



Meander Valley Council
Working Together

SPECIAL COUNCIL MEETING AGENDA

Friday 15 January 2021



Meander Valley Council
Working Together

PO Box 102, Westbury,
Tasmania, 7303

Notice is hereby given that a Special Council Meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Friday 15 January 2021 commencing at 3.30pm.**

In accordance with Section 65 of the *Local Government Act 1993*, I certify that with respect to all advice, information or recommendations provided to Council with this agenda:

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
2. where any advice is given directly to Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.

John Jordan
GENERAL MANAGER

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PLANNING AUTHORITY 1

2 CHURCH STREET, CARRICK6

Agenda for a Special Meeting of the Meander Valley Council to be held at the Council Chambers, 26 Lyall Street, Westbury, on Friday 15 January 2021 at 3.30pm.

Business is to be conducted at this meeting in the order in which it is set out in this agenda, unless the Council by Absolute Majority determines otherwise.

PRESENT

APOLOGIES

IN ATTENDANCE

PLANNING AUTHORITY ITEMS

For the purposes of considering the following Planning Authority items, Council is acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993.

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes.

Policy Implications

Not applicable.

Legislation

Council must process and determine the application in accordance with the *Land Use Planning and Approvals Act 1993* (LUPAA) and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

Financial Consideration

If the application is subject to an appeal to the Resource Management Planning and Appeal Tribunal, Council may be subject to the cost associated with defending its decision.

Alternative Recommendations

Council can either approve the application with amended conditions or refuse the application.

Voting Requirements

Simple majority

PLANNING AUTHORITY 1

Reference No. 1/2021

2 CHURCH STREET, CARRICK

Planning Application: PA\21\0158

Proposal: Additions & alterations to Single dwelling (Ancillary dwelling & outbuildings x2)

Author: Laura Small
Town Planner

1) Proposal

Application

Council has received an application for the alterations and additions to an existing dwelling, the construction of two outbuildings and the change of use of an existing outbuilding to an ancillary dwelling at 2 Church Street, Carrick.

| | |
|---------------------------|---|
| Applicant | B Soetekouw |
| Owner | Mr B L Soetekouw, Mrs M J Soetekouw |
| Property | 2 Church Street CARRICK (CT:161803/3) |
| Zoning | General Residential Zone |
| Discretions | 10.4.2 Setbacks and building envelope for all dwellings |
| Existing Land Use | Residential |
| Number of Representations | Four (4) |
| Decision Due | 15 January 2021 |
| Planning Scheme: | Meander Valley Interim Planning Scheme 2013 (the Planning Scheme) |

If approved, the application will result in:

- a) Alterations and additions to the existing dwelling;
- b) Construction of two residential outbuildings; and
- c) The change of use of the existing garage to an ancillary dwelling.

An indicative site plan is included below. Please refer to the attachment for the full application details and plans.



Figure 1: Proposed site plan.



Photo 1: Aerial photo of the subject site.



Photo 2: Shed 1 in proposed location.



Photo 3: Shed 2 in proposed location.

Standards Requiring Discretion

The application relies on the following Performance Criteria:

| | | |
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| 10.4.2 | Setbacks and building envelope for all dwellings | P1 & 3 |
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2) Summary of Assessment

The application is for the addition and alteration of an existing residential dwelling, the construction of two outbuildings and the change of use of an existing outbuilding to an ancillary dwelling for the purpose of visitor accommodation.

The standards of the planning scheme which require assessment of the Performance Criteria and the application of Council's discretion to approve or refuse the application are outlined above and detailed in the Scheme Assessment in Section 6.

Overview:

- A residential use, if for a single dwelling, is a no permit required use in the General Residential Zone.
- A change of use of a garage to an ancillary dwelling is a no permit required use in the General Residential Zone.
- A visitor accommodation use, when contained within an ancillary dwelling, is exempt from requiring a planning permit under the Planning Directive No. 6 – Visitor Accommodation.
- The land is currently used for residential purposes.
- The proposal triggers Performance Criteria in relation to front and rear boundary setbacks.
- With conditions, the proposal complies with the Performance Criteria.
- The proposed outbuildings have a maximum height of 3.6m (shed 2) and 4.4m (shed 1).
- Shed 1 is located 1.5m from the rear boundary and has a gross floor area of 18m². Shed 2 is located 0.6m from the front boundary and has a gross floor area of 4m².
- Four (4) representations were received. The representations primarily relate to the loss of amenity and privacy concerns. Section 4 - Representations address all concerns raised in the representations received.
- The existing dwelling and garage (to be changed to an ancillary dwelling) on site were considered and approved by PA\17\0159.

Classification of the Ancillary Dwelling use:

The *Meander Valley Interim Planning Scheme 2013* defines an Ancillary Dwelling as-

Means an additional dwelling:

- (a) with a floor area not greater than 60m²;
- (b) that is appurtenant to a single dwelling; and
- (c) that shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications and meters.

The floor area of the ancillary dwelling has been calculated as follows –

| Area | Floor Area |
|---------------------------|--------------------------|
| Mezzanine level & Bedroom | 21.6m ² |
| Kitchen & Bathroom areas | 12m ² |
| Living & Dining areas | 21.6m ² |
| Total Floor area | 55.2m² |

Residential storage associated with single dwelling will be contained in an area within the existing building and is equal to 20.4m². The proposed pergola to the north of the garage does not have walls and therefore does not contribute to floor area of the ancillary dwelling.

Discussions with the applicant along with a site visit confirmed the intended use of the ancillary dwelling. The plans submitted with the application do not clearly show the areas of the garage to be used for the purposes of an ancillary dwelling. Therefore, an amended plan is required that clearly shows the areas of the garage to be used as an ancillary dwelling and the areas of the garage to be used for residential storage.

With conditions the proposed development is considered to comply with the applicable standards of the *Meander Valley Interim Planning Scheme 2013*, and is recommended for approval.

3) Recommendation

It is recommended that the application for Use and Development for Additions & alterations to Single dwelling (Ancillary dwelling & outbuildings x2) on land located at 2 Church Street CARRICK (CT:161803/3) by B Soetekouw, be APPROVED, generally in accordance with the endorsed plans:

- a) S. Group – Site Plan – Project # J002602 – Drawing # A1-001;
- b) S. Group – Elevations-House – Project # J002602 – Drawing # A3-002;
- c) S. Group – Ground Floor Plan – Project # J002602 – Drawing # A2-001;
- d) Brendan & Mel Soetekouw – Shed 2;
- e) Brendan & Mel Soetekouw – Shed 1;
- f) S. Group – Garage – Project # J002602 – Drawing # A3-003;
- g) Brendan & Mel Soetekouw – Garage Floor Plan;

and subject to the following conditions:

1. **Prior to the commencement of any further works, amended plans must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must show:**
 - a) **Shed 2 to be located a minimum distance of 4.5m from the front boundary and a minimum distance of 4m from the rear boundary.**
 - b) **The areas of the existing garage to be used for the purpose of an ancillary dwelling clearly shown with a total floor area of 60m² or less. The area/s to be used for residential storage must be shown on the floor plan.**
2. **Within 3 months of the occupancy permit being issued for the single dwelling, areas identified as ancillary dwelling on the endorsed floor plan must be appropriately separated from the residential storage area.**
3. **The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.**
4. **The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2020/02053-MVC attached).**

Notes:

1. **Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.**
2. **This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:**
 - a) **Building approval**
 - b) **Plumbing approval**

All enquiries should be directed to Council's Permit Authority on (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

3. **This permit takes effect after:**
 - a) **The 14 day appeal period expires; or**
 - b) **Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.**
 - c) **Any other required approvals under this or any other Act are granted.**
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.

7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.

4) Representations

The application was advertised for the statutory 14-day period.

During the advertising period four (4) representations were received (attached documents). A summary of the concerns raised in the representations is provided below. While the summary attempts to capture the essence of the concerns, it should be read in conjunction with the full representations included in the attachments.

Concern - Detrimental effect on privacy to neighbouring properties due to the location of living and bedroom spaces in surrounding residences. It is not understood why the two outbuildings would need to see directly into neighbouring homes.

Comment:

Shed 1 does not include any windows on the eastern wall. The construction of two windows on the eastern wall of the existing garage complies with the acceptable solution for Privacy of all dwellings (clause 10.4.6).

Concern - On street parking of vehicles from the subject site which creates a daily hazard for uses of the road. For the safety of road uses vehicles from the site should be parked within the property boundaries.

Comment:

Sufficient car parking is provided on site for the residential use.

Concern - High roofs block out the entire view of Carrick and the mountain to the North and North West. In winter, the monstrous structures affect quality of light coming into our property in the afternoon.

Comment:

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| <p>The height of the existing dwelling and outbuilding was assessed and approved by PA\17\0159. The acceptable solution for building height in the General Residential Zone is 8.5m above natural ground level.</p> |
| <p>Concern - All structures on a single block do not resemble and do not compliment the surrounding area and are even more noticeable considering the historical beauty of Carrick.</p> |
| <p>Comment: The existing and proposed structures on the site are associated with a residential use – a no permit required use in the General Residential Zone.</p> |
| <p>Concern - There is no screening on any neighbouring fences and the structures overshadow its surroundings from every perspective.</p> |
| <p>Comment: The location and height of the existing garage was approved by PA\17\0159. Overshadowing of the proposed outbuilding (shed 1) is assessed in clause 10.4.2 and complies with the performance criteria for residential amenity relating to overshadowing and visual impacts.</p> |
| <p>Concern - Concerns that the multiple buildings on a single block will eventually become a commune style village or garage style accommodation overshadowing the beauty and serenity of the Meander Valley.</p> |
| <p>Comment: The application presented to Council is for the construction of two outbuildings and the change of use of a garage to an ancillary dwelling for the purpose of visitor accommodation. No assessment can be made on possible future applications. If occupation of any outbuildings occurs this will become a compliance matter.</p> |
| <p>Concern - Noise on the ongoing building works, five years after the works started. No consideration has been given to reduce noise during family time. Most neighbours work varied shifts and are on call after hours, or simply have young children and moved here for peace and quality of life. The building process has stopped, no actual work on the house has occurred for the last 12 months.</p> |
| <p>Comment: A planning permit for the construction of a dwelling and outbuilding (PA\17\0159) was issued on 24 April 2017. A planning permit only lapses if the development is not substantially commenced. Once commenced, there is no requirement under the <i>Meander Valley Planning Scheme 2013</i> to complete the works within a particular time frame. Hours of construction for residential development are regulated by the <i>Environmental Management and Pollution Control Act 1994</i>. The applicant has a valid Building Permit.</p> |
| <p>Concern - Safety of families and our life style is being compromised while the views and serenity have been devastated.</p> |
| <p>Comment: The construction of outbuildings along with the change of use to an ancillary dwelling are no permit required uses in the General Residential Zone. The proposal is</p> |

