



ATTACHMENT B

**ORDINARY MEETING
OF COUNCIL**

**AGENDA
OPEN MEETING
18 MARCH 2019**

**Item 7.4
Supporting Documents**

D/A 12/2019 5 Moore Court Wynyard



PLANNING PERMIT APPLICATION
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51,
LAND USE PLANNING & APPROVALS ACT 1993

Development Application < 80m ²	\$300 – Minimum Fee + advertising fee
Development Applications > 80m ²	\$300 + \$1.50/m ² + advertising fee
Level 2 Activity	\$2,180+ advertising fee by quote
SUBDIVISION	\$390 + \$60/lot+ advertising fee
Advertising fee will be reimbursed if no advertising is required	
For information on other fees Ph: 6443 8316	

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

(A 10% discount applies for all permits issued in electronic format only)

1. Development Address5.Moore Court, Wynyard 7325.....
2. Full Name of Applicant(s) ..Micheal Wells (EnviroPlan).....
.....
3. Postal Address of Applicant(s) (all correspondence in relation to this application will be sent to this address for requests in hardcopy format otherwise correspondence will be forwarded to the email address)
PO Box 546, Somerset 7322
.....

Email Address ..admin@enviropianaustralia.com.au.....

Telephone – Day ..6411 1931..... Mobile

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

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.

4. Name of Property Owner (see authorisation below)

Full NameSpencer Park Inc.....

Address2 Dodgin Street, Wynyard 7325.....

Telephone – Home Work/Business

Applicant's Notification to Owner

IMicheal Wells (EnviroPlan).....
Full Name of Applicant(s)

of71a Bass Highway, Somerset 7322.....
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.

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

Proposed 4 Unit Development

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

See Planning Report

To include –

(a) One Copies (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 APPROVALS

Access ☐ Stormwater ☐

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

Vacant Residential Land

8.	Car Parking	Floor Area	Site Area
	Existing on site	Existing m ²m ²
	Total no. proposed	Proposed m ²	
		Total m ²	

Questions 9 to 12 relate to Commercial and Industrial Uses and Developments only

9. 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.

10. Number of Employees?

Existing

Proposed

11. Vehicles visiting or delivering to or from the site?

Type	No.	Trips per day
.....		
.....		

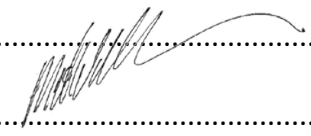
12. What type of machinery is to be installed or used?

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) 

Date 25/01/2018

SEARCH OF TORRENS TITLE

VOLUME 168287	FOLIO 1
EDITION 2	DATE OF ISSUE 14-May-2018

SEARCH DATE : 23-Jan-2019

SEARCH TIME : 09.13 AM

DESCRIPTION OF LAND

Town of WYNYARD

Lot 1 on Sealed Plan 168287

Derivation : Part of Lot 4, 2.445ha, The Crown and Whole of
Lot 1000, 923m2 The Crown.

Prior CTs 160416/14 and 168287/1000

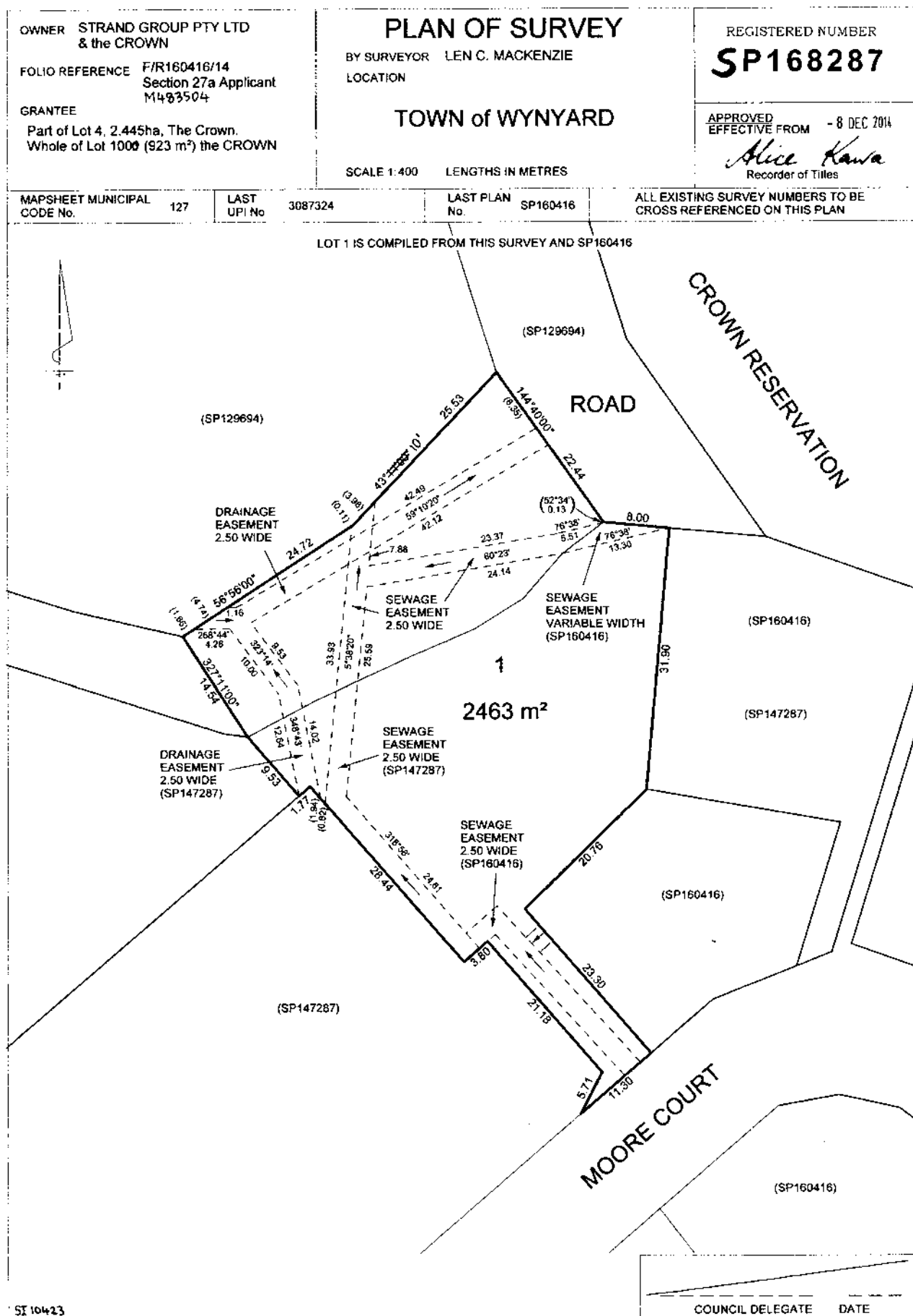
SCHEDULE 1M693404 TRANSFER to SPENCER PARK INCORPORATED Registered
14-May-2018 at noonSCHEDULE 2M483504 & D106047 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP168287 EASEMENTS in Schedule of Easements

D106047 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number SP 168287
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 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.

EASEMENTS

Lot 1 on the Plan is subject to:

- (a) a Right of Drainage (appurtenant to Lot 1 on SP 147287) over the strip of land marked DRAINAGE EASEMENT 2.50 WIDE (SP147287) shown passing through such lot;
- (b) a Sewerage Pipe Easement over the strip of land marked SEWAGE EASEMENT 2.50 WIDE (SP147287) shown passing through such lot for the benefit of the Waratah-Wynyard Council;
- (c) a Sewerage Pipe Easement over the strip of land marked SEWAGE EASEMENT 2.50 WIDE (SP160416) shown passing through such lot for the benefit of the Waratah-Wynyard Council;
- (d) a Sewerage Pipe Easement over the strip of land marked SEWAGE EASEMENT VARIABLE WIDTH (SP160416) shown passing through such lot for the benefit of the Waratah-Wynyard Council;
- (e) A Right of Drainage in favour of the Waratah-Wynyard Council over the strip of land marked DRAINAGE EASEMENT 2.50 WIDE shown passing through such lot;
- (f) A Pipeline Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (Trading as TasWater) over the strips of land marked SEWAGE EASMENT 2.50 WIDE as shown passing through such lot;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Strand Group Pty Ltd and the Crown FOLIO REF: 160416/14, S27A SOLICITOR & REFERENCE: Crown Solicitor 44616	PLAN SEALED BY: DATE: REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 168287
SUBDIVIDER: Strand Group Pty Ltd and the Crown FOLIO REFERENCE: 160416/14, S27A	

INTERPRETATION:

SEWERAGE PIPE EASEMENT means the full and free right and liberty to lay sewer pipe mains in the land marked:

- (a) SEWAGE EASEMENT 2.50 WIDE (SP147287);
- (b) SEWAGE EASEMENT 2.50 WIDE (SP160416); and
- (c) SEWAGE EASEMENT VARIABLE WIDTH (SP160416),

as shown on the plan and a right to place sewerage connection points on the allotment and to connect them to the Council's reticulation system.

PIPELINE EASEMENT means the full right and liberty for TasWater at all times to:

- (1) enter and remain upon the strip of land marked SEWAGE EASEMENT 2.50 WIDE (the Easement Land) with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - a. without doing unnecessary damage to the Easement Land; and
 - b. leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

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 4 PAGES	Registered Number SP 168287
SUBDIVIDER: Strand Group Pty Ltd and the Crown FOLIO REFERENCE: 160416/14, S27A	

- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

"INFRASTRUCTURE" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (e) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (f) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- (g) where the context permits, any part of the Infrastructure.

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 4 OF 4 PAGES

Registered Number

SP 168287

SUBDIVIDER: Strand Group Pty Ltd and the Crown
FOLIO REFERENCE: 160418/14, S27A

Signed by Strand Group Pty Ltd (ACN
080 568 565) in accordance with section
127(1) of the Corporations Act 2001
(Cwith):

Signature

Name (print)
Director

Signature

Name (print)
Director/secretary

~~GARREY ROBERTS~~
Signed by Andrew Robert Welch
being and as Team Leader (Position No.
702743) pursuant to an Instrument of
Authorisation dated 27 February 2012
in the presence of:

Signature

Signature of witness

Name of witness (print)

Address of witness

Occupation

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.



Application for Planning Permit
Proposed 4 Unit Development
In the
General Residential
5 Moore Court, Wynyard

Supporting Documentation

16/01/2019

CONSULTANT DETAILS




Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Vetting	Signature	Date
1	J. Lee	M. Wells		16/01/2019

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 168287/1, PID: 3341812. A copy of the title is provided as Annexure A.

The street address is 5 Moore Court, Wynyard and Spencer Park Inc is the owner.



Figure 1 – Location of land 5 Moore Court, Wynyard

The 0.247 ha property fronts onto Moore Court and is located on north-west side of the road.

Existing Use and Development

The current use of land is vacant land. Currently there is no buildings located on the property.

Site Analysis

Topography

The land is relatively flat and sits on a plateaued area at the 5 m contour level and slightly falls from south to north.

Drainage

Stormwater and sewerage is disposed of via municipal reticulation mains that are located throughout the area.

Land Capability

The land is not within a delineated area of the Land Capability Survey Tasmania and is not zoned as agricultural land nor is it in agricultural use; therefore this provision is not applicable.



Figure 2 – Land Capability of site – source: www.thelist.tas.gov.au

Access

Access to the subject land is off Moore Court via a formed urban crossover.

Reticulated Services

Water, sewerage and stormwater reticulation services are located within the subject area. The site is already connected to these services and no modifications or extensions are proposed as part of this development.

Surrounding Property Use

- North – Camp Creek and residential uses;
- East – residential uses and Camp Creek;
- South – residential uses; and
- West – residential uses.

Lands Limitations

No land limitations have been identified within the property boundaries.



Figure 3 – Landslide Layer, 5 Moore Court, Wynyard – source: www.thelist.tas.gov.au

Proposal

The applicant, Spencer Park Inc are seeking to construct a proposed 4 unit development under the Waratah-Wynyard Interim Planning Scheme 2013.

The proposal seeks to construct 4 units which each contain 2 bedrooms, garage, living areas, bathroom and kitchen on the subject land.

A copy of the proposal plans is included as Annexure C.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the Waratah-Wynyard Interim Planning Scheme 2013 and the subject land is zoned as General Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the General Residential Zone are described in the following relevant sections of the Waratah-Wynyard Interim Planning Scheme 2013:

10.0 General Residential Zone

- 10.1.1 Zone Purpose Statements
- 10.1.2 Local Area Objectives
- 10.1.3 Desired Future Character Statements

10.2 Use Table

10.3 Use Standards

10.4 Development Standards

- 10.4.1 Residential density for multiple dwellings
- 10.4.2 Setbacks and building envelope for all dwellings
- 10.4.3 Site coverage and private open space for all dwellings
- 10.4.4 Sunlight and overshadowing for all dwellings
- 10.4.5 Width of openings for garages and carports for all dwellings
- 10.4.6 Privacy for all dwellings
- 10.4.7 Frontage fences for all dwellings
- 10.4.8 Waste storage for multiple dwellings
- 10.4.9 Suitability of a site or lot for use or development

Part E Codes

- E2 Airport Impact Management Code
- E9 Traffic Generating Use and Parking Code
- E10 Water and Waterways Code

Part F Special Area Plans

- There are no specific area plans in relation to the Waratah-Wynyard Interim Planning Scheme 2013

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1-To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2-To provide for compatible non-residential uses that primarily serve the local community.

10.1.2 Local Area Objectives

This zone applies for land at -

- (a) Suburban residential area make efficient use of land and optimise available and planned infrastructure provision through a balance between infill and redevelopment of established residential areas and incremental release of new land
- (b) Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.
- (c) Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;
- (d) Suburban residential areas provide small-scale employment opportunities in home occupation and home based business.
- (e) The amenity and character of suburban residential use is commensurate with the location of housing and support activity within a shared urban setting, and is to take into account –
 - (i) the likely impact on residential use from the occurrence and operation of non-housing activity;
 - (ii) the effect of location and configuration of buildings within a site on –
 - a. apparent bulk and scale of buildings and structures;
 - b. opportunity for on-site provision of private open space and facilities for parking of vehicles;
 - c. opportunity for access to daylight and sunlight;
 - d. visual and acoustic privacy of dwellings; and
 - e. consistency of the streetscape; and
 - (iii) the relationship between new sensitive use and the use of land in an adjoining zone

10.1.3 Desired Future Character Statements

Use or development in a suburban residential area is to provide –

- (a) housing as a predominant but not exclusive form of development;
- (b) choice and diversity in the design, construction, and affordability of buildings;
- (c) buildings that are typically of one or two storeys;
- (d) buildings that are set apart from adjacent buildings to –
 - (i) reduce apparent bulk and scale;
 - (ii) enable each an opportunity for access to sunlight; and
 - (iii) assist visual and acoustic privacy between adjoining dwellings;
- (e) a streetscape in which buildings are setback consistently from the frontage;
- (f) site coverage that retains sufficient external ground area for recreation, service activity, and vehicle parking; and
- (g) an ordered pattern of lots and a well-connected internal road network

10.2 Use Table

10.3 Use Standards

The proposed development is for a residential use and therefore the development is attributed to the primary use of the zone. The application is therefore listed as “residential” in the permitted use pathway.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Acceptable Solutions A1

Multiple dwellings must have a site area per dwelling of not less than:

- (a) 325m²; 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.

