

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

NO:	DA 75/2024
LOCATION:	21 Bluewater Crescent WYNYARD
APPLICANT:	PLA Designs Pty Ltd
SCHEME:	Tasmanian Planning Scheme – Waratah-Wynyard
ZONING:	General Residential
USE CLASS:	Residential
PROPOSAL:	Dwelling Extension
DISCRETIONARY MATTER:	Setbacks and building envelope for all dwellings 8.4.2 (P2, P3)

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Wednesday 8 May 2024**.

Dated Saturday 20 April 2024.



Shane Crawford
GENERAL MANAGER

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>	\$250.00 plus \$1.20 per \$1,000 of value for use or development
DISCRETIONARY APPLICATION -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>	\$350.00 plus \$1.55 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for 1 to 5 lots under s57 or s58 <i>Land Use Planning & Approvals Act 1993</i>	\$350.00 plus \$1.50 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for more than 5 lots under s57 or s58 <i>Land Use Planning & Approvals Act 1993</i>	\$700.00 plus \$2.00 per \$1,000 of value for use or development plus advertising fee
Level 2 "Environmental Activity – Additional charge to permit application	\$470.00 + advertising fee by quote
Advertising fee will be reimbursed if no advertising is required	
Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes No

1. Value of work (inc GST) \$ 40,000 Contract Price Estimate

2. Development Address 21 Bluewater Crescent, Wynyard

3. Full Name of Applicant(s) PLA Designs Pty Ltd

Contact Details: Address: PO Box 428, Somerset 7322

Email Address paul@pladesign.com.au Telephone 0407 532 435

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No.....

5.

Where the Applicant is not the Owner

In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name Robert & Janene Pascoe

Address 21 Bluewater Crescent, Wynyard Telephone Work/Business

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I, Paul Allen

Full Name of Applicant(s)

of 23 Alberts Road, Somerset

Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) Paul Allen

6. Proposed Development (Fully describe intended use of land or premises)

Dwelling Extension (Garage)

7. Supporting Information if necessary to explain special features of the proposal. (Attach separate sheet if required)

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
ii. a full description of the proposed use or development;
iii. a full description of the manner in which the use or development will operate;
iv. a site analysis and site plan at an acceptable scale;
v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
vi. a plan of the proposed landscaping;
vii. car parking facilities and capacity;
viii. area of clearing of trees and bushland;
ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate [] Title Plan [] Schedule of Easements []

c. Relevant engineering pre-lodgement approvals

Access [] Stormwater []

8. Present use of site and/or buildings – full description

Residential

9.

Table with 2 columns: Car Parking and Floor Area. Rows include Existing on site (2, 284m2) and Total no. proposed (1, 56m2).

Site Area.....739.....m²Total340...m²

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY

10.	What days and hours of operation are proposed?		
	Monday to Friday:	From	a.m. to p.m.
	Saturday	From	a.m. to p.m.
	Sunday	From	a.m. to p.m.
11.	Number of Employees?		
	Existing.....		
	Proposed.....		
12.	Vehicles visiting or delivering to or from the site?		Trips per day
	Type	No.	
13.	What type of machinery is to be installed or used		
	Type	No.	

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s) Paul Allen
 (all applicants to sign)

