

Public Notices

A.G.M. Burnie Tourism Ass Inc. at Burnie Greens, Coose, Wed August 3, 7.30pm. All Welcome. D Bellamy, Public Officer.

AGM

The Game Fishing Club of Northern Tasmania Inc. will hold its Annual General Meeting, Saturday, 13 August 2016, 2pm at the Mersey Yacht Club. All positions will be declared vacant. All members are invited to attend.

AGM Ulverstone Kennel Club Inc. Tuesday 02.08.2016 at 7.30pm in Clubrooms Ulv. Show-ground. 0437 252 800.

Local Government



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

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location:** CT122093/1 Wyllies Road, Riana Resource Processing and Residential (required dwelling) and Visitor Accommodation (x two) with outbuildings (laundry/store and common living room)
Application No.: DA215214
- Location:** 468 West Pine Road, West Pine Residential (outbuildings - laundry and water tank) involving variations to standards for the minimum lot size, frontage setbacks and area for stormwater disposal (re-advertised)
Application No.: DA216005

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Representations must be made on or before 13 August 2016.

LOAD LIMIT
SOUTH RIANA ROAD, GUNNS PLAINS

Notice is given to all motorists that a 5 tonne load limit has been applied to South Riana Road, Gunns Plains (hill section west of Lowana Road) due to damage resulting from recent storm events.

Please refer to the Council's website for further information.

The Council regrets any inconvenience caused by the load limit.

Dated at Ulverstone this 28th day of July 2016.

SANDRA AYTON
General Manager

Public Notices

A SPECIAL General Meeting of the Devonport Bowls & Croquet Club will be held on Sunday, August 14, 2016 at 10 am.

The purpose of this meeting is to discuss and vote on the following **Notices of Motion:**

- New Development;
- Relocation;
- Amalgamation of Bowling Clubs;
- Name of New Club;
- Sale of Property.

ROY ROGERS, of 37 Que St, Waratah will not be responsible for any debts incurred in my name by persons other than myself without my prior authority. Roy Rogers. 29.07.16.

Public Notices

Mersey Valley Pony Club

Will hold its AGM on Monday, August 15, 2016 at 7.30pm at the clubrooms. All members are asked to attend.

Notice of Annual General Meeting

The Annual General Meeting of the National Trust of Australia (Tasmania) will be held on Sunday, 16 October 2016 at the Hotel Grand Chancellor, 29 Cameron Street, Launceston at 2pm. Matthew Smithies, Managing Director.

Public Notices

The Advocate is on the move!

We are excited to announce that The Advocate has moved office.

From July 18 we will be based at 39-41 Alexander Street, next door to Zap Fitness.

All of our contact details such as PO address, telephone and email will remain the same.

Our staff are excited about our new environment and we will be pleased to continue to bring you all the latest news from the coast in print and online.

The Advocate
ANewINSIGHT

Public Notices

THE AGM of the Tasmanian Tractor Pulling and Vintage Tractor Assoc. Inc. will be held at the Bass & Flinders Motor Inn, Ulverstone Tuesday, August 9, 2016 at 8 pm. All members are invited to attend. Signed: N. Lennon, Secretary.

VKCT AGM

Saturday, August 13, 12.30pm in WKC clubrooms. Peter Fitzpatrick, VKCT Secretary.

TURN TRASH INTO CASH
Phone the CLASSIFIEDS
1300 363 789

Public Notices



DEPARTMENT of JUSTICE

Registration to Work with Vulnerable People

Do you work as a teacher in any Tasmanian School or in TasTAFE?

Do you employ people to work or volunteer within a Tasmanian School?

Do you work or volunteer for a Government School?

Do you undertake building or other contracting work for a Government School?

If your answer is **YES** to any of the above questions, you need to learn more about Registration to Work with Vulnerable People!

From 1 September 2016 people wishing to work or volunteer in Government Schools must hold Registration to Work with Vulnerable People.

From 1 January 2017 all people wishing to teach in Tasmania must hold Teacher Registration and also Registration to Work with Vulnerable People.

Applying should not be delayed as there is a six (6) week processing time for applications.

The best advice is to 'apply now'.

Unsure about whether you require registration?

Ask: at the school where you volunteer, work or contract.

Visit: www.justice.tas.gov.au/working_with_children or www.trb.tas.gov.au

Phone: 1300 64 44 99

Or attend A FREE one hour information session (venues below).

HOBART

Consumer Building and Occupational Services
30 Gordons Hill Road, Rosny Park
Wednesday 10 August 2016 - 3pm to 4pm

BURNIE

Burnie Arts and Function Centre
Wilmot Street
Thursday 11 August 2016 - 2pm to 3pm

LAUNCESTON

Tramsheds function centre
4 Invermay Road
Friday 12 August 2016 - 12 to 1pm

DEPARTMENT of PRIMARY INDUSTRIES, PARKS, WATER and ENVIRONMENT

Threatened Species Protection Act 1995

I, Matthew Guy Groom, Minister for Environment, Parks and Heritage, hereby give notice in accordance with sections 13 and 14 of the Threatened Species Protection Act 1995 that I propose to add *Blechnum neohollandicum*, *Ranunculus diminutus* and *Thelymitra improcera* to Schedule 3 Part 1, transfer (omit then add) *Pterostylis squamata* from Schedule 5 to 4, and *Prosopium apocynifolium* from Schedule 3 Part 1 to 4; and amend the scientific name of *Doodia caudata*.

During a period of 30 days after this notification, any person may appeal to the Resource Management and Planning Appeal Tribunal against the proposed Order.

Matthew Groom

Minister for Environment, Parks and Heritage

* The reasons for the Minister's decision are available to the public at the offices of the Secretary in Hobart and Launceston by contacting louise.jerrim@dpipwe.tas.gov.au or viewing the DPIPWE website at www.dpipwe.tas.gov.au/conservation/threatened-species.

www.tas.gov.au

TASMANIAN PLANNING COMMISSION

Public Hearings - Draft State Planning Provisions (SPPs)

The following public hearings have been scheduled to enable representatives from all parts of the State to contribute to the Commission's consideration of the draft State Planning Provisions (draft SPPs) in the proposed Tasmanian Planning Scheme in accordance with section 24 of the Land Use Planning and Approvals Act 1993.

The hearings are to consider the Codes in the draft SPPs and follow an earlier program of hearings for Zones.

The hearings will commence at 10.00am and are open to the public. Hearings are conducted in accordance with Part 3 of the Tasmanian Planning Commission Act 1997.

Hobart hearings will be held at the Tasmanian Planning Commission, Level 3, 144 Macquarie Street, Hobart. Launceston hearings will be held at the West Tamar Council Offices, 2-4 Eden Street, Riverside and the Burnie hearing will be at the Cradle Coast Authority, 1-3 Spring Street, Burnie.

Date	Location	Purpose
22 September 2016	Launceston	Heritage and Scenic Protection Codes
23 September 2016	Launceston	Natural Assets Code
27 September 2016	Hobart	Heritage and Scenic Protection Codes
28 September 2016	Hobart	Natural Assets Code
29 September 2016	Hobart	Airports - standards in the Attenuation Code and zoning
4 October 2016	Hobart	Bushfire-Prone Areas Code, Infrastructure Codes and all other Codes
11 October 2016	Burnie	Codes generally
24 October 2016	Launceston	Coastal Erosion, Coastal Inundation and Riverine Inundation Hazard Codes
25 October 2016	Launceston	Landslip Hazard, Attenuation and codes generally

For further information see the Commission's website: www.planning.tas.gov.au or telephone 6165 6828.

Public Hearings

INTERIM PLANNING DIRECTIVE NO.1 - BUSHFIRE-PRONE AREAS CODE

On 23 February 2016, the Minister for Planning and Local Government, the Hon. Peter Gutwein, MP issued Interim Planning Directive No.1 - Bushfire-Prone Areas Code under former section 13 of the Land Use Planning and Approvals Act 1993.

The Minister has directed the Tasmanian Planning Commission to undertake an assessment of the Interim Planning Directive under section 11 of the former provisions of the Act.

A public hearing will be held at 10.00am on 4 October 2016, at the Commission's hearing room, Level 3, 144 Macquarie Street, Hobart. The hearing is to assist the Commission's assessment and will be conducted in accordance with Part 3 of the Tasmanian Planning Commission Act 1997.

For further information see the Commission's website: www.planning.tas.gov.au or telephone 6165 6828.

Greg Alomes
Executive Commissioner

DOWNLOAD THE DOMAIN APP TODAY



Domain

CLASSES WORK

classifieds worked for me...

"I have had ads in for sale, unders, and Notices for functions for years. I have been very satisfied with service and the staff are lovely. I find the email system also works well. I am very happy Advocate Customer".
Very satisfied - Gloria Deal.

let it work for YOU! 1300 363 789



5444600

468

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 15 JUL 2016

Application No: DA216005

Doc. ID: 236729

238076

(ready)

0 10 20 30 40 50 60 70 80 90
m

DA216005

Representation/objection to DA216005
468 West Pine Rd,
West Pine.

Susan Wood
100 Daveys Rd,
West Pine.

CENTRAL COAST COUNCIL
Division Plan-Lan-S.
Rec'd -9 AUG 2016
File No
Doc. Id 239478

The latest planning assessment for 468 West Pine Rd is designed to get an existing (unapproved) large water tank and existing (unapproved) laundry approved, plus a new storm water disposal area. The tank and laundry are integral to the existing B&B and church residence. Whether the Central Coast Council Planning department will be considering retrospective approval, or will be treating the application as if the structures are yet to be built, my points of objection fit both scenarios. Some of the language in the application seems to jump between the two.

I shall cover

- 1) Historical facts
- 2) Permit non-compliance.
- 3) Building line/setbacks for both the water tank and the laundry are non-compliant with the Interim Planning Scheme 2013, and ignore the fact that West Pine is zoned Rural Resource which has its own setback regulations.
- 4) Storm water/tank overflow absorption trench.
- 5) Seam Report.
- 6) Streetscape issues.

Historical Facts

- 1) The large B&B shed, the water tank, the laundry, and a transportable amenities block have a history of non-compliance with regard to planning, building, plumbing and occupancy matters. This has been well documented in a report dated 15/01/2015, following an investigation by the Department of Justice in 2014.

- 2) The church was converted from a class 9b building to a class 1a, becoming a dwelling. The owner, an accredited builder, did not carry out all the building work in accordance with the building permit. Whether these breaches have ever been rectified and signed off is unknown.
- 3) A farm shed of significant size (18m x 7.5m x 5m) was constructed in 2011 right on the Daveys Rd boundary of 468 West Pine Rd, without the required setback and without a planning permit. Before it was completely finished there was an application to council for the use to be changed from a 10a category to a 1b, so it could be used as a B&B. Whether the council even knew that this shed had been constructed before the change of use application came before it, is a matter for conjecture. A building permit was never issued for the 1b changes. There was comment in the community about the position of the shed and how that could possibly be, but somewhat naively the community trusted in their council and their local builder.

Although this shed/ B&B now has approval, there are still issues outstanding that have not been chased up and addressed. The provision by the establishment of disabled facilities including parking, (E9.6.2. (d) of the Interim Planning Scheme 2013), and the 'informal parking area' and 'church parking' need to be looked at. The informal and church parking areas are paddock and therefore non-compliant with E9.6.2. acceptable solutions (g) and (h) p.372 – surfacing and drainage.

Regarding the setback requirement for the shed, perhaps it was waived and approval given because the horse had already bolted, and had gone too far to catch.

Water Tank and new Stormwater Overflow Absorption Trench

A large 110,000 litre water tank was built beside the B&B shed. This structure was built without planning, building or plumbing approval, even closer to Daveys Rd than the shed, within the building line, and partially on Crown land. The required setbacks were completely ignored. The plumbing was not done by

a licenced plumber, and the overflow was directed towards the absorption trenches.

The owner has purchased Crown land along Daveys Rd, so that the tank is now contained within the property boundary. The distance of the tank from the Daveys Rd frontage is 300mm – a standard ruler length.

(The church was also partly on Crown land, although that has never been an issue in the community as it is an historic matter dating back 71 years, when surveying and planning were not what they are today. By purchasing crown land the church is now 200mm within the new Daveys Rd property boundary line.)

The building line from the middle of a highway or a road that is not within a city or town is 18m. There should be no structures between those two points. Setbacks within the Rural Resource Zone (which is relevant here) are not less than 20m from the (property) frontage. Variations can only be considered for very compelling reasons or hardship.

The Department of Justice has recommended to council that the tank should be relocated back the required distance, making sure that all required permits are obtained beforehand.