Discussion:

The submission plans demonstrates that each dwelling has a site area greater than 325m² complying with A1 (a) above.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions A1

Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not primary frontage, at least 3 m, or, if the setback is from the frontage is less than 3 m, not less than the setback, from the frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

Discussion:

Unit 4 has an equivalent frontage setback to other dwellings within Moore Court and therefore Unit 4 complies with A1(c). All other units has a primary frontage setback greater than 4.5m satisfying A1 (a) above.

Acceptable Solutions A2

A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or
- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.

Discussion:

All buildings are set back greater than 5.5m from the primary frontage as the lot is an internal allotment complying with A1(a) above.

Acceptable Solutions A3

A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m 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 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and
- (b) only have a setback within 1.5 m of a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or
 - (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Discussion:

Unit 4 is setback 1.465m from the adjoining boundary of a dwelling and the adjoining dwelling is approximately 6.5m away from the rear boundary which is sufficient distance to not cause unreasonable loss of sunlight to a habitable room of a dwelling to the adjoining allotment satisfying P3 (a) (i).

The separation distances between unit 4 and the dwelling on the adjoining allotment is consistent with other dwellings within the surrounding area in particular to the west of the development on Moore Court which therefore satisfies P3 (b).

10.4.3 Site coverage and private open space for all dwellings

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

Acceptable Solutions A1

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

Discussion:

Each unit has a site coverage of 141.37m² which complies with A1(a). The development has a total private open space greater than 60m² as demonstrated on the submission plans and at least 25% of the site area is free from impervious surfaces complying with A1(b) & (c).

Performance Criteria P2

A dwelling must have private open space that:

- (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:
 - (i) conveniently located in relation to a living area of the dwelling; and
 - (ii) orientated to take advantage of sunlight.

Discussion

Units 1 & 4 require access to northern POS space through the use of a passage leading out to the space.

Unit 1 has an area to the south of the unit that provides an area off the living dining area but also has an POS area to the north of the unit which is connected to the southern space.

Unit 4 contains POS on the eastern side of the unit and obtains access via the living room / side of dwelling to gain access to the area or via the laundry door.

Both are located in areas where they take the best advantage of the available sunlight penetration into the spaces given the topographical constraints of the site.

10.4.4 Sunlight and overshadowing for all dwellings

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Performance Criteria P1

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Discussion

Unit 1 has been designed to accommodate for adequate access for parking in the garage. As demonstrated on unit 1 north-west elevation there are windows that would allow adequate sunlight to enter a habitable room through the western windows of the living area. All other dwelling units comply with the acceptable solutions.

Acceptable Solutions A2

A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):
 - (i) at a distance of 3 m from the window; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

Discussion

The separation distances and orientation of each dwelling unit complies with the Acceptable Solutions above.

Acceptable Solutions A3

A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):
 - (i) at a distance of 3 m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3 m 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 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.

- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

Discussion

The separation of the units and the orientation ensure adequate sunlight penetration into the POS areas of each unit complying with A3 above.

10.4.5 Width of openings for garages and carports for all dwellings

Objective:

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

Acceptable Solutions A1

A garage or carport within 12 m 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 m or half the width of the frontage (whichever is the lesser).

Discussion

The total widths of garages within 12m of the primary frontage is not greater than 12m and the garages opening do not face the primary frontage as demonstrated in the submission plans satisfying A1 above.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

Acceptable Solutions 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 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:
 - (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.

Discussion

Not applicable - all unit floor levels are not more than 1m above natural ground level as demonstrated in the submission plans.

Acceptable Solutions A2

A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
 - (i) is to have a setback of at least 3 m from a side boundary; and
 - (ii) is to have a setback of at least 4 m from a rear boundary; and
 - (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
 - (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or

- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or
- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.

Discussion

Not applicable – all units do not have a floor level greater than 1m above natural ground level

Acceptable Solutions A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

- (a) 2.5 m; or
- (b) 1 m if:
 - (i) it is separated by a screen of at least 1.7 m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

Discussion

As demonstrated in the submission plans where the shared driveway gets within 2.5m of a habitable room but not within 1m of a habitable there is a 1.5m high slat screen on top of a retaining kerb to comply with A3 (b) (i) above.

10.4.7 Frontage fences for all dwellings

Objective:

To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and
- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- (c) provide reasonably consistent height and transparency.

Acceptable Solutions A1

A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2 m if the fence is solid; or
- (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

Discussion

Not applicable – n frontage fences are proposed through this application.

10.4.8 Waste storage for multiple dwellings

Objective:

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

Acceptable Solutions A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) in a communal storage area with an impervious surface that:
 - (i) has a setback of at least 4.5 m from a frontage; and
 - (ii) is at least 5.5 m from any dwelling; and

- (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.

Discussion

The communal storage area for the waste and recycling bins are located at the entrance of the allotment which is setback greater than 4.5m from the frontage, is at least 5.5m from any dwelling and is screened from the frontage which is all demonstrated in the submission plans complying with A1 (b).

10.4.9 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for connection to a water supply and for the drainage of sewage and stormwater

Performance Criteria P1

A site or each lot on a plan of subdivision must –

- (a) be of sufficient area for the intended use or development without likely constraint or interference for –
 - (i) erection of a building if required by the intended use;
 - (ii) access to the site;
 - (iii) use or development of adjacent land;
 - (iv) a utility; and
 - (v) any easement or lawful entitlement for access to other land; and
- (b) if a new residential lot, be orientated to maximise opportunity for solar access to a building area

Discussion

The proposed site has sufficient area for residential dwellings for residential uses as proposed. The proposal does not interfere or constrain the use or development of adjacent land, the access to the site, a utility or any easement or lawful entitlement for the access to other land and therefore complies with P1 (a) above.

P1 (b) is not applicable – the subject site is not a new residential lot.

Acceptable Solutions A2

A site or each lot on a subdivision plan must have a separate access from a road –

- (a) across a frontage over which no other land has a right of access; and
- (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or
- (c) by a right of way connecting to a road -
 - (i) over land not required as the means of access to any other land; and
 - (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and
- (d) with a width of frontage and any access strip or right of way of not less than -
 - (i) 3.6 m for a single dwelling development; or
 - (ii) 6.0 m for multiple dwelling development or development for a non-residential use; and
- (e) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan

Discussion:

The site has a separate access across a frontage and the allotment is classified as an internal allotment but features an access strip connected to a frontage that no other land has a right of way over complying with A1 (a) and (b).

The width of the frontage is greater than 6m and the road authority has provided its consent in accordance with the Local Government (Highways) Act 1982 complying with A2 (d) and (e) above.

Acceptable Solutions A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the *Water and Sewerage Industry Act 2008*

Discussion

The submission plans demonstrates that the site is capable of connecting to a water supply complying with A3 above

Acceptable Solutions A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and waste water to a sewage system provided in accordance with the *Water and Sewerage Industry Act 2008*

Discussion

The submission plans demonstrates that site is capable of draining and disposing of sewage and waste water to a sewage system which therefore complies with A4 above.

Acceptable Solutions A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the *Urban Drainage Act 2013*

Discussion

The site is capable of draining and disposing of stormwater to a stormwater reticulation system which is demonstrated in the submission plans satisfying A5 above.

Part E Codes

E1 Bushfire-Prone Areas Code – Not Applicable

The proposal is not a hazardous use, a vulnerable use or a subdivision and therefore is not subject to the provisions of the Code.

E2 Airport Impact Management Code

The proposal is located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore applicable to the code.

E2.5 Use Standards

E2.5.1 Exposure to Aircraft Noise

The proposal is located approximately 0.621 miles (1 km) ('as the crow flies') east of the main runway. This approach to the runway is seldom used as the predominant wind conditions on the north-west coast of Tasmania are westerly and this approach is only used in easterly conditions.

Assuming the typical glideslope of 3° to the approach to the runway and a rate of descent of 300 ft per nautical mile to remain on that glideslope; the aircrafts glideslope should be 3278 ft (163 m) above the proposed building on approach (factoring in site elevations AHD to the AHD of the airport).

The predominant commercial aircraft used at the **Burnie Airport** is the twin turboprop engined Saab 340 passenger aircraft (of all versions) used by Regional Express Airlines (REX) and the aircraft features "active noise control" as a standard feature of the aircraft. The engine noises of the Saab 340 are:

- Fly-over noise: 78.5 EPNdB
- Sideline noise: 85.9 EPNdB
- Approach noise: 91.5 EPNdB

Source: Saab Aircraft Datasheet 340C

Whilst there is no noise decrease or sound drop per meter, there is a sound level drop of 6 dB per doubling of distance. In calculating noise attenuation by distance (point source), the Sound Pressure Level (SPL) at 174 m from the source is 78.5 dB(A) which supports figures described in the Saab Aircraft Datasheet 340C figures for fly-over noise (predominant exposure in westerly conditions).

The Saab 340 series (and all aircrafts of this size) are a 'Group B' sized aircraft with an approach speed of 91 – 120 knots (168.532km/h - 222.24km/h). Therefore the time of exposure to aircraft noise is approximately one minute per event – not hours of continuous exposure that could cause harm.

The effects of continuous dB exposure for site is between 80-90dB which could cause damage over a continuous 8 hour exposure. Therefore; given the seldom approach noise on easterly conditions where damage is like to occur with continuous expose – the likelihood of aircraft to cause harm to human health or to interfere with the amenity of the site is extremely unlikely.

E2.5.1 Exposure to Aircraft Nose

Objective

- (a) The likelihood for aircraft noise to cause harm to human health or to unreasonably interfere with the amenity of non-airport use is to be minimised; and
- (b) Non-airport use is to minimise likely interference or constraint on the operation of an airport

Acceptable Solutions – A1

- (a) The use must be –
 - (i) An 'Acceptable' use class for the applicable ANEF noise exposure level as shown on the Table to this clause; or
 - (ii) An 'Acceptable' use class subject to conditions for the ANEF noise exposure level as shown on the Table to this clause;
- (b) Building construction must satisfy AS 2021 (2000) with respect to interior noise levels for the use class; and
- (c) The owner of the site has given written consent for an agreement in accordance with Part 5 of the Land Use Planning and Approvals Act 1993 to be registered on the title indicating likely exposure of use or development to noise nuisance from operations at the airport.

Discussion:

The internal fit-out of the proposal shall comply with the AS 2021 (2000) with respect to interior noise levels for a residential dwelling.

E2.6 Development Standards

E2.6.1 Information Requirements

In addition to the requirements of clause 8.1, the following information is required to show:

- (a) whether the use or development is likely to penetrate operational airspace;
- (b) whether the use or development is likely to impact operation of aviation facilities;
- (c) location of the site relative to ANEF contours;
- (d) whether the site is within a public safety area;
- (e) any strategy to manage or mitigate likely adverse effect of the use or development on:
 - (i) operational airspace or the function of aviation facilities; and
 - (ii) human health, public safety, and amenity from aircraft operation and aviation facilities at the airport

The proposal itself is for the construction of single storey dwelling units amongst other residential housing and therefore there is no change to the overall height of existing circumstances and therefore the proposal is not likely to penetrate operational airspace or impact on the operation of aviation facilities.

The location of the subject site is within the flight path for fly-over and seldom approach and features on the centreline to the primary runway on Map 11.

It is unlikely that the proposal will have a significant adverse effect on human health, public safety or amenity or operational airspace or the function of aviation facilities.

E2.6.2 Protection of operational airspace

Objective:

Development is to maintain –

- (a) efficient operation and safety of aircraft in operational airspace; and
- (b) function of aviation facilities

Acceptable Solution – A1

Use or development must not –

- (a) penetrate the Obstacle Limitation Surface (OLS); or

- (b) interfere with operation of aviation facilities

Discussion:

The use or development does not penetrate the OLS of aircraft operations and is sited under the canopy level of surrounding trees. Likewise the development does not interfere with the operation of aviation facilities as it is a residential dwelling development.

E2.6.3 Public Safety Areas

Objective:

The likelihood for risk to use from the effect of aircraft accidents near the end of a runway in association with take-off or landing is to be minimised.

Acceptable Solutions - A1

There is no Acceptable Solution

Discussion:

The use or development does not penetrate the OLS of aircraft operations and is sited under the canopy level of surrounding trees. Likewise the development does not interfere with the operation of aviation facilities as it is a residential dwelling.

E3 Clearing and Conversion of Vegetation Code – Not Applicable

The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.

E4 Change in Ground Level Code – Not Applicable

The proposal does not alter any ground levels to existing or natural ground levels and therefore this Code is not applicable to this application.

E5 Local Heritage Code – Not Applicable

The proposal does not contain any heritage issues and therefore this Code is not applicable to this application.

E6 Hazard Management Code – Not Applicable

The proposal is exempt from this code under section E6.4.4 (a) the entirety of a site is within an area shown on a natural hazard map forming part of this planning scheme to have an acceptable level of risk for that hazard.

E7 Sign Code – Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

E8 Telecommunication Code – Not Applicable

The proposal is for a residential dwellings and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

E9 Traffic Generating Use and Parking Code

E9.5 Use Standards

E9.5.1 Provision for parking

Objective:

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution – A1

Provision for parking must be –

- (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;

Discussion:

The submission plans demonstrates that there is 1 parking space at each unit and 5 parking spaces to the northern end of the subject allotment with a total of 9 spaces which satisfies the table to the code.

E9.5.2 Provision for loading and unloading vehicles

Objective:

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution – A1

There must be provision within a site for –

- (a) on-site loading area in accordance with the requirement in the Table to this Code; and
- (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces

Discussion:

Not applicable – There are no requirements for on-site loading area in the table of this code.