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| <p>consistent with the objectives of the zone and the safety of community members is not anticipated to be impacted by the proposed development.</p> |
| <p>Concern - The building proposed to be changed from a class 10A to a 1B structure is not adequately sound proofed for a holiday accommodation use.</p> |
| <p>Comment: Sound proofing is not a requirement of residential dwellings under the <i>Meander Valley Interim Planning Scheme 2013</i>.</p> |
| <p>Concern - Adequate car parking is currently not provided without the addition of the short term accommodation use. There is no clear delineation on the plans provided as to how car parking will be differentiated from adjoining properties potentially leading to access issues.</p> |
| <p>Comment: The Car Parking and Sustainable Transport Code requires a visitor accommodation use to provide 1 car parking space per unit. The plans show car parking to be accessed via the existing driveway.</p> |
| <p>Concern - Road safety due to cars from the subject site being parked outside of the property boundaries.</p> |
| <p>Comment: Sufficient car parking is provided on site for the residential use. Council has no powers to manage cars parking on public roads.</p> |
| <p>Concern - The change of use would generate an increased traffic flow in the area.</p> |
| <p>Comment: The change of use of the existing garage to an ancillary dwelling for the purpose of visitor accommodation is not expected to cause an unreasonable increase in traffic volumes or visitors to the site. The acceptable solution for traffic movements (for uses in areas subject to a speed limit of 60km/h) is a total of 40 vehicle entry and exit movements per day. The residential use is not expected to exceed this.</p> |
| <p>Concern - Overlooking into private open space and lounge areas due to the addition of two windows into the rear of the garage.</p> |
| <p>Comment: The construction of two windows on the eastern wall of the existing garage complies with the acceptable solution for Privacy of all dwellings (clause 10.4.6).</p> |
| <p>Concern - Changing the building from a class 10A to a class 1B will not benefit the local community and would be to the detriment of the neighbouring properties and will adversely impact road uses and pedestrians as it allows the property to be let on a short term basis.</p> |
| <p>Comment: The <i>Meander Valley Interim Planning Scheme 2013</i> allows for the change of use to an ancillary dwelling. The visitor accommodation use within the ancillary dwelling is exempt from requiring a permit under Planning Directive No. 6 – Visitor Accommodation.</p> |
| <p>Concern - Plans show a height for 'shed 1' of 4.4m above FGL – however our</p> |

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| <p>measurements show it to more like 5m. The height and proximity to the boundary is questioned.</p> |
| <p>Comment: The plans show a maximum height of 4.4m above ground level and a rear boundary setback of 1.5m.</p> |
| <p>Concern - Both 'shed 1' and the garage do not meet the desired future character of Carrick and negatively impact on the neighbourhood. Neither structure has down pipes or guttering and due to their proximity to boundaries adequate drainage is a concern.</p> |
| <p>Comment: Down pipes and guttering is not a requirement of residential dwellings and outbuildings under the <i>Meander Valley Interim Planning Scheme 2013</i>. Drainage considerations are dealt with at a building and plumbing stage where required and by the <i>Urban Drainage Act 2013</i></p> |
| <p>Concern - 'Shed 2' presents a privacy concern as some of the windows overlook habitable rooms and private open space of adjoining lots.</p> |
| <p>Comment: The construction of two windows on the eastern wall of the existing garage complies with the acceptable solution for Privacy of all dwellings (clause 10.4.6).</p> |
| <p>Concern - The additional outbuildings contribute to increased density of the site.</p> |
| <p>Comment: Site cover complies with the acceptable solution of the General Residential Zone.</p> |
| <p>Concern - The proposed pantry window increases the opportunity for overlooking into adjoining properties.</p> |
| <p>Comment: The proposed window is setback approximately 12m from the rear boundary, complying with the acceptable solution for privacy in the General Residential Zone.</p> |
| <p>Concern - The proposed buildings do not fit with the historical nature or streetscape of Carrick given their high pitched roofs, arched windows, weatherboard construction and close proximity to one another creating high density.</p> |
| <p>Comment: The subject site is not heritage listed and is not subject to the scenic management code of the <i>Meander Valley Interim Planning Scheme 2013</i>. Therefore, the buildings materials and roof form are not assessed.</p> |
| <p>Concern - Sufficient parking spaces to provide for the short term holiday accommodation.</p> |
| <p>Comment: The Car Parking and Sustainable Transport Code requires a visitor accommodation use to provide 1 car parking space per unit. This is provided on site.</p> |

5) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2020/02053-MVC) was received on 15 December 2020 (attached document).

6) Scheme Assessment

Use Class: Residential.

Performance Criteria

Those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in determining whether to approve or refuse the application.

10.0 General Residential Zone

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.*

Performance Criteria

P1 A dwelling must:

- (a) Have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*
- (b) If abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*

Response

Alterations and additions to the existing veranda of the dwelling will result in a minimum setback of approximately 3m from the frontage of Church Street. The setback is consistent with that existing in the street and the separation of the dwelling and the front boundary is considered consistent with the objective.

The site plan shows shed 2 located 0.6m from the frontage of Church Street and a minimum distance of 0.7m from the northern side boundary. The current location of shed 2 does not provide for consistent separation between the outbuilding and the frontage of the site. The site does not abut a road identified in Table 10.4.2.

An amended plan condition is proposed to achieve compliance with the Objective and Performance Criteria.

The amended plan will need to show shed 2 located behind the façade of the existing dwelling and a minimum distance of 4m from the rear boundary. The relocation of shed 2 will ensure the setback to the frontage is compatible with the pattern of development in the surrounding area, consistent with the objective of the clause.

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.*

Response

Whether there has been an unreasonable loss of amenity is a qualitative assessment. It requires an assessment of the existing amenity, what, if any, loss of that existing amenity arises as a result of the siting and scale of the Proposal and where any loss so caused is unreasonable. In undertaking an analysis of what would constitute an 'unreasonable loss of amenity', what is unreasonable is something that is 'immoderate' or 'exorbitant', this approach is consistent with the Tribunal's decision in *Dunn v Central Coast Council* and *PLA Design* [2018] TASRMPAT 27. The existing pattern of development in the surrounding area should be considered when assessing the existing amenity. Outbuildings are typically located close to rear boundaries. Both 2a and 4 Church Street are developed with outbuildings within 4m of the rear boundary. The proposed setback of 1.5m from the rear boundary is consistent with the development on surrounding lots. Both 2a and 4 Church Street are internal lots (defined in the *Meander Valley Interim Planning Scheme 2013* as – means a lot (a) lying predominantly behind another lot; and (b) having access to a road by an access strip, private road or right of way) within the General Residential Zone. The internal lots within Church Street sit behind other residential lots, meaning an impact on visual amenity from residential development is both expected and

reasonable.

Shed 1 shown on the site plan is located 1.5m from the rear boundary and has a maximum height of 4.4m. The proposed outbuilding is not expected to cause overshadowing of private open space of the dwelling to the east. Due to the location of windows in the adjoining dwelling, no reduction in sunlight to a habitable room is expected.

The proposed roof line, colours and materials of the outbuilding are consistent with the existing development on the site. The proposed outbuilding is separated 10.8m from the dwelling to the east; the separation distance will reduce the visual impacts caused by the development. The property to the east is an internal lot sitting behind the subject lot, both lots are zoned General Residential. The proposed development is consistent with the purpose of the zone and is appropriate to the site. Photo 4 below shows plantings along the boundary of 2a Church Street to provide screening of the development further reducing visual impacts. The visual impacts caused by the proposed outbuilding in relation to apparent scale, bulk or proportions are not considered to be unreasonable.



Photo 4: View of Shed 1 and the subject site from 2a Church Street.

Where the acceptable solutions are met from rear setback for the subject site and frontage setback for the internal block to the east the separation between buildings would be equal to 8.5m. The proposed outbuilding will be separated a distance of 10.8m from the closest dwelling to the east of the subject site, compatible with the separation of dwellings prevailing in the surrounding area.

The location, height and finish of the existing garage to be changed to an ancillary dwelling was approved by PA\17\0159. The application seeks approval for alterations to the garage which include the construction of a pergola and the construction of two windows on the eastern wall. The locations of the proposed windows comply with the acceptable solution of 10.4.6 for Privacy for all dwellings. The proposed pergola has a maximum height of 2.4m and is not expected to impact on the existing

amenity of adjoining lots.

The proposed development is considered consistent with the Objective and Performance Criteria and the location of the proposed outbuildings are compatible with those existing in Church Street.

Acceptable Solutions

The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme.

| Scheme Standard | Comment | Assessment |
|--|--|------------------------------------|
| 10.3.1 Amenity | | |
| A1 | The proposed use is identified as 'no permit required' within Table 10.2. | Complies with Acceptable Solution. |
| A2 | The proposed use does not involve the operation of commercial vehicles. | Not applicable. |
| 10.3.2 Residential Character – Discretionary Uses | | |
| A1 | The proposed use is identified as 'no permit required' within Table 10.2. | Not applicable. |
| A2 | The proposed use is identified as 'no permit required' within Table 10.2. | Not applicable. |
| 10.4.1 Residential Density for multiple dwellings | | |
| A1 | The proposal does not involve multiple dwellings. | Not applicable. |
| 10.4.2 Setbacks and building envelope for all dwellings | | |
| A1 | Shed 2 will be setback 0.6m from the frontage. | Relies on Performance Criteria. |
| A2 | The proposal does not involve a garage or carport. | Not applicable. |
| A3 | The applicable building envelope is described by Diagram 10.4.2A. Shed 1 and the pergola proposed to the north of the existing garage will be located within 4m of the rear boundary. All new buildings will have a height less than 8.5m. | Relies on Performance Criteria. |
| 10.4.3 Site coverage and private open space for all dwellings | | |
| A1 | The proposed dwelling and outbuilding will have a combined roofed area of 345.7m ² and the site has an area of 1,250m ² . The site coverage is therefore 27.6% complying with subclause (a). | Complies with Acceptable Solution. |

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| | <p>With respect to subclause (b), multiple dwelling development is not proposed and it is therefore not applicable to the proposal.</p> <p>The proposal will result in total impervious surfaces of approximately 487.6m² which includes all roofed areas and the driveway hardstand.</p> <p>This results in approximately 60.9% of the site being free from impervious surfaces complying with subclause (c).</p> | |
| A2 | Existing private open space arrangements for the dwelling will not be altered. | Not applicable. |
| 10.4.4 Sunlight and overshadowing for all dwellings | | |
| A1 | The existing window orientation for the dwelling will not be altered. | Not applicable. |
| A2 | The proposal does not involve multiple dwellings. | Not applicable. |
| A3 | The proposal does not involve multiple dwellings. | Not applicable. |
| 10.4.5 Width of openings for garages and carports for all dwellings | | |
| A1 | The proposal does not involve any new garages or carports. | Not applicable. |
| 10.4.6 Privacy for all dwellings | | |
| A1 | No new decks, balconies or parking areas are proposed. | Not applicable. |
| A2 | <p>A new window is proposed to be located at the mezzanine level of the ancillary dwelling which will have a finished floor level greater than 1m above natural ground level. The window will face and be within 4m of the rear boundary. However, the window will be offset on the horizontal plane at least 1.5m from a habitable room window of the adjoining dwelling to the east. See diagram below.</p> | Complies with Acceptable Solution (b)(i). |

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| A3 | The proposal does not involve multiple dwellings. | Not applicable. |
| 10.4.7 | Frontage fences for all dwellings | |
| A1 | The proposal does not involve a frontage fence. | Not applicable. |