The DA has the tank staying where it is – there is no satisfactory justification for this, there is room elsewhere on the block that would satisfy setbacks, and the streetscape would be much improved. Streetscape will be commented on later in this document, as it is an important aspect of the development.

The DA proposes to put a tank/stormwater overflow trench between the road and the B&B shed. The drainage is not very good in the area shown on the plans, and is close to both the shed and the road. The distance of the trench from the road is only 1.5m. In one of the previous withdrawn applications there is the possibility of a fire escape being put between the shed and the proposed trench – if so, the small area in question would be getting pretty crowded. Of interest is the figure of 600m being given for the depth of the trench – presumably 600mm is the correct figure. Two standard rulers deep. Given the

roof area of the shed, laundry and church, I wonder if this trench, in its current proposed location, would be sufficient for successful soakage without leakage on to the road, in the event of a wet winter and a full tank. The stormwater/tank overflow needs to be fully contained on the property.

The Justice Department gives the diameter of the tank as 8m, while the figure given in the DA is 6.15m. Which is correct?

Laundry

The laundry, shared by the dwelling and the B&B, is built beside the West Pine Rd frontage of the property, inside the current fence line, without permits. It is not an exempt building as was claimed, because it has been built between the building line and the boundary of the road.

The Department of Justice says that the laundry is actually over the property's real boundary by about 1.8m. The building line has again been ignored. The recommendation to council is that 'the laundry is moved within the building line or demolished' (p.31 DOJ report).

The DA states that the laundry is located where there was an existing structure of an old toilet, while the DOJ report states that 'the laundry was created from an existing structure, a small external toilet' (p. 30 DOJ report).

Photographs (attached to this representation) show a toilet being just north of the rear of the church, with Daveys Rd frontage. When the current owner purchased the church, the old toilet structure was moved eastwards and was used as a little shed for tool storage. It is still on site, between the laundry and the church dwelling. There appear to be pieces of paper the size of DA notices on the church fence and the entrance to the toilet, so the photographs can't be too historic. Possibly the pieces of paper relate to DA2009.130 which was for boundary adjustment and change of use of the church. That somehow morphed into a big shed as well.

s.w.
(20¹⁰~~07~~)

The owner of the property has been unsuccessful in purchasing the Crown land on West Pine Rd which would have put the laundry within his property, but still without the required setback.

There seems to be some confusion and contradiction in the current DA as to where the laundry is to be located.

26.4.2 Location and configuration of development states 'relocated laundry: 200mm from the Daveys Rd frontage, 14m from West Pine Rd frontage, 50m from side boundary'. This location would be approximately where the photographs included show the old toilet.

The plans show the laundry slightly swung round, fronting West Pine Rd. E4 states -the laundry, which is proposed to be 200mm from the boundary, the excavation would be for footings.....', and 'the area of influence for the excavations is entirely on 468 West Pine Rd.....'

Whichever is right, the laundry would still be 200mm from either road boundary (2/3 of a standard ruler length), well shy of the 18m – 20m setback requirement.

SEAM report

The 110,000 litre water tank is the only source of water for the B&B, the church residence and the laundry. The DA deems it adequate for the purpose.

The Seam report calculates that the total amount of water needed per day for the B&B and church dwelling would be 2080L. Their figure of 80L per person per day contradicts an earlier report where 100L per person per day was the figure.

Whichever figure is used, this gives 52 -53 days of water if there is no rain. This past summer when there was maximum occupancy, there was no rain for a lot longer than that. The tank appeared to be being filled by hose from the owners private house bore. Whilst this is lawful, one wonders about the effect of a large transfer of water into the tank on the water table in a dry year, which could affect neighbouring bores. Both householders and their stock rely on their bores.

There is no mention in the DA or the Seam report for the need to quarantine a proportion of the tank water for firefighting purposes. With no reticulated water supply, no tank water seemingly to be untouched, and the nearest dam at least 800 metres away, the firefighting capability for the visitor accommodation is lacking and worrying.

Streetscape

How one perceives a streetscape can be very subjective, depending on one's views and whether one lives within that streetscape.

The planner seems to have the view that the cluster of buildings consisting of a large corrugated iron tank, significantly sized double storey corrugated iron shed, and a 'rustic' corrugated iron laundry, all built right beside roads, and very close to an historic church are typical of a Rural Zone streetscape. This is not the case in the 21st century – building line/set back regulations have been put in place to guard against such positioning of buildings.

26.4.2. The planner makes a comment about the tank '.....it is considered that the setback of the tank is reasonably compatible with the existing buildings, and also compatible with setbacks in the streetscape'. That may as be, but excluding the church, the other buildings are certainly not compatible with the general streetscape setbacks of the district, and more specifically those in Daveys and West Pine roads.

The main argument seems to be that because the church is very close to both Daveys Rd and West Pine Rd, the above mentioned structures fit in. The church was moved from South Riana to West Pine in June 1945. It was placed on a small parcel of donated land. That was 71 years ago, and really has no relevance as to where things can or can't be built now. Planning has moved on and setbacks are an essential part of that planning.

The Rural Resource Zone of West Pine has very few buildings located close to the road, certainly nothing modern and nothing of the scale of the structures in question. There is the odd derelict wooden shed or very small disused dairy still standing, and cattle or sheep yards of dubious vintage. There is one working dairy in the district that is close to the road, but that would probably have been built in the 1950's/60's. Even being close to the road, there is still room for the milk tanker and a car or two.

Daveys Rd consists of 3 houses, spread out over 1.2 km, and all well set back. The church was always a charming piece of the countryside, but is now dwarfed


by the huge shed and big tank. Another new shed in Daveys Rd has had to be built with setbacks, and went through a stringent planning process. That fits in with the streetscape. A small shed built recently in Pine Rd, opposite the Riana turnoff, is on the site of a derelict wooden building that blew down. That is fairly close to the road because it is a replacement, but still has some setback (approximately 12m) and is not intrusive in any way. Driving around the district, it is hard to find anything that is remotely typical of the positioning of the buildings under question. Costa Blueberry Farm has many large sheds as well as hectares of poly tunnels, but they are all set back and are all relevant to the substantial onsite agricultural business.

The approval of the applicants' currently non-compliant buildings, situated where they are, would be setting a precedent that the planning department may find difficult to explain away in the future. In retrospect, the B&B shed should never have been put where it is, and questions will probably always be asked about that. Unprofessional conduct by others has left the council out of the loop as regards this development, and some of the council employees of the time were dilatory when the problems were realised. Many people, both in the council and the community, have had to go to great lengths to try to unravel it all over a period of years. The task of unravelling was also taken on by the Building Standards and Occupational Licensing section of the Department of Justice. A 40 page report was published in Jan 2015 which opened a can of worms.

There are alternatives on the block to the current positions of the tank and laundry, and they should both be moved. Hopefully the Central Coast Council and its planning department will show strong resolve and leadership in this matter. It has gone on too long, could set an unwanted precedent, and has used more resources and energy, both of the council and the community, than anyone could possibly have imagined.

I object to the approval of the tank, stormwater trench and laundry in their current positions. They need to be moved so that the required setbacks are achieved and the council's own Interim Planning Scheme 2013 is complied with.

Susan Wood.

Susan Wood. 

SEE PHOTOGRAPHS OVERLEAF.
pages 8, 9 & 10.

8/10





Daveys Rd
West Pine, Tasmania

Street View - Feb 2010

West Pine

Back to Map

Google

Image capture: Feb 2010 © 2015 Google Terms Privacy Report a problem

10/10.



8 / 8 / 2016.

Objection to Planning Permit DA216005.

As applied for by Graeme and Delwyn CURE for Residential (outbuildings - laundry and water tank) involving variations to standards for minimum lot size, frontage setbacks and area for stormwater disposal.

From: -

G. R. & L. M. MAYNARD.

426 WEST PINE RD. WEST PINE 7316.

ph: [REDACTED]

CENTRAL COAST COUNCIL

Division Plan-1an-5

Rec'd 10 AUG 2016

File No.

Doc. Id 239626

To: -

SANDRA AYTON

GENERAL MANAGER

CENTRAL COAST COUNCIL. LIVERSTONE.

The reasons for our Objections are as follows: -

Because -

- ① The Applicant is applying for - variations to standards for minimum lot size, frontage setbacks and area for stormwater disposal. If the standards and proper procedure had been followed - variation to standards would not be necessary or frontage setbacks would not be in dispute. Planning, Building or Plumbing Permits were not submitted nor approved for the tank or likewise Planning for the laundry.

As a Master Builder the Applicant is not ignorant of proper procedures, but has blatantly disregarded them for his own advantage.

Because -

- ② Even though the size of this site in this application is now stated as 3194^2m (Previously the SEAM Report stated that the area was 5197^2m).

Which is the correct size?

There is still adequate room for the LAUNDRY, TANK and DRAIN to be situated within the proper setbacks - taking into account the existing underground plumbing and drains. (26.4.2 P272 Interim Planning Scheme 2013 (IPS2013))

SETBACK STANDARDS SHOULD NOT BE RELAXED NOR GRANTED IN THIS SITUATION.

Because -

- (3) The carpark areas shown on Site Plan 216059-2 are non-existent.

Photo 5 shows the large grassed area where the Carparks are supposed to be.

There is no evidence of adequate surfacing, signage or drainage. (E9 code I.P.S.).

When the Church and Visitor Accommodation are occupied all vehicles park in a line along the Northern boundary fence on the grass. (Incorrect information given).

Because -

- (4) The Applicant is wanting approval for developments which in a letter to Ian Sansom, Tom Riley states "that this application now relates to two developments on 468 West Pine Rd. both of which are existing and unapproved."

Retrospective Planning approval should only be granted for exceptional circumstance not for blatant disregard.

Because -

- (5) The Visitor Accommodation is referred to several times as a B+B. When was this approved? This establishment certainly does not meet the criteria of a genuine B+B. It provides the bed but not the breakfast.

It is also stated that "the Visitor Accommodation is visually prominent to a minor extent." You would need to suffer shortsightedness for it to seem visually minor. (Rural Resource Zone 26.1.3.).

Because -

- ⑥ It is stated that "the LAUNDRY is non-compliant in accordance with 24.4.2 P.(b)(iii), but because it needs to be clear of septic tanks and drainage but close to the CHURCH for convenience of use - it should be exempt and left where it is." The intension is to slightly angle the building to make it entirely inside the fence.

At present the laundry is partially on crown land and well over the boundary (so is the white fence) and does not comply with the setback requirements. The laundry could easily be re-located elsewhere on this site.

DOJ (BSR0550/14/10) p. 31. states that "ensure that the laundry is moved within the building line or demolished." Clear enough statement!

Because -

- ⑦ The Applicant states that the laundry is located where an old toilet used to be. Untrue Statement! There has never been an old toilet on that position. (Check google earth.)

The rustic appearance of the laundry is a real 'eye sore' because it does not visually compliment the church or visitors Accommodation in any way. (Similar colourboard should have been used).

Because -

- ⑧ The 110,000 ltr tank has never received PLANNING, BUILDING or PLUMBING permits and is built forward of the Building line. The Applicant also states that the tank is

6.5m when DOJ Report states that it is 8.0m (DOJ Report BSR 0550/14/10 p.30) Again incorrect information submitted.

DOJ Report for 468 West Pine Rd. BSR 0550/14/10 p.30. - states "that appropriate permits be obtained prior to the water tank being relocated, ensuring the water tank is built within the building line." Straight forward enough!

Because -

- ⑨ I do not believe that 80ltrs per person/day is sufficient for those staying on this site - especially over the Summer months. At 80ltrs the tank would be empty in a little over 2 mths. And that does not take into account the amount of water required to be stored for fire fighting. Last Summer it was necessary to "top up" the tank from the bore for this reason - several times.

Because -

- ⑩ By locating the stormwater drain on the western side of the Visitor Accommodation building - on the road verge could be problematic. Damage could occur if a vehicle had to pull over to let a large tractor and implements pass - driving over the drain - or when cattle are being shifted along the road (especially in winter when soil is wet and soft) hoof treading could occur. Will this area be suitably fenced? (Inaccurate depths of drain stated.)

Because -

- ⑪ It is stated that "the TANK is on the lowest position on this site" This is not accurate - as all stormwater runs from the tank location down over the cement driveway, passed the Church to

the corner. Water does not run uphill. (This is questionable information)

Conclusion:

Unfortunately the Applicant is requesting that all previous misdemeanors be sanctioned by the stroke of a pen.

All disregard to proper procedure be overlooked.

All recommendations given by the D.O.J. ignored. How can this be?

We object because the situation at 468 WEST PINE RD has been allowed to unfold without restraint. Also because of the misinformation presented in this application.