E9.6.1 Design of vehicle parking and loading areas

Objective:

Vehicle circulation, loading, and parking areas–

- (a) protect the efficient operation and safety of the road from which access is provided;
- (b) promote efficiency, convenience, safety, and security for vehicles and users; and
- (c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site

Acceptable Solution – A1.1

All development must provide for the collection, drainage and disposal of stormwater; and

Acceptable Solution – A1.2

Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –

- (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;
- (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;
- (c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;
- (d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;
- (e) Each parking space must be separately accessed from the internal circulation aisle within the site;
- (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and
- (g) Be formed and constructed with compacted sub-base and an all-weather surface.

Discussion:

The proposal provides for the collection, drainage and disposal of stormwater which is demonstrated in the submission plans which therefore complies with A1.1 above.

A1.2 is not applicable as the proposal is within the General Residential zone.

Acceptable Solution – 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, VILLAGE, 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

Discussion:

Not applicable – The development is within the General Residential Zone.

E10 Water and Waterways Code

E10.6.1 Development in proximity to a water body, watercourse or wetland

Objective:

Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –

- (a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;
- (b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;
- (c) function and capacity of a water body, watercourse or wetland for recreation activity; and
- (d) aesthetic features of a water body, watercourse or wetland in the landscape

Performance Criteria – P1

Development must –

- (a) minimise risk to the function and values of a water body watercourse or wetland ^{R37}, including for –
 - (i) hydraulic performance;
 - (ii) economic value;
 - (iii) water based activity;
 - (iv) disturbance and change in natural ground level;
 - (v) control of sediment and contaminants;
 - (vi) public access and use;
 - (vii) aesthetic or scenic quality;
 - (viii) water quality management arrangements for stormwater and sewage disposal;
 - (ix) modification of a natural drainage channel;
 - (x) biodiversity and ecological function;
 - (xi) level of likely risk from exposure to natural hazards of flooding and inundation; and
 - (xii) community risk and public safety; and
- (b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –
 - (i) impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and
 - (ii) any condition or requirement for protection of the water body, water course or wetland

E10.6.1 Regard is to be had to the level of compliance to the methodologies and recommendations of the current edition of Wetlands and Waterways Works Manual DPIWE 2003

Discussion:

The proposal site had municipal reticulation system for water, sewage and stormwater within the area of the development which therefore minimizes risk to the hydraulic performance, biological function, ecological function and economic value of the water body. The proposal does not seek to modify any natural drainage channel or the natural ground level. The subject site has an established road between the waterbody and the allotment also has had erosion prevention works on the border of the waterbody. The development is contain within the boundaries of the allotment which therefore would not interfere or constrain public access to the waterbody and would not increase risk to public safety and the community.

Conclusion

This supporting documentation demonstrates that the proposal of a 4 unit development supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the General Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal.

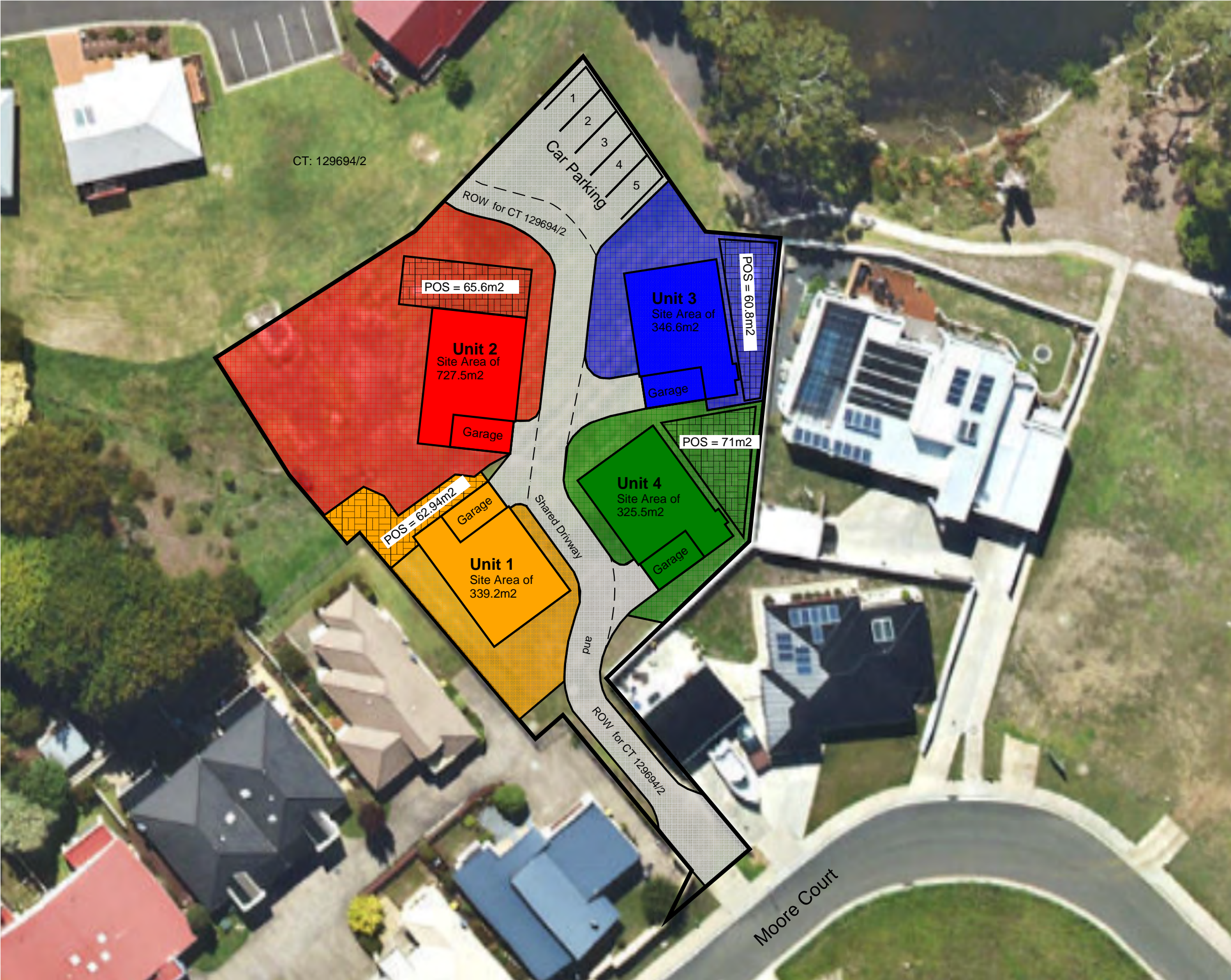
With the above in mind, a planning permit for 4 units at 5 Moore Court, Wynyard is respectfully sought from the Planning Authority.



List of Annexures

Annexure A – Title Certificates

Annexure B – Proposal Plans



EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Bass Highway, Somerset
Phone: 03) 6411 1931
Email: admin@enviropianaustralia.com.au



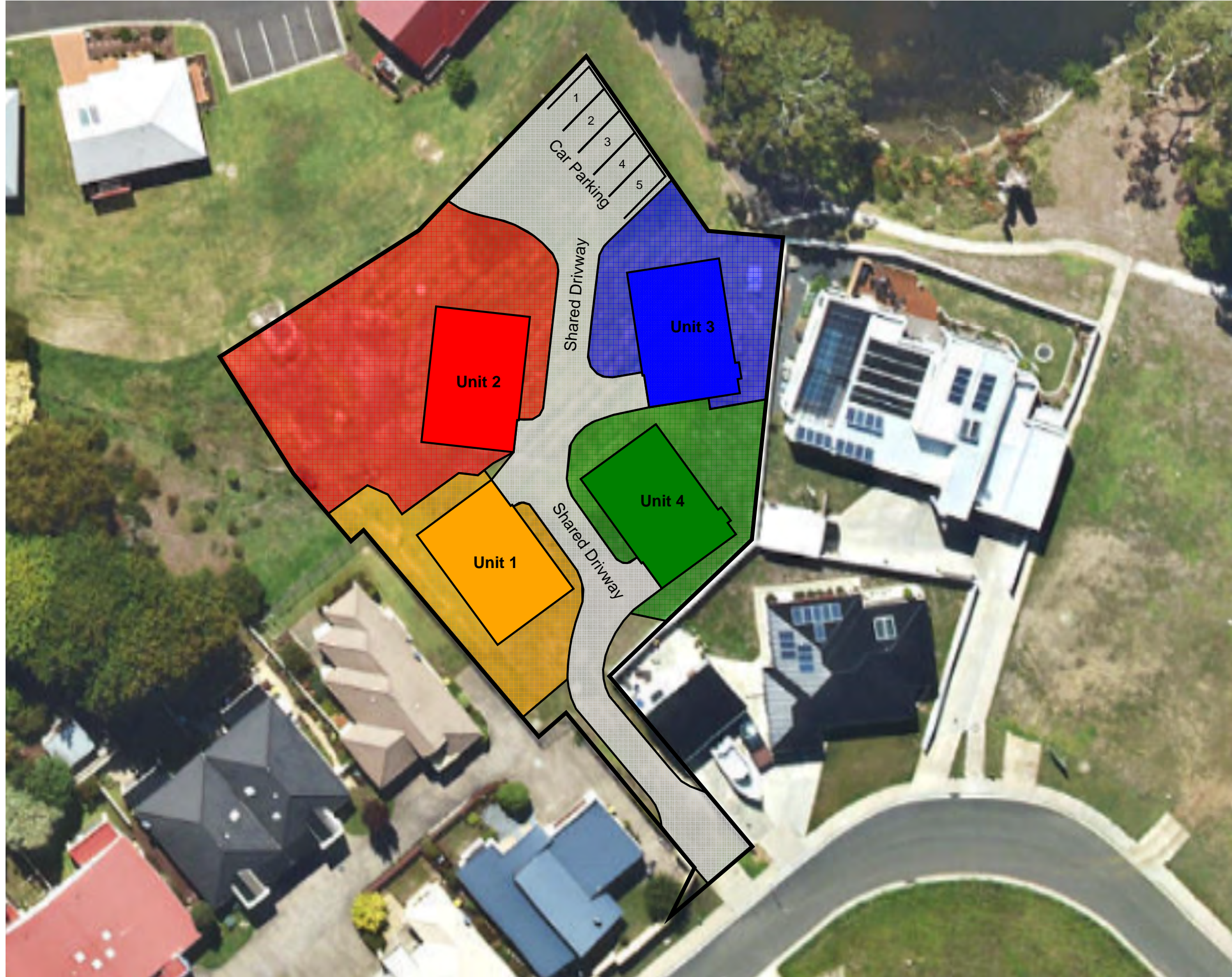
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CLIENT
Spencer Park INC
4 Moore Court, Wynyard

ISSUE
21/01/2019

PROJECT NO.
218249
PROJECT
Proposed 4 Unit
Development

DRAWN BY
J. Lee
DESCRIPTION
Car Parking & Site
Area Per Dwelling



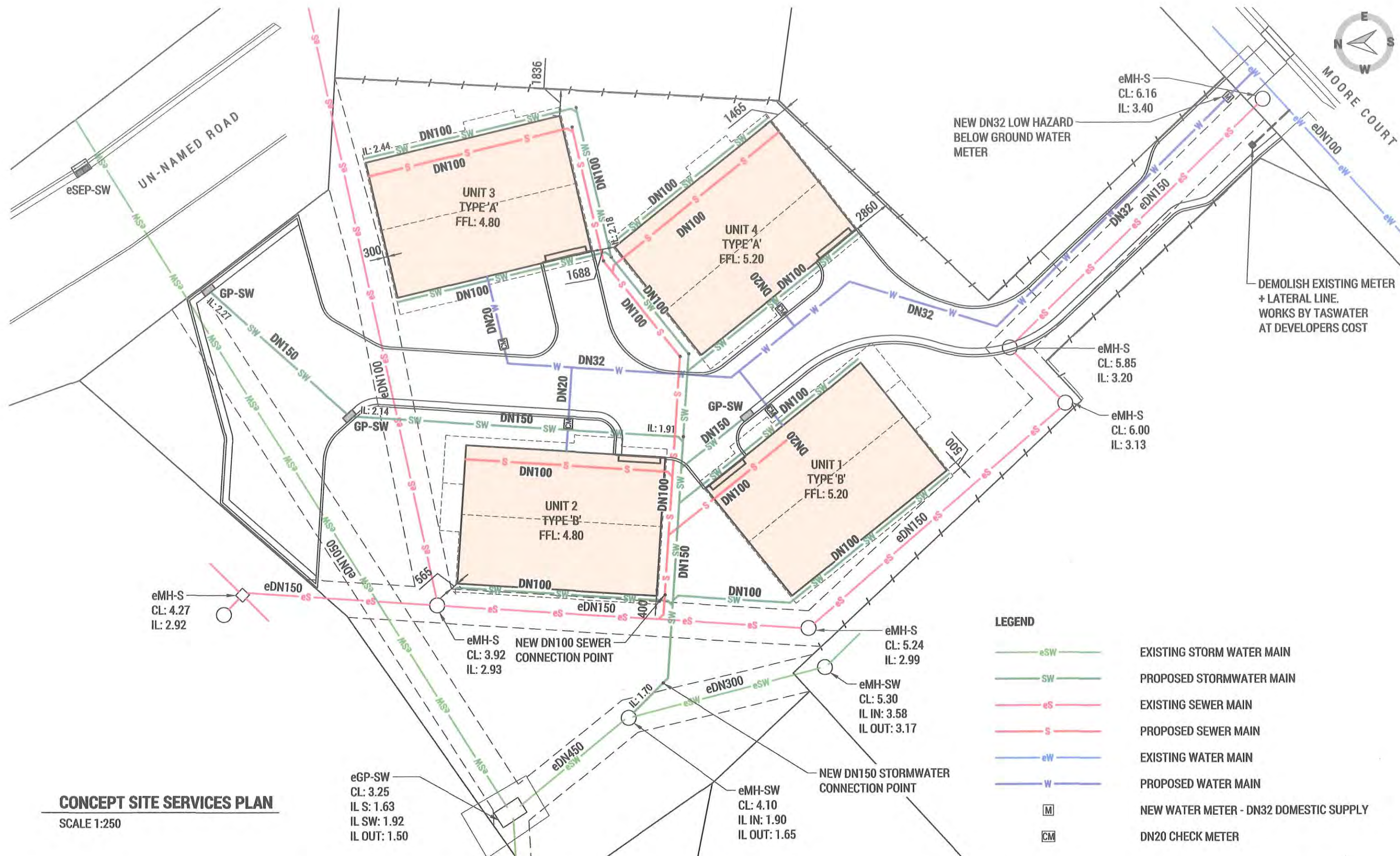
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CLIENT
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4 Moore Court, Wynyard

