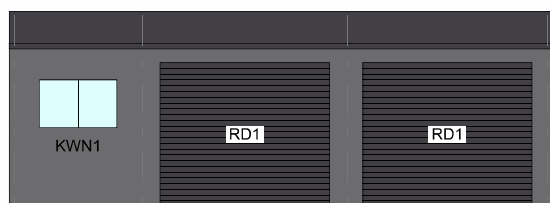
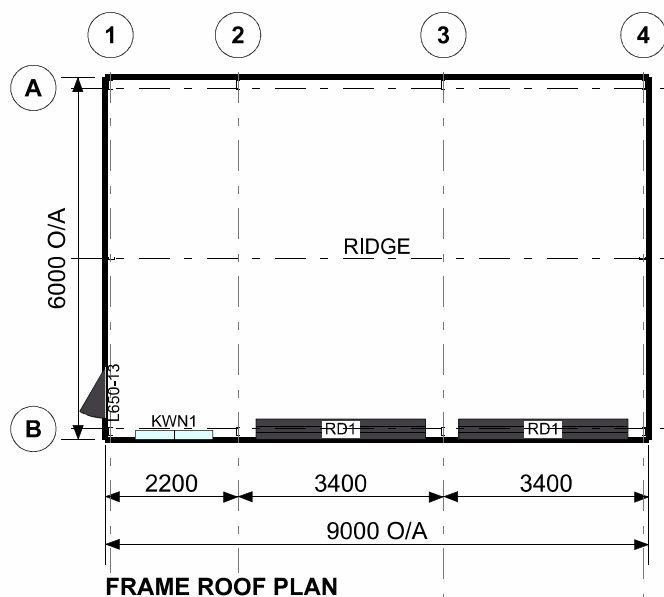
This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

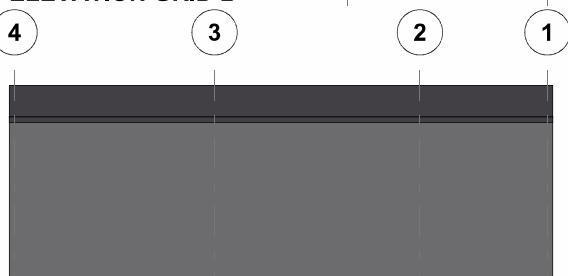
© The List 2020.
© Central Coast Council 2020.

**29 JOSEPHINE STREET,
WEST ULVERSTONE
DA2020165**

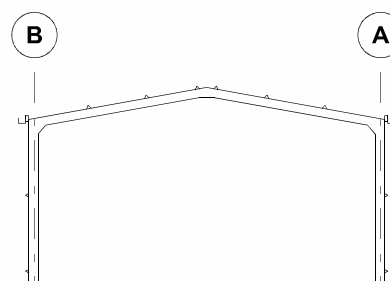




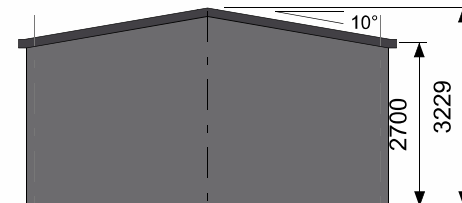
ELEVATION GRID B



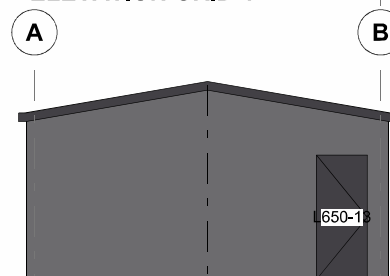
ELEVATION GRID A



SECTION GRID 2, 3



ELEVATION GRID 4



ELEVATION GRID 1

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.35 BMT	CB	BY
CORNERS	-	CB	BY
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadoor, R.D, "R1F-W/Lock", 2310 high x 2800 wide Clear Opening width
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
Anthony Bonney

SITE
**29 Josephine Street
ULVERSTONE TAS 7315**

BUILDING
**PREMIUM GARAGE
6000 SPAN x 2700 EAVE x 9000 LONG**

TITLE
GENERAL ARRANGEMENT

SCALE
A4 SHEET 1:125

DRAWING NUMBER
BURN04-0232

REV
A

PAGE
1/1

The Advocate

Connect with Classifieds

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



Garage Sales

VISIT VISITED

Somerset

2/2 SIMPSON STREET
Washing machine, fridge; 2 single beds complete and chairs; water pump and piping; tools; cutlery; crockery and lots of small things. All under cover.
MOVING SALE
Strictly 8am to 2pm.