We strongly object and sincerely hope that this application will not be approved so that further unauthorized developments will not occur.

Jeffrey Wald. Lyndal.

10th August 2016

The General Manager

Central Coast Council

P.O. Box 220

Ulverstone TAS 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 AUG 2016

Application No: DA216005

Doc. ID: 239661

Objection to proposed application number DA216005 -468 West Pine Road, West Pine

There are a number of concerns that we have in regard to the current proposed application that are as follows:

1. Confirm location of existing water tank. It is our understanding that there were never any planning, building or plumbing permits for this structure and that it was originally built (significantly) protruding onto crown land. We believe that there is sufficient space on the existing property for the tank to have been built to achieve setbacks and therefore see no sound reason why this should receive discretionary approval. We feel very strongly that it is unjust to build something without the proper permits and then apply to buy the crown land and obtain retrospective approval for such a blatant disregard for proper processes, particularly when there is ample room on the existing property.
2. The laundry has also been built, again without approval, over the boundary on crown land. We understand that as part of this current application that it would be moved to within the boundary but with very minimal setback from the boundary. Again, we believe that there is ample room on the property (as is evident from the photos submitted with the application) for the laundry to have been built or to be moved to an area such that it complies with rural setback requirements.
3. Another concern of ours is the precedent that would be set regarding a perceived, and indeed an actual relaxation in the setback requirements for rural buildings. If

this proposal is approved, does it not send a clear message to others that you can basically build what you want, where you want and apply retrospectively for approval and voila! Approval will be granted to you regardless of whether or not you have followed due process. As residents of a rural community this is not a path that we would like to see followed and we believe very strongly that a relaxation in setback standards must not be granted.

4. In regards to the water tank... this current application states that *'[T]he water tank is the same colour and material as the existing B & B, which is a rural shed style that is commonly seen throughout the district. The tank is much smaller in scale ...when measured against the B & B and it is located within the existing property fencing. On this basis, it is considered that the setback of the tank is reasonably compatible with the existing buildings and also compatible with setbacks in the streetscape.'*

Firstly, the existing B & B that the tank is being measured against was originally built **without** council approval and on crown land so we find it a little cheeky to then measure the tank against it whilst calling it an 'existing' building as it was built without following due process in the first instance. Secondly, it is only located within the existing property fencing due to the applicant buying crown land **after** having placed the water tank significantly on that crown land again, without following due process or obtaining approval. So thirdly, in saying that the setback of the tank is reasonably compatible with setbacks in the streetscape is somewhat audacious as the streetscape that it is being measured against was, in fact, created by the applicant.

5. We also have some concerns regarding the SEAM report that states that each person could be expected to generate **up to 80L** of waste water per day. There is no calculation given of how this number has been chosen and to us it seems extremely low. If you look on the TasWater website (as we have) there is a water usage calculator (<http://www.taswaterinteractivehouse.com.au/>) .

According to this calculator, the average person uses 146.7L of water each day. You can fiddle with the numbers however you choose but for the purpose of our calculations we assumed that each person staying at the accommodation would have one shower per day lasting for 5 minutes. In reality if they are seasonal farm workers they may require 2 showers per day. We also assumed that all of the toilets are dual flush and that the showerheads are 3 star water saving ones and that there are 4 of each as per the plan. We chose the option of the laundry containing a front loading washing machine (the most water efficient) and that each person would need to do 2.5 loads each per week. Farm work can be rather messy. As far as the

kitchen goes, we chose 2 runs of the dishwasher each day (morning and night) and the same with washing dishes in the sink (once in the morning and once at night). We assumed there were no leaking taps or toilets and that no water is being used in the garden or outside for washing cars/boots etc. And the TasWater website calculated that each person using our scenario would generate on average 113L of waste water per day. As stated at the beginning, the numbers on this site can be whatever you like them to be but we think we put in a reasonable (if not lower than what would be likely) set of parameters and as such are puzzled as to how the report states UP TO 80L per day.

Is there the capacity in the soakage drains (or wherever the waste water goes) to cope with more than 80L waste water per day per person? And how in fact can water restrictions (such as short showers) be enforced in a paid accommodation scenario?

Yours sincerely

Tom and Sharyn Radcliff

99 Gees Road

Cuprona



Doreen Leary

From: Radcliff Famil [REDACTED]
Sent: Wednesday, 10 August 2016 4:01 PM
To: Switch operator
Subject: Objection to proposed application DA216005
Attachments: Objection proposed application DA216005.docx

Good afternoon,

Please find attached our objection to current proposed application DA216005.

Kind regards
Sharyn and Tom Radcliff

Objection to planning permit DA 216005

10th of August, 2016

Central Coast Council
PO Box 220
Ulverstone TAS 7315

To the General Manager,

We write to object to planning permit # DA 216005.

This planning permit has been subject to many past objections and continues to present with all of the same issues as before. Every building on this block, except for the original church, has been placed without a planning permit.

We understand that retrospective planning should only be for exceptional circumstances. We believe that the owners of the property have repeatedly shown that they are simply just ignoring the rules. We believe that fair use of the rules is that all should follow them and that they should not be relaxed!

The large building is already unattractive in our community. The streetscape has been altered and allowing the laundry and tank to remain put continues to impact on the surrounding environment. In this case there is more than enough room for these structures to be placed within the property title and for set-backs to be achieved.

As past visitors to the Church, when it was still being used as a religious facility, we have used the cold, dark toilet that was there. It was located behind the church and was never where the laundry is now, as proposed by the applicants. Where the laundry is now used to be just the verge of the road.

We also believe that the tank size being applied for (6.5 metres) is not the actual size of the tank there. It has been reported to be 8 metres in size. Is this another example of bending the rules?

We hope that you consider the above points when reviewing the application.

Yours Sincerely

Ben and Wendy Radcliff
Radcliff Farming Pty Ltd
716 Camena Rd
West Pine TAS 7316

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 AUG 2016

Application No: DA216005

Doc. ID: 239662

Doreen Leary

From: Wendy Radcliff [REDACTED]
Sent: Wednesday, 10 August 2016 9:51 PM
To: Switch operator
Subject: Objection to planning permit #DA216005
Attachments: Objection to planning permit DA 216005.docx

Importance: High

To the General Manager
Attached is our objection to planning permit #216005.
Regards
Wendy and Ben Radcliff
Radcliff Farming

Greg & Luanne Bennett
319 West Pine Road,
West Pine 7316
10th August 2016

General Manager
Central Coast Council
PO Box 220
ULVERSTONE 7315

CENTRAL COAST COUNCIL

Division Plan-lan.S

Rec'd 11 AUG 2016

File No

Doc. Id 239690

Dear Ms Ayton,

Re: OBJECTION TO PLANNING PERMIT DA216005.

We would like to bring to your attention our objection to the planning permit for the property at 468 West Pine Road, West Pine.

What they have achieved by stealth :-

- From church (dwelling) to backpacker accommodation.
- From Storage shed to backpacker accommodation.
- And now increased occupancy.
- There is no evidence for the need for increased occupancy,
- Where is disabled access to building?
- The zone is rural on prime agricultural land and should not be developed further.
- A Relaxation of Setback Standards must not be granted.

Department of Justice Report critical of Central Coast Council regarding handling of this Site previously.

We need action.

Greg and Luanne Bennett

L Bennett
JBennett

Planning Office Central Coast Council.

Division Plan-lan.5

Re Application No. DA6005

Rec'd 11 AUG 2016

468 West Pine Rd

File No

09/08/2016

Doc. Id 239703

Dear Sir/Madam

We wish to dispute the statement below in this current application for retrospective approval by Pine Berry Retreat.

" The set back of the existing church is approximately 200mm and is entirely consistent with the proposed set back of the laundry"

According to correspondence we have from Minister Mathew Groom, he used his discretionary powers to approve the sale of crown land to Mr Cure only to save the church building. This was to maintain its historic integrity and does not in any way imply precedence for other structures.

The Department of Justice Report clearly states that the tank should be moved.

To presume also that the laundry can be placed 200mm from the boundary disregards current set back rules. This would surely set a precedence for all other building applications.

The Department of Justice report also clearly recommends that this building be removed to within the building line.

On this basis we wish to object to this proposal.

Michael and Anne Tyler



OBJECTION TO PLANNING APPLICATION DA216005

We, Dean and Jacqui Atkinson of 431 Nine Mile Rd West Pine object to the planning permit DA216005

There can be no possible reason to allow a variation of setback on a rural block of land where there is ample room to achieve the required setbacks.

The fact that the applicant has already positioned four structures on this block without any form of prior approval is not a valid reason to approve the application as the applicant should have had an approved building and planning permit in place before any construction was started. That is the way in which the council laws work.

The laundry is not located on an existing toilet site. That is a complete lie.

As stated in my previous objections on this property the Applicant and the Central Coast Council have shown total disregard for the building and planning process as the Department of Justice report indicated. It is about time that the Central Coast Council force the Applicant reposition or rebuild all illegal buildings and plumbing works to the appropriate setbacks and building standards

Regards

Dean and Jacqui Atkinson

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 11 AUG 2016

Application No: DA216005

Doc. ID: 239987

Doreen Leary

From: Dean Atkinson [REDACTED]
Sent: Thursday, 11 August 2016 8:35 PM
To: Switch operator
Cc: nick.pedley@dpac.tas.gov.au
Subject: Objection to permit 216005
Attachments: OBJECTION TO PLANNING APPLICATION DA216006.docx

10th August, 2016

To

General Manager

Central Coast Council

admin@centralcoast.tas.gov.au

OBJECTION TO PLANNING PERMIT DA216005

We are writing this letter to object to a development proposal advertised in Saturday, 30th July Advocate newspaper regarding building alterations to Pine Berry Retreat.

Our concerns for this application to go ahead are as follow;

- The applicants are asking for the laundry and tank to be allowed in areas that are - according to the planning scheme - supposed to be free of structures and buildings. The applicants therefore are requesting that the rules be altered for them. All buildings on this block of land have been placed without planning permits.
- There is more than enough room for these structures to be placed within the property title and for set backs to be achieved. The tank should be moved, as should the laundry.

I do hope that our concerns are considered before any decision is made.

Regards

Gary and Debbie Randall
529 Nine Mile Road
West Pine 7316

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 11 AUG 2016

Application No: DA216005

Doc. ID: 239991

Doreen Leary

From: debbie and ga [REDACTED]
Sent: Thursday, 11 August 2016 8:52 PM
To: Switch operator
Cc: peter.gutwein@parliament.tas.gov.au; nick.pedley@dpac.tas.gov.au
Subject: objection to planning permit DA216005
Attachments: DA216005.docx

OBJECTION TO:

DA 216005

**Proposed by Graeme and Delwyn Cure for
LAUNDRY AND 110,000 LITRE TANK AT 468 WEST PINE ROAD**

***PROPOSAL: RESIDENTIAL outbuildings - laundry and water tank involving variations to
standards for the minimum lot size, frontage setbacks and area for stormwater
disposal - Readvertised***

CENTRAL COAST COUNCIL

Division Plan-lan-s

Rec'd 12 AUG 2016

File No

Doc. Id 240029

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number	DA216005
--------------------	----------

APPLICANT DETAILS

Applicant Name	PDA Surveyors			
Postal Address	63 Don Road DEVONPORT TAS 7310			
Phone(B)	64236875	Phone(H)	Mobile	Fax 6431 6663

OWNER DETAILS

Owner/Authority Name	Delwyn Anne Cure, Graeme Charles Cure
Address	450 West Pine Road PENGUIN TAS 7316

DEVELOPMENT APPLICATION DETAILS

Property Address	468 West Pine Road West Pine 7316
Title Reference	161363/1
Zone(s)	Rural Resource [Central Coast Interim Planning Scheme 2013]

Note: Council requires a survey plan or certificate of title to clarify the property description

Present Use	Residential and Visitor Accommodation
Proposal (intended use)	Visitor accommodation (outbuilding - laundry) and water tank
Development Type	Discretionary Permit Area <80m2
Estimated Value of Development	\$10,000

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	5 document(s) Not submitted (Refer Checklist)

Existing Floor Area	Area: SEE PLANS m2
New or Additional Floor Area	Area: 45 m2

CENTRAL COAST COUNCIL
REGULATORY SERVICES

Received 15 JUL 2016

Application No: DA216005

Doc ID: 236728



Application Number: DA216005

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday		to	
	Saturday		to	
	Sunday		to	
Number of Car Parking (Existing)		Number of Employees (Existing)		
Number of Car Parking (Additional)		Number of Employees (Additional)		
Type of Machinery Installed				
Details of Trade Waste and Method of Disposal				

PLEASE SEE SUBMISSION

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

I, the undersigned understand that during the 14-day public display period, all documentation included with this planning application will be made available for inspection by the public and upon request and following payment of a prescribed fee, copies of submitted documentation, with the exception of plans which will be made available for display only, will be provided to members of the public.

