

Notice of Ordinary Council Meeting and

Agenda

23 JANUARY 2017

To all Councillors

NOTICE OF MEETING

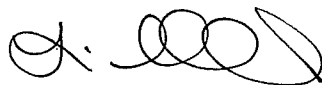
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 23 January 2017. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 7 January 2017.

Dated at Ulverstone this 18th day of January 2017.

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



Lisa Mackrill
EXECUTIVE SERVICES OFFICER

Code of Conduct of Councillors

PART 1 – Decision making

1. A councillor must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. A councillor must make decisions free from personal bias or prejudgement.
3. In making decisions, a councillor must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. A councillor must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 – Conflict of interest

1. When carrying out his or her public duty, a councillor must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. A councillor must act openly and honestly in the public interest.
3. A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the Council.
4. A councillor must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. A councillor must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.
6. A councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –
 - (a) declare the conflict of interest before discussion on the matter begins; and
 - (b) act in good faith and exercise reasonable judgement to determine whether the conflict of interest is so material that it requires removing himself or herself physically from any Council discussion and remaining out of the room until the matter is decided by the Council.

PART 3 – Use of office

1. The actions of a councillor must not bring the Council or the office of councillor into disrepute.
2. A councillor must not take advantage, or seek to take advantage, of his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), a councillor must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 – Use of resources

1. A councillor must use Council resources appropriately in the course of his or her public duties.
2. A councillor must not use Council resources for private purposes except as provided by Council policies and procedures.
3. A councillor must not allow the misuse of Council resources by another person or body.
4. A councillor must avoid any action or situation which may lead to a reasonable perception that Council resources are being misused by the councillor or any other person or body.

PART 5 – Use of information

1. A councillor must protect confidential Council information in his or her possession or knowledge, and only release it if he or she has the authority to do so.
2. A councillor must only access Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3. A councillor must not use Council information for personal reasons or non-official purposes.
4. A councillor must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 – Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it directly relates to the carrying out of the councillor's public duties and is appropriate in the circumstances.
2. A councillor must avoid situations in which the appearance may be created that any person or body, through the provision of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the councillor or the Council.
3. A councillor must carefully consider –
 - (a) the apparent intent of the giver of the gift or benefit; and
 - (b) the relationship the councillor has with the giver; and
 - (c) whether the giver is seeking to influence his or her decisions or actions, or seeking a favour in return for the gift or benefit.
4. A councillor must not solicit gifts or benefits in the carrying out of his or her duties.
5. A councillor must not accept an offer of cash, cash-like gifts (such as gift cards and vouchers) or credit.
6. A councillor must not accept a gift or benefit if the giver is involved in a matter which is before the Council.
7. A councillor may accept an offer of a gift or benefit that is token in nature (valued at less than \$50) or meets the definition of a token gift or benefit (if the Council has a gifts and benefits policy).
8. If the Council has a gifts register, a councillor who accepts a gift or benefit must record it in the relevant register.

PART 7 – Relationships with community, councillors and Council employees

1. A councillor –
 - (a) must treat all persons with courtesy, fairness, dignity and respect; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.

2. A councillor must listen to, and respect, the views of other councillors in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.
3. A councillor must not influence, or attempt to influence, any Council employee or delegate of the Council, in the exercise of the functions of the employee or delegate.
4. A councillor must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. A councillor must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 – Representation

1. When giving information to the community, a councillor must accurately represent the policies and decisions of the Council.
2. A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. A councillor must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. A councillor must clearly indicate when he or she is putting forward his or her personal views.
5. A councillor's personal views must not be expressed in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. A councillor must show respect when expressing personal views publicly.
7. The personal conduct of a councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council.
8. When representing the Council on external bodies, a councillor must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 – Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendations provided to the Council in or with the following agenda:

(i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

(ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

May the words of our lips and the meditations of our hearts be always acceptable in Thy sight, O Lord.

BUSINESS

See Contents – Page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	4
2	COUNCIL WORKSHOPS	4
3	MAYOR'S COMMUNICATIONS	5
3.1	Mayor's communications	5
3.2	Mayor's diary	5
3.3	Declarations of interest	6
3.4	Public question time	7
4	COUNCILLOR REPORTS	8
5	APPLICATIONS FOR LEAVE OF ABSENCE	8
6	DEPUTATIONS	9
7	PETITIONS	9
7.1	Petition – Extension of time for submission of representations to planning application	9
8	COUNCILLORS' QUESTIONS	10
8.1	Councillors' questions without notice	10
8.2	Councillors' questions on notice	13
9	DEPARTMENTAL BUSINESS	15
	GENERAL MANAGEMENT	15
9.1	Councillors' questions on notice (.../2017 – 23.01.2017)	18
9.2	Minutes and notes of committees of the Council and other organisations	15

COMMUNITY SERVICES	17
9.3 Statutory determinations	17
9.4 Council acting as a planning authority	17
9.5 Residential (dwelling extension) – variation to privacy and building height standards at 10 Esplanade, Turners Beach – Application No. DA215102	18
9.6 Subdivision – two lots and boundary realignments – 76 Reynolds Road, Heybridge and 83 Allegra Drive, Heybridge – Application No. DA216098	52
9.7 Use of the Council’s roads for Targa Tasmania – 26 April 2017	109
INFRASTRUCTURE SERVICES	119
9.8 Infrastructure Services determinations	119
ORGANISATIONAL SERVICES	121
9.9 Contracts and agreements	121
9.10 Correspondence addressed to the Mayor and Councillors	121
9.11 Common seal	122
9.12 Financial statements	123
9.13 Rate remissions	123
9.14 Debtor remission	124
10 CLOSURE OF MEETING TO THE PUBLIC	127
10.1 Meeting closed to the public	127
10.2 Confirmation of Closed session minutes	129
GENERAL MANAGEMENT	131
10.3 Minutes and notes of other organisations and committees of the Council	131

1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 12 December 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 12 December 2016 be confirmed.”
-
-
-

2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

“The following council workshops have been held since the last ordinary meeting of the Council.

- . 16.01.2017 – Quarterly update with the Senior Leadership Team.

This information is provided for the purpose of record only. A suggested resolution is submitted for consideration.”

- “That the Officer’s report be received.”