CODES

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| E1 Bushfire-Prone Areas Code | | |
| Scheme Standard | Comment | Assessment |
| E1.2 Application of this Code | | |
| | The proposal does not involve subdivision of land or a use that is identified as a vulnerable or hazardous use. | Code not applicable. |
| E2 Potentially Contaminated Land Code | | |
| Scheme Standard | Comment | Assessment |
| E2.2 Application of this Code | | |
| | The site is not identified as being potentially contaminated land. | Code not applicable. |

| E3 Landslip Code | | |
|---------------------------------|---|----------------------|
| Scheme Standard | Comment | Assessment |
| E3.2 Application of this Code | | |
| | The site is not mapped as being subject to a landslip hazard band. | Code not applicable. |
| E4 Road and Railway Assets Code | | |
| Scheme Standard | Comment | Assessment |
| E4.2 Application of this Code | | |
| | The site is not located within 50m of a railway or a Category 1 or 2 Road. The site has an existing access and the proposed use will not intensify the use of the access for the purpose of which it was installed for as part of the approved residential subdivision. | Code not applicable. |

| E5 Flood Prone Areas Code | | |
|-------------------------------|--|----------------------|
| Scheme Standard | Comment | Assessment |
| E5.2 Application of this Code | | |
| | The site is not mapped as being subject to a flood risk. | Code not applicable. |

| E6 Car Parking and Sustainable Transport Code | | |
|---|--|------------------------------------|
| Scheme Standard | Comment | Assessment |
| E6.2 Application of this Code | | |
| E6.2.1 | Code applies to all use and development. | Code is applicable. |
| E6.6.1 Car Parking Numbers | | |
| A1 | Table E6.1 require 2 car parking spaces to be provided for a 2 or more bedroom dwelling in the General Residential zone. The dwelling, including the ancillary dwelling will have greater than 4 bedrooms. As such, a minimum of two car parking spaces are required to be provided. In this instance, two car parking spaces are to be provided in the width garage and driveway. Note – Table E6.1 requires a visitor | Complies with Acceptable Solution. |

| | | |
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| | accommodation use to provide 1 car parking space per unit, this can be accommodated on site. | |
| E6.6.3 Taxi Drop-off and Pickup | | |
| A1 | The provision does not apply to dwellings in the General Residential zone. | Not applicable. |
| E6.6.4 Motorbike Parking Provisions | | |
| A1 | A motorbike is capable of being parked within the boundaries of the site. | Complies with Acceptable Solution. |
| E6.7 Development Standards | | |
| | The proposed single dwelling will utilise the existing site access, driveway concrete apron parking spaces to the west of the existing garage. It is not proposed to upgrade or alter the vehicle access, driveway, circulation or parking arrangements. Accordingly, the development standards are not applicable in accordance with clause 7.5.2(b). | |

| | | |
|--------------------------------------|---|----------------------|
| E7 Scenic Management Code | | |
| Scheme Standard | Comment | Assessment |
| E7.2 Application of this Code | | |
| E7.2.1 | The site is not located within a scenic management area or tourist road corridor. | Code not applicable. |

| | | |
|--------------------------------------|--|----------------------|
| E8 Biodiversity Code | | |
| Scheme Standard | Comment | Assessment |
| E8.2 Application of this Code | | |
| | The site is not subject to a priority habitat overlay and the proposal does not involve the removal of native vegetation. In any event, removal of native vegetation within the General Residential zone is exempt development in accordance with Clause E8.4.1 (a). | Code not applicable. |

| | | |
|--------------------------------------|---|----------------------|
| E9 Water Quality Code | | |
| Scheme Standard | Comment | Assessment |
| E9.2 Application of this Code | | |
| | The site is not located within 50m of a | Code not applicable. |

| | | |
|--|---|--|
| | wetland or watercourse and is not within a TasWater water catchment area. | |
|--|---|--|

| E10 Recreation and Open Space Code | | |
|------------------------------------|-------------------|----------------------|
| Scheme Standard | Comment | Assessment |
| E10.2 Application of this Code | | |
| E10.2.1 | Not a subdivision | Code not applicable. |

| E11 Environmental Impacts and Attenuation Code | | |
|--|--|----------------------|
| Scheme Standard | Comment | Assessment |
| E11.2 Application of this Code | | |
| | The site is not located within the prescribed distances for an activity that is listed in Table E11.1 and E11.2. | Code not applicable. |

| E12 Airports Impact Management Code | | |
|-------------------------------------|--|----------------------|
| Scheme Standard | Comment | Assessment |
| E12.2 Application of this Code | | |
| | The site is not located within and ANEF or within prescribed airspace. | Code not applicable. |

| E13 Local Historic Heritage Code | | |
|----------------------------------|--|----------------------|
| Scheme Standard | Comment | Assessment |
| E13.2 Application of this Code | | |
| E13.2.1 | There are no local heritage precincts, places or archaeological significant sites within the planning scheme | Code not applicable. |

| E14 Signage Code | | |
|--------------------------------|--|---------------------|
| Scheme Standard | Comment | Assessment |
| E14.2 Application of this Code | | |
| | The proposal does not involve signage. | Code not applicable |

| E15 Karst Management Code | | |
|--------------------------------|---------|------------|
| Scheme Standard | Comment | Assessment |
| E15.2 Application of this Code | | |

| | | |
|--|--|----------------------|
| | The site is not located on land mapped within a Karst Management Area. | Code not applicable. |
|--|--|----------------------|

| E16 Urban Salinity Code | | |
|--------------------------------|---|----------------------|
| Scheme Standard | Comment | Assessment |
| E16.2 Application of this Code | | |
| E16.2.1 | Land not located within the Greater Launceston Urban Salinity Management Area shown on the planning scheme maps. | Code not applicable. |

| F1-F5 Specific Area Plans | | |
|--|--|----------------------|
| Scheme Standard | Comment | Assessment |
| F1-F5 Application of Specific Area Plans | | |
| | The site is located outside a designated Specific Area Plan (SAP). | SAPs not applicable. |

Conclusion

It is considered that the application for Use and Development for the alteration and addition to an existing residential dwelling, the construction of two outbuildings and the change of use of an existing outbuilding to an ancillary dwelling for the purpose of visitor accommodation in the General Residential Zone can be managed by appropriate conditions and is recommended for approval.


DECISION:

Att: Leanne Rebjohns

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

| | | |
|----------------|-------------|--|
| Index No. | 20075 |  |
| Doc No. | | |
| RCVD | 25 NOV 2020 | Meander Valley Council Working Together |
| Action Officer | SS | Dept. LOS |
| EQ | | OD |

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

| | | | | | | | | |
|--------------|---------|----------------|---------|-----|--|---|--|--|
| Property No: | 20075 | Assessment No: | | - | | - | | |
| DA\ | 21/0214 | PA\ | 21/0158 | PC\ | | | | |

- Is your application the result of an illegal building work? Yes No
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

| | | | |
|-------------------------------|----------------------------|--|-----------|
| Address: | 2 Church Street | Certificate of Title: | 161803 |
| Suburb: | Corrick | 7291 | Lot No: 3 |
| Land area: | 1246 | m ² / ha | |
| Present use of land/building: | residential - village zone | (vacant, residential, rural, industrial, commercial or forestry) | |

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box:
- | | | | |
|---|---|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input checked="" type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building - dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m fgl m fgl

Materials: External walls: Colour:

Roof cladding: Colour:

bhc 1976 @ bigpond.com
kassietrailrunners @ gmail.com

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 161803 | FOLIO 3 |
| EDITION 6 | DATE OF ISSUE 20-Mar-2017 |

SEARCH DATE : 02-Dec-2020

SEARCH TIME : 04.00 PM

DESCRIPTION OF LAND

Town of CARRICK
 Lot 3 on Sealed Plan 161803
 Derivation : Part of Lot 35435 Gtd to The Trustees of The
 Properties of The Church of England in Tasmania
 Prior CT 142245/1

SCHEDULE 1

M612484 TRANSFER to BRENDAN LEE SOETEKOUW and MELLISSA JOANNE
 SOETEKOUW Registered 20-Mar-2017 at noon

SCHEDULE 2

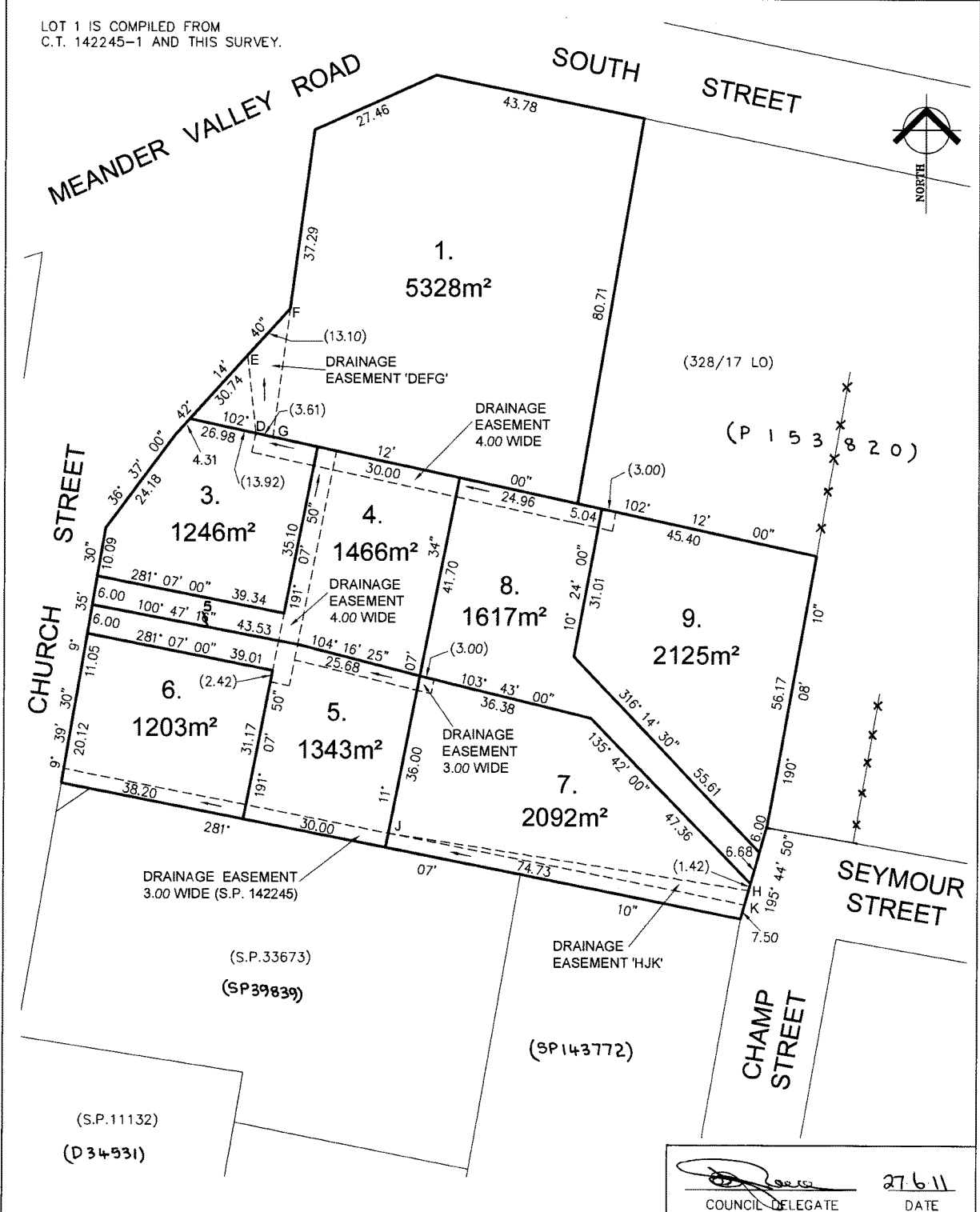
C581647 & C581648 Land is limited in depth to 15 metres,
 excludes minerals and is subject to reservations
 relating to drains sewers and waterways in favour of
 the Crown
 SP161803 EASEMENTS in Schedule of Easements
 SP161803 FENCING COVENANT in Schedule of Easements
 C581648 FENCING CONDITION in Transfer
 E85456 MORTGAGE to National Australia Bank Limited
 Registered 20-Mar-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | | | | |
|---|-------------------|---------------------------|---|--------------------------------------|--|
| OWNER ANDREW GEORGE PADGETT GWENDA RAE PADGETT | | PLAN OF SURVEY | | REGISTERED NUMBER SP161803 | |
| FOLIO REFERENCE C.T.142245-1 | | | | BY SURVEYOR R.V. TAIT. | APPROVED - 5 JUL 2011 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles |
| GRANTEE WHOLE OF LOT 35435 GRANTED TO THE TRUSTEES OF THE PROPERTIES OF THE CHURCH OF ENGLAND IN TASMANIA. WHOLE OF LOT 10DD 2897m ² GRANTED TO THE CROWN. | | LOCATION TOWN OF CARRICK. | SCALE 1:750 | | |
| MAPSHEET MUNICIPAL CODE No 121 (5040-51) | LAST UPI No HBM12 | LAST PLAN No SP142245 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | | |

LOT 1 IS COMPILED FROM C.T. 142245-1 AND THIS SURVEY.