Date . 2 April 2024



SEARCH OF TORRENS TITLE

VOLUME 166249	FOLIO 3
EDITION 4	DATE OF ISSUE 23-Nov-2023

SEARCH DATE : 02-Apr-2024

SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

Town of WYNYARD

Lot 3 on Sealed Plan 166249

Derivation : Part of Lot 4553, 48A-1R-0P, Gtd. to John

Loveridge

Prior CT 245782/1

SCHEDULE 1

N159392 TRANSFER to ROBERT JOHN PASCOE and JANENE JOY PASCOE

Registered 23-Nov-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

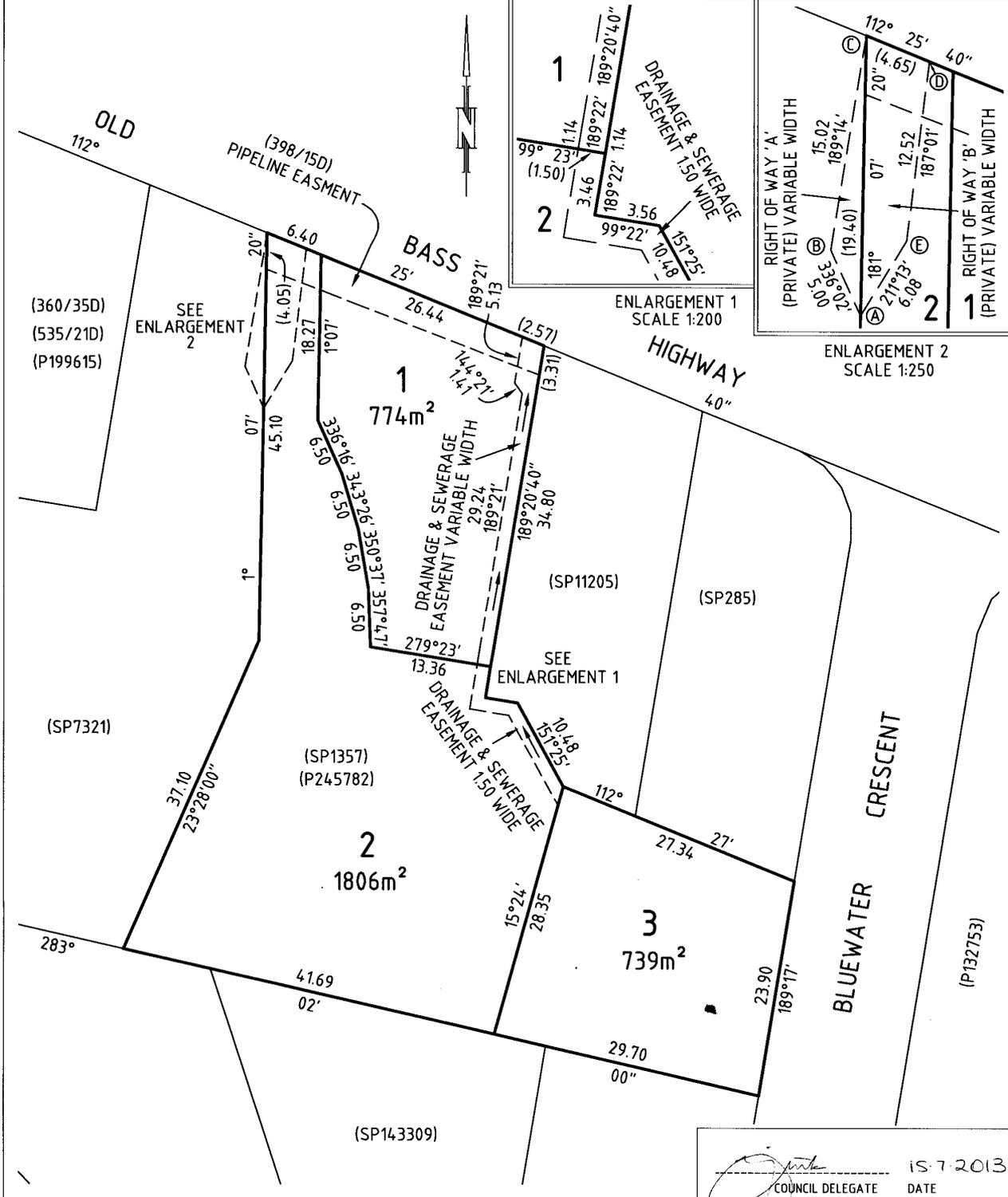
SP166249 EASEMENTS in Schedule of Easements

SP166249 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Dale Lawrence Triffett	PLAN OF SURVEY		REGISTERED NUMBER SP166249
FOLIO REFERENCE C.T.245782/1			BY SURVEYOR Adrian Wade Eberhardt of PDA Surveyors 6 QUEEN STREET, BURNIE
GRANTEE Part of Lot 4553, 48A-1R-0P, Gfd to John Loveridge	TOWN OF WYNYARD		<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 127 (3846)	LAST UPI No FVV09	SCALE 1: 400	SURVEYORS REF. 14918
		LENGTHS IN METRES	LAST PLAN No SP1357
			ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 166249

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

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

No profits a prendre are created to benefit or burden the lots shown on the Plan.

Easements

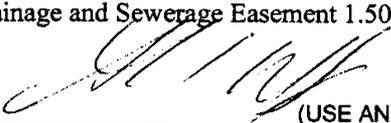
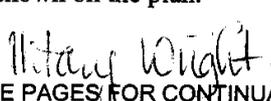
Lots 1 and 2 on the plan are subject to a full and free unrestricted right and liberty for the Warden and Councillors and Electors of the Municipality of Wynyard (hereinafter called "the Council") and its agents servants and workmen from time to time and at all times hereafter at its will and pleasure by day and night to break the surface of dig open up and use the strip of land described on the plans as "Pipeline Easement" for the purpose of laying down fixing taking up repairing relaying or examining pipes and conveying water therein and of using and maintaining such pipes and for such purposes a full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for the Council and its agents servants and workmen with or without horses carts carriages or vehicles laden or unladen in through over across and along the said strip of land and to remove or cut back all trees stumps and tree roots growing on or projecting into the said strip of land and temporarily to remove any fences on the same provided however that all fences so affected shall be replaced and restored to their former state so soon as it is reasonably possible so to do.

Lot 1 on the plan is subject to a Drainage and Sewerage Easement (appurtenant to lots 2 and 3 on the plan) over the Drainage and Sewerage Easement Variable Width shown on the plan

Lot 2 on the plan is subject to a Drainage and Sewerage Easement (appurtenant to lot 3 on the plan) over the Drainage and Sewerage Easement 1.50 Wide shown on the plan

Lot 3 on the plan is together with a Drainage and Sewerage Easement (~~benefiting Lot 1 on the plan~~) over the Drainage and Sewerage Easement Variable Width shown on the plan.

Lot 3 on the plan is together with a Drainage and Sewerage Easement (~~benefiting lot 2 on the plan~~) over the Drainage and Sewerage Easement 1.50 Wide shown on the plan.


(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DL Triffett FOLIO REF: 245782/1 SOLICITOR & REFERENCE: KEM:130051 Triffett	PLAN SEALED BY: Waratah-Wynyard Council DATE: 15.7.2013 SD 1873 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 166249</p>
<p>SUBDIVIDER: D L Triffett FOLIO REFERENCE: 245782/1</p>	

Lot 2 on the plan is together with a Drainage and Sewerage Easement (~~benefiting lot 1 on the plan~~) over the Drainage and Sewerage Easement Variable Width shown on the plan.