ISSUE
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PROJECT NO.
218249
PROJECT
Proposed 4 Unit
Development

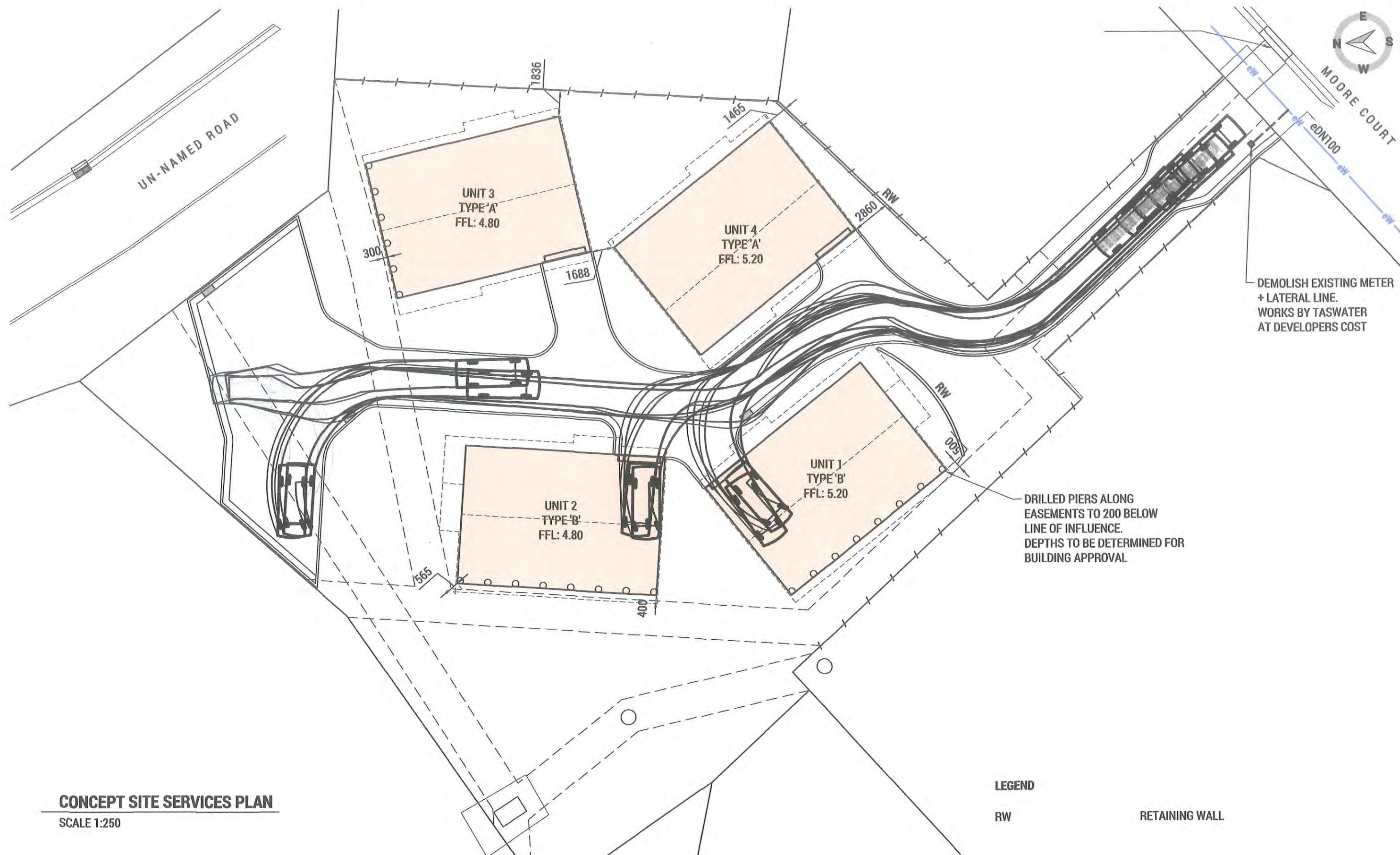
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J. Lee
DESCRIPTION
Describe



CONCEPT SITE SERVICES PLAN

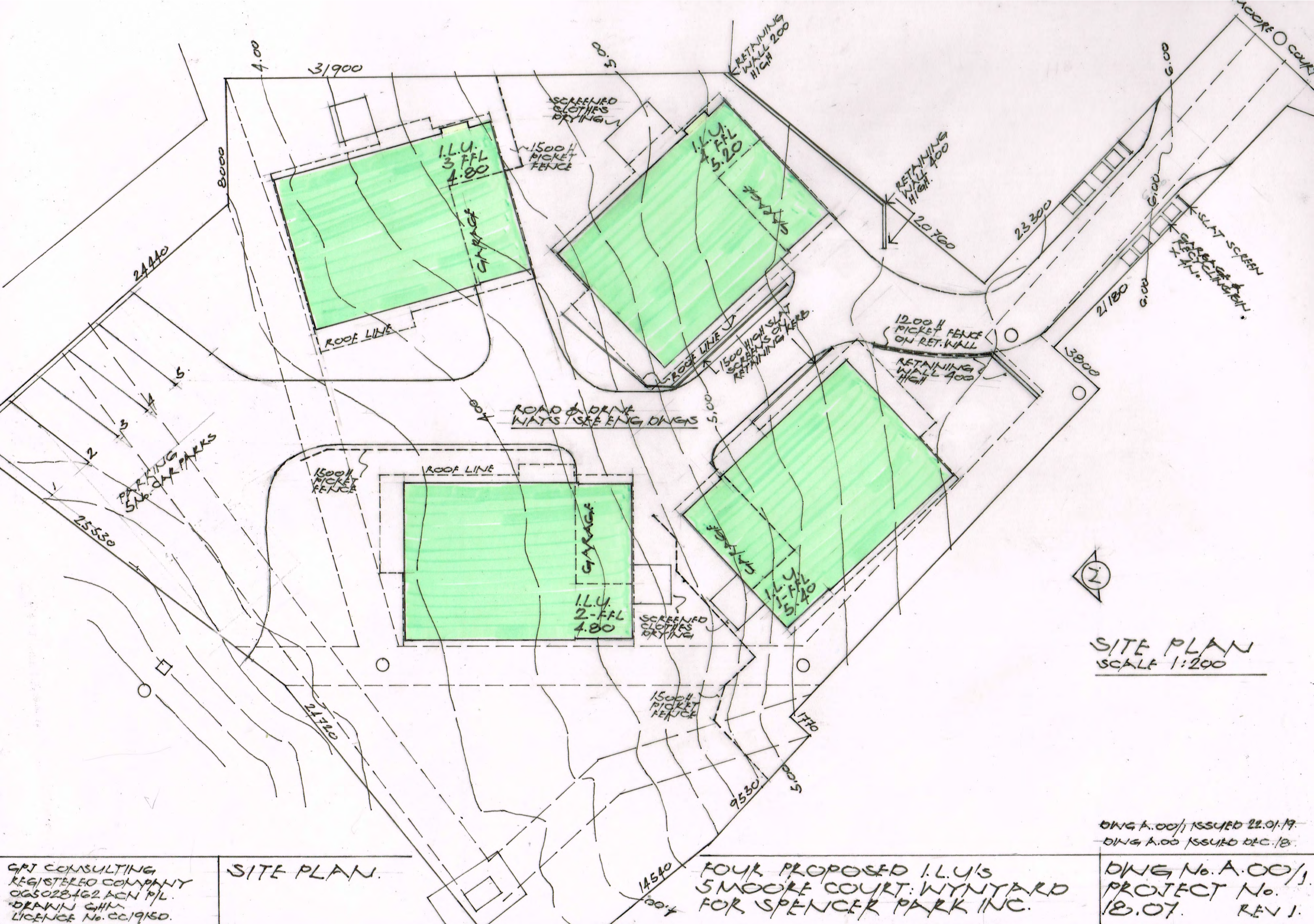
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				PRELIMINARY / INFORMATION		DESIGN CHK: AJL		PROJECT: 4 UNIT DEVELOPMENT	
				DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DRAWN BY: PVD		ADDRESS: 5 MOORE COURT WYNYARD	
						DRAFT CHK: -			
B	REVISED DEVELOPMENT APPROVAL	JTA	20-11-18			DATE: 00-00-00			SCALE: 1:250 SHEET SIZE: A3 DWGs IN SET: -
A	DEVELOPMENT APPROVAL	PVD	13-11-18						PROJECT No: 19456 DWG No: CDA01REV: B
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: A. LEAKE	ACRED. No: CC5452A				



CONCEPT SITE SERVICES PLAN
SCALE 1:250

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						DRAWN BY: PVD		ADDRESS: 5 MOORE COURT WYNYARD	
						DRAFT CHK: -			
A	DEVELOPMENT APPROVAL	PVD	20-11-18	APPROVED: A. LEAKE	ACRED. No: CC5452A	DATE: 00-00-00			SCALE: 1:250 SHEET SIZE: A3 DWGs IN SET: -
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:					PROJECT No: 19456	DWG No: CDA01 REV: A



SITE PLAN
SCALE 1:200

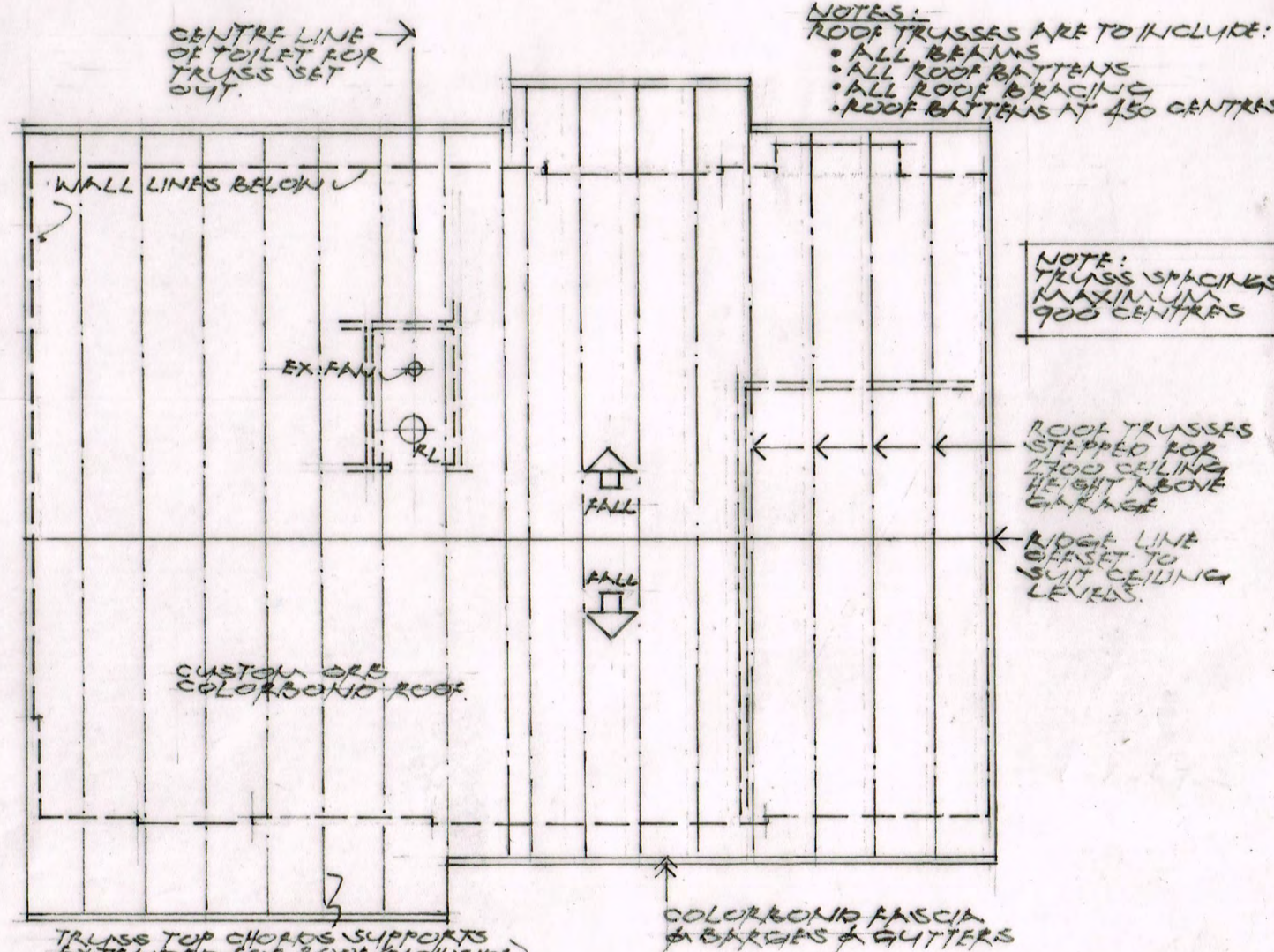
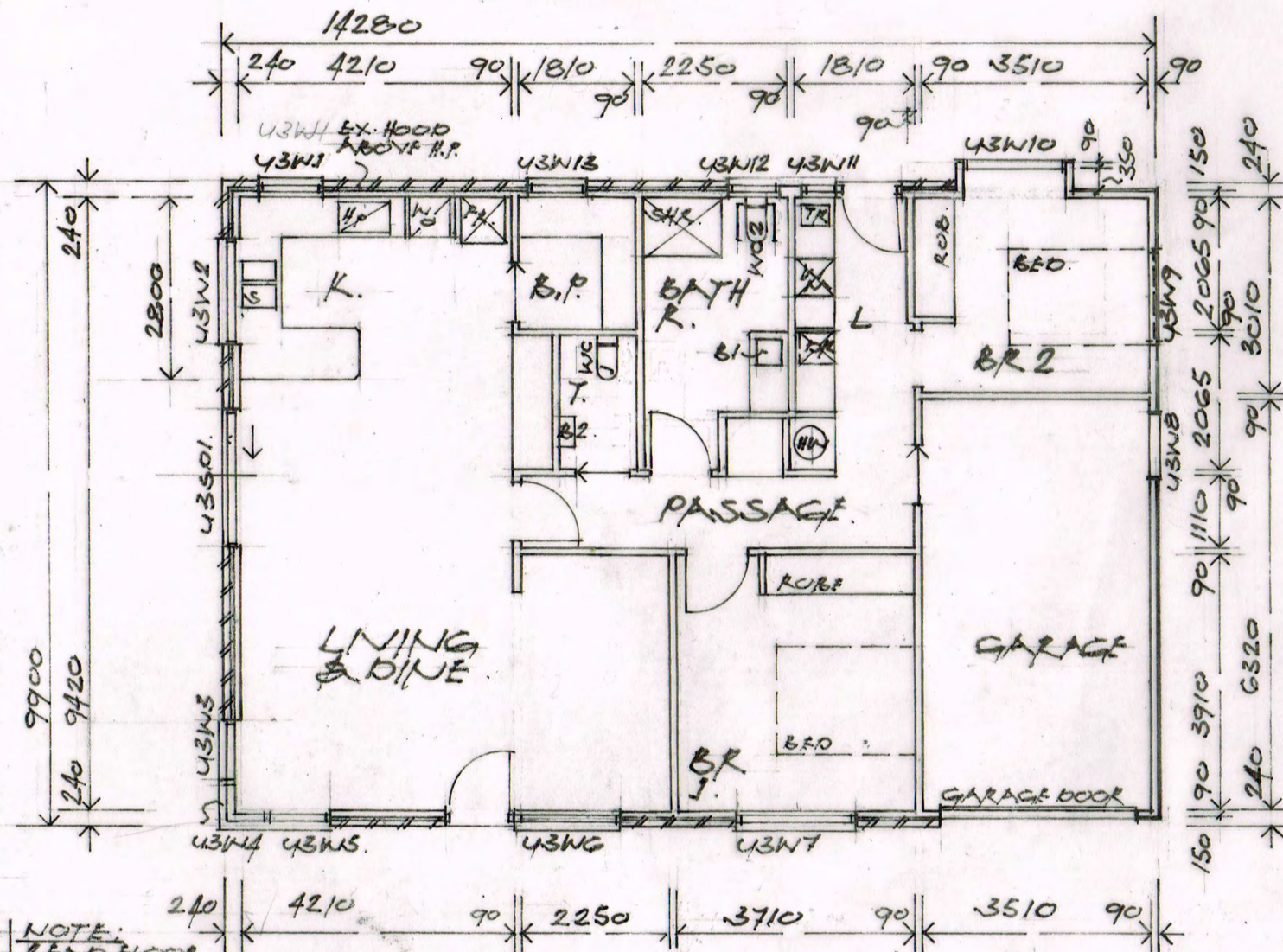
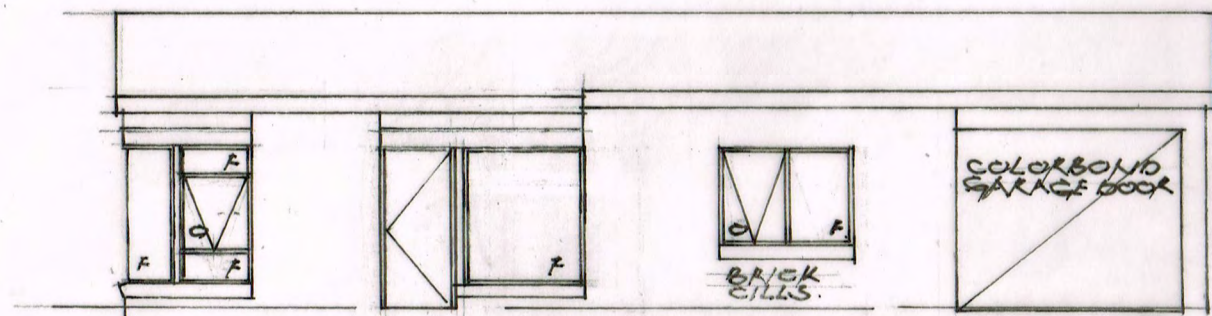
DWG A.00/1 ISSUED 22.01.19.
- DWG A.00 ISSUED DEC.18.