OWNERS NOTIFICATION

I declare that I have notified the owner of the intention to make of this application.

If the land is subject to a mining lease, or is owned by the Crown or Council, the written consent of the Owner must be submitted with the application in accordance with s.52 of the Act.

In the course of inspections and investigations relating to this application, it may be necessary for Council officers to enter upon the land which is subject to this application. Accordingly, permission is hereby granted for entry for that purpose provided reasonable attempts are made on site to inform any resident or occupant on the property at that time.

Applicant: **Name (Print):** TOM REILLY **Signed:** [Signature] **Date:** 15-Jul-16

SEARCH OF TORRENS TITLE

VOLUME 169899	FOLIO 1
EDITION 1	DATE OF ISSUE 05-Jul-2016

SEARCH DATE : 06-Jul-2016

SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

Parish of STOWPORT Land District of DEVON

Lot 1 on Sealed Plan 169899

Derivation : Part of Lot 6162, 316A-3R-0P Gtd. to James Cowle
and Whole of Lot 1000, 297m2 The Crown

Prior CTs 161363/1 and 169899/1000

SCHEDULE 1B421468, M217305 & E27662 TRANSFER to GRAEME CHARLES CURE
and DELWYN ANNE CURE Registered 05-Jul-2016 at 12.
01 PMSCHEDULE 2M555048 & E27662 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

SP161363 FENCING COVENANT in Schedule of Easements

E27662 FENCING PROVISION in Transfer

M579317 MORTGAGE to B & E LTD Registered 05-Jul-2016 at 12.
02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 6 JUL 2016

Application No: DA216005

Doc. ID: 236728

SCHEDULE OF EASEMENTS	Registered Number SP 169899
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-


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


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

No easements or profit a prendre are created to benefit or burden any of the lots shown on the plan.

Signed by *Andrew Geoffrey Roberts*
being and as *a Manager CLS*
and pursuant to an Instrument of)
Authorisation dated the *21 August*)
2015)

in the presence of:


.....
Signature of witness


.....
Signature

.....
Name of witness (block letters)

.....
Address of witness **NIGEL ANTHONY SOWTER**
C/- 134 MACQUARIE ST, HOBART TAS 7000
PROPERTY OFFICER

.....
Occupation

COUNCIL
REGULATORY SERVICES

Received: **6 JUL 2016**

Application No: **DA216005**

Doc. ID: **236728**

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: THE CROWN FOLIO REF: 169899/1000 SOLICITOR & REFERENCE: 48129:lxh	PLAN SEALED BY: DATE: REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

OWNER Delwyn Anne Cure & Graeme Charles Cure and the Crown		PLAN OF SURVEY BY SURVEYOR Adrian Wade Eberhardt of PDA SURVEYORS 5 QUEEN STREET, BURNIE LOCATION LAND DISTRICT OF DEVON PARISH OF STOWPORT		REGISTERED NUMBER SP169899
FOLIO REFERENCE C.T.161363/1 SEC 27A : M555048				APPROVED EFFECTIVE FROM -5 JUL 2016 <i>Alice Kawa</i> Recorder of Titles
GRANTEE Part of Lot 6162, 316A-3R-0P, Gtd. to James Cowle. WHOLE OF LOT 1000 (297m ²), THE CROWN. (SP169899)		SCALE 1: 500	LENGTHS IN METRES	SURVEYORS REF. 16383
MAPSHEET MUNICIPAL CODE No (4044)	104	LAST UPI No	LAST PLAN No SP161363	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM CT161363/1 AND THIS SURVEY.

Diagram details:
 - Lot 1 area: 3194m²
 - Daveys Road boundaries: 115°23' 3.48m, 6°54'20" 31.94m, 6°08' 28.75m, 7°07' 22.29m, 4°08' 29.42m
 - Pine Road boundary: 91.33m
 - West Road boundary: 73.75m
 - Surrounding folios: (D33486), (SP44376), (SP20315), (SP161363), (D16455), (SP161363), (160/200) (P219839), (126/300), (10/61)^{LO}, (P239951), (SP169590), (SP169590), (SP27922), (11R/6)^{LO}, (1R/6)^{LO}, (12/61)^{LO}
 - Bearings: 115°23' 3.48, 6°54'20" 31.94, 6°08' 28.75, 7°07' 22.29, 4°08' 29.42, 91.33, 73.75, 11R/6, 12/61, 10/61, 126/300, 160/200, 16455, 20315, 2044, 33486, 44376, 4044, 555048, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6169, 6170, 6171, 6172, 6173, 6174, 6175, 6176, 6177, 6178, 6179, 6180, 6181, 6182, 6183, 6184, 6185, 6186, 6187, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, 6198, 6199, 6200

RECEIVED 6 JUL 2016
 Application No: 0A216005
 Doc. ID: 236728

COUNCIL DELEGATE _____ DATE _____

468 West Pine Road, West Pine

416000



5444600

468

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

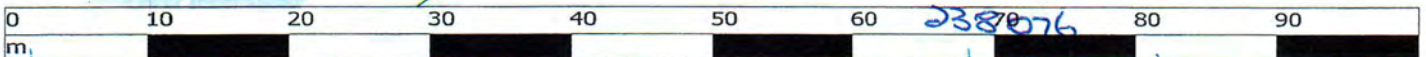
Received: 15 JUL 2016

Application No: DA216005

Doc. ID: 236729

238076

(ready)



DA216005

DEVONPORT/BURNIE

A. J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)

A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)

D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)

D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)

H. Clement, B. SURV. (Tas.), M.SSSI. (Director)

M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)

M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Associate)

L.H. Kiely, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)

A. Collins, Ad. Dip. Surv & Map, (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)



PDA Surveyors

Surveying, Engineering & Planning

63 Don Road
Devonport Tasmania, 7310
Phone (03) 6423 6875ABN 71 217 806 325
Email: pda.dpt@pda.com.au
www.pda.com.au

15 July 2016

Ian Sansom
Land Use Planning Group Leader
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7310

Dear Ian

LAUNDRY AND 110,000 LITRE WATER TANK AT 468 WEST PINE ROAD, WEST PINE

I refer to your letter of 8 July 2016. Following consideration of the matters raised in your letter and after considering all of the circumstances, a decision has been made to include the water tank with this application. This is because the laundry and the water tank are reliant on each other in that roof water from the laundry drains into the tank and clean water for washing in the laundry comes from the tank. Both developments do and would continue to serve the residential use of the Church and the Visitor accommodation use of the B&B. On this basis, could you please substitute the following documentation previously submitted with the documentation submitted herewith:

- Site plan and drainage plan by Brian Yaxley and PDA Surveyors to be substituted with the site plan and drainage plan marked PDA Surveyors Amendment 3.
- Planning Assessment (undated) with the Planning Assessment dated 15 July 2016.
- Cover letter dated 4 July 2016 with this cover letter.

In response to your letter of 8 July 2016, I have also included:

- As constructed drainage diagrams by Graeme Cure;
- On-site waste water report by SEAM dated 6 November 2015;
- Completed application form;
- Annotated photographs of the development that is the subject of this application.

Accordingly, this application now relates to two developments on 468 West Pine Road, both of which are existing and unapproved and one of which is to be slightly relocated. The first development is the existing laundry, which is located partially over the West Pine Road reservation and is to be relocated (see site plan). It does not currently have planning approval and is considered and addressed in the planning submission accordingly. The laundry is currently and would continue to be associated with an existing church, which is used for Residential purposes in accordance with permit number DEV2009.130. Please note that the church building is hereinafter referred to as the Church.

The second development is the existing 110,000 litre water tank, which is located adjacent to the building used and approved for visitor accommodation (see site plan). It does not currently have

OFFICES ALSO AT:

- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 3/23 Brisbane Street, Launceston, 7250 (03) 6331 4099

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville 7109 (03) 6264 1277

Central Coast Council
Development & Regulatory Services

Received: 15 JUL 2016

Application No: DA216005

Doc ID: 236729
238076 (re-adv)

planning approval and is considered and addressed in the planning submission accordingly. Please note that the visitor accommodation building is hereinafter referred to as the B&B.

If you have any questions regarding this application please contact me on 6423 6875.

Yours sincerely
PDA Surveyors

per:

A handwritten signature in black ink, appearing to be 'Tom Reilly', written over a horizontal line.

Tom Reilly



Photo 1: Laundry to left of photo, residential church building to left of photo.

Comment: In context of the bushes, trees and the existing residential church building, the laundry has little impact on the streetscape.

COUNCIL
PLANNING SERVICES

15 JUL 2016

Doc No: 0A216005

Doc ID

236729

238076 (re-adv)



Photo 2: Laundry in the centre of the photo behind the Pineberry Retreat sign.

Comment: The large gum trees, fencing and signage have a greater impact on the streetscape setback character than the laundry. The laundry is considered to have a minimal impact on the streetscape in this context.

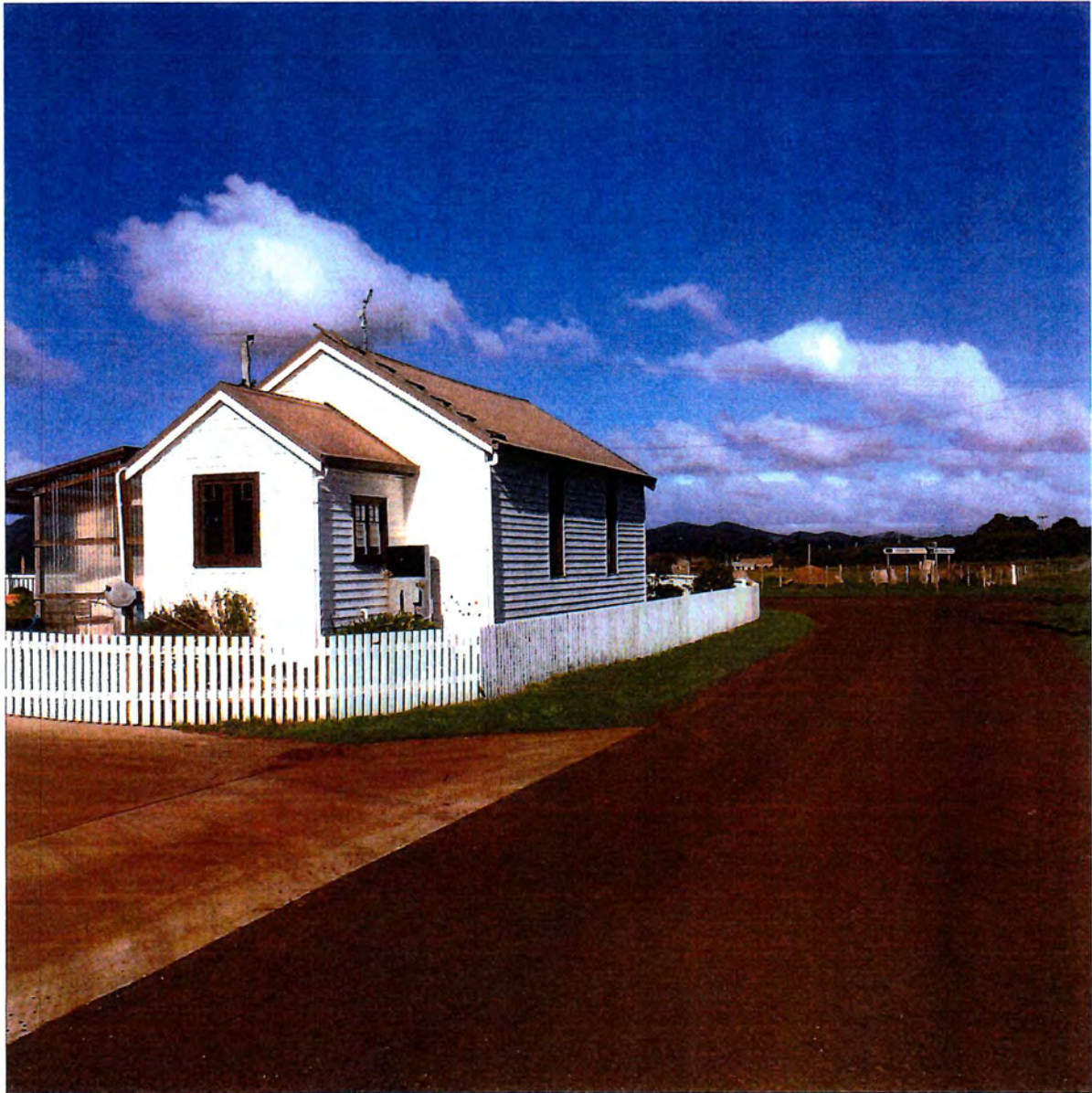


Photo 3: Existing residential church building shown at the Daveys Road frontage.