Lot 2 on the plan is together with a right of carriageway (~~appurtenant to the land contained in certificate of title volume 7321 folio 1~~) over the area show Right of Way 'A' (Private) Variable Width and marked ABC on the plan

Lot 2 on the plan is subject to a right of carriageway (benefiting the land contained in certificate of title volume 7321 folio 1) over the area shown Right of Way 'B' (Private) Variable Width shown as ACDE on the plan

Definitions

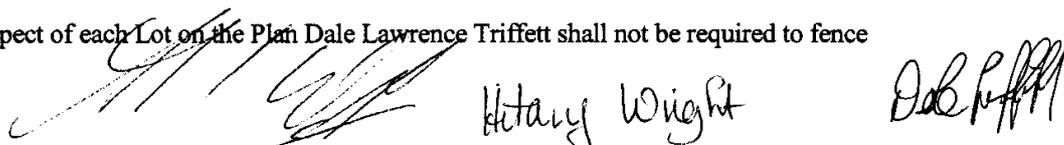
“Drainage and Sewerage Easement” means a full and free right and liberty for the owner of the dominant tenement and his or her employees, servants and agents, with or without machinery and vehicles, to:

- 1 Enter upon all that piece of land which is subject to Drainage and Sewerage Easement (servient tenement)
- 2 Open, dig up, break up and excavate the servient tenement;
- 3 Remove or cut back trees, stumps, tree roots or plants growing on or projecting into the servient tenement
- 4 Construct, install, erect and lay either on or in the servient tenement pipes, valves, pumps and fittings;
- 5 Maintain, inspect, repair, replace, cleanse or mend any pipes, valves, pumps and fittings;
- 6 Run, carry and pass sewerage, storm water and water through and along the servient tenement;
- 7 Do, execute and perform such other acts and deeds as are incidental or necessary to the attainment of the objects and the exercise of the Drainage and Sewerage Easement without doing unnecessary damage to the servient tenement and leaving it in a clean and tidy condition

for the purposes of drawing, passing, carrying and running sewerage, storm water and water over, under and along the servient tenement to and from the dominant tenement

FENCING PROVISION

In respect of each Lot on the Plan Dale Lawrence Triffett shall not be required to fence



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 166249
SUBDIVIDER: D L Triffett FOLIO REFERENCE: 245782/1	

SIGNED by Dale Lawrence Triffett
 the registered proprietor of the land comprised
 in folio of the register volume 245782 folio 1
 in the presence of:-

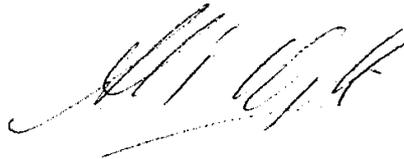


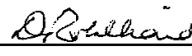
Signature of witness 

Full name of witness Kristen Ellen McLagan
~~Solicitor~~

Address of witness 41 Cattley Street
BURNIE TAS 7320

SIGNED by Alan Edward Wright
 one of the registered proprietors of the land
 comprised in folio of the register volume 7321
 folio 1 in the presence of:-

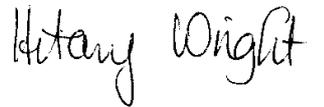


Signature of witness 

Full name of witness DOREEN ROBILIARD

Address of witness 12/59 INGLIS ST
WYNYARD

SIGNED by Hilary Margaret Wright
 one of the registered proprietor of the land
 comprised in folio of the register volume 7321
 folio 1 in the presence of:-



Signature of witness 

Full name of witness DOREEN ROBILIARD

Address of witness 12/59 INGLIS ST
WYNYARD

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Development Application

Use Class: Residential

Development: Dwelling Extension (Garage)

Location: 21 Bluewater Crecent, Wynyard

Project No: 23187-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman

Report Date: 2 April 2024

PROPERTY DETAILS:

Location: 21 Bluewater Crescent, Wynyard

Proposal: Dwelling Extension (Garage)

Use Class: Residential

Zoning: General Residential

Title Reference: CT: 166249/3

PID: 3248415



Figure 1 – Source: Listmap

1. Executive Summary

This report together with the attached development plans have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme –Waratah-Wynyard. The application is for a dwelling extension (residential use) which is a “no permit required” use within the General Residential zone. Discretion is invoked within developments standards, which has been addressed within this report.

2. Background

The 739m² site is located at 21 Bluewater Crescent, Wynyard, containing an existing single dwelling and small outbuilding. The lot is generally square in shape, fronting Bluewater Crescent to the east and residentially developed lots in all other directions.

3. Proposal

Application is made for the approval of a dwelling extension comprising of garage to be located on the southern side of the dwelling. The proposal includes a 4.4 metre high parapet wall adjoining the boundary, with the remainder constructed from colorbond and scyon linea to match with the existing.

The extension is sited on the southern boundary and also protruding the building envelope, therefore invoking discretion.

Development Standards

8.4.1 Residential density for multiple dwellings

That the density of multiple dwellings:

- (a) make efficient use of land for housing; and
- (b) optimise utilities and community services;

A1	P1
<p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>	<p>Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

COMMENT: *Not applicable.
The application is for a single dwelling development.*

8.4.2 Setbacks and building envelopes for all dwellings

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

A1	P1
<p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 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; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties 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 located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level. 	<p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

COMMENT:

The proposal is shown to be sited 4.93 metres from Bluewater Crescent, therefore achieving compliance with A1 (a).

A2	P2
<p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

COMMENT:

The proposed garage includes an awning which extends to a distance of 4.93 metres from Bluewater Crescent. As this is a portion of the garage, the performance criteria has been addressed. Looking at compatibility, there is an existing garage sited at 81 Old Bass Highway, which is sited on the boundary, as shown below. This ensures the proposal is consistent with existing garages within the street. It is also noted that as this is for an awning, a separation of 5.5 metres is still achieved to the roller door, allowing for a vehicle to be contained to the property, while entering the garage.