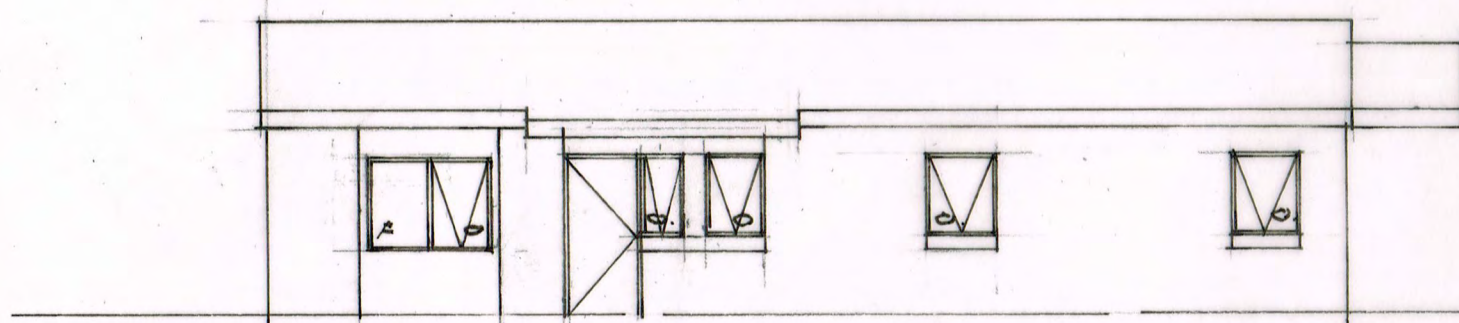
GPT CONSULTING
REGISTERED COMPANY
OG5028462 ACN P/L
DRAWN G.H.M.
LICENCE No. CC19150.

SITE PLAN.

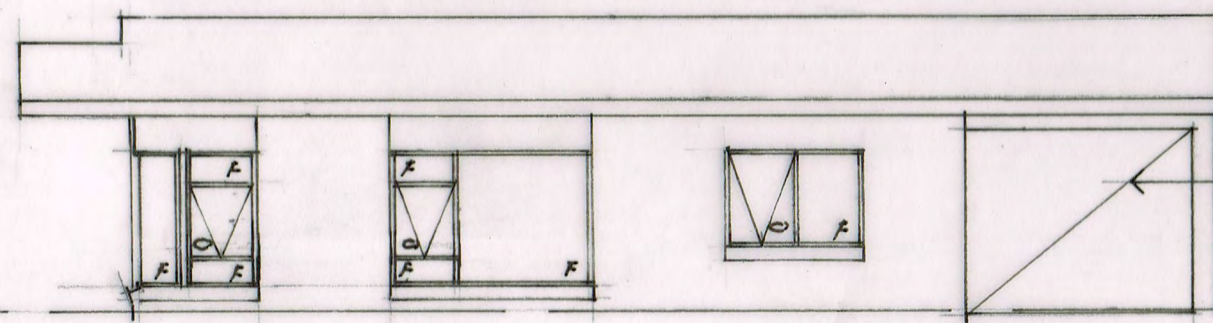
FOUR PROPOSED I.L.U.'S
SMOORE COURT: WYNTYARD
FOR SPENCER PARK INC.

DWG No. A.00/1
PROJECT No.
18.07. REV 1.





UNIT 4
NORTH-EAST.



UNIT 4
SOUTH-WEST

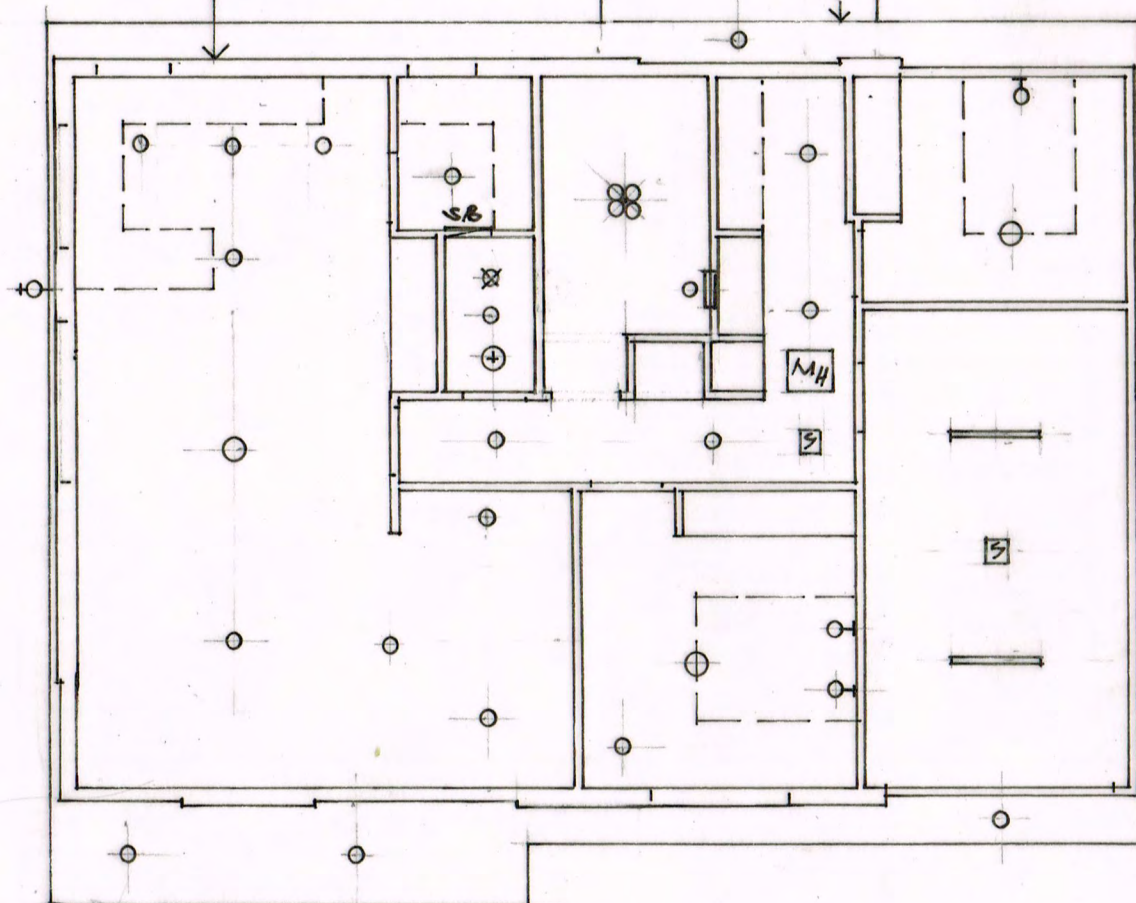
SCALES 1:100

GARAGE
DOOR.

KITCHEN EXHAUST
FAN VENTED THRU
WALL

OUTER SOFFIT
ON RAKE

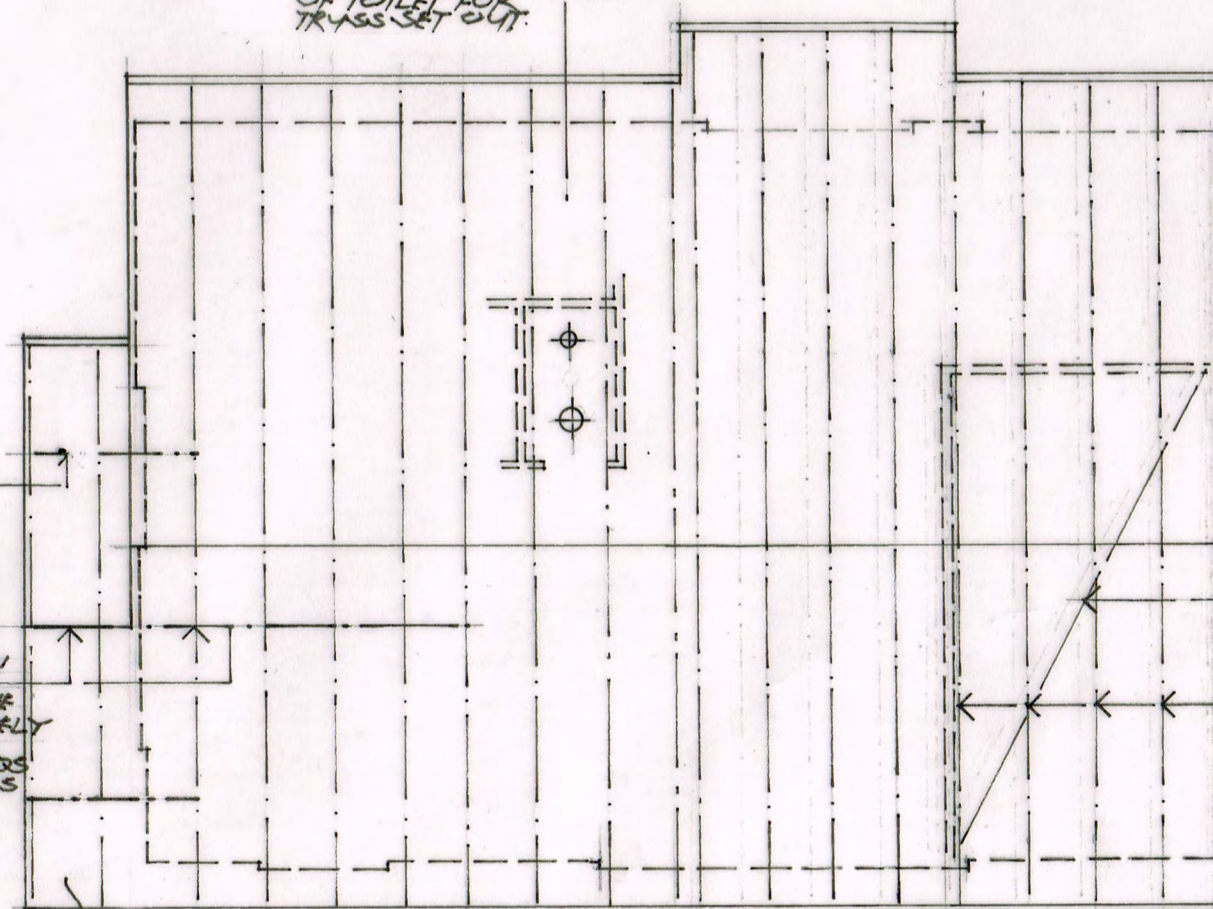
CENTRE LINE
OF TOILET FOR
TRUSS SET OUT.