3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports as follows:

"I have attended the following events and functions on behalf of the Council:

- . Mersey–Leven Municipal Emergency Management Committee – meeting
- . Radio 7AD – community reports
- . XVI Australian Masters Games – strategy meeting re North–West Tasmania 2017 Games
- . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
- . Premier's Local Government Council – meeting (Hobart)
- . Minister for Health – briefing re the role of the Mersey Community Hospital in the State health system and the importance of securing long-term federal funding (Latrobe)
- . Tasmanian Women in Agriculture – performed North–West launch for anniversary book 'A Place in the Stockyard' (Burnie)
- . Apex Ulverstone Christmas Parade and Party in the Park
- . Ulverstone Carols by Candlelight – presented Mayor's Christmas message
- . Central Coast Girl Guides – history display and concert celebrating 100 years of Girl Guides in Ulverstone
- . Ulverstone High School – Grade 10 leavers assembly

-
- . Penguin District School – presentation assembly
 - . Ulverstone High School – presentation assembly
 - . Senator Stephen Parry – joint media photo re Dial Regional Sports Complex Development
 - . Deputy Premier, the Hon Jeremy Rockliff MP – meeting
 - . Australia Day 2017 – ‘Breakfast by the Leven’ celebration briefing
 - . Australia Day 2017 – citizenship conferees briefing
 - . Dementia Support Service, North West Region – meeting re Dementia Friendly Town.”

The Deputy Mayor reports as follows:

“I have attended the following events and functions on behalf of the Council:

- . Veteran Car Club of Australia (Tasmania) Inc. – sod–turning ceremony for Maskells Road clubroom extensions.”

Cr Howard reports as follows:

“I have attended the following events and functions on behalf of the Council:

- . North West Christian School – presentation night.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Deputy Mayor’s and Cr Howard’s reports be received.”

3.3 Declarations of interest

The Mayor reports as follows:

“Councillors are requested to indicate whether they have, or are likely to have, a pecuniary (or conflict of) interest in any item on the agenda.”

The Executive Services Officer reports as follows:

“The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

.....

.....

.....

3.4 Public question time

The Mayor reports as follows:

“At 6.40pm or as soon as practicable thereafter, a period of not more than 30 minutes is to be set aside for public question time during which any member of the public may ask questions relating to the activities of the Council.

Public question time will be conducted as provided by the *Local Government (Meeting Procedures) Regulations 2015* and the supporting procedures adopted by the Council on 20 June 2005 (Minute No. 166/2005).”

.....

.....

.....

4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

“Councillors who have been appointed by the Council to community and other organisations are invited at this time to report on actions or provide information arising out of meetings of those organisations.

Any matters for decision by the Council which might arise out of these reports should be placed on a subsequent agenda and made the subject of a considered resolution.”

.....

.....

.....

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

“The *Local Government Act 1993* provides that the office of a councillor becomes vacant if the councillor is absent without leave from three consecutive ordinary meetings of the council.

The Act also provides that applications by councillors for leave of absence may be discussed in a meeting or part of a meeting that is closed to the public.

There are no applications for consideration at this meeting.”

.....

.....

.....

6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

7 PETITIONS

7.1 Petition – Extension of time for submission of representations to planning application

The Executive Services Officer reports as follows:

“The following petition has been received:

‘Subject matter	Application for planning permit under S.57 Land Use Planning and Approvals Act 1993 CT245721/1 Zig Zag Road, Sulphur Creek
-----------------	---

Statement of subject matter and action requested	The above application seeks permission to develop land for:
--	---

Utilities (Telecommunications Tower) with ancillary shed and equipment adjacent to Zig Zag Road, Sulphur Creek.

We request a 14 day extension to the closing date for representations regarding the above, due to the timing over the Christmas/New Year holiday period. This has resulted in insufficient time for those affected to fully

research information required to make representation to council.

Signatories

There are twenty signatories to this petition from all properties directly surrounding the proposed development.'

A copy is attached. The petition is in compliance with s.57 of the *Local Government Act 1993* and is accordingly able to be tabled. It is noted that the signatory count has been reduced to 18 as one of the signatories signed on behalf of another person.

The Director Community Services has provided the following response:

'It is noted that the petition requests an extension of time for representations to be presented relating to a Development Application. Such extensions need to be granted under S.57 of the *Land Use Planning and Approvals Act 1993* and not the *Local Government Act 1993*. Arrangements have been made to allow an additional 10 days for representations to be made on the relevant Development Application and this information has been passed on to the originator of the petition.'

A suggested resolution is submitted for consideration."

- "That the petition be received."

.....

.....

.....

8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

"The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:

'29 (1) A councillor at a meeting may ask a question without notice –

(a) of the chairperson; or

-
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.
 - (2) In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –except so far as may be necessary to explain the question.
 - (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
 - (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
 - (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
 - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

If a question gives rise to a proposed matter for discussion and that matter is not listed on the agenda, Councillors are reminded of the following requirements of the Regulations:

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
 - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and

-
- (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

Councillors who have questions without notice are requested at this time to give an indication of what their questions are about so that the questions can be allocated to their appropriate Departmental Business section of the agenda."

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

"The *Local Government (Meeting Procedures) Regulations 2015* provide as follows:

'30 (1) A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.

(2) An answer to a question on notice must be in writing.'

It is to be noted that any question on notice and the written answer to the question will be recorded in the minutes of the meeting as provided by the Regulations.

Any questions on notice are to be allocated to their appropriate Departmental Business section of the agenda.

A question on notice has been received from Cr Broad and is listed at Agenda Item 9.1."

NOTES

9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

9.1 Councillors' questions on notice (.../2017 – 23.01.2017)

The General Manager reports as follows:

“The following question on notice has been received from Cr Broad.

‘What is the total cost to the Council of the decision to reject the Planning application DA215189 for the Adult Sex Shop at 21 Reibey Street Ulverstone? This would include the cost of legal advice, external planning advice, costs for defending the decision in the Resource Management and Planning Appeals Tribunal, the subsequent costs associated with the required training for Councillors and any other costs reasonably associated with the decision to reject the application.’

The following response is provided:

The total cost to the Council in relation to the Planning Application for 21 Reibey Street, Ulverstone totaled \$19,336 (this included Planning Appeal costs of \$10,000 for the other party). There may be further costs arising out of the Council’s decision in relation to the Planning Application, but this has not been resolved at this time.

The total cost to the Council in relation to the Code of Conduct investigation and required training totaled \$6,998.”