VISIT VISITED

Ulverstone

GODDARD STREET
Tent; bric-a-brac; household items; clothing; bikes; kitchen items etc. etc. 8am start.

Wanted to Buy

A PETROL TIN

An old one gallon petrol tin. Ulv. Phone 0408 253 384.

DVD/CDs,

LP records, estates /downsize, shed/workshop contents, antiques, chesterfield, deer head, wine/whisky, Stamps/coins, books /comics, model trains /cars, collections of anything. Cash paid, will visit. Ph 6423 3316.

FALCON XY or any

model between XT-XC, complete or project. Ph: 0409 335 589.

Motor Vehicles

TOYOTA Hilux

ute in ...
or ...
pe ...

Ford Fiesta LX

2011, Hatchback 5 dr. manual. Excellent condition. Low 57,500 km. Burnt orange. \$6990. Located Wynyard. Inspect from 28/6. Ph. or text 0419 887 525.

SUBARU IMPREZA

2014, Outback sp. 10 ...
cc ...

ALL OUR
CLASSIFIEDS
APPEAR
ONLINE

Auctions

SHERWOOD AUCTIONS

Incorporating ELDERS REAL ESTATE

60 Reibey Street, Ulverstone

"The no buyers premium auctioneers"

AUCTION SATURDAY 11TH JULY - ON SITE - 154 UPPER GEORGE STREET, DEVONPORT

10.30am start - viewing from 9.00am morning of sale and Friday 10th July 12.30 to 1.30pm

On behalf of The Estate of Barbara Hall - Motor vehicle & household of furniture & chattels

Main Items: 2006 Hyundai Elantra 4-door hatch with just 52911kms, good tyres, auto transmission, reg. til March 2021, goes very well. Qty vintage & costume jewellery. Qty Australian pre-decimal & decimal coins & banknotes. Westinghouse upright freezer & fridge. Hoover auto washing machine & clothes dryer. Qty Pipers Truline and J&H Furniture Blackwood furniture incl. 7pc dining suite, coffee tables, chest of drawers, bedside drawers & dressing table. Royal Doulton & Noritake dinner sets. Revivite Circulation Booster. Mobility walker. Mahogany writing bureau. Parmaker 3-wheel golf buggy. Qty childrens & asst books. Queen & double beds. 5pc Outdoor setting. Cast & timber bench seats. Qty ornaments & boxed giftlines. Torpedo exercise bike. Axes & vintage tools. Wheelbarrow. Victa lawnmower. Aluminium extension ladder and more.

REMINDER: AUCTION TODAY 4 ADELONG PLACE, ULVERSTONE - viewing from 9.00am

Telephone: DAVID COUSINS 0407 479 898
Email: sherwoodauctions@gmail.com
Website: www.sherwoodauctions.com.au



Caravans and Motor Homes



Global Warrior

Explore Australia... away from the maddest crowds. Fully loaded Sept 2018 ATW Global Warrior 4x4 heavy duty off road motorhome



Isuzu NPS 75/155 5.2 L turbo, 3.0L turbo Located in Wynyard, Tas.

★ Too many features to list here. Can email further details to you. \$280,000 firm Phone 0429 601 479.

Motor Wrecking

NISSAN Navara D22, 2002 model, 3.0L turbo motor, gear box and transfer case, can hear running until 12th July, 101,000Km \$2900 o.n.o. 0438 551 586.

Real Estate

ULVERSTONE

HOUSE FOR SALE

3 to 4 bedrooms, 1 bathroom, close to schools, great renovator. Ph. 0407 320 922.

Livestock

Ulverstone Pet Food

Stock wanted, suitable for pet food. Ph. 6425 5822 or 0408 141 972 (AH).