UNIT 3 & 4
REFLECTED CEILING PLAN.

OUT
RIGGER
BEAMS.

BEAM ON
OFFSET
RIDGE LINE
IMMEDIATELY
UNDER
TOP CHORDS
OF TRUSSES



NOTE: UNIT 4
LIGHTS UNDER SIDE
ENTRY ROOF

ROOF PLAN UNIT 4.

NOTE:
TRUSS
SPACINGS
MAXIMUM 900
CENTRES

REFER TO
DWG A.01.
FOR NOTES.

GARAGE
BELOW.

GARAGE ROOF
TRUSSES

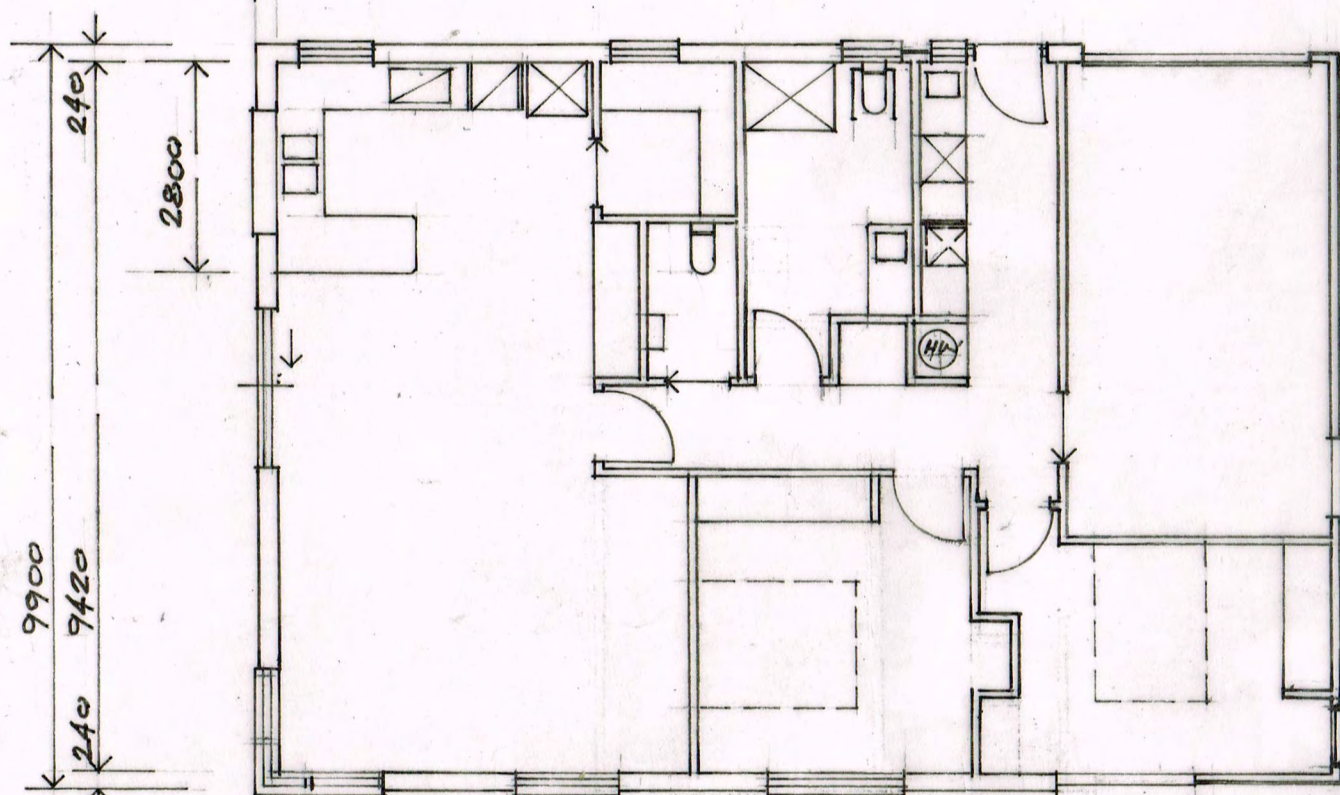
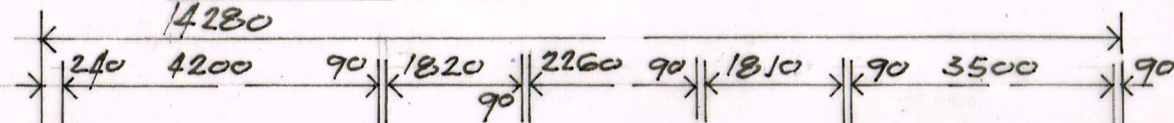
DWG A.02/1 ISSUED 21.01.19

DWG A.02 ISSUED 7.01.2019



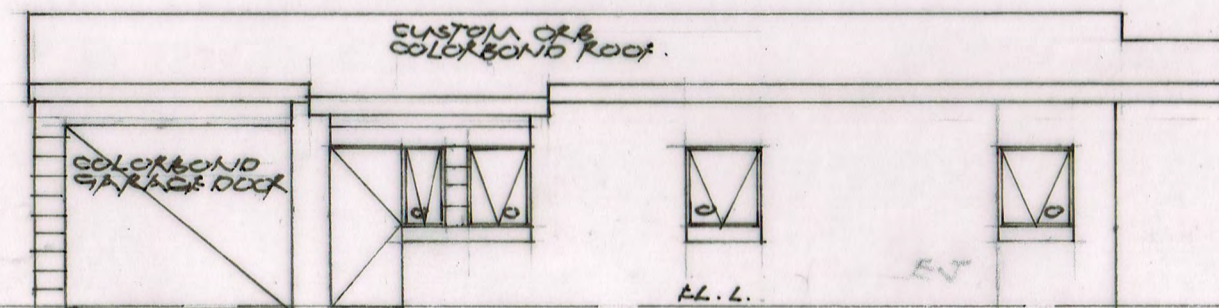
UNIT 2
WEST

4280

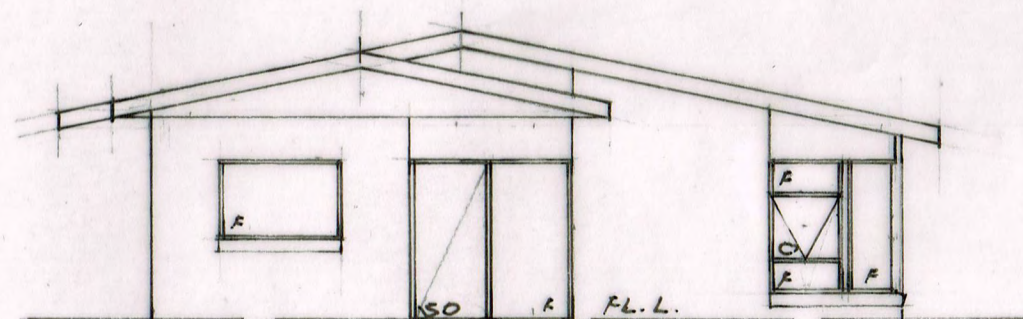


PLAN UNIT 2

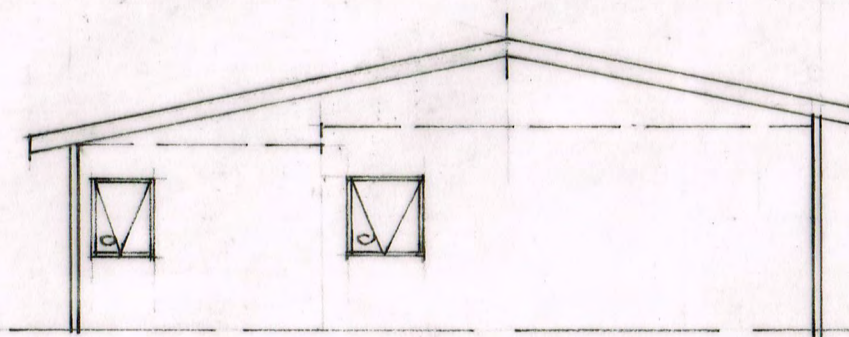
SCALE
1:100



UNIT 2
EAST

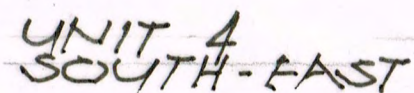


UNIT 2
NORTH

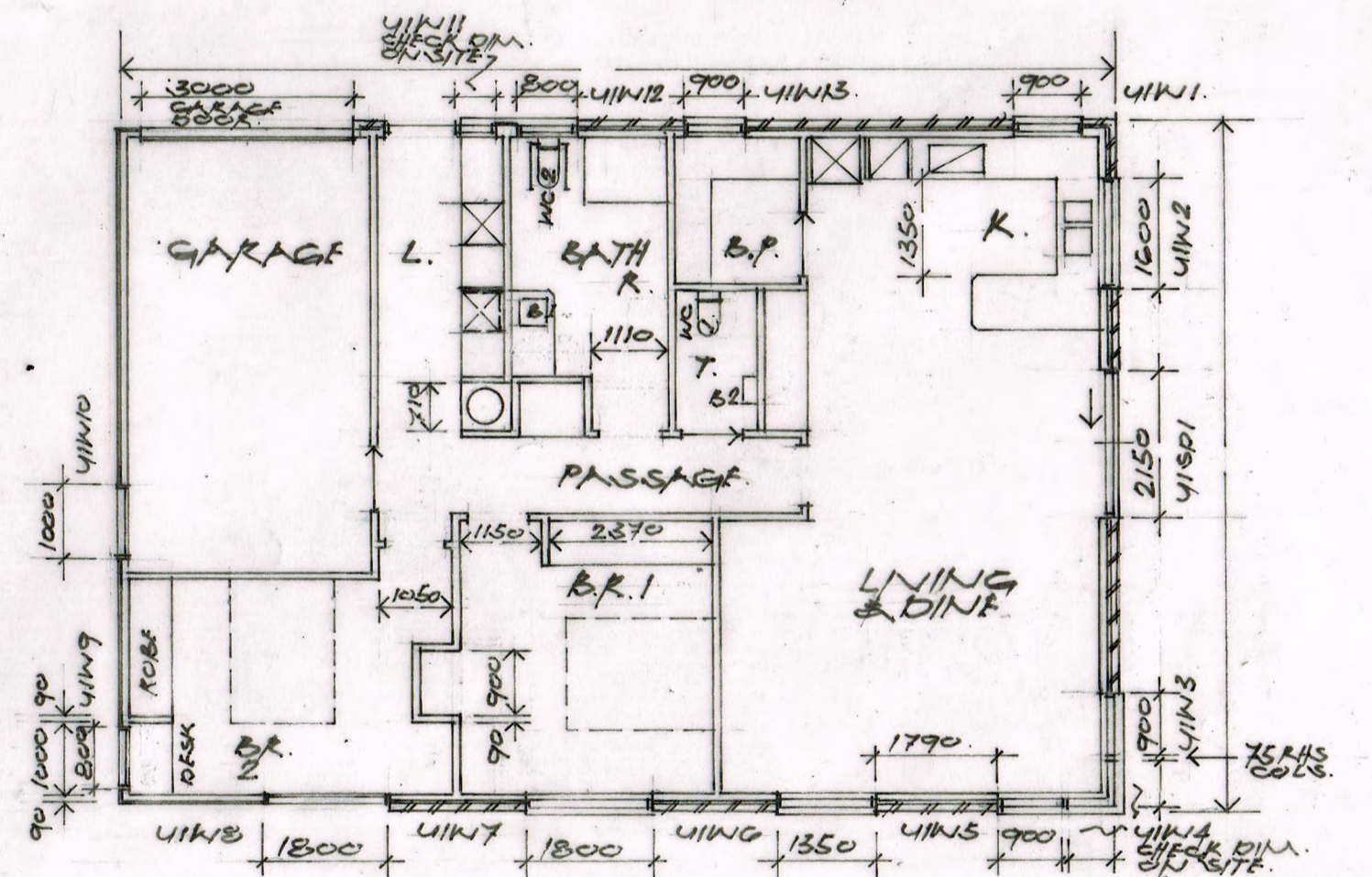
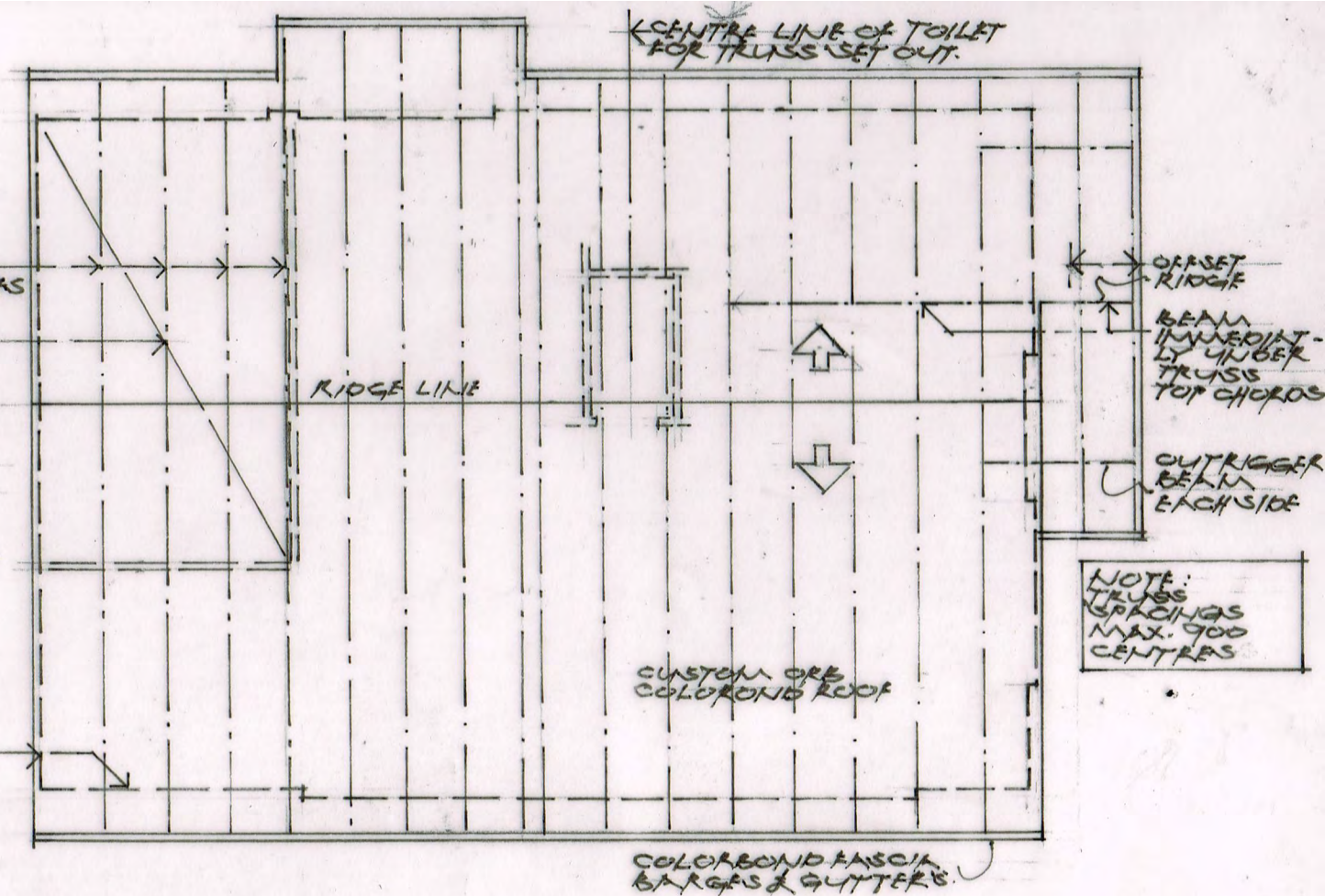