9.2 Minutes and notes of committees of the Council and other organisations

The General Manager reports as follows:

“The following (non-confidential) minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

- . Central Coast Community Shed Management Committee – meeting held on 5 December 2016
- . Ulverstone Wharf Precinct Advisory Committee – meeting held on 7 December 2016
- . Development Support Special Committee – meeting held on 9 January 2017.

Copies of the minutes and notes having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the (non-confidential) minutes and notes of committees of the Council be received.”

COMMUNITY SERVICES

9.3 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of December 2016 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”
-
-
-

9.4 Council acting as a planning authority

The Mayor reports as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Items 9.5 and 9.6, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

“Councillors are reminded that the *Local Government (Meeting Procedures) Regulations 2015* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”

9.5 Residential (dwelling extension) – variation to privacy and building height standards at 10 Esplanade, Turners Beach – Application No. DA215102

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA215102
<i>PROPOSAL:</i>	Residential (dwelling extension) – variation to privacy and building height standards
<i>APPLICANT:</i>	Phillip Hough and Kate Wylie
<i>LOCATION:</i>	10 Esplanade, Turners Beach
<i>ZONE:</i>	Low Density Residential and Turners Beach Specific Area Plan
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	1 December 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	17 December 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	10 January 2017 (extension of time granted until 23 January 2017)
<i>DECISION DUE:</i>	23 January 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for an upper level extension to an existing dwelling at 10 Esplanade, Turners Beach.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view and photographs; and
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA2016/01824-CC.

BACKGROUND

Development description –

Application is made to extend an existing 162m² dwelling that was constructed in 1970, increasing the total floor area to 281m².

The application seeks to legitimise an existing “as constructed” upper level master bedroom with walk-in-wardrobe addition, constructed prior to the current ownership of the land, and to add an additional 11.98m² (3.6m x 3.33m) ensuite to the upper level bedroom area.

The development invokes the following discretionary matters:

- 1 The upper level addition would be setback 1.6m from the adjoining western side boundary and would have a side wall height of 5m.
- 2 The final building height would be 5.8m.

Site description and surrounding area –

The land is zoned Low Density Residential and falls within the Turners Beach Specific Area Plan overlay. The land has a north/south orientation and is located on the southern side of the Esplanade, Turners Beach.

The property has a land area of 617m² and accommodates a single dwelling.

Surrounding land is developed to residential standard.

History –

1965 – Title to the land was Sealed and issued.

1970 – 162m² single-storey dwelling was constructed.

The existing “as constructed” upper level addition was built prior to February 2014; the exact date of construction is unknown.

DISCUSSION

The following table is an assessment of the relevant Scheme provisions:

12.0 Low Density Residential Zone

CLAUSE	COMMENT
12.3 Use Standards	
12.3.1 Discretionary Permit Use	
<p>12.3.1–(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.</p>	<p>Not applicable.</p> <p>Residential use is Permitted.</p>
12.3.2 Impact of Use	
12.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	<p>Not applicable.</p> <p>Use is residential.</p>
12.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	<p>Not applicable.</p> <p>Use is residential.</p>

12.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
12.4 Development Standards	
12.4.1 Suitability of a site or lot for use or development	
<p>12.4.1–(A1) A site or each lot on a subdivision must–</p> <p>(a) have an area of:</p> <p style="padding-left: 40px;">(i) not less than 500m² excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p> <p style="padding-left: 40px;">(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iii) clear of any registered easement;</p>	<p>(a)(i) Compliant. Site area is 617m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Non-compliant. Development would be clear of front and rear setbacks however, the western side boundary setback would be 1.6m with a side wall height of 5m.</p> <p style="padding-left: 40px;">See “Issues” section below.</p> <p>(b)(ii) Not applicable. No zone boundary.</p> <p>(b)(iii) Not applicable. No registered easement.</p> <p>(b)(iv) Not applicable. No right of way.</p>

<ul style="list-style-type: none"> (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<ul style="list-style-type: none"> (b)(v) Not applicable. No restriction imposed by a utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Site is accessed from Esplanade. (b)(viii) Not applicable. Not a new lot.
<p>12.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road– 	<ul style="list-style-type: none"> (a) Compliant. Site has frontage to Esplanade. (b) Not applicable. Not an internal lot. (c)(i) Not applicable. Satisfied by (a). (c)(ii) Not applicable. Satisfied by (a). (d)(i) Compliant. Frontage to Esplanade is 18.31m wide. (d)(ii) Not applicable. Not multiple dwelling development.

<p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than–</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(e) Compliant. Access to Esplanade is existing in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>
---	---

<p>12.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply–</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R4} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Compliant. The site is connected to a reticulated water system.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>12.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewerage and liquid trade waste–</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p>	<p>(a) Compliant. The site is connected to a reticulated sewerage system.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) by on-site disposal if:</p> <ul style="list-style-type: none"> (i) sewage or trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip. 	
<p>12.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater–</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p>	<p>(a) Compliant. The site is connected to a reticulated stormwater system.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) if stormwater cannot be drained to a stormwater system:</p> <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if- <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and (iii) the development is for a single dwelling. 	
---	--

12.4.2 Dwelling density	
<p>12.4.2-(A1) The site area per dwelling must–</p> <p>(a) be not less than 500m² if the site has–</p> <p style="padding-left: 40px;">(i) connection to a reticulated water supply;</p> <p style="padding-left: 40px;">(ii) connection to a reticulated sewer system; and</p> <p style="padding-left: 40px;">(iii) connection to a stormwater system; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not less than the site area for that locality.</p>	<p>Site has an area of 617m².</p> <p>(a)(i) Compliant. Site is connected to a reticulated water supply.</p> <p>(a)(ii) Compliant. Site is connected to a reticulated sewer system.</p> <p>(a)(iii) Compliant. Site is connected to a reticulated stormwater system.</p> <p>(b) Not applicable. Site not included in Table to this Clause.</p>
12.4.3 Location and configuration of development	
<p>12.4.3-(A1) The wall of a building must be setback from a frontage–</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p> <p>(c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;</p>	<p>(a) Compliant. Primary frontage setback is approximately 5.77m.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. No other buildings on the site.</p>