Comment: The setback of the existing church building is approximately 200mm and is entirely consistent with the proposed setback of the laundry. The character of the area is largely determined by this minimal setback.



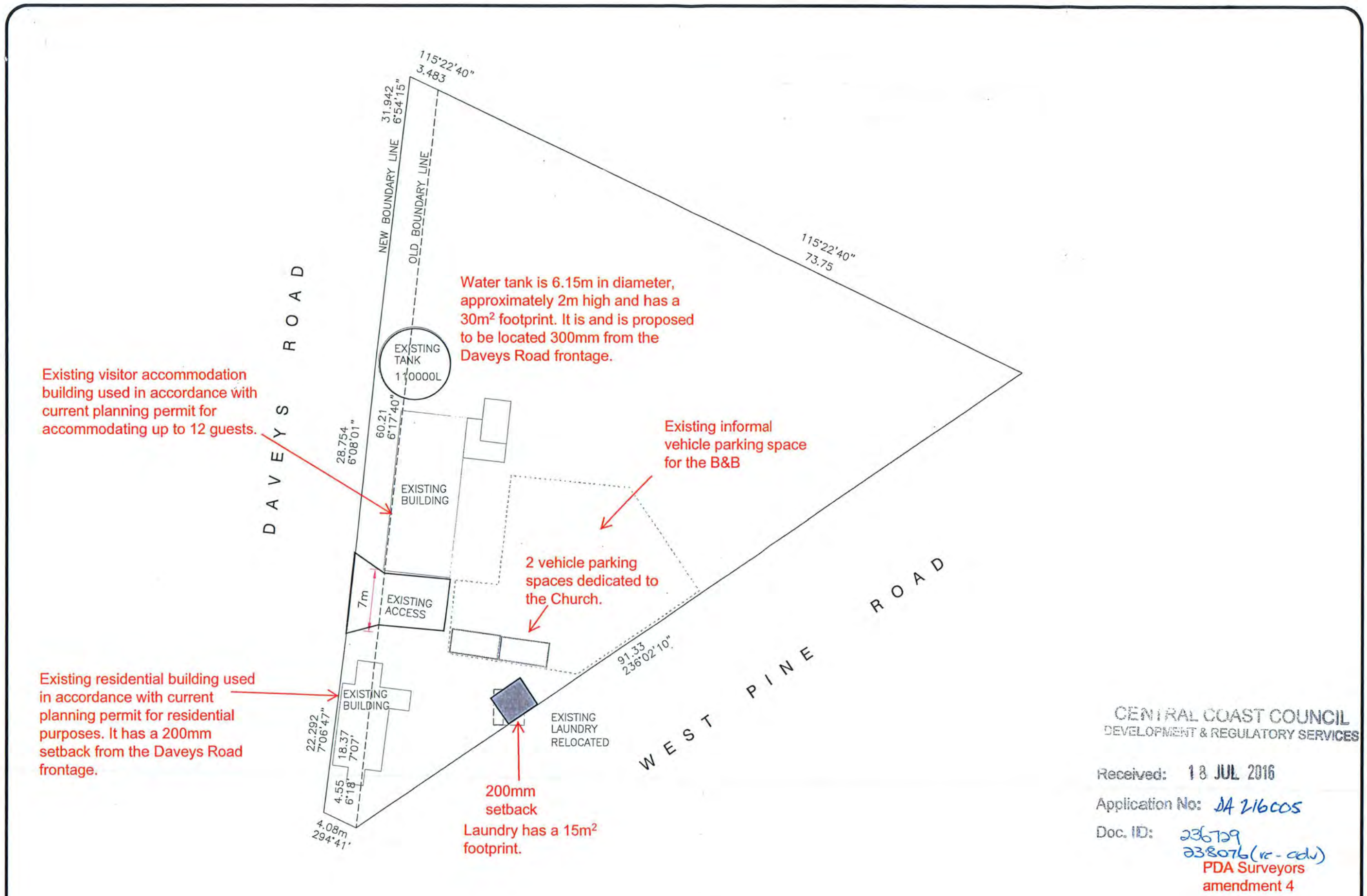
Photo 4: Photo showing the 110,000 litre water tank to the left of the B&B.

Comment: The setback of the water tank is greater than the setback of the Church. The water tank is within the existing fence lines and in context of the Church setback and the B&B it is considered to be suitably compatible with the streetscape.



Photo 5: Photo showing the laundry and Church to the right, the B&B centre and the 110,000 litre water tank to the right.

Comment: The water tank and laundry are not significant features in context of the existing and approved buildings. It is noted that the water tank is lower than the adjacent buildings and has the same external materials and finish. It is considered that both the laundry and the water tank are suitably compatible with existing approved development in terms of appearance, setback and character.



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 18 JUL 2016
Application No: DA 216005
Doc. ID: 236729
238076 (vr - ccdv)
PDA Surveyors
amendment 4

REV.	AMENDMENT	DATE	TITLE	YXLEY DESIGN & DRAFTING 108A South Road Penguin TAS 7316 ABN: 17 080 843 437 Email: brian@yxleydrafting.com.au	DATE MAR 16 DRAWN C.S.O CHECKED B.J.Y SHEET SIZE A3 SCALE 1 : 400	PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE FOR GRAEME & DELWYN CURE	DRAWING No. 216059-2 of 9
			SITE PLAN				REV. 1 DATE MAY 16

Received: 29 JUL 2016

Application No: DA216005

Doc. ID: 238076 (re-adv)

DAVEYS ROAD

NEW BOUNDARY LINE

OLD BOUNDARY LINE

5 way K-rain valve

EXISTING TANK
110000L

DP

DP

EXISTING BUILDING

STORMWATER OVERFLOW TO
NEW SOAKAGE TRENCH
TO COUNCIL REQUIREMENTS

219

218.5

7m arch trench for
existing outdoor sink

Existing 4000lt
septic tank

Existing 3000lt dual
purpose septic tank

Existing holding tank
with submersible pump


EXISTING LAUNDRY
RELOCATED

WEST PINE ROAD

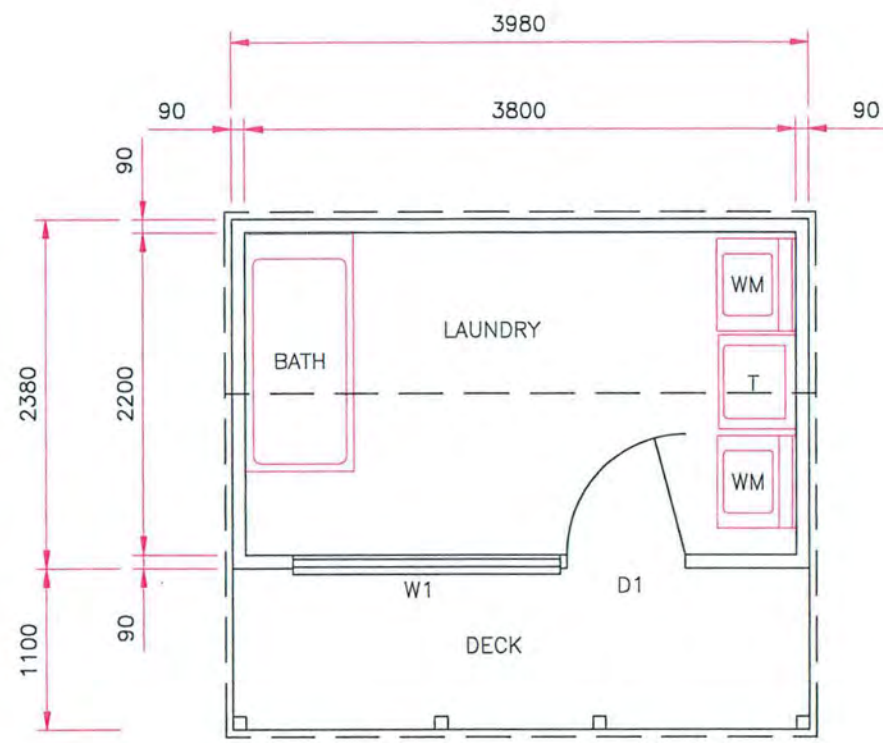
TITLE
DRAINAGE PLAN

Please note that the location and dimensions of drainage services are indicative only. Please see the as constructed drawings (on the Council record) for more precise locations and dimensions of drainage services.

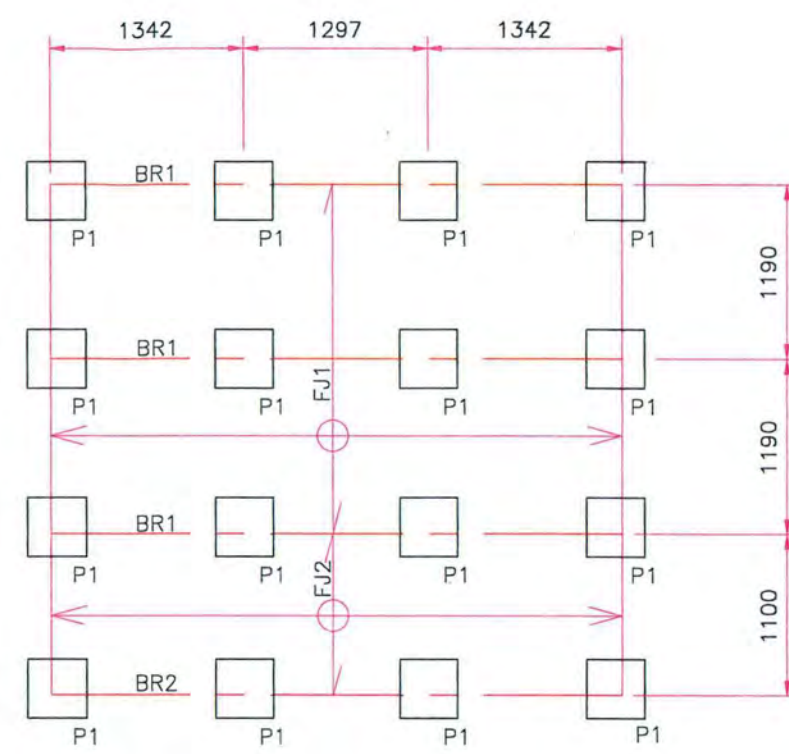
PDA Surveyors
amendment 6

REV.	AMENDMENT	DATE	 <p>Ph: (03) 64372701 Fax: (03) 64370789</p> <p>YAXLEY DESIGN & DRAFTING</p> <p>108A South Road Penguin TAS 7316 ABN: 17 060 943 437 TCC Accreditation No. CC708L Email: brian@yaxleydrafting.com.au</p>	DATE MAR 16	PROPOSED ALTERNATIONS & ADDITIONS 468 WEST PINE ROAD, WEST PINE FOR GRAEME & DELWYN CURE	DRAWING No. 216059-3 of 9
				DRAWN C.S.O		REV. 1 DATE MAY 16
				CHECKED B.J.Y		
				SHEET SIZE A3		
				SCALE 1 : 200		

Received: 6 JUL 2016
Application No: DA216005
Doc ID: 238076 (rc-adv)



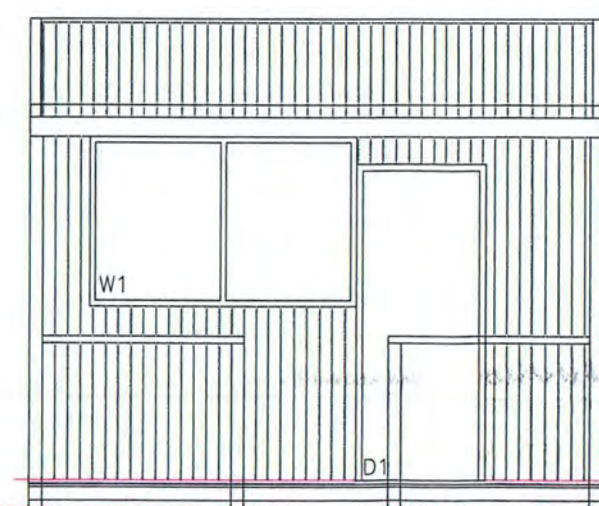
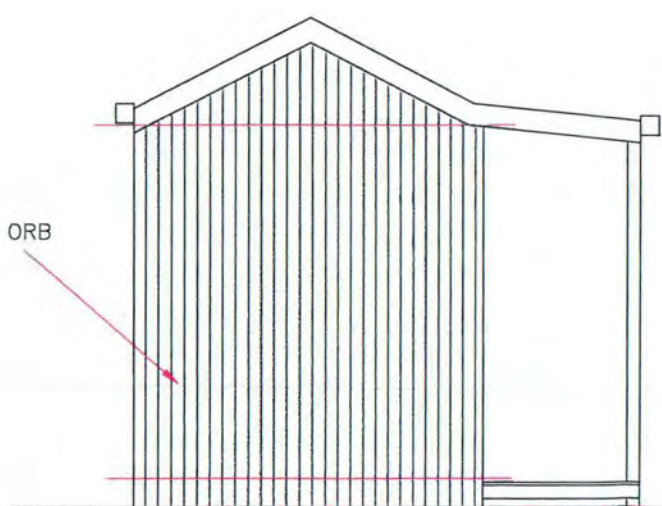
FLOOR PLAN