The application is considered to achieve compliance with the performance criteria and relative objective (a).

A3	P3
<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) 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 property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear 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 of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
<p>COMMENT:</p> <p><i>As depicted on the elevation plans, the garage protrudes the building envelope on the southern elevation.</i></p> <p><i>Looking at the shadow diagrams provided, shading is not shown to impact the adjoining dwelling at all. Shading is shown to impact the adjoining private open space from 9am until 11am, then only shown to impact an existing shed and driveway after this time. The proposal is considered to have minimal impact on the adjoining lot, as shading will only partially exceed shading from that of an existing shed located within the adjoining lot.</i></p> <p><i>Visual impact caused by the development will not be a concern as there is only a small portion of the wall visible from the adjoining site, beyond the wall of the existing shed.</i></p> <p><i>Separation between the proposal and the adjoining dwelling will still exceed 20 metres with the adjoining shed also providing around 3 metres of separation.</i></p> <p><i>There are no adjoining dwellings or solar energy installations identified that will be impacted from the proposed development.</i></p> <p><i>The application is considered to comply with the performance criteria and all objectives to this clause.</i></p>	

8.4.3 Site coverage and private open space for all dwellings

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

A1	P1
<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² 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). 	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.

COMMENT:

Site coverage is 340m² on the 739m² lot providing for 46%.

A2	P2
<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m² or (ii) 12m², 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); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, 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); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

COMMENT:

The existing private open space located north of the dwelling will not be impacted from the proposal.

8.4.4 Sunlight to private open space of multiple dwellings

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

A1	P1
<p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>

COMMENT: *Not applicable.
The proposal is for a single dwelling development.*

8.4.5 Width of openings for garages and carport for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1	P1
<p>A garage or carport for a dwelling within 12m 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 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

COMMENT:
The two roller doors combined have an opening of 6 metres, achieving compliance with A1.

8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.

A1

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not 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 not less than 3m from the side boundary;
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
 - (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.

P1

A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining property or its private open space; or
- (b) another dwelling on the same site or its private open space.

COMMENT: *Not applicable,
No works proposed have a floor level exceeding 1m above existing ground level.*

<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m 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 not less than 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
<p>COMMENT: <i>Not applicable.</i> <i>The proposed garage is not habitable.</i></p>	

<p>A3</p> <p>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 not less than:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level. 	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>COMMENT: <i>Not applicable.</i> <i>The access is private.</i></p>	

8.4.7 Frontage fences

The height and transparency of frontage fences:

- (a) provides adequate privacy and security for residents;
- (b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) is reasonably consistent with that on adjoining properties.

A1	P1
No Acceptable Solution	<p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

Comment: *Not applicable.*

No fences are included as part of this application.

8.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

A1	P1
<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. 	<p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Comment: *Not applicable.*

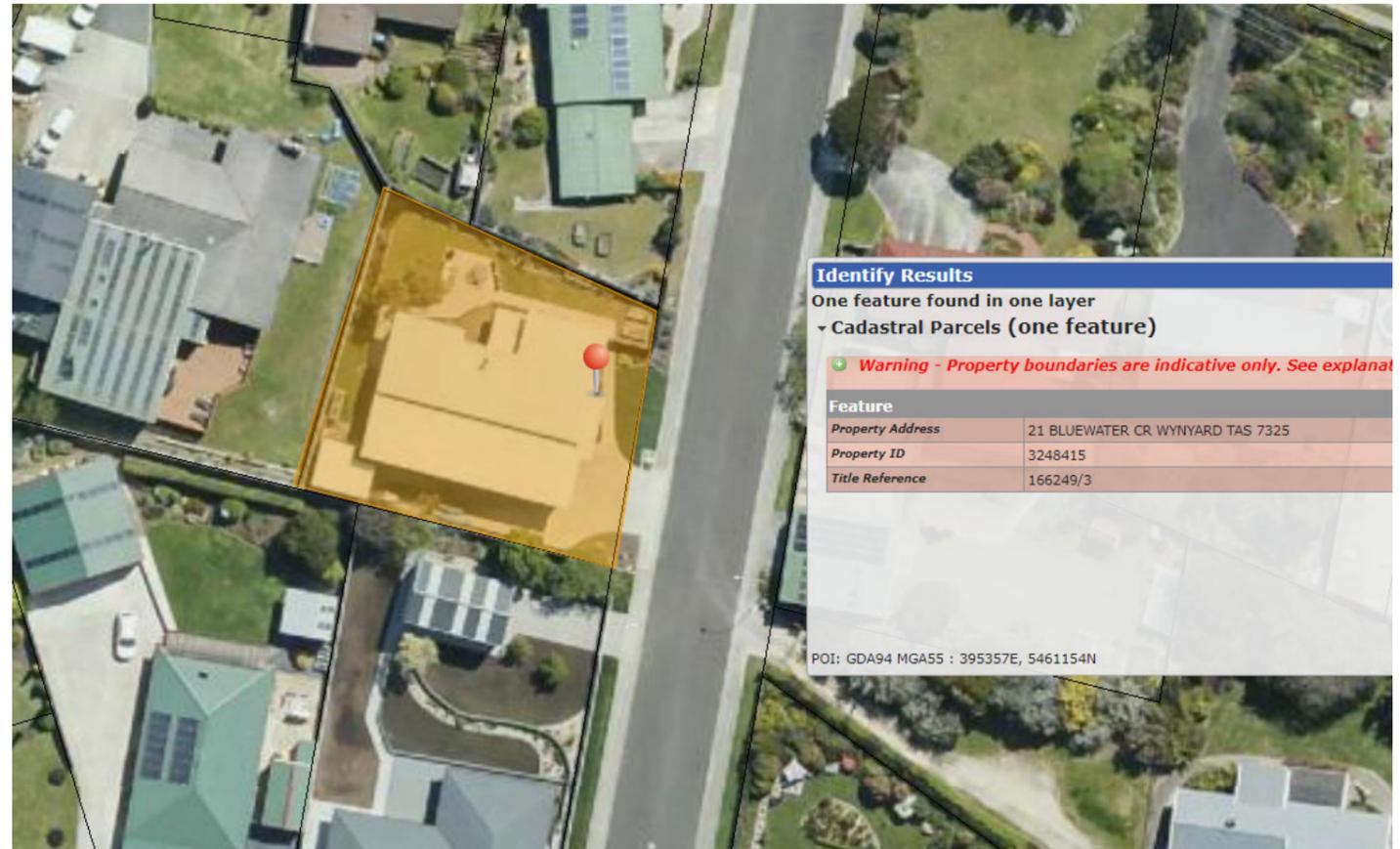
The proposal is for a single dwelling development.