[Signature] 27.6.11
COUNCIL DELEGATE DATE

| | |
|--|---------------------------------------|
| SCHEDULE OF EASEMENTS | Registered Number SP 161803 |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | |

PAGE 1 OF 2 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 right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement "DEFG" on the Plan.

Lot 3 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 4.00 wide on the Plan.

Lot 4 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 4.00 wide on the Plan.

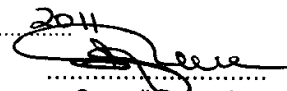
Lot 5 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 4.00 wide on the Plan.

Lot 5 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council over that part of the Lot marked Drainage Easement 3.00 wide on the Plan.

Lot 5 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 3.00 wide (SP 142245) on the Plan.

Lot 6 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 3.00 wide (SP 142245) on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: ANDREW GEORGE, & GWENDA RAE PADGETT FOLIO REF: 142245/1 SOLICITOR & REFERENCE: SHIELDS HERITAGE (AMH) | PLAN SEALED BY: MEANDER VALLEY DATE: 27 th June 2011 PA/09/0172 REF NO.  Council Delegate |
|---|---|

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p> | <p>Registered Number</p> <p>SP 161803</p> |
| <p>SUBDIVIDER: ANDREW GEORGE & GWENDA RAE PADGETT FOLIO REFERENCE: 142245/1 ^PADGETT</p> | |

Lot 7 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 3.00 wide (SP 142245) on the Plan.

Lot 7 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council over that part of the Lot marked Drainage Easement 3.00 wide on the Plan.

Lot 7 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement HJK on the Plan.

Lot 8 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 4.00 wide on the Plan.

Lot 9 on the Plan IS SUBJECT TO a right of drainage to benefit Meander Valley Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd over that part of the Lot marked Drainage Easement 4.00 wide on the Plan.

COVENANTS

Fencing Covenant Andrew George Padgett & Gwenda Rae Padgett
The owner of each lot on the Plan covenants with the Vendor that the Vendor shall not be required to fence.

SIGNED by ANDREW GEORGE PADGETT & GWENDA RAE PADGETT
The registered proprietors of the land
Described by Folio of the Register
Volume 142245 Folio 1
In the presence of

AGP
A.G. Padgett

GRP
G.R. Padgett

Witness *✗* *David G Kyle*
* Name
* Address *107 Peel St Launceston*
* Occupation *Engineer.*

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.

Attention Planning,

Thankyou for your time & consideration and help

Attached is new planning application & documents as requested.

All new works are in accordance with and follow the guidelines set out to accommodate low risk building works for shed 1 & 2 Buildings to be constructed as per NCC

Shed 1 & 2 have been strategically placed so as to compliment surroundings, and where necessary screen neighbouring property 2A and add privacy, and ensure that it blocks out bedroom and entry/dining which were in plain view from kitchen window

Refer to diagram labelled K (shed 1) position

Shed 2 has been placed in front of property bottom corner to act as windbreak where trees to neighbouring property were removed when new works to drainage were undertaken

Shed is placed so as to compliment surroundings and does not encroach on neighbouring properties.

Both sheds serve purpose, no risk to overshadowing, complimentary to surroundings and fit in with historical surroundings of Carrick

Existing garage change of use to Class 1B accommodation.

All works carried out to NCC and comply with new Class

Accommodation will 1 guest house and consist of mezzanine area, kitchenette, bathroom/laundry, lounge area open plan living/dining.

Off street carparking provided directly out front of East elevation in accordance with Clause 52.06 of the Planning Scheme

Many thanks, Brendan & Melissa Soetekouw

2 Church St, Carrick 7291

Description of work continued:

① - garden shed low risk construction - 18m²

- 5m x 3.6m
- height 4.4m fgl
- gable roof construction 45°
- weatherboard cladding - colour white
- timber frame
- sheet flooring
- windows & doors as per plans - timber
- foundations - stumps
- roof zincalume corrugated metal

② garden shed low risk construction - 4m²

- 2m x 2m
- height 3.6m fgl
- hip roof 45°
- weatherboard cladding - colour white
- timber frame
- strip flooring
- windows & doors as per plans - timber
- foundations stumps
- roof zincalume corrugated metal



TOTAL SITE AREA 1246m²
 TOTAL BUILDING AREA = 113m² + 115m² DRIVE = 228m² = 18% WHICH LEAVES MORE THAN 81% FREE OF DEVELOPMENT

NOTE:
 ALL CONTOUR LEVELS ARE APPROX. ONLY AND SHOULD BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT
 DWELLING LOCATION TO BE SET OUT BY REGISTERED SURVEYOR DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT
 DRIVE TO BE SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS + CONNECTED TO MAINS AS NECESSARY
 3x CONVENIENTLY LOCATED TAPS TO BE INSTALLED FOR WATERING PURPOSES
 TYPICALLY DRESS AROUND HOUSE WITH TOP SOIL WHERE NOT OTHERWISE SPECIFIED SOW WITH GRASS SEED SET DOWN 150MM FROM FFL MAX. BATTER GRADE 1:20
 GARDEN EDGING TYPICALLY TREATED PINE WHEN NOT AGAINST CONCRETE
 DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF IS INSTALLED



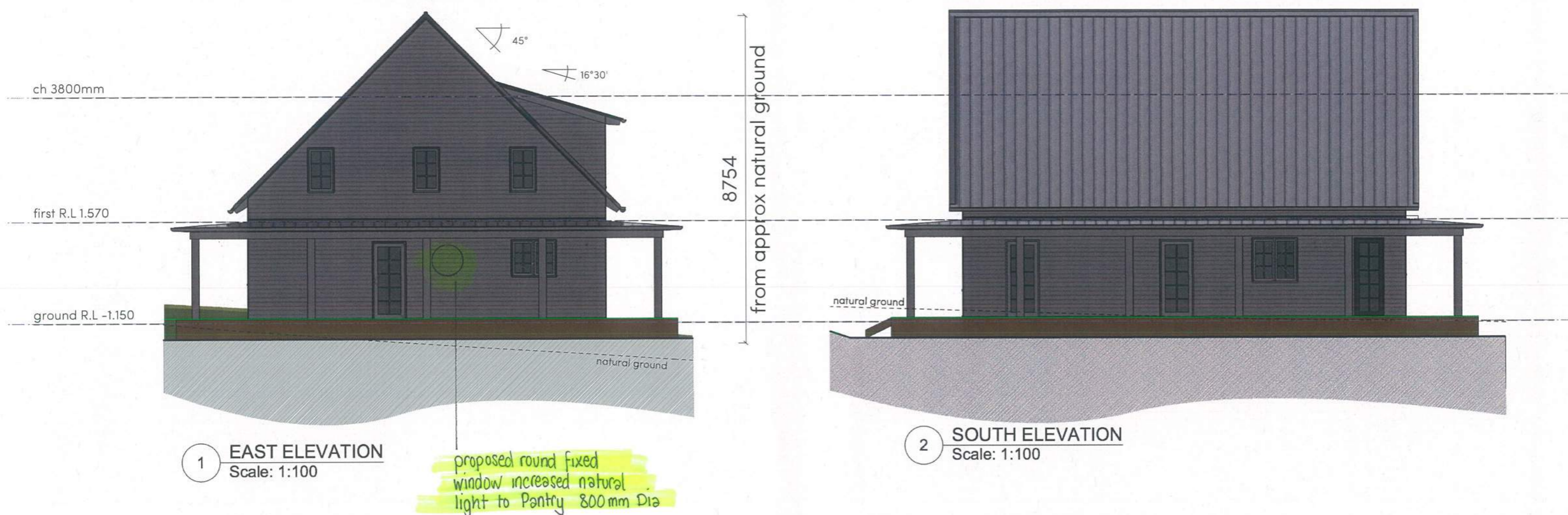
1 SITE PLAN Scale: 1:200

2 LOCATION PLAN Scale: 1:2000

CONFIRM ALL DIMENSIONS ON SITE
 ALL DIMENSIONS TO WALL FRAME
 LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY



| | | | |
|---|-------------------------|-------------|-----------------------|
| REVISION | DATE | DESCRIPTION | BA for approval issue |
| ADDRESS | 2 Church Street Carrick | | |
| CLIENT | Brendan & Mel | | |
| DWG | Site | | |
| <small>Do not scale off plans. All dimensions in millimetres confirm all dimensions on site at work to relevant NCC and AS.</small> | | | ISSUE DA |
| SCALE @ A3 AS SHOWN | | | DWG # A1-001 |
| DRAWN | | | PROJECT# J002602 |
| CHKD | | | |



1 EAST ELEVATION
Scale: 1:100

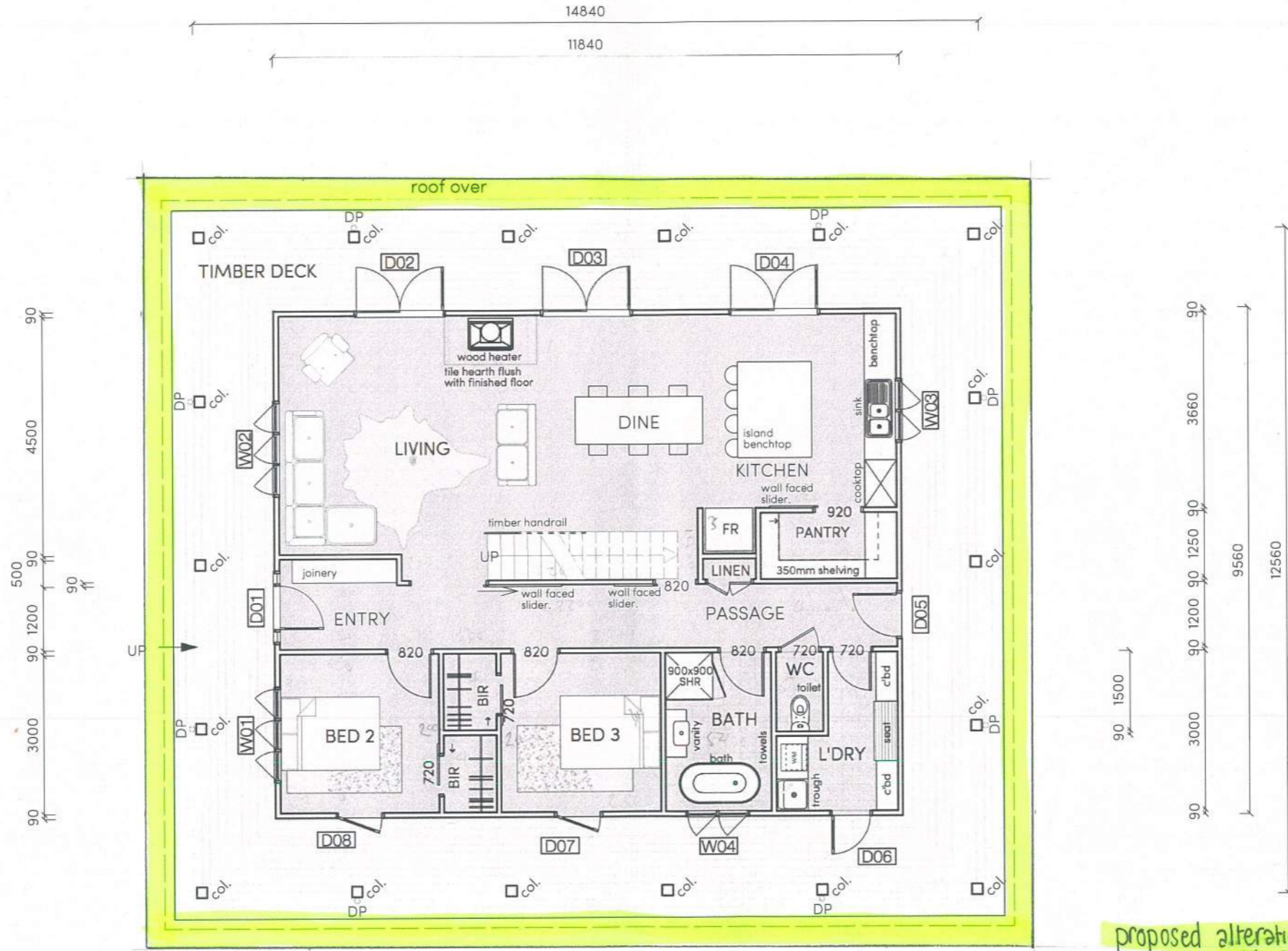
2 SOUTH ELEVATION
Scale: 1:100

proposed round fixed window increased natural light to Pantry 800mm Dia

CLADDING
 TIMBER WEATHERBOARD CLADDING TO HOUSE AND GARAGE
 PAINTED FINISH
 ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS
 ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS
 note: all external vents to be painted to match wall colour