SAVE TIME, SUBMIT ONLINE

Place your classified ad anytime 24/7

advertisers.com.au



Local Government

WARATAH WYNARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:-

No:	DA 9/2020
Location:	16628 Bass Highway Wynyard
Applicant:	Rosene Cox
Zoning:	Rural Resource
Use Class:	Residential
Proposal:	Outbuildings (2 x Sheds)
Discretionary Matter:	Residential use 26.3.3 (P1)
No:	DA 87/2020
Location:	118 Deep Creek Road Wynyard
Applicant:	PLA Designs Pty Ltd
Zoning:	Rural Living
Use Class:	Residential
Proposal:	Dwelling & Outbuildings x 2
Discretionary Matter:	Location and configuration of development 13.4.3 (P2, P3)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Monday 20 July 2020.

Dated at Wynyard this day, 4 July 2020.

Shane Crawford, General Manager

PO Box 168, WYNARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

HAD A COVID CLEAROUT?

Advertise your Garage Sale from only \$35 until July 26.

YOUR SUBURB

Your address. Start and finish time. List of items that will be on offer. Any extra information of interest.

Contact your local office on: 1300 363 789
classifieds@theadvocate.com.au



Local Government

CIRCULAR HEAD COUNCIL

RATES 2020/21

Notice is hereby given that, in accordance with Section 118 of the Local Government Act 1993 Council, at the Council Meeting on 18 June 2020, passed a resolution to fix rates and charges.

Rates and Charges	Cents per \$ of Adjusted AAV	Minimum
General Rate	7.67499	\$277.00
Waste Charges		
Transfer Station Contribution		\$78.00 per property
Urban Bin Collection		\$130.00 per bin pickup
Rural Bin Collection		\$103.00 per bin pickup
Recycling		\$54.00 per bin pickup
Stormwater Charge Smithton	1.304552	No Minimum
Stormwater Charge Stanley	2.078532	No Minimum
Fire Service Rates		
Urban	0.373166	\$41.00
Rural	0.375158	\$41.00

A 3% discount is available if full rates are paid on or prior to 31 August 2020.

Ratepayers can also pay by three instalments. Instalment dates are 31 August 2020, 30 November 2020 and 26 February 2021.

A 7% penalty will be imposed if payment is not received by the due date.

Should a ratepayer be unable to meet a payment date, consideration will be given to a special arrangement if the application is made in writing on the appropriate form and prior to the due date. Arrangement forms are available from Council's Administration Office 33 Goldie St Smithton, at www.circularhead.tas.gov.au, or by calling 6452 4800.

APPLICATION FOR PLANNING PERMIT (s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

APPLICATION NO	DA 2020 / 00033
Location	7 Pebbly Road, Hellyer
Applicant/Owner	Cox R / Graham P A, Crisp B J
Use Class	Residential
Proposal	Extension to an existing dwelling
Discretionary Matter	12.4.1 (P5) Suitability of a site or lot for use or development, 12.4.3 (P2) Location and configuration of development, 12.4.7 (P2) Setback of development for sensitive use
Application No	DA 2020 / 00043
Location	24 Honey Richea Road, Hellyer
Applicant/Owner	Cox R / Stretton J L
Use Class	Residential
Proposal	Extension to an existing dwelling
Discretionary Matter	12.4.1 (P5) Suitability of a site or lot for use or development, 12.4.3 (P2) Location and configuration of development, 12.4.3 (P4) Location and configuration of development, 12.4.4 (P1) Visual and acoustic privacy for residential development

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. Please be advised due to COVID-19 restrictions Council offices may not be open to the public during this notification period. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 20/07/2020.

Scott Riley
GENERAL MANAGER
PO Box 348 Smithton 7330
Ph: 03 6452 4800
Email: council@circularhead.tas.gov.au
Web: www.circularhead.tas.gov.au



Local Government



DEVONPORT CITY COUNCIL
137 Rooke Street, 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:	PA2020.0098
Proposal:	Residential (single dwelling)
Address:	10 Riverbend Drive, Don
Application No:	PA2020.0101
Proposal:	Residential (dwelling extension)
Address:	12 Tasman Street, Devonport
Application No:	PA2020.0103
Proposal:	Residential (shed)
Address:	6 Middle Road, 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 20 July 2020.