FOOTING PLAN

- P1 - 400 SQ. x 400 DEEP CONCRETE PADS
- BR1 - 2/90 x 45 F17 BEARER 1700 MAX SPAN
- BR2 - 2/90 x 45 F5. T.P. BEARER 1300 MAX SPAN
- FJ1 - 90 x 45 F17 FLOOR JOISTS AT 450 CRS
- FJ2 - 90 x 45 F5 T.P. FLOOR JOISTS AT 450 CRS

GALVANISED CUSTOM ORB CLADDING



Use and development at 468 West Pine Road, West Pine

- Planning assessment -

Central Coast Interim Planning Scheme 2013

- 15 July 2016 -

CENTRAL COAST COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

Received: 15 JUL 2016

Application No: D2016005

Doc. ID: 236729
238076 (revd)

Provision	Applicable?	Compliant?	Comment:
1.0 Identification of the Planning Scheme	No	N/A	Section 1.0 contains no applicable standards.
2.0 Planning Scheme Purpose	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
3.0 Planning Scheme Objectives	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
4.0 Interpretation	No	N/A	Section 4 contains no applicable standards.
5.0 General Exemptions	No	N/A	No general exemptions available.
6.0 Limited Exemptions	No	N/A	No limited exemptions available.
7.0 Planning Scheme Operation	No	N/A	Section 7 contains no applicable standards.
8.1 Application Requirements	Yes	Yes	In accordance with 8.1.2, the application includes: (a) details of the location of the proposed use or development (see the site plan); (b) a copy of the certificate of title, title plan and schedule of easements (attached); (c) a full description of the proposed use or development; and (d) a description of the manner in which the proposed use or development will operate.

9.0 Special Provisions

26.1.1 Zone Purpose Statements

26.1.2 Local Area Objectives

26.1.3 Desired Future Character Statements

		<p>The Laundry is used and to be used for washing and cleaning that is incidental to the Residential use of the Church. The manner of use is and would be typical of any residential laundry – i.e. washing clothing and linen.</p> <p>The water tank provides and would provide the proposed laundry and the existing and approved B&B and Church with water for consumption, washing and other purposes that are typical of any residential or visitor accommodation use in the Rural Resource Zone.</p>
No	N/A	No special provisions applicable.
No	Yes	<p>In accordance with 8.10.2(a), the Council need not consider Zone Purpose Statements as the use is permitted (see 26.2 below), nevertheless:</p> <p>26.1.1</p> <p>The water tank and laundry are incidental to the approved B&B and Church. These buildings provide and would continue to provide accommodation for rural workers. Therefore, they are support services for the local rural industry. The use of the water tank and laundry is incidental to the approved B&B and Church in a way that is typical of any such infrastructure that would serve residential or visitor accommodation use in the Rural Resource Zone.</p> <p>The impact of the laundry and the water tank on the use of the site is and would be minor and unlikely to impact on consistency of the overall development with the Zone Purpose Statements. Regardless of these minor impacts, it is considered that they are and would be outweighed by the potential benefit to agricultural productivity in the area of suitably serviced accommodation for rural industry workers.</p> <p>On this basis it is considered that the proposal is consistent with the Zone Purpose Statements.</p>
No	Yes	<p>In accordance with 8.10.2(b), the Council need not consider Zone Purpose Statements as the use is permitted (see 26.2 below), nevertheless:</p> <p>The land has already been converted to a non-agricultural use. The adjacent land to the north is also converted to a non-agricultural (residential) use. Given these circumstances and the proximity of dwellings to the site it is hard to imagine that the laundry and the water tank would cause any significant loss of agricultural land or cause undue conflict, constraint, or interfere with the practice of primary industry.</p>
No	Yes	In accordance with 8.10.2(b), the Council need not consider Zone Purpose Statements as the use is permitted (see 26.2 below), nevertheless:

		<p>In accordance with 26.1.3, it is expected that the Rural Resource Zone is characterised by:</p> <ul style="list-style-type: none"> • “service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency” (26.1.3(a)(iv)), and; • “interspersed ... small-scale residential settlement nodes” (26.1.3(b)(i)). <p>The water tank and laundry are incidental to the approved B&B and Church, which are support services for the local rural industry. In accordance with the above it is of utilitarian character and visually prominent to a minor extent. They are also located within a small-scale residential node.</p> <p>In accordance with 26.1.3, it is also expected that use and development would:</p> <ul style="list-style-type: none"> • “minimise disturbance to scenic attributes” (26.1.3(c)(iii)), and; • “minimise disturbance to rural residential and visitor amenity” (26.1.3(c)(iv)). <p>The laundry is 3.48m 3.98m and built in a rusty corrugated iron rural shed vernacular style. It is also minimal in size and so it blends with the rural environment without much impact on the character of the area at all.</p> <p>The water tank is adjacent to the existing B&B buildings. Although it is close to the boundary and prominent from the street it is not uncommon for buildings throughout the Rural Resource Zone to be located in such a manner (dairies, sheds etc.). The cluster of buildings are and would be a rural shed like style which is seen throughout the district and on this basis, the character of the area is unlikely to be changed significantly by the water tank.</p>
26.2 Use Table	<p>Yes</p> <p>Yes</p>	<p>The laundry and the water tank are integral and subservient to the Church, which is used for Residential purposes in accordance with permit number DEV2009.130 for medium to long term rental accommodation. Although not required by the permit, tenants are often permanent employees on farms in the local area. In accordance with the permit and the definition of Residential at Table 8.2, it is and is proposed to be used as shared living accommodation. As the laundry and the water tank are not creating a new residential use, they have permitted use status according to the Table.</p> <p>The laundry and the water tank are also integral and subservient to the B&B, which is currently used and approved to provide short to medium term accommodation for up to 12 rural workers. Most of these workers are interstate or international visitors. In accordance</p>

		with the definition of Visitor accommodation at Table 8.2, the B&B provides short to medium term accommodation for people away from their normal place of residence. On this basis, it is considered that the applicable use status is Permitted.
No	N/A	No discretionary non-residential use proposed. The B&B is approved visitor accommodation for 12 guests and on this basis it is an approved and permitted use.
No	N/A	The Church has a current permit (Council permit number DEV2009.130) for stand-alone Residential use, therefore see 26.3.3 below.
Yes	Yes	In accordance with A1(f), the laundry (15m ²) and the water tank (30m ²) are outbuildings with a floor area of not more than 100m ² appurtenant to an existing lawful and structurally sound residential building.
Yes	Yes	<p>P1</p> <p>The lot is 3194m². In accordance with the Performance Criteria, the lot is of a suitable size and configuration to support the proposed use and development. The existence of approved buildings and on-site services to support those buildings demonstrates this point to a large extent. The access is suitable.</p> <p>On this basis, the lot would be of sufficient area for the intended use and development and therefore would comply with the Performance Criteria.</p> <p>A2</p> <p>In accordance with the Acceptable Solution the existing access to Daveys Road is across a frontage over which no other lot would have right or way. The width of this frontage is 83m.</p> <p>It is understood that the Road Authority is satisfied that the access arrangement is suitable for this use and development and that a Statement of Compliance would issue in relation to the access.</p> <p>A3</p> <p>The existing 110,000 litre water supply is considered to provide an adequate level of reliability, quality, and quantity to service the Church, laundry and B&B.</p>

26.4.2 Location and configuration of development

		<p>A4</p> <p>It is understood that there is an existing onsite waste water system that is in accordance with the Special Plumbing Permit issued 24 November 2015. Further information regarding compliance with AS1547:2000 is contained in the SEAM report. On this basis, it is considered that the system is suitable for the use and therefore the site is suitable for the system.</p> <p>A5</p> <p>Stormwater from the laundry is currently piped into the existing 110,000 litre water tank.</p>
Yes	Yes	<p>P1</p> <p>The proposed new structures and their setbacks are as follows:</p> <ul style="list-style-type: none"> • 110,000lt water tank: 300mm from Daveys Road frontage, 28m from West Pine Road frontage, 20m from side boundary. • Relocated laundry: 200mm from the Daveys Road frontage, 14m from West Pine Road frontage, 50m from side boundary. • Stormwater overflow soakage trench for the tank: 1500mm from frontage, 27m from side boundary. <p>In accordance with 26.4.2 P1(b)(iii), the constraints that are causative factor in non-compliance with the Acceptable Solutions is the need for the laundry to be clear of the existing septic tank and drainage arrangements yet close enough to the Church to be convenient for use.</p> <p>In accordance with 26.4.2 P1(b)(ii) and (iii), the constraints that are causative factor in non-compliance with the Acceptable Solutions is the need for water tank to be adjacent to the B&B but also at the lowest available location to enable drainage of roof water from the Church and laundry into the tank;</p> <p>The existing approved Church and B&B on the site are the major factors in determining the prevailing setback within the streetscape. The Church is located approximately 200mm from the Davey's Road frontage, which establishes a minimal setback streetscape character. Please see enclosed photos.</p> <p>The laundry is located where a toilet used to be located for many years. The building is small, measuring 3.48m x 3.98m and it is constructed in a rusty corrugated iron rural shed vernacular style. It is located within the existing fencing and it blends with the rural</p>

26.4.3 Location of development for sensitive uses

26.4.4 Subdivision

26.4.5 Buildings for Controlled Environment Agriculture

E1 Bushfire-prone Areas Code

E2 Airport Impact Management Code

		<p>environment without much impact on the character of the area at all. Please see enclosed photos.</p> <p>The 110,000lt water tank is and would be located 300mm from the boundary. It is clearly seen from the road. However, as stated above it is not uncommon for buildings throughout the Rural Resource Zone to be located in such a manner (dairies, sheds etc.). The water tank is the same colour and material as the existing B&B, which is a rural shed style that is commonly seen throughout the district. The tank is much smaller in scale (height, width) when measured against the B&B and it is located within the existing property fencing. On this basis, it is considered that the setback of the tank is reasonably compatible with the existing buildings and also compatible with setbacks in the streetscape.</p> <p>The stormwater overflow soakage trench would exist below ground and would not be seen in the streetscape. On this basis, it is considered that the trench would have no impact on the setback character of the streetscape.</p> <p>Considering all these factors, it is considered that there is compliance with the Performance Criteria.</p>
Yes	Yes	<p>P1</p> <p>The location of the existing and approved residential use in the Church would not change in relation to the surrounding agricultural land. The proposed location of the laundry and the location of the water tank would have no significant impact on the sensitivities of this existing and approved residential use.</p> <p>The location of the existing B&B would not change in relation to the surrounding agricultural land. The relocation of the laundry and the location of the water tank would have no impact on this.</p>
No	N/A	No subdivision is proposed as part of this development.
No	N/A	No buildings are proposed for controlled environment agriculture.
No	N/A	The proposed use is not vulnerable or sensitive as defined and no subdivision is proposed as part of this application. Therefore, the Bushfire-prone Areas Code does not apply.
No	N/A	No overlay within the Planning Scheme. Therefore, the Code does not apply.