| | | | | | |
|----------|-------------------------|------|---------|-------------|-----------------------|
| REVISION | D | DATE | 10/5/17 | DESCRIPTION | BA for approval issue |
| ADDRESS | 2 Church Street Carrick | | | ISSUE | DA |
| CLIENT | Brendan & Mel | | | DWG # | A3-002 |
| DWG | Elevations - House | | | SCALE @ A3 | 1:100 |
| CHKD | | | | PROJECT# | J002602 |



proposed alteration deck & verandah to 2.4m N, S, E, W

stair note:
 18.2mm c.o.s riser 250mm going nominal clear finish tas oak stair tread over hanging pointed mdf riser, hand rail 50mm round stained tas oak, stair nosing 2x routed grooves with aluminium inset to comply with part 3.9.1.3 of the NCC

NOTES:
 all window dimensions to aluminium to be confirmed on site
 all glazing to comply with BCA 3.6 and AS1288 & AS2047
 all wet areas to be comply with BCA 3.8.1 and AS3740
 all timber framing to comply with BCA 3.4.3 and AS1684
 all works to be in compliance with BCA 3.12 energy efficiency
 all works to comply with BAL ASSESSMENT
 window location dimension taken from external stud frame

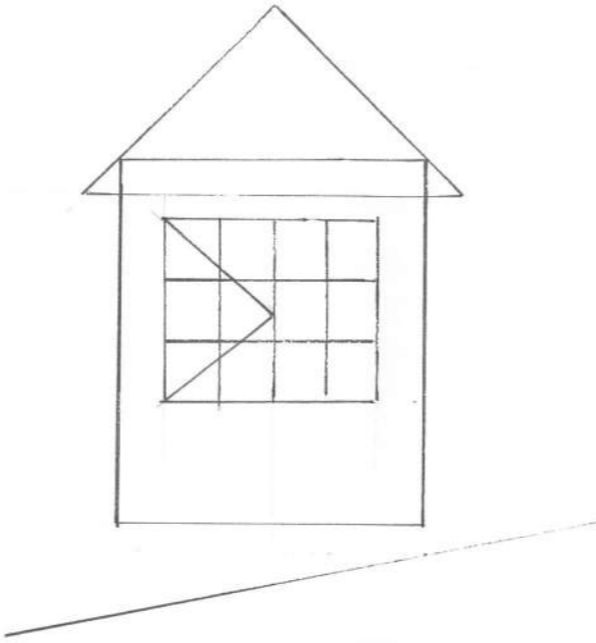
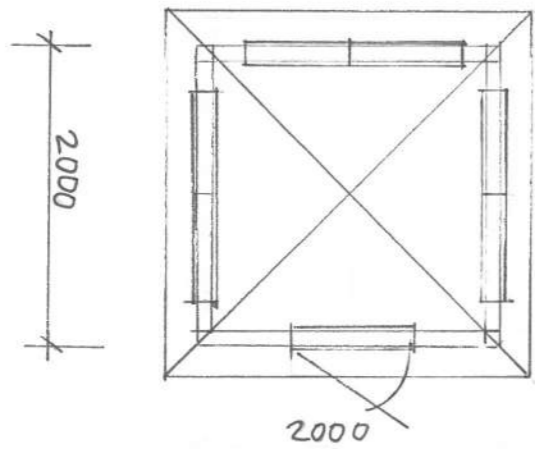
| Floor Area Schedule | |
|---------------------------|-------------------|
| FLOOR AREA GROUND | 113m ² |
| FLOOR AREA UPPER + GARAGE | 90m ² |
| DECK AREA | 57m ² |
| | 73m ² |

1 GROUND FLOOR PLAN
 Scale: 1:100

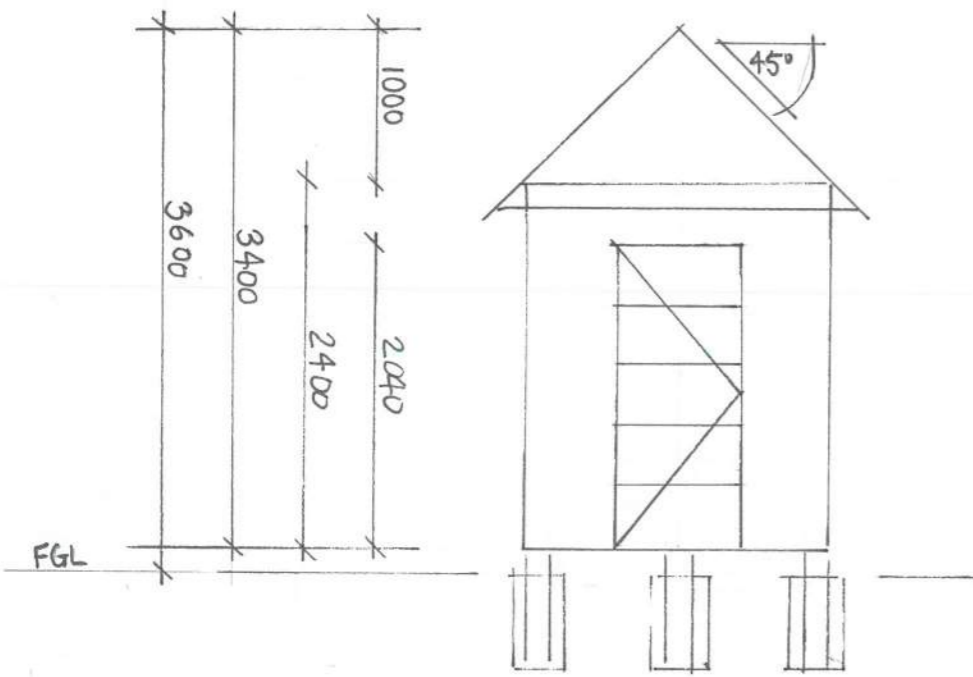


| | | | | |
|---------------------------------|--------------|-----------------------------------|--|------------------|
| REVISION D | DATE 10/5/17 | DESCRIPTION BA for approval issue | do not scale off plans all dimensions in millimetres confirm all dimensions on site at work to relevant NCC and AS | ISSUE DA |
| ADDRESS 2 Church Street Carrick | | | SCALE @ A3 1:100 | DWG # A2-001 |
| CLIENT Brendan & Mel | | | CHKD | PROJECT# J002602 |
| DWG Ground Floor Plan | | | | |

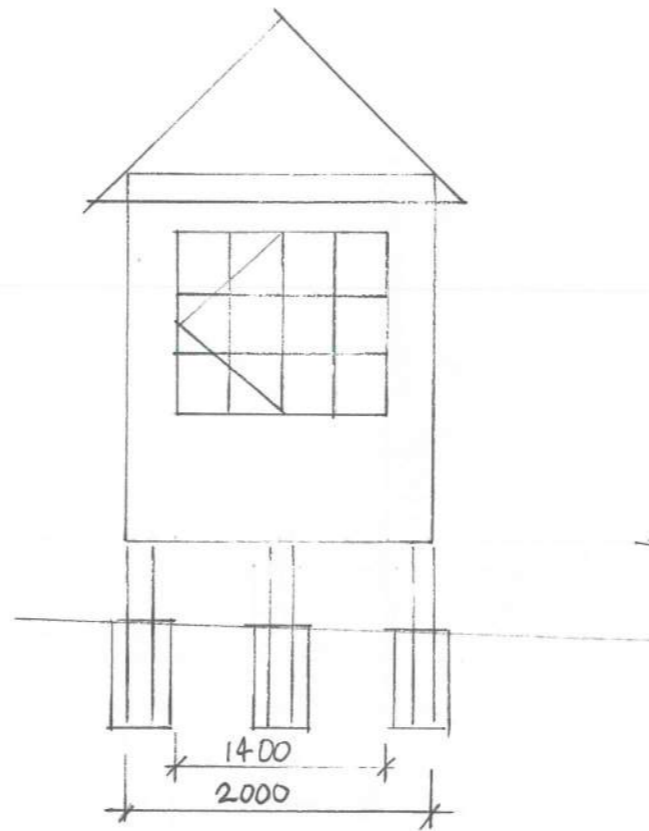
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 1/10-14 Paterson Street Launceston, Tasmania T: 03 63 111 403 E: info@sgroup.com.au W: www.sgroup.com.au



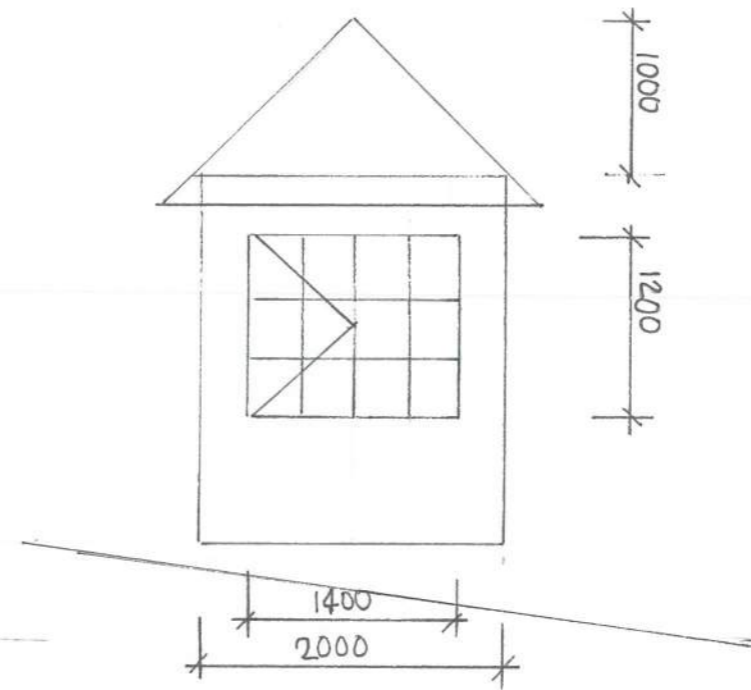
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