CODES	
C1.0 – Signs Code	N/A
No signage is proposed as part of this application.	
C2.0 – Parking and Sustainable Transport Code	Yes
The proposal provides an additional parking space, ensuring more than two can be provided, therefore achieving compliance with Table C2.1.	
C3.0 – Road and Railway Code	N/A
The proposed attached garage is not considered to be habitable building.	
C4.0 – Electrical Transmission Infrastructure Protection Code	N/A
The proposal does not involve works located within an electricity transmission corridor.	
C5.0 – Telecommunications Code	N/A
The application does not propose any telecommunication facilities.	
C6.0 – Local Historic Heritage Code	N/A
The application does not involve any land requiring assessment against heritage provisions.	
C7.0 – Natural Assets Code	N/A
The code is not applicable for the site.	
C8.0 – Scenic Protection Code	N/A
The scenic protection code is not applicable to the General Residential zone.	
C9.0 – Attenuation Code	N/A
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
C10.0 – Coastal Erosion Hazard Code	N/A
The development is sited outside of the area identified as containing a coastal erosion hazard.	
C11.0 – Coastal Inundation Hazard Code	N/A
The site is not within an area identified as containing a coastal inundation hazard.	
C12.0 – Flood Prone Areas Code	N/A
The site is not within an area identified as flood prone.	
C13.0 – Bushfire Prone Areas Code	N/A
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
C14.0 – Potentially Contaminated Land Code	N/A
The site has not been identified as contaminated land.	
C15.0 – Landslip Hazard Code	N/A
The site is not identified as containing a landslide hazard.	
C10.0 – Safeguarding of Airports Code	N/A
The development will not exceed the OLS being within the 59m limitation, with the overall building height being under 10 metres AHD.	

PROPOSED EXTENSION 21 BLUEWATER CRESCENT WYNYARD ROBERT & JANENE PASCOE

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	B
02	SITE PLAN	B
03	PROPOSED FLOOR PLAN	B
04	ELEVATIONS	B
05	SHADOW DIAGRAMS	A



PROJECT DETAILS:

TITLE REFERENCE: 166249/3

AREAS:

SITE - 739m²
EXISTING FLOOR - 284m²
PROPOSED FLOOR - 56m²
TOTAL FLOOR - 340m²

SITE CLASSIFICATION: ASSUMED NO WORSE THAN 'M' (IF SOIL CONDITION DIFFER FROM THIS ASSUMPTION FURTHER INVESTIGATION WILL BE REQUIRED)

WIND CLASSIFICATION: N2

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: NOT APPLICABLE

CORROSION ENVIRONMENT: SEVERE

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2024	PROPOSED EXTENSION 21 BLUEWATER CRESCENT WYNYARD ROBERT & JANENE PASCOE	REV. B DATE 27.03.24
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	.		
DRAWING No. 23187-01				



SITE PLAN

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE MAR 2024	PROPOSED EXTENSION 21 BLUEWATER CRESCENT WYNYARD ROBERT & JANENE PASCOE	REV.	DATE
	DRAWN A.R.M.		B	27.03.24
	CHECKED P.L.A.			
	SHEET SIZE A3			
	SCALE 1 : 200		DRAWING No. 23187-02	