Matthew Atkins
GENERAL MANAGER

Local Government



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

APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location: 18, 26 & 27 Parsons Street, Ulverstone
Proposal: Residential (staged subdivision to form 79 lots, road, the provision of land for public open space, flood conveyancing channel and demolition of shed) - variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code
Application No.: DA2020071
- Location: CT224305/1 Golf Club Road, West Ulverstone
Proposal: Natural and cultural values management (rehabilitation and reinstatement of site due to removal of vegetation) - access to site across a frontage used by others, variation to side setback standards and reliance on E3 Clearing and Conversion of Vegetation Code and E10 Water and Waterways Code
Application No.: DA2020129
- Location: 25 Josephine Street, West Ulverstone
Proposal: Residential (dwelling) - variation to the building envelope
Application No.: DA2020131
- Location: 12 Bertha Street, West Ulverstone
Proposal: Residential (dwelling) - variation to the building envelope
Application No.: DA2020132
- Location: 49 & 57 White Hills Road, Penguin
Proposal: Residential (subdivision - reconfiguration of boundaries) - variation to site area and dwelling density and reliance on E1 Bushfire-Prone Areas Code
Application No.: DA2020140
- Location: 29 Josephine Street, West Ulverstone
Proposal: Residential (outbuilding - shed) - variation to the building envelope
Application No.: DA2020165
- Location: 2 & 4 Turners Avenue, Turners Beach
Proposal: Residential (subdivision - three lots) - variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3
Application No.: DA2020172

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 20 July 2020.

Date of notification: 4 July 2020.

SANDRA AYTON
General Manager



Annexure 3

Rodney O'Rourke
5 Matelle Court
West Ulverstone 7315

July 16, 2020

The General Manager
Central Coast Council
P.O. Box 220
Ulverstone 7315

Dear Sandra

Application for Planning Permit at 29 Josephine Street, West Ulverstone – Ref. DA2020165 and Council rejection of Planning Permit at 31 Josephine Street, West Ulverstone – Ref. DA2020025

Thank you for your letter of July 2, 2020 advising me of the application received by Council in relation to the above property.

The application seeks to vary the building envelope to enable a shed to be built closer to the rear boundary which adjoins my property at 5 Matelle Court. After viewing the application and shed plans and considering the size and proximity to our home, I have no objection to the application based on the premise that it will not adversely impact on my amenity and appears to be of reasonable quality and design as one would expect in suburbia.

Another reason that I am making contact with you relates to the recent unanimous decision by Council at the March Council meeting (Minute No. 86/2020) to reject a planning application (DA2020025) at my other neighbouring property at 31 Josephine Street which also shares my rear boundary. The unauthorised structure remains in place at 31 Josephine Street as the owners have as far failed to comply with two requests including a demolition notice and have now apparently been provided with an extension of time until September 25, 2020 to comply with the demolition notice.

If the above planning application for 29 Josephine Street is successful, I feel that the property owners at 31 Josephine Street may take advantage of this situation and use it as an opportunity to obtain some sort of exemption or to try to demonstrate inconsistency in the application of planning legislation in order to seek to have the current demolition notice overturned.

I therefore seek your assurance, given that I expect a favourable response to the above application at 29 Josephine Street, that the proposed development at 29 Josephine Street will not in any way jeopardise the decision made by Council at its March 16, 2020 meeting not to approve the planning permit application at 31 Josephine Street.

I have come to realise that the property owners, at 31 Josephine Street, appear to be resisting all requests from Council for removal of the structure. I am therefore once again raising my concerns as I have had to tolerate this bulky and flimsy structure on my rear boundary and in direct view and close proximity to my living room for almost two years.

Yours faithfully,

RO'Rourke

Rodney O'Rourke

Annexure 4



Aerial view of 29 Josephine Street, West Ulverstone



View looking east from Josephine Street. The garage located at 5 Matelle Court is clearly visible.



View looking south-east from 27 Josephine Street towards the development site at 9 Josephine Street. Again, the garage at 5 Matelle Court is clearly visible.

Submission to Planning Authority Notice

Council Planning Permit No.	DA2020165	Council notice date	1/07/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00927-CC		Date of response
TasWater Contact	Sam Bryant	Phone No.	0474 933 294
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	29 JOSEPHINE ST, WEST ULVERSTONE	Property ID (PID)	7787168
Description of development	Storage shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Ranbuild	General arrangement	A	Received 01/07/2020
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL>></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>56W CONSENT</p> <p>1. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.</p> <p>DEVELOPMENT ASSESSMENT FEES</p> <p>2. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</p> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <p>A copy of the GIS is included in email with this notice and should aid in updating of the documentation.</p>			

The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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