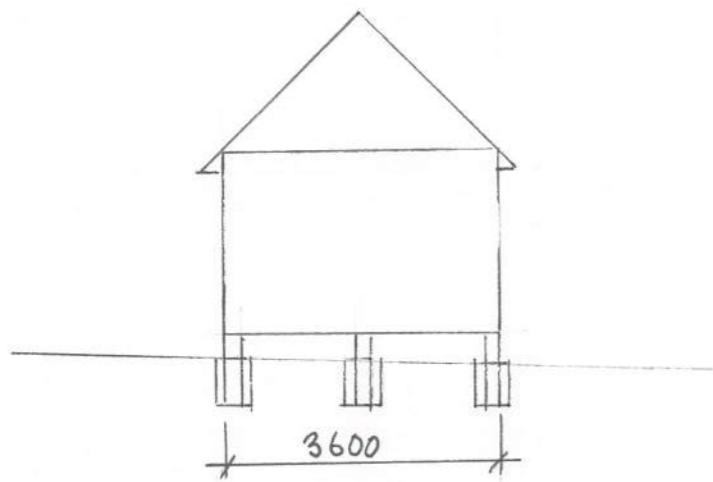


EAST ELEVATION

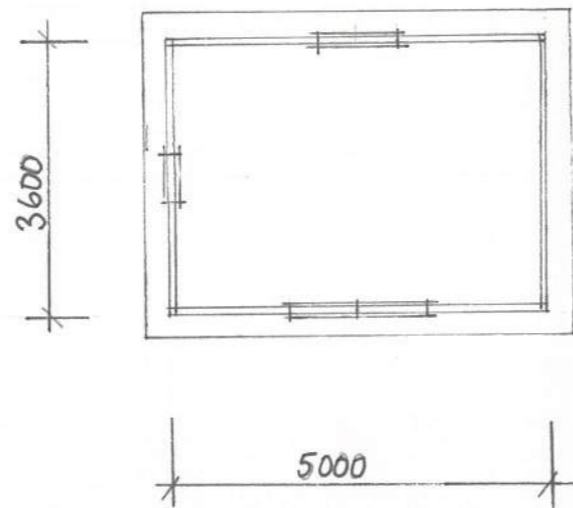
SCALE 1:50
 2 Church St, Carrick
 Brendan & Mel
 Shed 2

Shed 2

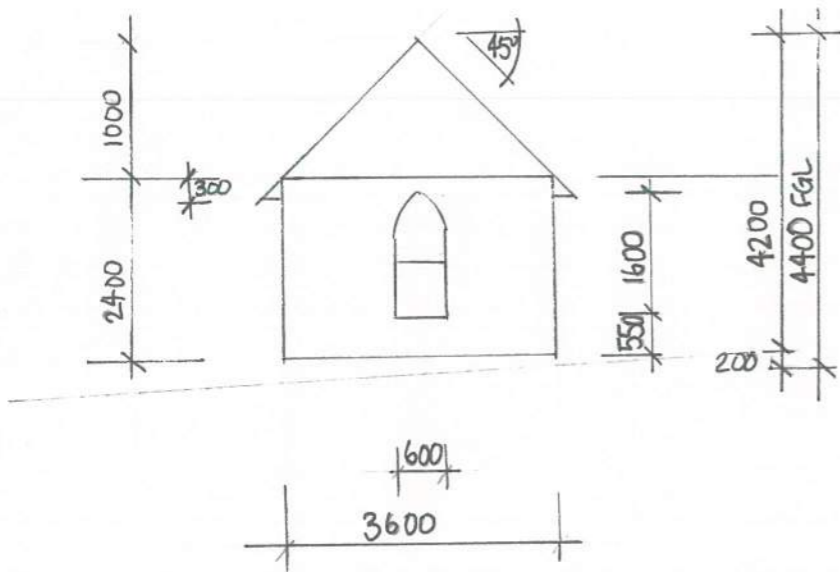




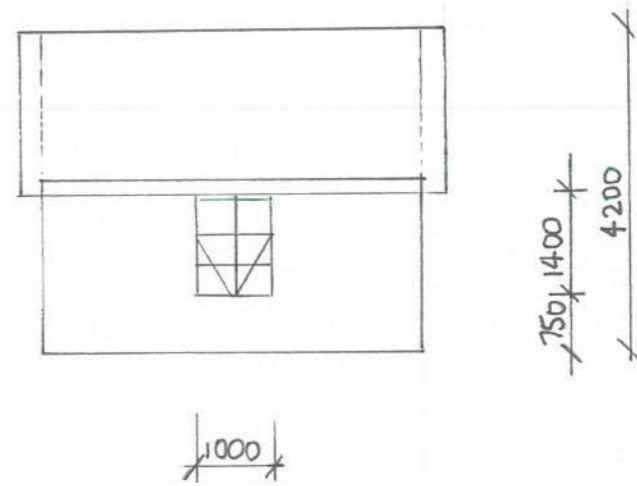
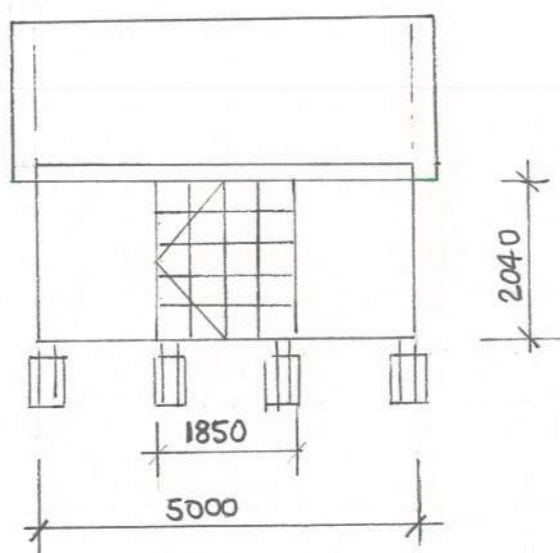
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

SCALE 1:100
 2 Church St, Carrick
 Brendan & Mel
 Shed 1

K
=

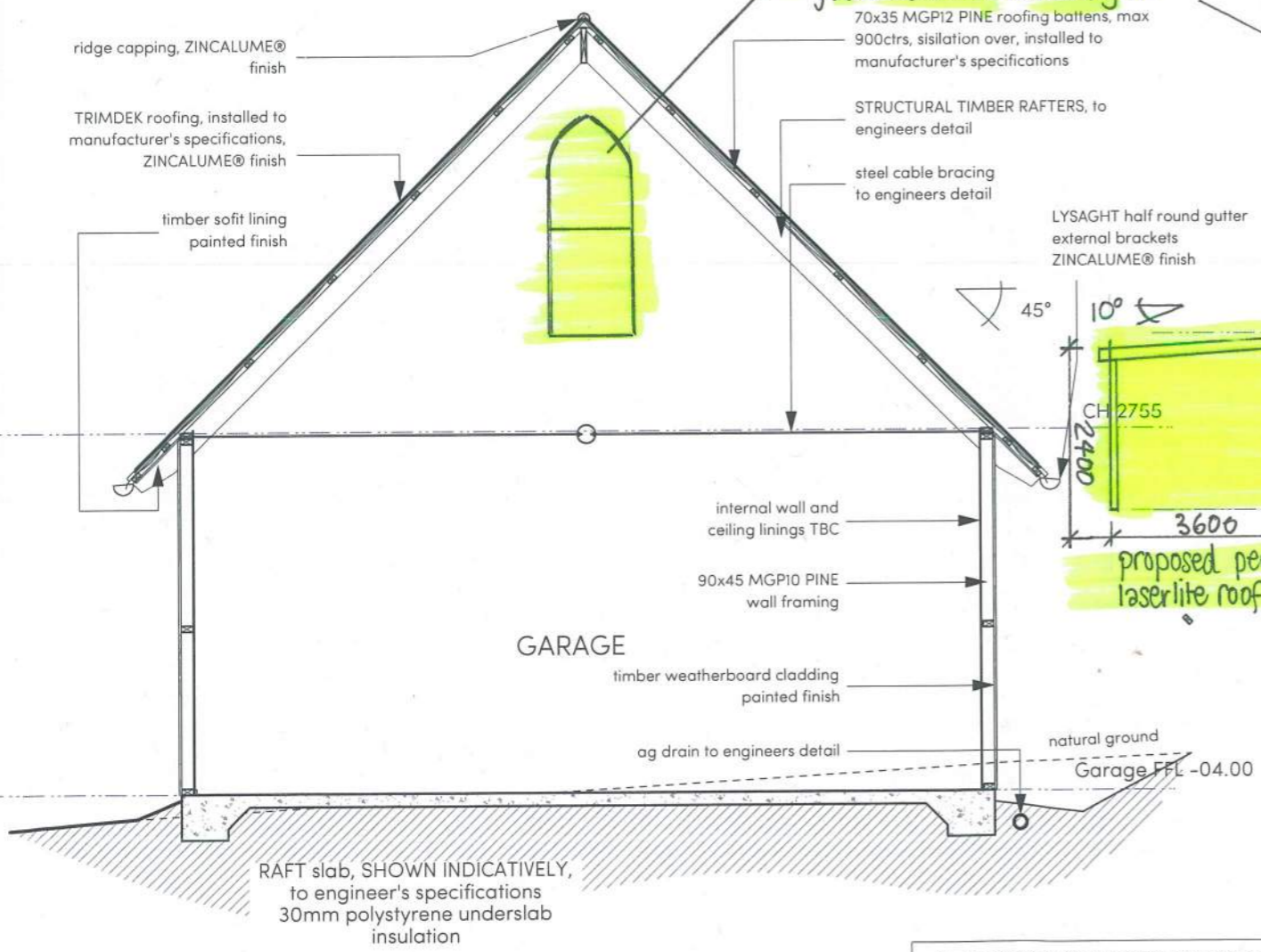
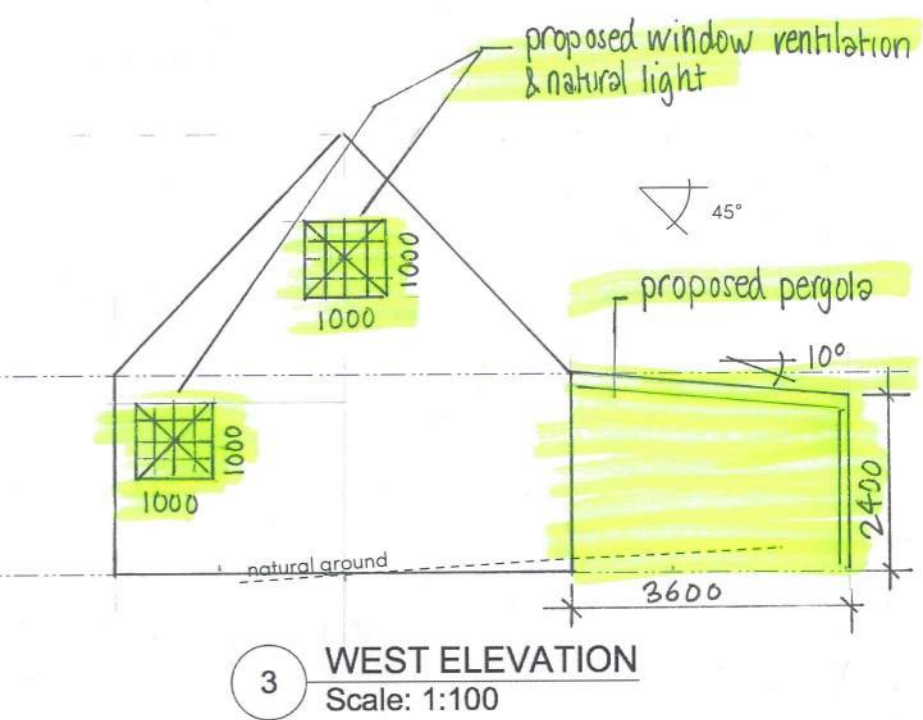
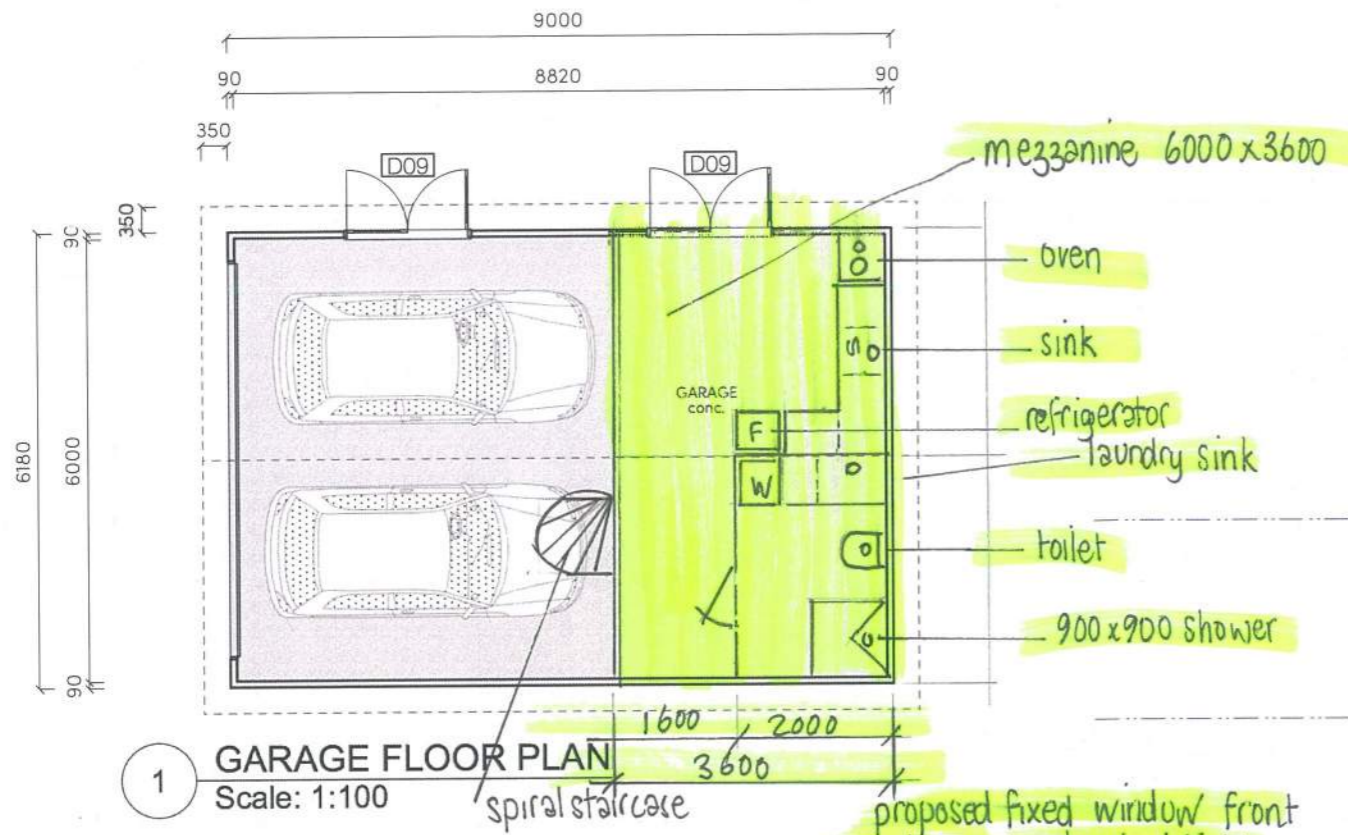