<p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>(e) Not applicable. No building area on a sealed plan.</p> <p>(f) Compliant. Site is greater than 50m from Bass Highway.</p>
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by–</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback–</p> <p>(i) not less than 1.5m from each side boundary; or</p>	<p>(a) Compliant. Frontage setback would be 5.77m.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c)(i) Non-compliant. Building would not be within required envelope. Western side wall of the upper level would be 5m high and setback 1.6m from the western side boundary.</p> <p>See “Issues” section below.</p> <p>(c)(ii) Non-compliant. Eastern side wall would be 5m high.</p> <p>a. – b.</p> <p>See “Issues” section below.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>

<p>(ii) less than 1.5m from a side boundary if wall height is not more than 3.0m; and:</p> <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls: <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: <ul style="list-style-type: none"> a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or b. a further reduction in continuous sunlight to a required minimum 	
--	--

<p>private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or</p> <p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
<p>12.4.3–(A3) Site coverage must–</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage and stormwater; or</p> <p>(d) be not more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. Site coverage would be 33%.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Not applicable. No on–site disposal of sewerage or stormwater.</p> <p>(d) Not applicable. No building area shown on a sealed plan.</p>
<p>12.4.3–(A4) A garage, carport or an external car parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Compliant. Garage is existing and would not be altered by the proposal.</p>
<p>12.4.3–(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p>	<p>(a) Not applicable. No garage or carport development.</p>

<p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>(b) Not applicable. No garage or carport development.</p>
<p>12.4.4 Visual and acoustic privacy for residential development</p>	
<p>12.4.4–(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p>	<p>(a)(i) Not applicable. No other dwelling on site.</p> <p>(a)(ii) Non-compliant. The window on the western elevation would be 1.6m from the side boundary. The window on the eastern elevation would be >5m from the side boundary.</p> <p>See “Issues” section below.</p> <p>(a)(iii) Compliant. Development would be 14m from the rear boundary.</p> <p>(a)(iv) Not applicable. Not an internal lot.</p> <p>(b)(i) Compliant. Window would be approximately 3m from the window of the adjoining dwelling to the west.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p>

<ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling; (ii) have a window sill height of not less than 1.8m above finished floor level; (iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or (iv) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	<p>(b)(iii) Not applicable. Satisfied by (b)(i).</p> <p>(b)(iv) Not applicable. Satisfied by (b)(i).</p>
<p>12.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access strip or shared driveway.</p>

12.4.5 Private open space for residential use	
<p>12.4.5-(A1) Each dwelling must provide private open space –</p> <p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <ul style="list-style-type: none"> (i) located adjoining the rear or side of the dwelling; (ii) accessible from the dwelling; (iii) of not less than 25m²; (iv) with a minimum dimension of 4.0m; (v) on a single level; and (vi) with a gradient of not more than 1 in 10; and <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace or roof garden:</p> <ul style="list-style-type: none"> (i) of not less than 25m²; (ii) with a minimum dimension of 4.0m; and (iii) accessible from the dwelling. 	<p>(a) Compliant. Private open space is existing and would not be altered or impacted upon by the proposed development.</p> <p>(b) Not applicable. No private balcony or terrace or roof garden is proposed.</p>

<p>12.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>Proposed development would not result in change to the subject site's private open space area or result in private open space receiving less than three hours of continuous sunlight between 9.00am and 3.00pm.</p>
<p>12.4.5–(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area:</p> <ul style="list-style-type: none"> (a) located behind the applicable frontage setback; (b) of not less than 1.5m² per dwelling; (c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and (d) not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling. 	<p>Not applicable.</p> <p>Not a multiple dwelling.</p>

12.4.6 Frontage fences	
<p>12.4.6–(A1) The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>No fencing proposed.</p>
12.4.7 Setback of development for sensitive use	
<p>12.4.7–(A1) A building containing a sensitive use must be contained within a building envelope determined by –</p> <p>(a) the setback distance from the zone boundary as shown on the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary.</p>	<p>(a) Not applicable. No zone boundary applicable to this site.</p> <p>(b) Not applicable. No zone boundary applicable to this site.</p>
<p>12.4.7–(A2) Development for a sensitive use must be not less than 50.0m from –</p>	<p>(a) Compliant. Development would be 397m from the Bass Highway.</p>

<p>(a) A major road identified in the Table to this Clause;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(b) Compliant. Development would be 187m from a railway.</p> <p>(c) Not applicable. No land designated for road or rail purposes.</p> <p>(d) Not applicable. Nearest Proclaimed Wharf Area is in Devonport, some 15km to the east.</p>
12.4.8 Subdivision	
<p>12.4.8-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>12.4.8-(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) an internal lot on a plan of subdivision must be:</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <ul style="list-style-type: none"> a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
<p>12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision</p>	
<p>12.4.9–(A1) Electricity reticulation and site connections must be installed underground.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Site is not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1 m.
E5 Local Heritage Code	Not applicable. No local heritage listings in this Scheme.
E6 Hazard Management Code	Not applicable. No hazard mapping applicable.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.
E9 Traffic Generating Use and Parking Code	
E9.4 Use or development exempt from this Code	Not exempt. Code applies to all development.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code.</p>	<p>Compliant. The Scheme requires two car parking spaces for a single dwelling. Two car parking spaces are existing on the site.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Not applicable. On-site loading not required in the Low Density Residential zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for residential use.</p>

E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
E9.6.1–(A1.1) All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Development would be required to connect to a reticulated stormwater system.
<p>E9.6.1–(A1.2) Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking; (b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; 	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

COMMUNITY SERVICES

<p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Provisions do not apply as development is in the Low Density Residential zone.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable.</p> <p>Over 30m to nearest waterway.</p>

SPECIFIC AREA PLANS	
F4.0 Turners Beach Specific Area Plan	
F4.4 Application of this Code	<p>Applicable.</p> <p>Site falls within the Turners Beach Specific Area Plan overlay.</p>
F4.7 Development Standards	
F4.7.1 Building height	
F4.7.1-(A1) Building height must not be more than 5.5m.	<p>Non-compliant.</p> <p>Final building height would be 5.8m.</p> <p>See “Issues” section below.</p>
F4.7.2 Vegetation management	
F4.7.2-(A1) There must be no clearing or conversion of vegetation within the littoral, riparian and road reserves.	<p>Not applicable.</p> <p>No clearing or conversion of vegetation proposed.</p>

F4.7.3 Landscaping	
F4.7.3-(A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	<p>Compliant.</p> <p>Over 50% of the area between the frontage and the building is lawn.</p>
F4.7.4 Beach access	
F4.7.4-(A1) New vehicular or pedestrian accesses to the beach or Forth River must not be created.	<p>Not applicable.</p> <p>No new vehicle or pedestrian access proposed to the beach or the Forth River.</p>

Issues –

Building height and development within the building envelope

The Scheme's Acceptable Solutions 12.4.1–(A1) and 12.4.3–(A2) combined with the Turners Beach Specific Area Plan, require that development be setback 1.5m from a side boundary and project at a line of 45° from the horizontal at a height of 3m above natural ground level, to a height of 5.5m, as specified under the Turners Beach Specific Area Plan; or be setback less than 1.5m from a side boundary if the wall height is no more than 3m and the development is not greater than 9m in length.