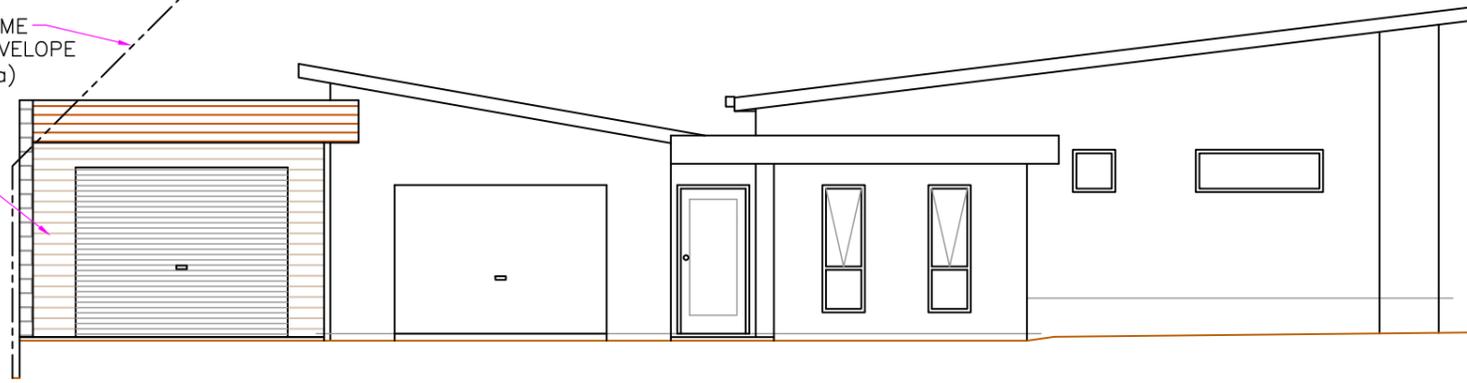
PROPOSED FLOOR PLAN

AREA
 EXISTING RESIDENCE & DECK = 266.0m² (28.6 SQ.)
 PROPOSED EXTENSION = 55.8m² (6.0 SQ.)
 TOTAL = 321.8m² (34.6 SQ.)

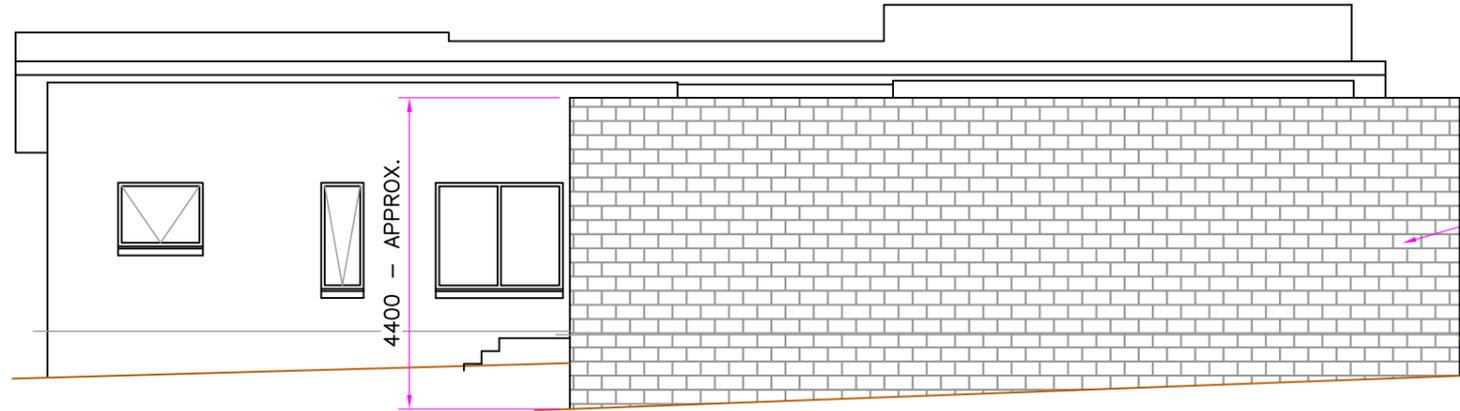
Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2024	PROPOSED EXTENSION 21 BLUEWATER CRESCENT WYNYARD ROBERT & JANENE PASCOE	REV.	DATE
	DRAWN	A.R.M.		B	27.03.24
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 100			
ABN: 27 165 669 278	DRAWING No.	23187-03			

TASMANIAN PLANNING SCHEME
 CLAUSE 8.4.2 BUILDING ENVELOPE
 ACCEPTABLE SOLUTION A3(a)