Shed 1



Shed 1





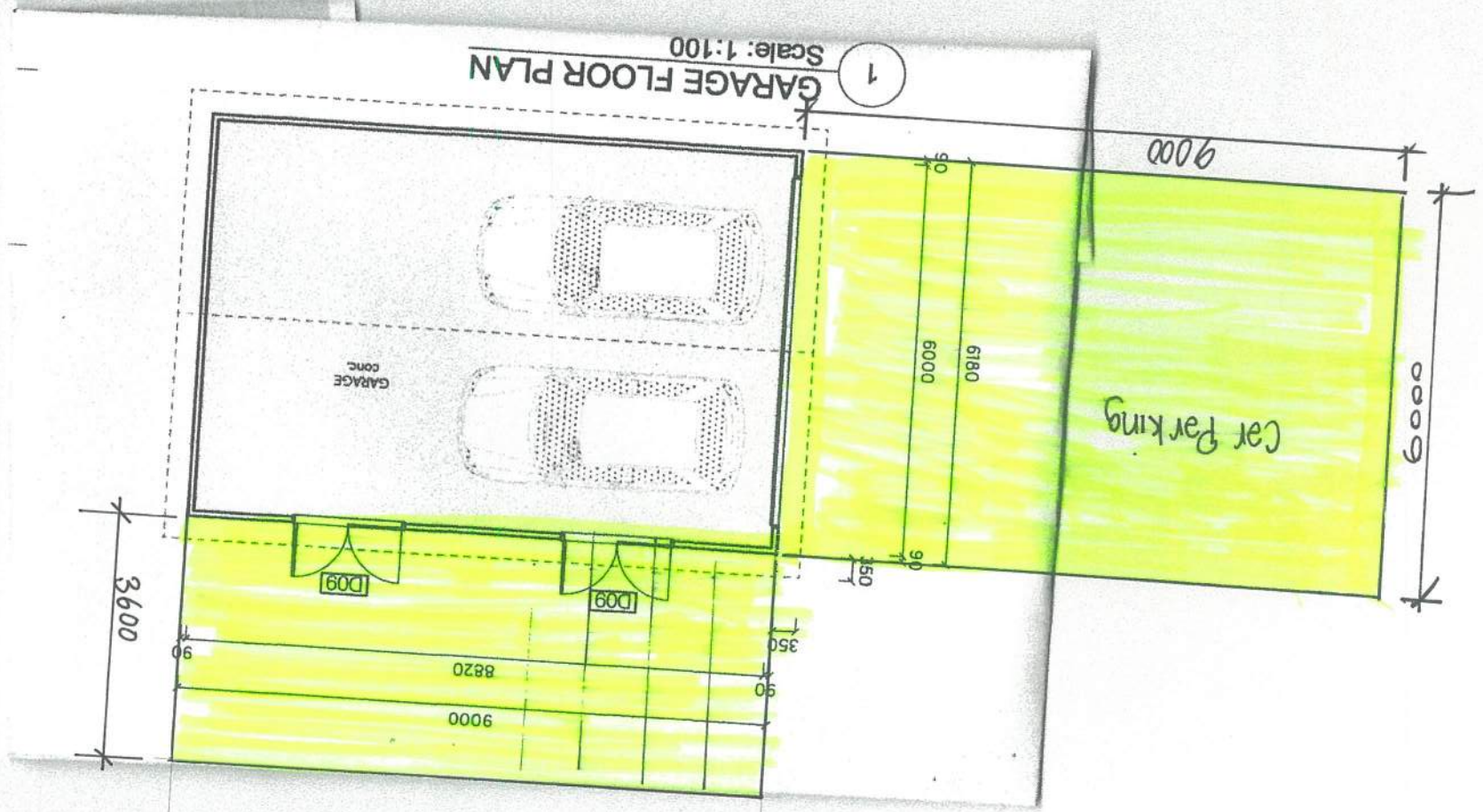
ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS
note: all external vents to be painted to match wall colour



| | | | | |
|------------|-------------------------|-----------------------------------|--|------------------|
| REVISION D | DATE 10/5/17 | DESCRIPTION BA for approval issue | do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS | ISSUE DA |
| ADDRESS | 2 Church Street Carrick | | SCALE @ A3 AS SHOWN | DWG # A3-003 |
| CLIENT | Brendan & Mel | | DRAWN | PROJECT# J002602 |
| DWG | Garage | | CHKD | |

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T: 03 63 111 403 E: info@sgroup.com.au W: www.sgroup.com.au

proposed pergola 9000x3600 10 degree laserlite roof
 Treated pine posts & rafters installed manufacturers specifications



Graham Smith

4 Church St

Carrick 7291

0428585222

13th December 2020

To whom it may concern,

I write to you regards to my objection to the proposed planning permits for 2 Church St (CT 161803/3). We are the owners/occupiers of 4 Church St, Carrick (Lot 5 on the Plan of Survey).

Th building site in question was first proposed in 2016. The process is now entering its 5th year. The garage building is question, currently has 5 adults residents and is situated at our front gate. This is not currently used as a garage and it's far from temporary.

Is this garage going to be class 1B for a short term holiday accommodation?

I accepted a garage being built at the nearest point to our to our property on the grounds that it was to be used as a garage. Considering the garage is a dwelling and the driveway is a building site it is neither family friendly regarding time frame, noise, work hours, or amount of structures on a single domestic block.

Apologies for my confusion, regarding the names of all these structures on a single block as the house is currently a shed, the garage is currently a dwelling and the so called shed is almost certainly destined to be a dwelling, otherwise, why does it require a 5 metre peaked roof and glass doors facing the neighbor properties.

I am hoping the council will sort out the facts from fiction.

If any more windows are added onto any of these structures, it would have an even more detrimental effect on privacy to all neighbors properties due to the fact that all living and bedroom spaces in surrounding residences, face these structures which are theoretically, as far as we know, a garage and a shed. It is not understood why these two structures would need to see directly into neighboring homes. If they are indeed to be used for the correct purposes as per council rules and previous approvals. No windows are required.

These factors push 4 vehicles outside the perimeter fence, near the road and at times on the road, it is an unacceptable situation and a daily hazard for myself and the entire community.

Regarding school children, pedestrians, prams and animals are forced onto the road regularly, this includes hazards featuring tractors and trucks. The main structure, which I assume will be a house, blocks the view of traffic coming up Church St is often used for farming equipment and logging trucks even more frightening when pedestrians are added to the equation.

As a courtesy to others and for safety reasons these vehicles should be parked on the property this would benefit multiple families, indeed the entire community.

Increased traffic recently for the neighboring local business is also a factor.

In an attempt to address this issue of safety coming out of my own driveway, I asked the father and son to please move the vehicles as it is dangerous, it was met with two negative words of verbal abuse, repeatedly, by the two male adults who currently live there.

It would appear that no aspect of clause 52.06 regarding car parking has been addressed on any level in the last 1400 days since this process started.

The seemingly unnecessary high roofs block out the entire view of Carrick and the mountain to the North and North West. There are times especially in winter that these monstrous structures effect quality of light coming into our property in the afternoon.

All structures on a single block, while similar to each other, do not resemble and do not compliment the surrounding area and are even more noticeable considering the historical beauty of Carrick.

There is no screening on any neighboring fences, these structure do not compliment their surroundings and they do certainty encroach on neighboring properties and they overshadow its surroundings from every perspective.

Will these buildings on a single block eventually become a commune style village or garage style accommodation overshadowing the beauty and serenity of the Meander Valley.

Regarding noise. The work often starts in the afternoon, sometimes continuing into the night, this was understandable in the short term as everyone understand the building process. However into 5th year with no end in sight, it has reached the point of being totally unacceptable.

No consideration to reduce noise during family time has been given, indeed most neighbors work varied shifts, are on call after hours, or simply have young children and moved here for peace and quality of life.

When we moved to Carrick in 2016 we understood the surrounding blocks where for sale, being in the building industry, I fully understand the process. Never did I expect this particular process would potentially take a decade instead of a few months to complete. There has been no actual work on the house for the last 12 months.