In summary, the Turners Beach Specific Area Plan's height requirement is met by the proposed development, however, the Scheme's side boundary setback standard is not.

The proposed upper level addition (ensuite) would be setback 1.6m from the western side boundary and would have a combined wall height (lower and upper level development) of 5m. The "attic" ensuite development would have a length of 3.8m and would be 2.1m higher than the ground level wall height, not extending higher than the existing "as constructed" upper roof height of 5.8m.

The Scheme's Performance Criteria 12.4.3–(P2) requires the proposal be assessed against the following:

"Building height and location of a building in relation to a frontage and site boundaries must –

- (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;
- (b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building;
- (c) be consistent with the streetscape;
- (d) respond to the effect of the slope and orientation of the site; and
- (e) provide separation between buildings to attenuate impact".

Overshadowing –

The subject land at 10 Esplanade and adjoining property to the west at 8 Esplanade, Turners Beach, are both orientated north/south, with frontages facing north and the rear of the properties to the south. Both lots receive direct or proportional amounts of sunlight from the east, then north and west, for much of the day. The subject property at 10 Esplanade would take morning sunlight from 8 Esplanade and vice versa; 8 Esplanade would overshadow some ground level rooms of 10 Esplanade in the afternoon.

Given the orientation of both allotments, it is considered that ample sunlight falls on both properties throughout the day. The internal arrangement of rooms at 8 Esplanade has resulted in habitable rooms located along the eastern side of the dwelling, resulting in that area of the dwelling not receiving morning sunlight due to the proximity of the two dwellings. The proposed additional wall height to 10 Esplanade will not amend or effectively alter this matter. The impact of development would not be substantially different from the current impact of the existing dwelling at 10 Esplanade on the adjoining dwelling. This is because the additional wall height (to 5m) is not for the full length of the existing dwelling at 10 Esplanade, but for a 3.8m length, to allow for an “attic” ensuite.

Scale, bulk and portion of development –

The proposed development would not result in a building of unreasonable scale, bulk or portion. The proposed extension would legitimise existing development that is not considered to be of excessive bulk or scale (refer to Annexure 4) adding an additional 11.98m² of floor area.

Streetscape –

This area of Turners Beach accommodates a mix of single-storey and double-storey residential buildings. The proposal is not inconsistent with the prevailing streetscape.

Slope and orientation –

The land has a slight slope, angling away from the roadway to the south. The orientation of existing allotments is north/south and, as discussed above, this allows for a proportional amount of sunlight to fall on all allotments on both sides of Esplanade, Turners Beach.

Separation between buildings to attenuate impact –

The dwelling subject to this application and the adjoining property are existing. The dwellings have been developed approximately 1.4m from the shared side boundary and, as such, do not have a large area of separation. The proposed development would not lessen or result in a greater separation distance to that which currently exists.

Privacy to adjoining property –

The western elevation shows a 1.5m x 1.5m window of the proposed upper level ensuite overlooking the adjoining property at 8 Esplanade, Turners Beach.

The Scheme requires that a window of a “habitable room”, that has a floor area more than 1m above natural ground level, be setback at least 3m from a side boundary. The proposed ensuite window would be setback 1.6m from the side boundary.

The Scheme’s definition of a “habitable room” is:

“any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.”

An ensuite is not included in the definition of a “habitable room”.

Due to the close proximity of the dwellings, it is considered appropriate that the applicant modify either the shape of the window, to be a minimum of 1,700mm above finished floor level, or install a window that is of translucent materials so that overlooking can be mitigated.

It is considered that, with the incorporation of an appropriate condition, the development would adequately satisfy the standards of the Scheme.

Final roof height of 5.8m –

The Turners Beach Specific Area Plan stipulates that building height is to be 5.5m. Dwellings may have a greater height of 7.5m at the discretion of the Planning Authority. The “as constructed” upper level bedroom has resulted in a final roof height of 5.8m. The date of the upper level construction is not known, although development was likely to be some years prior to the introduction of the Turners Beach Specific Area Plan under the Scheme. The

current owners, who purchased the dwelling with the addition “as constructed”, seek to legitimise the development. It is considered the additional 300mm of existing dwelling height is not substantive, is not inconsistent with residential development in Turners Beach and is well under the 7.5m that a discretionary application could consider.

Referral advice –

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Refer to Submission to Planning Authority Notice. Refer to Annexure 5.
Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- . a site notice was posted;
- . letters to adjoining owners were sent; and
- . an advertisement was placed in the Public Notices section of The Advocate.

Representation –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 The existing roof line already partially blocks natural sunlight in summer and winter months. The proposed renovation will block even more sunlight and make the lounge and dining room cold and dark.	<p>The existing dwelling, subject to an application to extend the floor area, is located 1.6m from the western side boundary of the allotment. The neighboring dwelling is also located close to the shared boundary. The proposed upper level addition may take natural sunlight from the adjoining property in the morning. However, both lots are orientated north/south, with frontage facing north, and with such orientation, both lots receive direct or proportional sunlight from the east, north and west for much of the day.</p> <p>The subject property at 10 Esplanade would take morning sunlight from 8 Esplanade and, vice versa, 8 Esplanade would overshadow ground level rooms of 10 Esplanade in the afternoon. Given the orientation of both lots, ample sunlight falls on both lots throughout the day. Refer to “Issues” section above.</p>
2 The renovation would have a window looking directly into the front door, lounge room and possibly dining room of 8 Esplanade, resulting in a loss of privacy.	<p>It is correct that the western elevation shows a single 1.5m x 1.5m window overlooking the adjoining property.</p> <p>The Scheme requires that a window of a “habitable room”, that has a</p>

	<p>floor area more than 1m above natural ground level, be setback at least 3m from a side boundary. The proposed ensuite would be setback 1.6m from the side boundary.</p> <p>However, an ensuite is not included in the Scheme's definition of a "habitable room". Due to the close proximity of the dwellings, it is considered appropriate that the applicant modify either the shape of the window, to be a minimum of 1,700mm above finished floor level, or install a window that is of translucent materials. Refer to "Issues" section above.</p>
--	---

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The application is to legitimise an existing upper level addition to the dwelling at 10 Esplanade, Turners Beach and to add an 11.98m² ensuite to the upper bedroom area. The proposal is considered to be satisfactory development. Whilst overshadowing the adjoining property to the west for a portion of the day, the development would not result in extensive overshadowing, over and above existing, due to the orientation of the subject and adjoining allotments and the small floor area proposed. The matter of privacy and overlooking can be addressed by applying a condition to the Permit, requiring a modification of the western, upper level window.