SCYON LINEA
 CLADDING

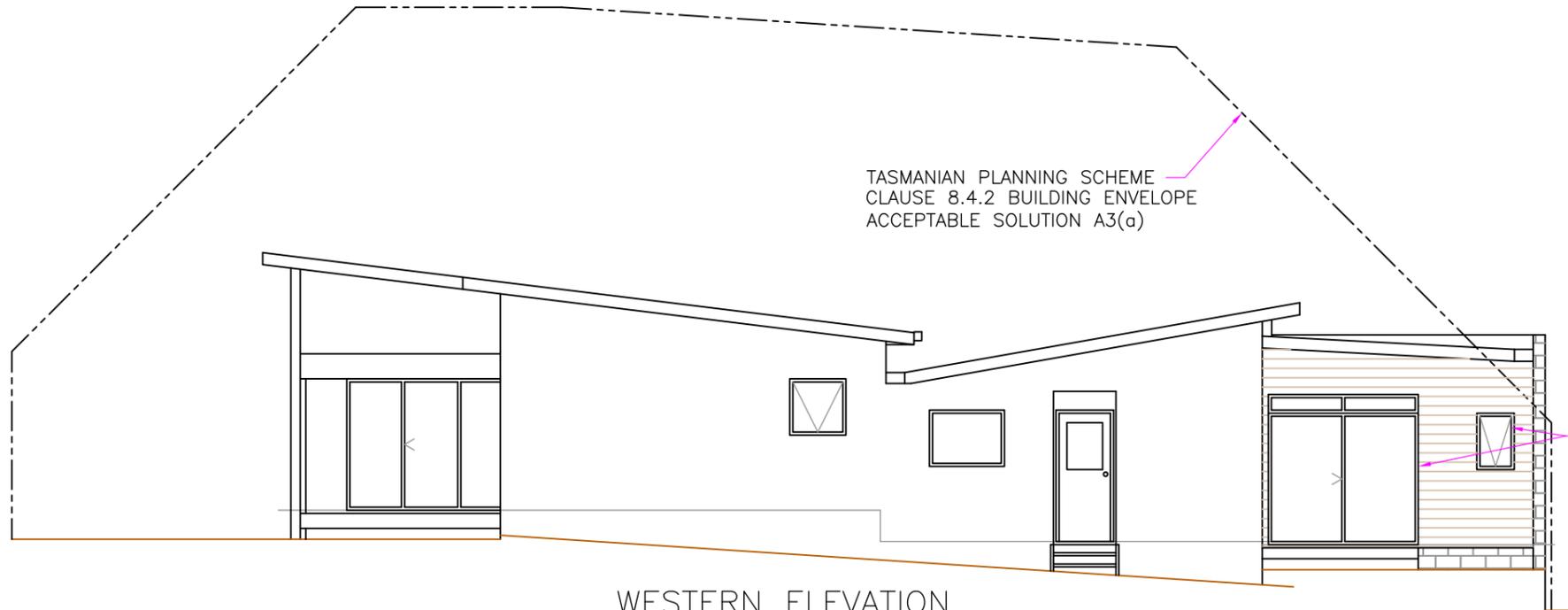


EASTERN ELEVATION



20.01 BLOCK
 PARAPET WALL

SOUTHERN ELEVATION



TASMANIAN PLANNING SCHEME
 CLAUSE 8.4.2 BUILDING ENVELOPE
 ACCEPTABLE SOLUTION A3(a)

ALUMINIUM FRAMED
 WINDOW & DOOR

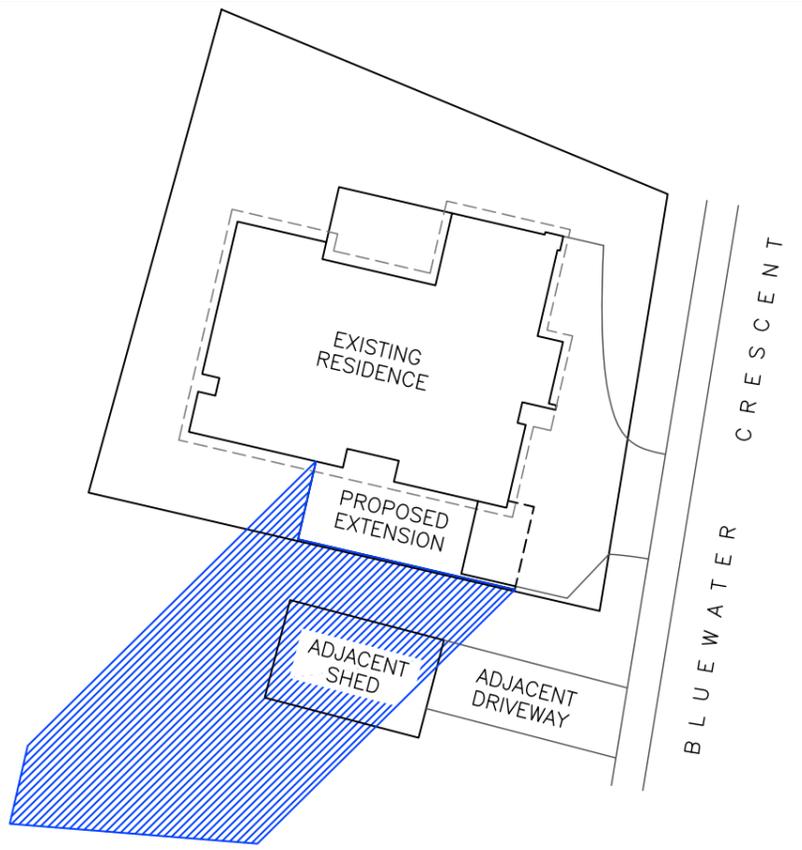
WESTERN ELEVATION

Accreditation No. CC1779G

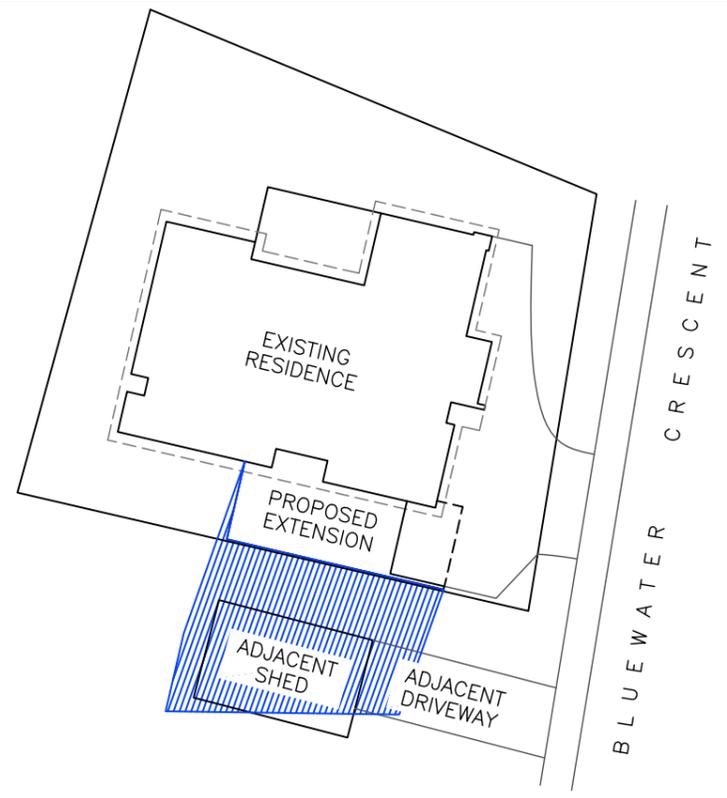
DESIGNS
 Ph: 0407 532 435
 Email: paul@pladesign.com.au