I am curious why a building professional needs to apply for planing approval with 4 already partially built structures on a single block as the process enters its 5th year.

Many people move to this area for the beauty, serenity and community spirit and consideration of others.

At this pint safety of families and our life style is being compromised while the views and serenity have been devastated. Thank you for considering the needs of all Meander Valley tax payers during this process.

Regards

Graham Smith

Mia & Rohan Blair

2A Church St

Carrick

0438 330 295

20th December 2020

Attention: John Jordan

Meander Valley Council

Westbury

Dear John,

We write this letter to address several areas of objection in relation to the proposed planning permits for 2 Church St, Carrick (CT: 161803/3). We are the owners/occupiers of 2A Church Street, Carrick (Lot 4 on the Plan of Survey- we purchased and built this property) and as such this proposal has a significant impact on us which will be detailed below.

Firstly, we shall address the proposed change of the garage from a class 10A structure to a 1B. We did not lodge any objection or concerns when this was first proposed through planning despite the rear setback being only 1.5m from the shared boundary fence as our understanding of a garage was to store vehicles/general 'stuff' and given this was the purpose stated this posed no concern to us. Our shed, driveway and garage are located within close proximity of this garage and as they are all used for similar purposes we did not have any concerns during planning stages. However, given our understanding of the proposed change to a Class 1B this raises our first objection- what is the purpose of having this building registered for 'short term holiday accommodation'? This building is not adequately sound proofed for such a purpose (we can hear the residents conversations when we are in our driveway from within the building) and we have vehicles coming and going at various times throughout the day and night due to the nature of our employment. Secondly, the current residents do not have adequate car parking for their own vehicles without the addition of people staying short term and in addition to this there is no clear delineation on the plans provided as to how car parking for 2 Church St will be differentiated from our own private driveway potentially leading to access issues for our property. The way in which the current residents park their cars obstruct the view down Church St towards Meander Valley Rd (as pictured) making it difficult to pull out of our driveway and we fear this will only be amplified with the addition of short term holiday makers with their own vehicles. They also make it difficult when entering our driveway/driving along Church St as if another vehicle is coming the other way it is too narrow for two vehicles to pass side by side due to the way they are parked and the car parking proposed is not adequate in our opinion to rectify this. Given there are regularly 4 vehicles at 2 Church St this proposed car parking change is far from adequate should the proposal go ahead for the change of class and will cause significant issues for pedestrians and road users alike. There is no off street parking on Church Street or footpaths and the way in which these residents consistently park their vehicles presents a safety hazard for both pedestrians and road users as detailed above and the increase in vehicles utilising short term accommodation will only compound this issue. This would generate an increased traffic flow to this area – particularly given there is already short term accommodation with adequate car parking available directly across the road. Our last objection in relation to the garage is the addition

of two windows into the rear of the garage which will directly overlook our yard/lounge and would watch anyone entering or leaving our property – we also note that one of these windows is to be placed in the shower?! We have security lights with sensors which come on when anyone enters our yard (we only have one access point) due to the value of the property in our shed and would shine directly into both windows. This leads to a lack of privacy, lack of security (should these sensor lights need to be removed), a safety hazard (as the outdoor lights are required to move between our shed and house) and are completely unnecessary should the building remain a garage. In no way does changing this class from a 10A to 1B benefit the local community of Carrick but doing so would be to the detriment of the neighbouring properties also adversely impacting road users and pedestrians as it allows the property to be let on a short term basis.



The view on exiting our driveway towards Meander Valley Rd.

In regards to the building known as 'shed 1' and erected to provide privacy screening as per photograph 'K' in 2 Church St's application. As can be seen in the photograph the view from 2 Church St is obstructed by a trampoline net in addition to this our windows are tinted and our property was pre-existing (and has not been altered since we built it in 2013) if this was a concern then it should have been dealt with by the owners during design stages. Prior to erecting this eyesore a privacy screen of a suitable tree/shrub/hedge would have enhanced the landscape, had a better environmental impact and given that the main residence has not yet been completed would have been mature prior to moving in thus alleviating any privacy concerns. This building impacts our natural sunlight to all the main areas of our home (main bedroom, lounge, kitchen and dining) and we are concerned about the possible significance of this in the winter months. This also impacts the sunlight on our patio and private open space in which our children often play as it is integrated with our living spaces and is our only outdoor dining space. This was orientated to take advantage of the afternoon sunlight in the colder winter months. This shed also inhibits any further extension/development/installation of solar panels of our property as due to the shed's prominence/height and close proximity to our boundary creates the feeling of high density living and inhibiting natural light as already stated. The height stated in the plans provided to council is 4.4m from FGL however our measurements show it is approx. 5m and we question the purpose for this height and the requirement for this shed to be 1.5m from the rear setback given its purpose is stated as a garden shed and it could be located anywhere else on the property and adhere to some of the MVC Interim Planning Scheme's agenda. Furthermore we note that the MVC Interim Planning Scheme 2013 states that "typical residential and non-residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries." On this basis

this shed (and the garage/house) do not meet the desired future character of Carrick as well as negatively impacting us. Both this shed and the garage (which has been erected for several years) do not have down pipes or guttering and given they are in close proximity to our boundary/fence/driveway we are concerned that during a significant down pour our yard will be damaged as a result of their lack of adequate drainage resulting in a financial cost to us. We already experience drainage issues in our driveway during significant rain of which we have spent considerable money and time rectifying.

The building known as 'shed 2' presents a privacy concern for us as some of the windows overlook our main bedroom and our children's outdoor play area. We do not feel these windows are required in a building proposed to be a garden shed. This building also adds to the increased density of this property. The location of this is justified as a 'windbreak' due to trees that were removed. The shrubbery that was removed were 'weeds' and in order to reduce environmental impact and improve the landscape a more appropriate windbreak would have been to replace the shrubbery with a more appropriate choice of plant. This would have improved both our and their outlook while acting as a windbreak, not impacted our privacy and had less impact on the environment.

We also wish to raise concerns to the addition of a pantry window directly facing our property. This increases the opportunity for 2 Church St to overlook our property and we question the necessity of natural light in a pantry given the use of a pantry is to store food stuffs and light can spoil food.

In closing all of these buildings do not fit in with the historical nature or streetscape of Carrick given their high pitched roofs, arched windows, weatherboard construction and close proximity to one another creating high density within a township known for its wide open spaces and respectful nature of the character of the buildings and new developments. If we had wanted our neighbour's buildings to be built on our fence line, invading our privacy, impacting our sunlight and our way of living we would have purchased land in Perth or Longford which is much closer to amenities such as supermarkets and pharmacies which a young family such as ours frequent but we did not due to the low density nature of Carrick being preferable.

We appreciate your time and consideration in this matter.

Kind Regards,

Mia and Rohan Blair

Leanne Rabjohns

From: celestine rey [REDACTED]
Sent: Sunday, 20 December 2020 9:13 PM
To: Planning @ Meander Valley Council
Subject: Concerns in regard to 2 Church Street Carrick (CT:161803/3)

To whom it may concern,

I am writing to you to address some areas of objection / concern in relation to the proposed planning permits for 2 Church Street Carrick (CT: 161803/3). I am a local resident of Carrick and would like to address the issues below.

Firstly, it is to my understanding that there is a change of the garage from a class 10A structure to a class 1B. To my understanding a class 1B structure is a building registered for (short term holiday accommodation). As there would be more occupants at the premises, my objection / concern to this change is the lack of parking spaces. Will there be adequate vehicle space for all residents, guests, and all visitors? I walk this area regularly with my young children and I am always wary when approaching this address as the residents always park their 3 cars curb side at the front of the property. This makes it very unsafe for people walking past as you are forced to have to walk on the road to get around their parked cars.

If this did become a "short term holiday accommodation" I would hope that there would be sufficient parking spaces to address my concerns!

My last concern is the fact that this build has been going on for over 5 years now and everything is only half completed! There are outbuildings popping up all over the property which again are all only half completed, one of which looks like a "circus ticket booth" and none of these have been fully completed. The property in my opinion is an eye sore and does not fit with the desired street scape of Carrick.

I feel for the surrounding neighbours who have had to not only put up with all the construction over the last 5 years but now must look at this eye sore every time they look over their fence!

Thank you for reading my email.

Kind Regards,
Celestine Rey

Lisa Hemley

4 Church St

Carrick 7291

0423094303

17th December 2020

To whom it may concern,

I write to you regards to my objection to the proposed planning permits for 2 Church St (CT 161803/3). We are the owners/occupiers of 4 Church St, Carrick (Lot 5 on the Plan of Survey).

The building site in question was first proposed in 2016. The process is now entering its 5th year. The garage building is question, currently has 5 adults' residents and is situated at our front gate. This is not currently used as a garage and it's far from temporary.

Is this garage going to be class 1B for a short-term holiday accommodation?

I accepted a garage being built at the nearest point to our property on the grounds that it was to be used as a garage. Considering the garage is a dwelling and the driveway is a building site it is neither family friendly regarding time frame, noise, work hours, or amount of structures on a single domestic block.

Apologies for my confusion, regarding the names of all these structures on a single block as the house is currently a shed, the garage is currently a dwelling and the so-called shed is almost certainly destined to be a dwelling, otherwise, why does it require a 5-metre peaked roof and glass doors facing the neighbour properties.

I am hoping the council will sort out the facts from fiction.

If any more windows are added onto any of these structures, it would have an even more detrimental effect on privacy to all neighbours' properties due to the fact that all living and bedroom spaces in surrounding residences, face these structures which are theoretically, as far as we know, a garage and a shed. It is not understood why these two structures would need to see directly into neighbouring homes. If they are indeed to be used for the correct purposes as per council rules and previous approvals. No windows are required.

These factors push 4 vehicles outside the perimeter fence, near the road and at times on the road, it is an unacceptable situation and a daily hazard for myself and the entire community.

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blocks the view of traffic coming up Church St is often used for farming equipment and logging trucks even more frightening when pedestrians are added to the equation.

As a courtesy to others and for safety reasons these vehicles should be parked on the property this would benefit multiple families, indeed the entire community.

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Will these buildings on a single block eventually become a commune style village or garage style accommodation overshadowing the beauty and serenity of the Meander Valley.

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At this point safety of families and our life style is being compromised while the views and serenity have been devastated.

Thank you for considering the needs of all Meander Valley tax payers during this process.

Regards

Lisa Hemley

Submission to Planning Authority Notice

| | | | |
|---|---|----------------------|---------------|
| Council Planning Permit No. | PA\21\0158 | Council notice date | 2/12/2020 |
| TasWater details | | | |
| TasWater Reference No. | TWDA 2020/02053-MVC | Date of response | 15/12/2020 |
| TasWater Contact | Jake Walley | Phone No. | 0467 625 805 |
| Response issued to | | | |
| Council name | MEANDER VALLEY COUNCIL | | |
| Contact details | planning@mvc.tas.gov.au | | |
| Development details | | | |
| Address | 2 CHURCH ST, CARRICK | Property ID (PID) | 3115874 |
| Description of development | Alterations & Additions to existing dwelling, ancillary dwelling and outbuildings | | |
| Schedule of drawings/documents | | | |
| | Prepared by | Drawing/document No. | Revision No. |
| | S. Group | Location Plan A1-001 | DA |
| | | | Date of Issue |
| | | | 10/05/2017 |
| Conditions | | | |
| Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed. | | | |
| 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. | | | |
| (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater | | | |
| (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies | | | |
| (c) TasWater will locate residential water stop taps free of charge | | | |
| (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. | | | |

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

The meeting closed at

.....

Wayne Johnston

MAYOR