The proposal satisfies the Local Area Objectives and Desired Future Character Statements of the zone and relevant Performance Criteria. The Council would be justified in granting conditional, discretionary approval of the proposed development.

Recommendation –

It is recommended that the application for Residential (dwelling extension) – variation to privacy and building height standards at 10 Esplanade, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Steven Penton Building Design, Project No. 1415-023, Drawing Nos. 02 to 10, dated 18 June 2015, unless modified by a condition of this Permit.
- 2 The western window of the upper level ensuite must be of a transparent glaze or be located a minimum of 1.7m above finished floor level.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA2016/01824-CC dated 5 December 2016 (copy attached).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.'

The report is supported."

The Executive Services Officer reports as follows:

“A copy of the Annexures referred to in the Town Planner’s report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the application for Residential (dwelling extension) – variation to privacy and building height standards at 10 Esplanade, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Steven Penton Building Design, Project No. 1415-023, Drawing Nos. 02 to 10, dated 18 June 2015, unless modified by a condition of this Permit.
- 2 The western window of the upper level ensuite must be of a transparent glaze or be located a minimum of 1.7m above finished floor level.
- 3 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA2016/01824-CC dated 5 December 2016 (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 ‘Substantial commencement’ is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.”

9.6 Subdivision – two lots and boundary realignments – 76 Reynolds Road, Heybridge and 83 Allegra Drive, Heybridge – Application No. DA216098

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA216098
<i>PROPOSAL:</i>	Subdivision – two lots and boundary realignments
<i>APPLICANT:</i>	Michell Hodgetts & Associates Pty Ltd
<i>LOCATION:</i>	76 Reynolds Road, Heybridge and 83 Allegra Drive, Heybridge
<i>ZONES:</i>	Rural Resource and Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	17 December 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	7 January 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	25 January 2017
<i>DECISION DUE:</i>	23 January 2017

PURPOSE

The purpose of this report is to consider an application for a subdivision of land to create two new lots (not additional lots) and two boundary realignments to facilitate legal access to the proposed Lot 1.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view and photographs;
- . Annexure 5 – TasWater's Submission to Planning Authority Notice TWDA 2016/01926-CC.

BACKGROUND

Development description –

Application is made to subdivide two existing allotments of Rural Resource land identified as 76 Reynolds Road, Heybridge. The subdivision would reconfigure the existing Titles, that have a combined land area of 8.2ha, resulting in two new allotments, described as follows:

- . Lot 1 comprising 4ha. The allotment would be vacant land zoned Rural Resource, accessed via an existing right-of-way over adjoining "Rural Living" land identified as 85 Allegra Drive, Heybridge.

- Lot 2 comprising 4.2ha. The allotment would support an existing dwelling and associated infrastructure, be accessed via Reynolds Road and zoned Rural Resource. No actual ground works are required to effect the reconfiguration of Titles.

Application is also made for two combined 1,110m² boundary adjustments over a neighboring 1.097ha parcel of land to the west, identified as 83 Allegra Drive, Heybridge. The neighbouring land is zoned Rural Living. The boundary adjustment would take 555m² of land from 83 Allegra Drive, to widen the access to proposed Lot 1 (Rural Resource land) and replace the land loss with a 555m² area of land on the eastern boundary of the Rural Living allotment. The boundary adjustments would require road works over the subject areas of land.

The boundary adjustments would result in the Rural Living allotment at 83 Allegra Drive having an unchanged land area of 1.1ha.

Site descriptions and surrounding area –

76 Reynolds Road, Heybridge

The land at 76 Reynolds Road currently comprises two Titles and is zoned Rural Resource, with other Rural Resource properties to the east and south of the subject parcel. Land to the west is zoned Rural Living and land to the north is zoned Environmental Management.

The existing Lot 1 of the property has a land area of 7.363ha and is shown on the Council aerial view to be heavily vegetated. The western portion of the land has recently been cleared of vegetation. Refer to photographs of Lot 1 at Annexure 4.

The 7.363ha parcel supports a single dwelling and associated infrastructure and is accessed via a right-of-way off Reynolds Road. The land parcel is 'split' by a large, central dam that has a separate Certificate of Title and is owned by a third party.

The existing Lot 2 of the property is a 20.12m wide and 416.97m long (8,372m²) linear strip of land that runs along the eastern length of Lot 1. The shape and location of this parcel means it has most likely been a road reserve in the past, prior to private ownership.

The land falls within the Dial Blythe Proclaimed Irrigation District.

83 Allegra Drive, Heybridge

The property at 83 Allegra Drive is zoned Rural Living and is located within a cluster of 15 Rural Living allotments. Adjoining lots to the north, south and west accommodate residential developments. Land immediately to the east is zoned Rural Resource, including 76 Reynolds Road.

History –

There is no site history recorded in relation to the subject proposal. However, it is noted upon inspection of the site that extensive land clearance has been undertaken, including the clearance of steep watercourse drainage lines. The works have been undertaken without the lodgement of a Development Application or a Forest Practices Plan. This matter is addressed further in the “Issues” section of this report.