DATE	MAR 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

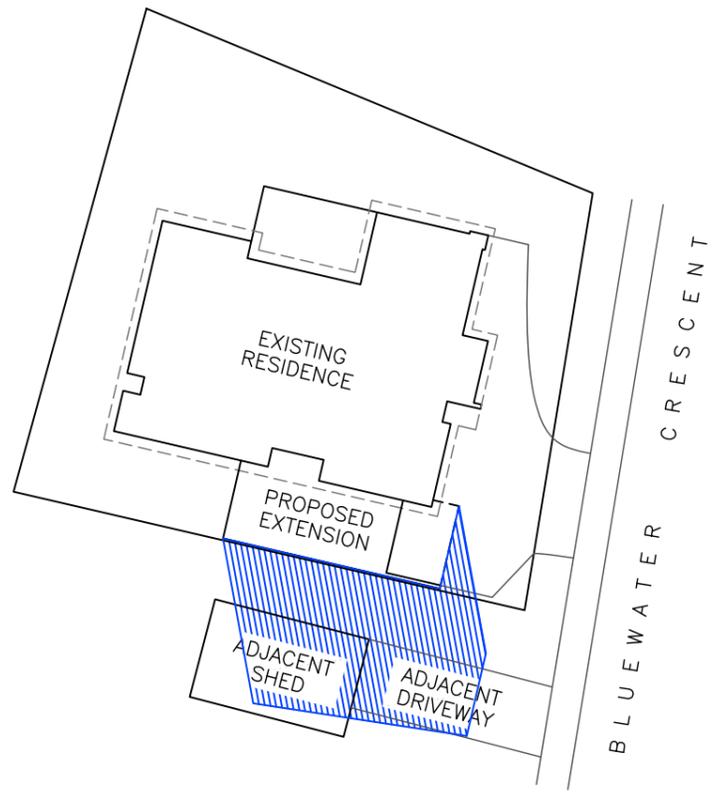
PROPOSED EXTENSION 21 BLUEWATER CRESCENT WYNYARD ROBERT & JANENE PASCOE	DRAWING No. 23187-04	REV. B	DATE 27.03.24
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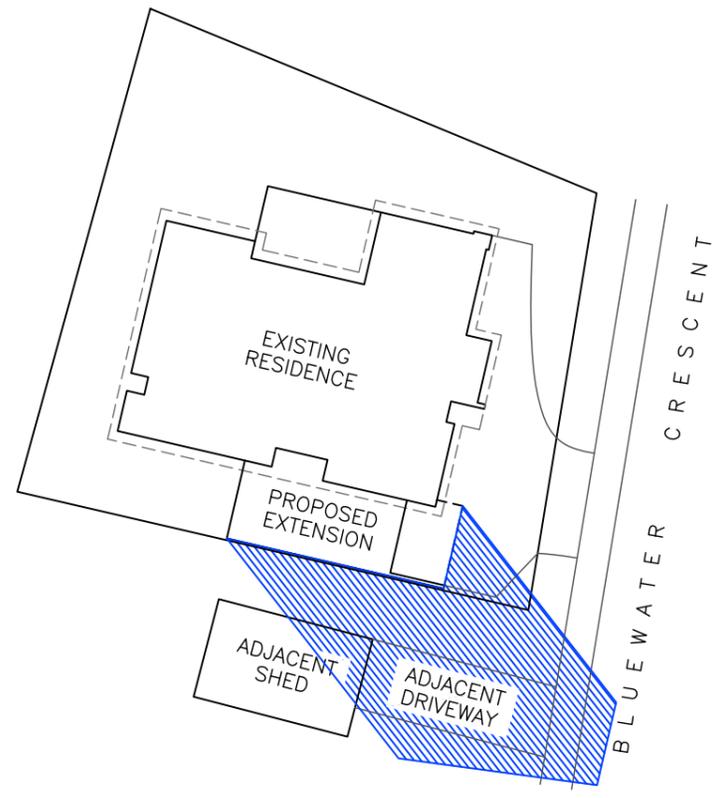
9:00 am
 AZIMUTH = 45.4°
 ALTITUDE = 10.9°



11:00 am
 AZIMUTH = 19.6°
 ALTITUDE = 23.1°



1:00 pm
 AZIMUTH = 349.6°
 ALTITUDE = 24.9°



3:00 P.M.
 AZIMUTH = 322.0°
 ALTITUDE = 15.6°

LATITUDE = -40° 59' 39"
 LONGITUDE = 145° 45' 21"
 DATE = 21st JUNE

SHADOW PLANS

WINTER SOLSTICE SUNSET
 TIME = 4.56pm

- SHADING CAUSED BY PROPOSED EXTENSION

Accreditation No. CC1779G

Ph: 0407 532 435
 Email: paul@pladesign.com.au

DATE	MAR 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 400

PROPOSED EXTENSION	
21 BLUEWATER CRESCENT WYNYARD	
ROBERT & JANENE PASCOE	
DRAWING No.	23187-05
REV.	A
DATE	27.03.24