UNIT 2
SOUTH

DWG A.03 ISSUED 7.01.2019

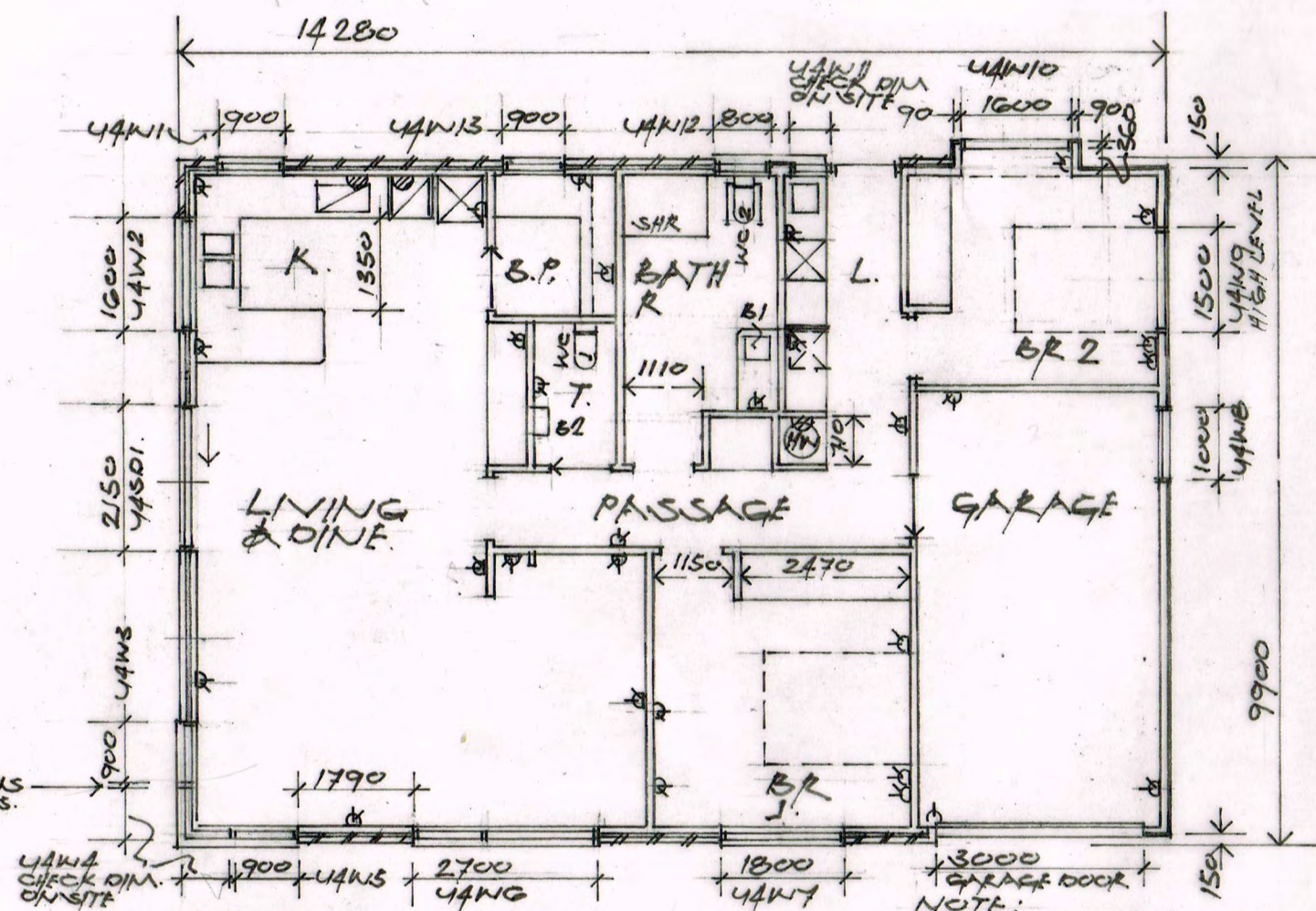


WALL LINES
BELOW.



PLAN UNIT 1

NOTE: REPEAT WINDOW DIMENSIONS FOR UNIT 2.



PLAN UNIT 4

NOTE: REPEAT WINDOW DIMENSIONS FOR UNIT 3.

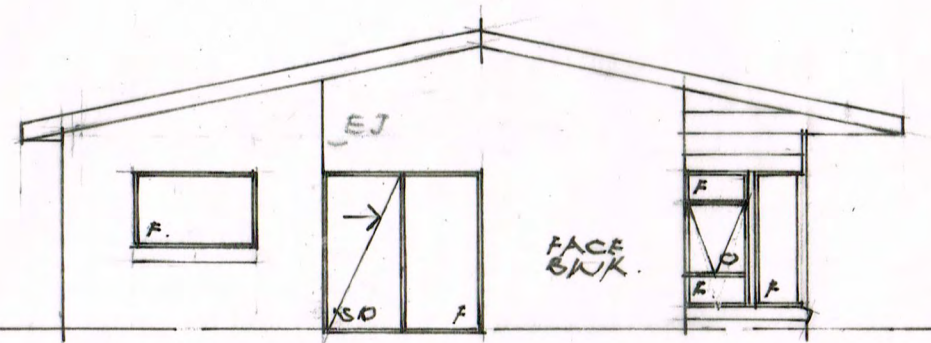
NOTE:
READ UNIT 4 & UNIT 1
IN CONJUNCTION WITH
UNIT 3 & UNIT 2 FOR
DIMENSIONS

GRI CONSULTANCY
REGISTERED COMPANY
065028462 ACN P/L
DRAWN GMM
LICENCE No. CC19/50.

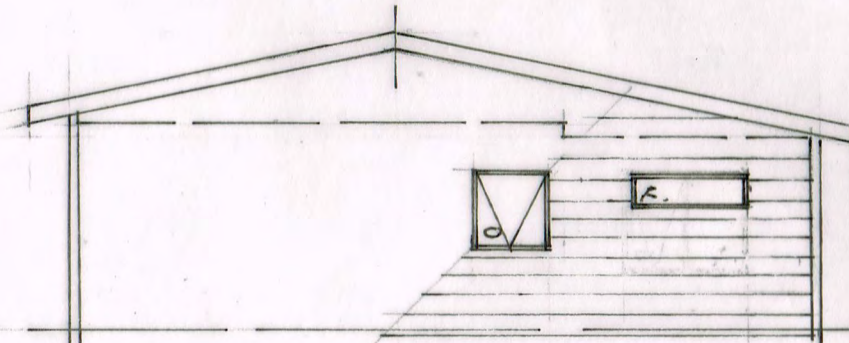
PLAN UNIT 4 & UNIT 1.
ROOF PLAN UNIT 1.

FOUR PROPOSED I.L.U.'S
5 MOORE COURT: WYNYARD
FOR SPENCER PARK, INC.

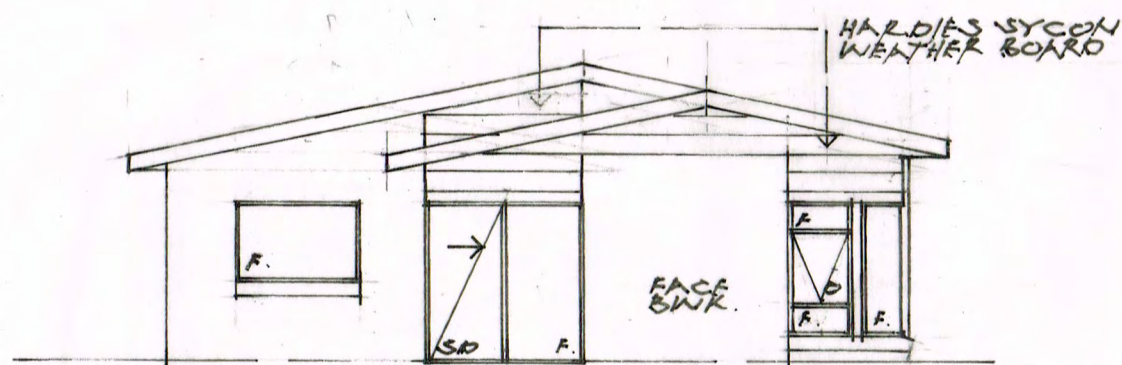
DWG No. A.04/1
PROJECT No.
18.07. REV. 1.



UNIT 3
NORTH.



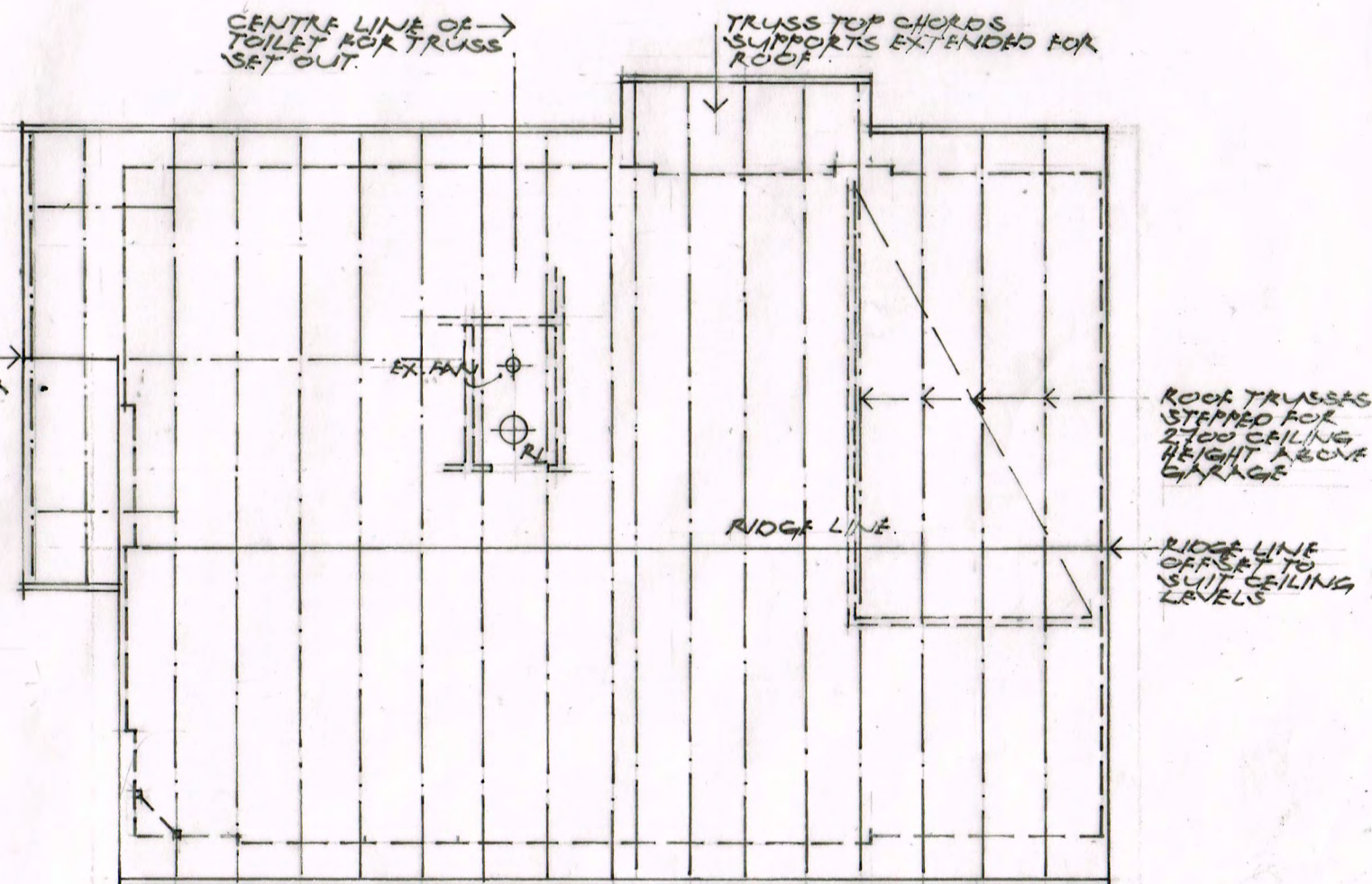
UNIT 3
SOUTH.