DISCUSSION

The following table is an assessment of the relevant Scheme provisions:

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p>	<p>(a) Proposal satisfies the Objective. The proposed development is for the division and reconfiguration of land so as to result in more usable land parcels and to allow for improved access to the western side of the property, overcoming the current separation of the land by the central dam that is owned by a third party. The priority purpose of the land as stated in the application is Primary Industry. Both lots would remain parcels of land zoned Rural Resource and as such, any future development would be subject to all Scheme standards imposed on Rural Resource land.</p> <p>(b) Not applicable. The proposed subdivision would not impact on air, land or water resources for primary industry production.</p>

<p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>(c)(i) Proposal satisfies the Objective. The subdivision would not result in the permanent loss of land for intensive primary industry production.</p> <p>(c)(ii) Proposal satisfies the Objective. The proposed subdivision would not alter the prospective use of land for primary industry purpose, or otherwise interfere with the practice of primary industry on the site.</p> <p>(d) Proposal satisfies the Objective. The proposed use of the land for primary industry is not changed by the proposed subdivision.</p> <p>(e) Proposal satisfies the Objective. The subject land is within the Proclaimed Dial Blythe Irrigation District and is Class 5–6 agricultural land. The proposed subdivision would not alter the prospective use of land for primary industry purpose.</p> <p>(f) Not applicable. Proposal is not for economic, utility or community activity.</p>
---	--

	<p>(g) Not applicable. The proposal is not tourism or recreation use.</p> <p>(h)(i) Not applicable. No Residential use proposed.</p> <p>(h)(ii) Not applicable. No Residential use proposed.</p>
26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <p>(i) expansive areas for agriculture and forestry;</p> <p>(ii) mining and extraction sites;</p> <p>(iii) utility and transport sites and extended corridors; and</p> <p>(iv) 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</p>	<p>(a)(i) Not applicable. Proposed development is not agriculture or forestry.</p> <p>(a)(ii) Not applicable. Proposed development is not associated with mining and extraction.</p> <p>(a)(iii) Not applicable. Proposed development is not Utility or transport infrastructure.</p> <p>(a)(iv) Not applicable. No service or support buildings proposed.</p> <p>(b)(i) Proposal is consistent with Desired Future Character. Proposal adjoins Rural Living settlement node.</p>

<p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and (iii) pockets of remnant native vegetation <p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> (i) physical terrain; (ii) natural biodiversity and ecological systems; (iii) scenic attributes; and (iv) rural residential and visitor amenity; <p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> (i) in accordance with the type, scale and intensity of primary industry; and (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources; 	<p>(b)(ii) Proposal is not consistent with Desired Future Character. Land of likely ecological value has been logged without the required Permits.</p> <p>(b)(iii) Proposal is not consistent with Desired Future Character. The site is cleared of native vegetation, including stormwater drainage lines.</p> <p>(c)(i) Proposal is not consistent with Desired Future Character. The land has been logged, including drainage lines, making slopes subject to erosion.</p> <p>(c)(ii) Proposal is not consistent with Desired Future Character. The land has been logged, including drainage lines, exposing a compromised natural biodiversity and ecological system.</p> <p>(c)(iii) Proposal is not consistent with Desired Future Character. The land has been logged, including drainage lines, degrading existing scenic attributes of the site.</p>
---	---

<p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(c)(iv) Proposal is consistent with Desired Future Character. Subdivision would not impact on existing use of subject or adjoining land.</p> <p>(d)(i) Proposal is consistent with Desired Future Character. Subdivision would provide a lot able to be developed for intensive agriculture.</p> <p>(d)(ii) Proposal is consistent with Desired Future Character. Subdivision would provide a lot able to be developed for commercial production.</p> <p>(e) Not applicable. Proposal is not significantly influenced by current and future changes in technology.</p> <p>See "Issues" section of this report.</p>
<p>26.3 Use Standards</p>	
<p>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</p>	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p>	<p>(a) Compliant. Proposal satisfies five out of ten of the Local Area Objectives of the Rural</p>

<p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise</p>	<p>Resource zone. Four of the ten Objectives are not applicable to this application and one are not able to be met.</p> <p>(b) Non-compliant. Proposal does not meet five of the Future Desired Character Statements of the Rural Resource zone. Four of the Statements are satisfied and five are not applicable to this application.</p> <p>(c)(i) Compliant. Subdivision is to reconfigure existing Titles and to allow for improved access to proposed Lot 1.</p> <p>(c)(ii) Compliant. Subdivision is to reconfigure existing Titles and to allow for improved access to proposed Lot 1.</p> <p>(c)(iii) Compliant. Subdivision is to reconfigure existing Titles and to allow for improved access to proposed Lot 1, including resources that may be available on Lot 1.</p> <p>(c)(iv) Compliant. Subdivision is to reconfigure existing Titles and to allow for improved access to proposed Lot 1.</p>
---	--

<p>impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(c)(v)(a) Not applicable. Access to the land is existing.</p> <p>(c)(v)(b) Not applicable. Proposal is not for security reasons.</p> <p>(c)(v)(c) Not applicable. Proposal is not required for public health or safety.</p> <p>(c)(vi) Compliant. Subdivision is to reconfigure existing Titles and to allow for improved access to proposed Lot 1. Proposal would offer opportunity for diversification or value-adding to existing use of the site for primary industry purpose.</p> <p>(c)(vii) Not applicable. Proposal is not for an essential utility or community service.</p> <p>(c)(viii) Non-compliant. No economic, social or environmental cost-benefit analysis accompanies the application to demonstrate significant regional benefit.</p> <p>(d)(i) Compliant. The site is within the Proclaimed Dial Blythe Irrigation District;</p>
--	--

	<p>proclaimed under Part 9 of the <i>Water Management Act 1999</i> in February 2014. The proposal would not result in the permanent loss of agricultural land that is located within the Proclaimed Dial Blythe Irrigation District as, whilst land Titles are to be reconfigured, no land zone changes are proposed.</p> <p>(d)(ii) Compliant. There is minimal likelihood the subdivision proposal would constrain, fetter or otherwise interfere with existing and potential primary industry use on the site as, whilst land Titles are to be reconfigured, no land zone changes are proposed.</p> <p>(d)(iii) Compliant. The site is located within the Proclaimed Dial Blythe Irrigation District. The proposed subdivision would not result in a loss of land that may benefit from the application of broad-scale irrigation development.</p> <p>See “Issues” section of this report.</p>
--	---

26.3.2 Required Residential Use	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or (f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (g) there is no change in the title description of the site on which the residential use is located. 	<p>Not applicable.</p> <p>The development is not a required residential use.</p>

26.3.3 Residential use	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (h) there is no change in the title description of the site on which the residential use is located. 	<p>Not applicable.</p> <p>The development is not a non–required residential use.</p>