E3 Clearing and Conversion of Vegetation Code

E4 Change in Ground Level Code

No	N/A	<p>The site is almost entirely covered by grass and so no clearance of native vegetation is required. In any event, in accordance with E3.4.1, the development is exempt from the requirements of the code because the land has previously been cleared of native vegetation.</p>
Yes	Yes	<p>There would be a minor change in the level of the ground as a result of the proposed used and development.</p> <p>In the case of the laundry, which is proposed to be 200mm from the boundary, the excavation would be for footings, which would be no greater than 500mm deep and would be appropriately retained by the footing itself. On this basis, the excavations for the laundry are exempt from the Code in accordance with E4.4.1(b)(ii).</p> <p>In relation to E4.6.1(e)-(h), please note:</p> <ul style="list-style-type: none"> • No ground waters are likely to be intersected in the excavation; • The area of influence for the excavation is entirely on 468 West Pine Road, and; • Sediments that would be released prior to backfilling would be contained within the excavation. <p>The water tank is excavated approximately 800mm below ground level and it is located approximately 300mm from the boundary. The excavation is supported by the tank itself. In accordance with E4.6.1 A1(b)(i), the excavation is required to provide a construction site for the tank itself. In accordance with E4.6.1 A1(c)&(d), the excavation is appropriately retained so as to have no significant impact on surface stormwater flows or the stability of existing buildings. In relation to E4.6.1(e)-(h), please note:</p> <ul style="list-style-type: none"> • No ground waters were intersected in the excavation; • The area of influence for the excavation is entirely on 468 West Pine Road, and; • Sediments are unlikely to be released as the exposed soils have already been covered by the tank and the potential sediments thereby contained. <p>Excavations for the soakage trench for the overflow from the water tank would be 1.5m from the boundary and would be approximately 600m deep. The excavation would be supported by the back fill of 20mm bluemetal stone and self-supporting arches which would provide the system of drainage control. In accordance with E4.6.1 A1(b)(i), the excavation is required to provide a construction site for the tank overflow. In accordance with E4.6.1 A1(c)&(d), the excavation would be appropriately retained so as to have no significant impact on surface stormwater flows or the stability of existing buildings. In relation to E4.6.1(e)-(h), please note:</p>

		<ul style="list-style-type: none">• No ground waters are likely to be intersected in the excavation;• The area of influence would be counteracted by the backfill and therefore would be unlikely to extend outside the boundary of 468 West Pine Road, and; <p>Sediments that would be released prior to backfilling would be contained within the excavation.</p>
No	N/A	No local heritage sites within the Central Coast municipality are identified in the Code. Therefore, the Code does not apply.
No	N/A	The site is not affected by flooding, contamination or coastal risks or landslide and is not within any Planning Scheme mapping that would trigger the operation of the Code. Therefore, in accordance with E6.2.1, the Code does not apply.
No	N/A	No signage is proposed as part of this application.
No	N/A	The proposal does not involve new telecommunications infrastructure. Therefore, in accordance with E8.2.1, the Code does not apply.
Yes	Yes	<p>The Code applies to all use and development. However, the water tank and laundry do not result in an increase in the vehicle parking requirements and have no impact on the existing parking arrangements. Therefore, in accordance with E9.1(d), as there would be no difference in the requirements between the existing and changed uses, no further parking submission is required.</p> <p>Nevertheless, on-site loading and unloading for small rigid trucks and buses and passenger pick up and set down takes place on the existing concrete area between the B&B and the Church in a suitable manner.</p> <p>The site has an existing and approved access to service the B&B and the Church. On this basis, it is understood that the access is suitable for the intended purpose.</p>
Yes	Yes	The site is not within 30m (horizontally) of any wetland, waterway or shoreline. Ground water exists approximately 30m below the ground level in many locations in the area and it is possible that it exists under this site. The only development with any potential to impact on ground water is the on-site waste water system. This potential has been considered and addressed in the report by SEAM dated 6 November 2015. The existing waste water system has been installed in accordance with the applicable standards and is approved by a Special Plumbing Permit issued 24 November 2015.

Specific Area Plans

		On this basis, the risk to the function and values of this water body are/would be appropriately minimised.
No	N/A	No specific area plans affect this site.



SITE AND SOIL EVALUATION SUMMARY

Name: Graeme & Delwyn Cure
Site Address: 468 West Pine Road, West Pine 7316
Postal Address: 450 West Pine Road, West Pine 7316

COUNCIL
 LABORATORY SERVICES

15 JUL 2016

Site and Soil Assessment

Soil Category: Category 4 soils (Clay Loam)
Soil Permeability: 0.25 m/day
LTAR: 17 L/m²/day
Slope/Aspect: The disposal area falls to the South West with a slope of approx 2 degrees.

App No: DA216005

Doc ID: 236729
 238016 (re-adv)

Wastewater System Design

This report is to calculate and redesign wastewater disposal system that will effectively dispose of the wastewater from the existing renovated (converted old church) and the 6 room Bed and Breakfast "converted shed".

The total wastewater loading is based on Appendix 4.2D of the AS/NZS 1547:2000* (Note the latest AS/NZS 1547:2012 does NOT have Appendix 4.2D hence the older standard being used as a loading guide). All other information is based on AS/NZS 1547:2012

- Converted Church (Bed & Breakfast): 6 persons (maximum) generating up to 80L* per person per day (Full water saving devices, tank water supply)
- Accommodation for seasonal fruit pickers: 20 persons (maximum) generating up to 80L* per person per day (Full water saving devices, tank water supply)

Therefore the total wastewater loading is based on:

- Church 6 x 80L* = 480L per day
- Accommodation: 20 x 80L* = 1600L per day

A total projected wastewater loading of 2,080L per day can be expected

Proposed Wastewater System Design

The wastewater from the church is to be collected in the existing 3000L dual purpose septic tank. The wastewater from the converted shed is to be collected in a (minimum) 4000L dual purpose septic tank.

The wastewater from both septic tanks will then gravity feed into the existing holding tank with the wastewater being pumped via a 5-way K-Rain valve into the existing five absorption beds.

* The wastewater loadings are based on fully serviced campground BUT with full water saving devices installed throughout. It is likely that that usage per person per day will be under 80L.

SEAM

Disposal Area

Proposed absorption beds.

Due to the narrow area available between the boundary and the Telstra line that runs through the site five absorption beds will be required with a total length of 78m x 1.3m.

Absorption beds should allow for a 1m+ setback from both the side boundary to the west (not the fence line) and the Telstra line to the east. All trenches should be a minimum distance of 2m from any downslope boundary and structures (building, fences etc.)

See detailed site plan on page 10 for proposed layout

SEE FULL REPORT FOR FURTHER DETAILS

*Water saving features includes a minimum of dual flush toilets, shower flow restrictors, aerator faucets (taps) and water conserving automatic washing machines.

SITE AND SOIL EVALUATION

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2000 on-site domestic wastewater management.

This report includes the necessary information for a SSE report.

REPORT

Municipality	Central Coast Council
Location	468 West Pine Road – West Pine
Lot Area	5197m ² (after boundary adjustment)
Owner	Graham Cure
Site Plan	see attached
Date of inspection	20/01/10, 19/02/14 & 22/01/15
Date of this Report	6 th November 2015
Water Supply	Tank Water (Loading 2080L per day)

SITE INFORMATION

Topography and Drainage

The house site is located on very flat land with slopes of approximately 2 degrees, the drainage is good, and the site has a South Westerly aspect.

Vegetation

The site is predominantly covered with grass.

Land Use

Rural residential

Geology

Tertiary Basalt - Geological Atlas 1:50,000 series - Devonport



Climate

Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Penguin (Ironcliff Rd) weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean.

A summary of this climate information, as well as monthly retained rain, evapotranspiration, and evapotranspiration less the retained rain is in the Trench 3TM assessment report. Trench 3TM uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils

Test Hole 1 (Cutting):

0 – 1100mm+ Clay Loam (Cat 4)

Test Hole 2:

0 – 1020mm Clay Loam (Cat 4)

- AS 1547 Soil Category 4 to be used for disposal
- Emerson Test No. 7
- Soil permeability - Estimated permeability is 0.25m/day.
- LTAR = 17L / m² /day

Groundwater

Groundwater not encountered to a depth of 1.1m

Site Stability

Not assessed, no problems likely.



Site Capability Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report Site & Soil Evaluation and Wastewater design

Assessment for Graeme & Delwyn Cure
450 West Pine Road - West Pine 7316
Assessed site(s) 450 & 468 West Pine Road - West Pine 7316
Local authority Central Coast Council

Assess. Date 06-Feb-15
Ref. No. 1003
Site(s) inspected - 19/02/14 - 22/01/15
Assessed by J. Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,197	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods 1 in 75-100 yrs		Mod.	Low		
	Heavy rain events	Infrequent		Mod.	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Infrequent		High	Moderate		
	Wastewater volume	L/day	2,080	Mod.	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.0	Mod.	Low	No change	
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	1.1	High	Very low	Moderate	
	Depth to bedrock	m	2.0	Mod.	Low	No change	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	3	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	7	High	Very low		
	Adopted permeability	m/day	0.25	High	Very low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact

The South West aspect has been flagged, however due to the gentle slopes in the area, the disposal field should receive plenty of sunlight and air movement to assist with evapo-transpiration.

Environmental Sensitivity Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report Site & Soil Evaluation and Wastewater design

Assessment for Graeme & Delwyn Cure
450 West Pine Road - West Pine 7316
Assessed site(s) 450 & 468 West Pine Road - West Pine 7316
Local authority Central Coast Council

Assess. Date 06-Feb-15
Ref. No. 1003
Site(s) inspected 1 - 19/02/14 - 22/01/15
Assessed by J. Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	35	Mod.	High	No change	
A	Phos. adsorp. capacity	kg/cub m	0.5	Mod.	High		
	Annual rainfall excess	mm	355	High	Moderate		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	23.2	Guess	Very high	Moderate	Other factors lessen impact
	G'water environ. value Agric sensit/dom irrig			High	Moderate		
	Min. separation dist. required	m	6	High	Very low	Low	Other factors increase impact
	Risk to adjacent bores	Very low		Mod.	Very low		
	Surf. water env. value Agric sensit/dom drink			High	Moderate		
	Dist. to nearest surface water	m	550	High	Very low		
	Dist. to nearest other feature	m	30	High	Moderate		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Comments

Cation exchange capacity and Phos adsorption capacity are two items of note, but have been addressed in the design

Plate 1 – Photo of 468 West Pine Road
(existing building and absorption trenches in fore ground)

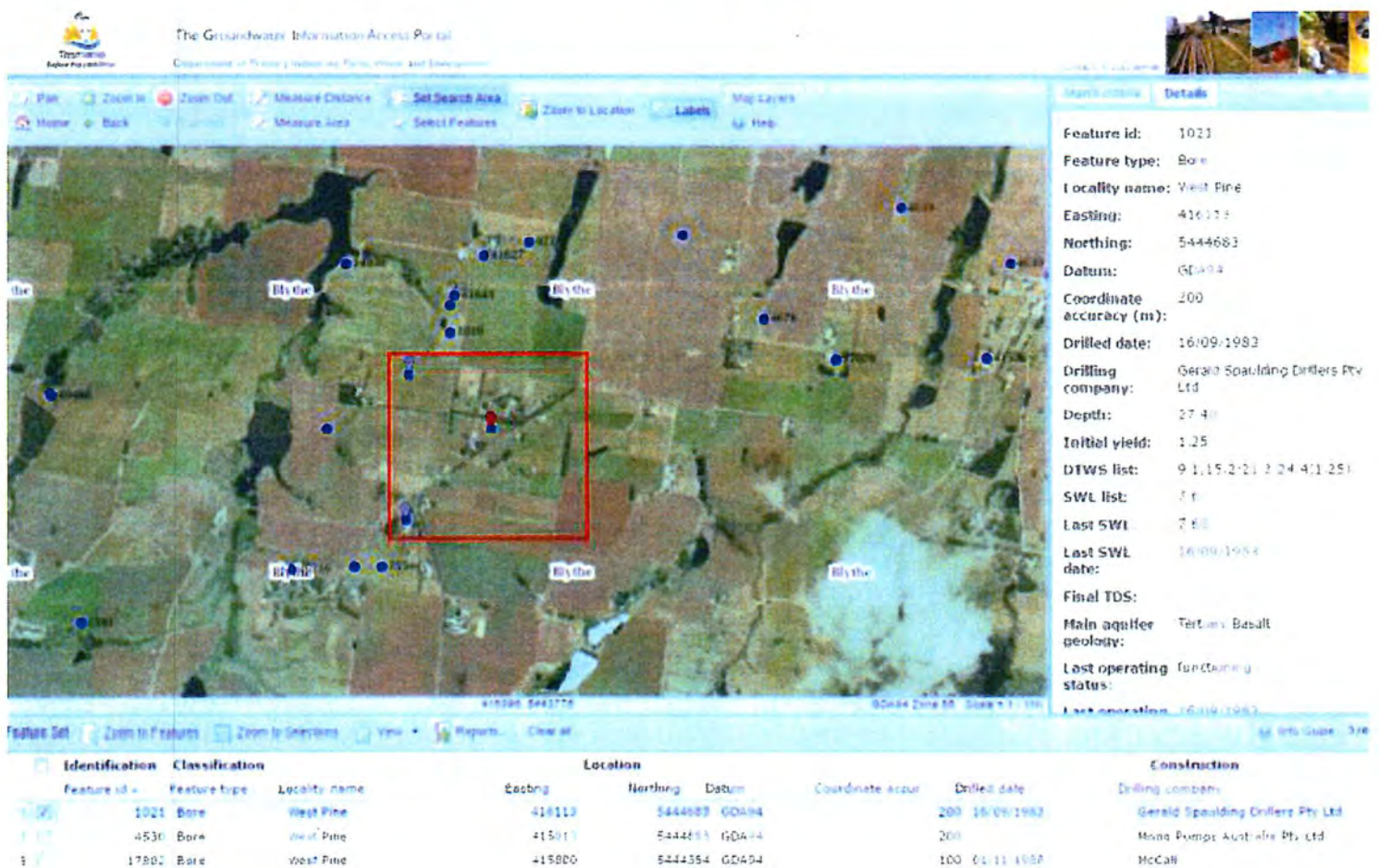




Risk to adjacent bores.