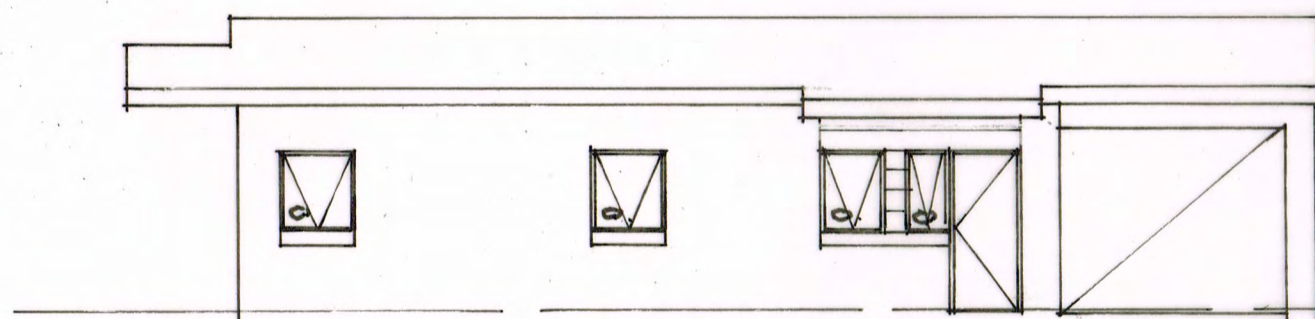
UNIT 4
NORTH-WEST

SCALE 1:100

ROOF PLAN
UNIT 2

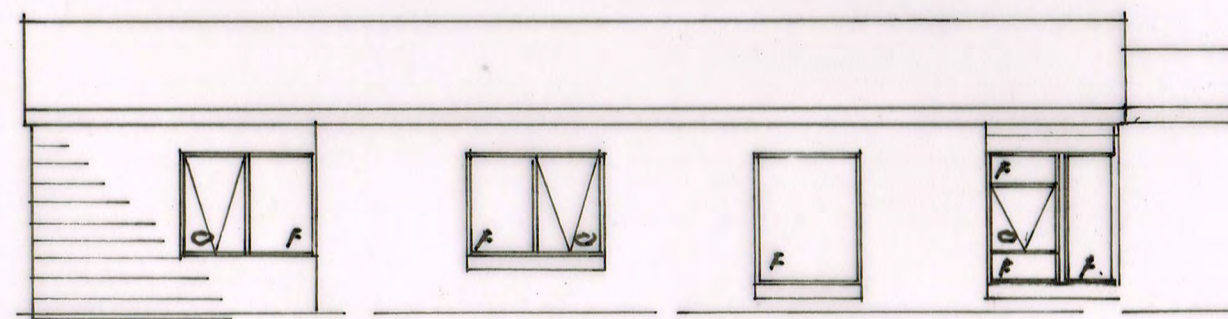


DWG. A.05/1 ISSUED 21.01.19
DWG. A.05 ISSUED 7.01.2019

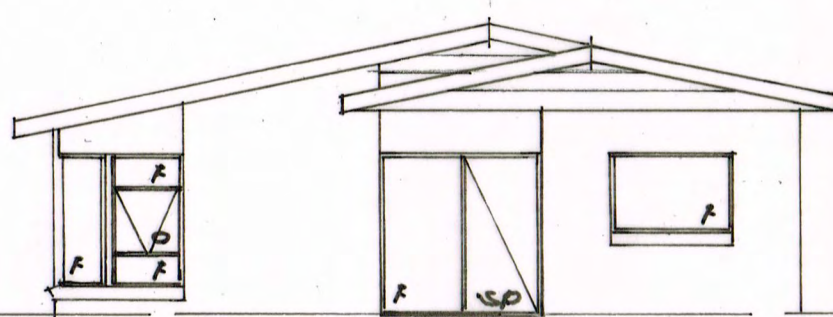


UNIT 1
NORTH-EAST

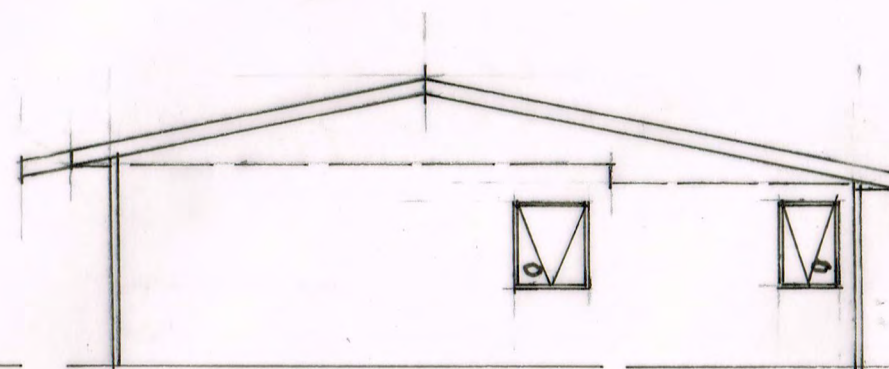
SCALE 1:100



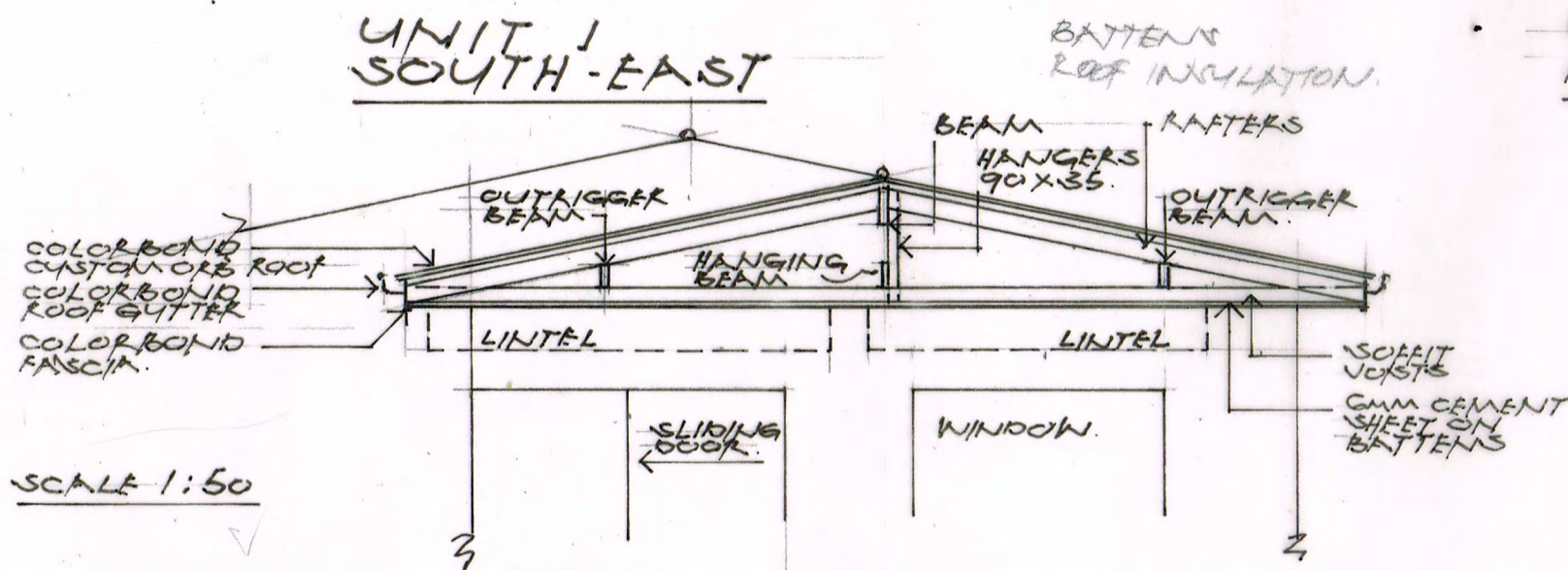
UNIT 1
SOUTH-WEST



UNIT 1
SOUTH-EAST



UNIT 1
NORTH-WEST



SCALE 1:50

DETAIL SECTION THRO VERANDA.

Spencer Park Inc

Drawing Index

1	A	Cover Page & Site Map
2	A0.1	North Elevations June 21
3	A0.2	North Elevations June 21
4	A0.3	West Elevations June 21
5	A0.4	West Elevations June 21
6	A0.5	South Elevations June 21
7	A0.6	South Elevations June 21
8	A0.7	East Elevations June 21
9	A0.8	East Elevations June 21
10	A0.9	North Elevations December 21
11	A0.10	North Elevations December 21
12	A0.11	West Elevations December 21
13	A0.12	West Elevations December 21
14	A0.13	South Elevations December 21
15	A0.14	South Elevations December 21
16	A0.15	East Elevations December 21
17	A0.16	East Elevations December 21

5 Moore Court, Wynyard

24 January 2019



Location Map
NTS



Site Ref:
PID: 3341812
CT: 168287/1



Site Plan
Scale - 1:200

North Elevations June 21



9am



10.30am



12pm



1.30pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Bass Highway, Somerset
Phone: 03) 6411 1931
Email: admin@enviropianastralia.com.au

Scale @ A3
1: 300

CLIENT
Spencer Park Inc
5 Moore Court, Wynyard

ISSUE
24 January 2019
RE-ISSUE

PROJECT NO.
218249
PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
North Elevations
June 21

a

01

North Elevations

June 21



3pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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24 January 2019
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PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
North Elevations
June 21

a

02

West Elevations June 21



9am



10.30am



12pm



1.30pm

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ISSUE
24 January 2019
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PROJECT NO.
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PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
West Elevations
June 21

a

03

West Elevations June 21



3pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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Scale @ A3
1: 200

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Spencer Park Inc
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ISSUE
24 January 2019
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PROJECT NO.
218249
PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
West Elevations
June 21

a

04

South Elevations June 21



9am



10.30am



12pm



1.30pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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1: 300

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ISSUE
24 January 2019
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PROJECT NO.
218249
PROJECT
3D Shadow Diagrams

DRAWN BY
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DESCRIPTION
South Elevations
June 21

a

05

South Elevations

June 21



3pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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Scale @ A3
1: 200

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24 January 2019
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PROJECT NO.
218249
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3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
South Elevations
June 21

a

06

East Elevations June 21



9am



10.30am



12pm



1.30pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)

East Elevations

June 21



3pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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Scale @ A3
1: 200

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5 Moore Court, Wynyard

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24 January 2019
RE-ISSUE

PROJECT NO.
218249
PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
East Elevations
June 21

a

08

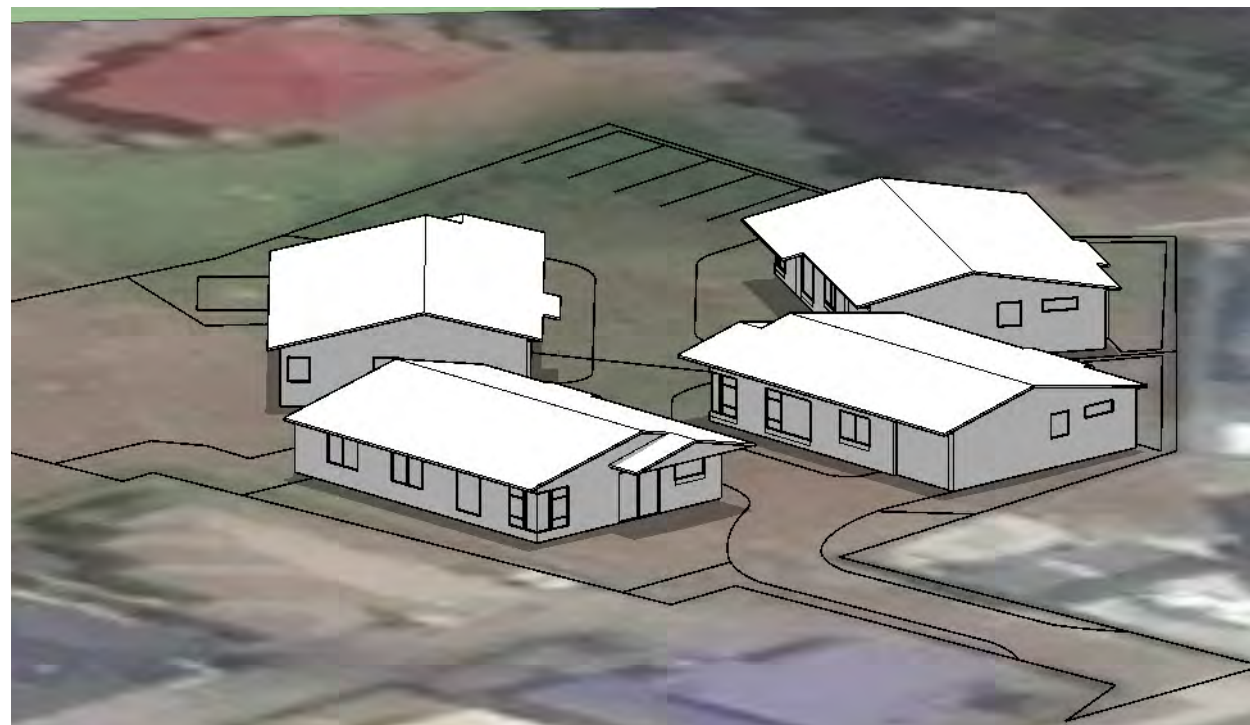
North Elevations December 21



9am



10.30am



12pm



1.30pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)

North Elevations December 21



3pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)



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Scale @ A3
1: 200

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PROJECT NO.
218249
PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
North Elevations
December 21

a

10

West Elevations December 21



9am



10.30am



12pm



1.30pm

NOTE: Model is drawn at 1:1 scale and Geolocated to the respective site. UTC+10.00 settings are used to cast shadows on 3D model (program - Google Sketchup Pro 2018)

West Elevations December 21



3pm

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1: 200

CLIENT
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5 Moore Court, Wynyard

ISSUE
24 January 2019
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PROJECT NO.
218249
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3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
West Elevations
December 21

a

12

South Elevations December 21



9am



10.30am



12pm



1.30pm

South Elevations December 21



3pm

East Elevations December 21



9am



10.30am



12pm



1.30pm

East Elevations December 21



3pm



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Spencer Park Inc
5 Moore Court, Wynyard

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24 January 2019
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218249
PROJECT
3D Shadow Diagrams

DRAWN BY
J Lee
DESCRIPTION
East Elevations
December 21

a

Submission to Planning Authority Notice

Council Planning Permit No.	DA 12/2019	Council notice date	15/02/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00186-WWC		Date of response
TasWater Contact	Stephen Purvis	Phone No.	(03) 6237 8838
Response issued to			
Council name	WARATAH WYNYARD COUNCIL		
Contact details	council@warwyn.tas.gov.au		
Development details			
Address	5 MOORE CT, WYNYARD	Property ID (PID)	3341812
Description of development	New Dwellings x4		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rare – JTA	Concept Site Services Plan - CDA01	B	20/11/2018
Rare – PVD	Concept Site Services Plan - CDA01	A	20/11/2018
Conditions			
<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>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> 4. 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 a TasWater easement or over or within two metres of TasWater infrastructure. <p>The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;</p>			

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

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

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

Service Locations

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.


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

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- 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
- TasWater will locate residential water stop taps free of charge
- 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