The risk to adjacent bores (as stated in the Trench 3™ modelling Environmental Sensitivity Report (page 5 of this Site and Soil Evaluation) is very low. This is due to the very gentle slopes surrounding the disposal area (1-2 degrees) plus the nearest bore also being over 200m away. The standing water level of the nearest bore is 7.6m (as seen in the screenshot below). Therefore there is also 7m of soil between the base of the trench and any ground water.

The risk of contamination relation to bore water quality is therefore considered very low.





Assessment Report from Trench 3™ modelling program

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site & Soil Evaluation and Wastewater design

Assessment for Graeme & Delwyn Cure
450 West Pine Road - West Pine 7316
Assessed site(s) 450 & 468 West Pine Road - West Pine 7316
Local authority Central Coast Council
Assess. Date 06-Feb-15
Ref. No. 1003
Site(s) inspected - 19/02/14 - 22/01/15
Assessed by J. Wood

The reported monthly wastewater volumes, simulated flows for the site soil characteristics and system design and the proposed, site capacity and environmental sensitivity issues are reported separately. Where applicable the flag indicates which of the above mentioned issues which require special consideration for a given site or a given aspect of the design process. The flag is for deep entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 2,080 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 690
Sullage volume (L/day) = 1,390
Total nitrogen (kg/year) generated by wastewater = 14.9
Total phosphorus (kg/year) generated by wastewater = 8.3

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	57	43	55	81	106	112	134	128	105	89	74	73
Adopted rainfall (Rr, mm)	63	47	60	89	117	123	147	141	116	98	81	80
Retained rain (Rr, mm)	57	42	54	80	105	111	132	127	104	88	73	72
Max. daily temp. (deg. C)	21	21	20	18	15	13	13	13	14	16	18	19
Evapotrans (ET, mm)	78	65	62	53	43	47	48	48	50	60	65	71
Evapotr. less rain (mm)	21	23	8	-21	-62	-64	-84	-79	-54	-29	-8	-1
Annual evapotranspiration less retained rain (mm) =	-355											

Soil characteristics

Texture = Clay Loam
Adopted permeability (m/day) = 0.25
Category = 4
Thick. (m) = 1.1
Adopted LTAR (L/sq m/day) = 17
Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
The preferred method of on-site primary treatment: In dual purpose septic tank(s)
The preferred method of on-site secondary treatment: A combination of in- and above-ground methods
The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment: None
Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 78
Width (m) = 1.3
Depth (m) = 0.6
Total disposal area (sq m) required = 870
comprising a Primary Area (sq m) of: 435
and a Secondary (backup) Area (sq m) of: 435

Sufficient area is available on site

See PL report for details

RECOMMENDED SYSTEM DESIGN(S)

Proposed Wastewater System Design

The wastewater from the church is to be collected in the existing 3000L dual purpose septic tank. The wastewater from the converted shed is to be collected in a (minimum) 4000L dual purpose septic tank.

The wastewater from both septic tanks will then gravity feed into the existing holding tank with the wastewater being pumped via a 5-way K-Rain valve into the existing five absorption beds.

Disposal Area

Proposed absorption beds.

Due to the narrow area available between the boundary and the Telstra line that runs through the site five absorption beds will be required with a total length of 78m x 1.3m.

Absorption beds should allow for a 1m+ setback from both the side boundary to the west (not the fence line) and the Telstra line to the east. All trenches should be a minimum distance of 2m from any downslope boundary and structures (building, fences etc.)

Specifications:

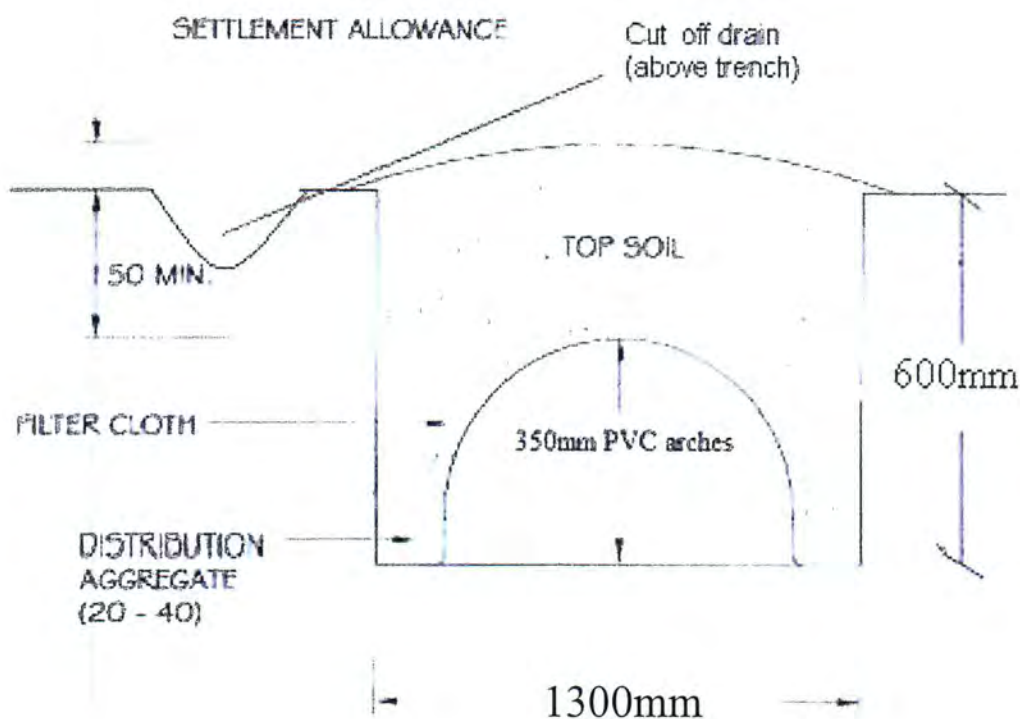
- Wastewater from the church to be collected and treated in the existing 3000L dual purpose septic tank
- Wastewater from the accommodation (converted shed) to be treated in a new (minimum) 4000L dual purpose septic tank
- An outlet filter is to be fitted each of the septic tanks
- Wastewater from both septic tanks to gravity feed into the existing holding tank with submersible pump.
- Absorption beds to be separated by a 5 way K-Rain valve
- 350mm trench arch to be used
- The base of the beds are to be level
- The beds are to be excavated parallel to the contours of the land
- Avoid compaction and smearing of the base and walls of the beds
- A surface water cut off drain is to be installed above the trenches
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of animals
- 1000L holding tank with submersible pump to be fitted with an audible and visual alarm that is hard wired back to the house
- A 1000L holding tank & submersible pump will be required to pressure dose the beds

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately



AS/NZS 1547:2000



Self-Supporting Arch Trench

NOTES

All plumbing work to be carried out by a licensed plumber

Absorption trenches/ beds to follow contours of land

All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500

The responsibility for the installation rests with the owner and their agent

An as constructed drawing of system to be provided on completion.

There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

Bed 1: 17.5m x 1.5m.

Bed 2: 17m x 1.5m

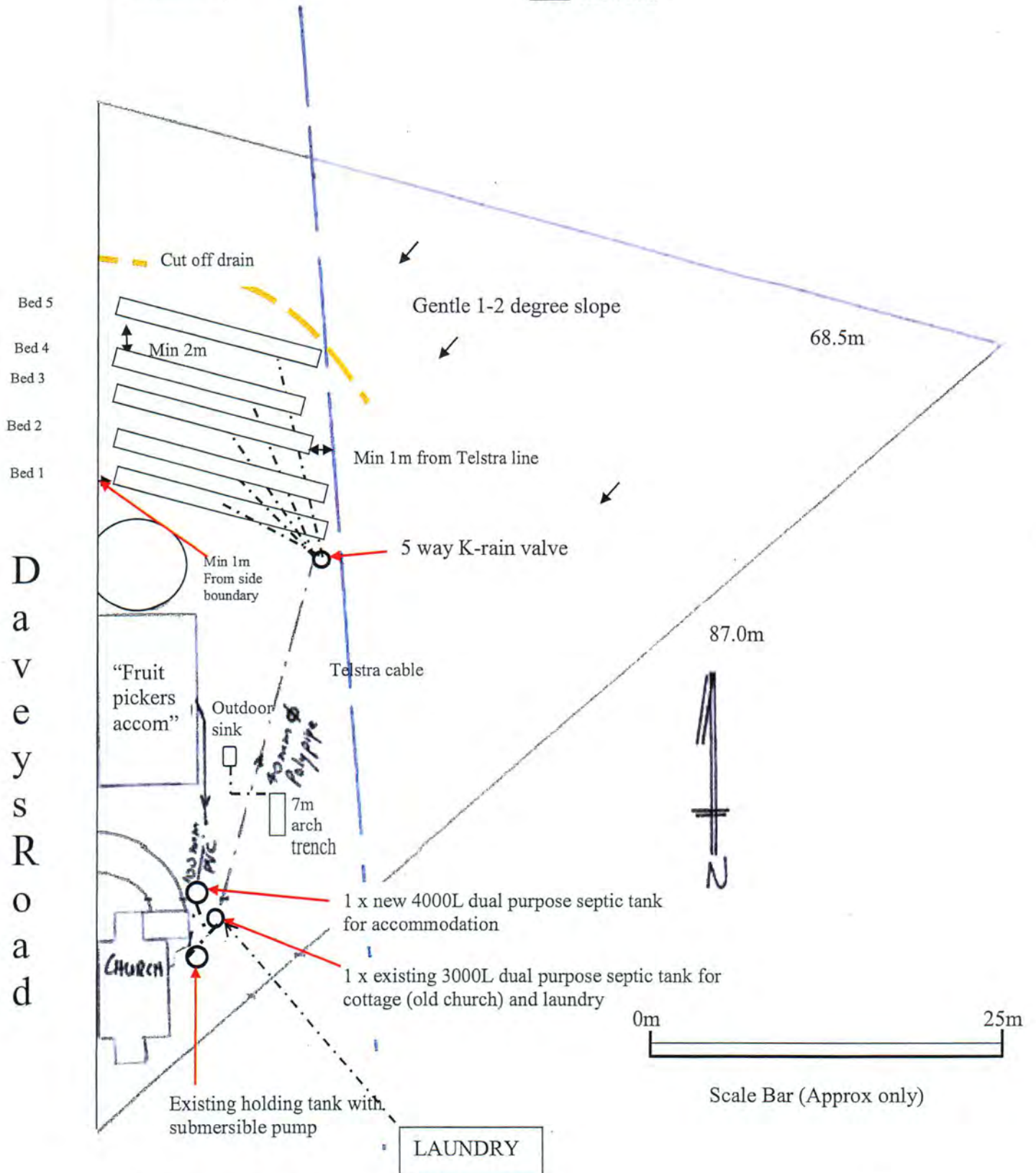
Bed 3: 15 x 1.5

Bed 4: 16m x 1.5

Bed 5: 15m x 1.5m



Site Plan





I/We authorise the Central Coast Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

DESIGNER

PREPARED BY: James Wood

NAME OF ORGANISATION:

Sustainable Environmental Assessment and Management (SEAM)

ADDRESS:

55 Best Street, Devonport 7310
160 New Town Rd, NEW TOWN
PO Box 2064, Lower Sandy Bay TASMANIA 7005

CONTACT DETAILS:

Ph: (03) 6228 1600
Fax: (03) 6228 1700
Mob: 0419 330 686

SIGNED:

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

DATE: 6th November 2015