26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p style="padding-left: 40px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iv) clear of any registered easement;</p> <p style="padding-left: 40px;">(v) clear of any registered right of way benefiting other land;</p> <p style="padding-left: 40px;">(vi) clear of any restriction imposed by a utility;</p> <p style="padding-left: 40px;">(vii) not including an access strip;</p>	<p>(a) Compliant. Proposed Lot 1 would be 4ha and proposed Lot 2 would be 4.2ha.</p> <p>(b)(i) Compliant. There is an existing lawful dwelling on Lot 2. Lot 1 is vacant Rural Resource land.</p> <p>(b)(ii) Compliant. Lawful existing buildings on Lot 2. Frontage setback would remain unchanged. The existing dwelling on proposed Lot 2 would be setback 28m from the eastern side boundary, 63m from the southern rear boundary and 180m from the western side boundary. Proposed Lot 1 would be vacant Rural Resource land.</p> <p>(b)(iii) Not applicable.</p> <p>(b)(iv) Compliant. Clear of easements.</p> <p>(b)(v) Compliant. Clear of rights-of-way.</p>

<p>(viii) accessible from a frontage or access strip.</p>	<p>(b)(vi) Compliant. Clear of utilities.</p> <p>(b)(vii) Compliant. Clear of access strip.</p> <p>(b)(viii) Compliant. Proposed Lots 1 and 2 would be accessible over rights-of-way off Reynolds Road and Allegra Drive.</p>
<p>26.4.1 –(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p>	<p>(a) Not applicable. Lots 1 and 2 would both be internal lots.</p> <p>(b) Not applicable. No access strips.</p> <p>(c)(i) Non-compliant. Existing access to Lot 2 is via a right-of-way also required for access by another party. Lot 1 access would be over an existing right-of-way not required for access by another party.</p> <p style="padding-left: 40px;">See “Issues” section of this report.</p> <p>(c)(ii) Compliant. Existing rights-of-way are not required to give the allotments the minimum properties of a lot.</p> <p>(d) Non-compliant. Lot 2 right-of-way off Reynolds Road is 5m wide.</p>

<p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>See “Issues” section of the report.</p> <p>(e) Compliant. Access would be in accordance with the <i>Local Government (Highways) Act 1982</i> and Statement of Compliance by the Council acting in its capacity as the Road Authority.</p>
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p>	<p>(a) Not applicable. No reticulated service available.</p> <p>(b) Compliant. Development is subdivision (reconfiguration of lots). Proposed Lot 2 has existing water storage infrastructure.</p>

<p>b. a use with an equivalent population of not more than 10 people per day.</p>	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic–</p>	<p>(a) Not applicable. No reticulated sewer service available.</p> <p>(b) Compliant. Development is subdivision (reconfiguration of lots). Proposed Lot 2 has existing on-site wastewater system.</p>

wastewater management clear of any defined building area or access strip.	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <ol style="list-style-type: none"> the site has an area of not less than 5,000m²; the disposal area is not within any defined building area; the disposal area is not within any area required for the disposal of sewage; the disposal area is not within any access strip; and not more than 50% of the site is impervious surface. 	<p>(a) Not applicable. No reticulated stormwater service available.</p> <p>(b) Compliant. Stormwater from existing development on Lot 2 is disposed of by on-site, in-ground absorption and drainage to the central water body.</p>

26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or (e) in accordance with any applicable building area shown on a sealed plan. 	<ul style="list-style-type: none"> (a) Compliant. Front setback to the dwelling on Lot 2 is existing. Lot 1 is vacant. (b) Compliant. Existing dwelling is 483m from the Bass Highway. (c) Compliant. Boundary setbacks for the existing dwelling would be improved by the consolidation of the “old” Lot 2 into the new Lot 2. (d) Compliant. Rear boundary setbacks for the existing dwelling would not alter. (e) Not applicable. No building area on a sealed plan.
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Not applicable.</p> <p>No new building work proposed. The height of existing buildings would not alter.</p>

<p>26.4.2 – A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <ul style="list-style-type: none"> (a) not project above an elevation 15m below the closest ridgeline; (b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; (c) be below the canopy level of any adjacent forest or woodland vegetation; and (d) clad and roofed with materials with a light reflectance value of less than 40%. 	<p>A3.1</p> <ul style="list-style-type: none"> (a) Not applicable. No new building work or structures proposed. The location of existing buildings would not alter. (b) Not applicable. No new building work or structures proposed. The location of existing buildings would not alter. (c) Not applicable. No new building work or structures proposed. The location of existing buildings would not alter. (d) Not applicable. No new building work or structures proposed. The location of existing buildings would not alter.
<p>26.4.2 – A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>Not applicable. The proposed development is not a wind power turbine or wind power pump.</p>

26.4.3 Location of development for sensitive uses

26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –

(a) be located not less than:

- (i) 200m from any agricultural land;
- (ii) 200m from aquaculture or controlled environment agriculture;
- (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does not occur; or
- (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does occur; or
- (v) 500m from intensive animal husbandry;
- (vi) 100m from land under a reserve management plan;
- (vii) 100m from land designated for production forestry;
- (viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and

Not applicable.

Not a sensitive use.

<p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Non-compliant.</p> <p>Subdivision not required for public use by State government, a Council, a Statutory authority or a corporation.</p> <p>Refer to Performance Criteria 26.4.4-(P1) below.</p>
<p>26.4.4-(P1)</p> <p>(a) A plan of subdivision to reconfigure land must:</p> <p>(i) be required to restructure, re-size, or reconfigure land for primary industry use; and</p> <p>(ii) not create an additional lot;</p> <p>(b) a plan of subdivision to create a new lot must:</p>	<p>(a)(i) Compliant. Application states that subdivision to reconfigure land is to allow for improved access to Rural Resource land.</p> <p>(a)(ii) Compliant. No additional lot would be created.</p> <p>(b)(i) Compliant. New lot would be for a purpose permissible in the zone (Resource Development).</p>

<ul style="list-style-type: none"> (i) be required for a purpose permissible in the zone; (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use; (iii) retain the balance area for primary industry use; (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and (vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development; or <p>(c) a plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must:</p> <ul style="list-style-type: none"> (i) not be land containing a residential use approved by a permit granted under the <i>Land Use Planning and Approvals Act 1993</i> as a required part of a permitted use; 	<ul style="list-style-type: none"> (b)(ii) Compliant. Size of actual usable land parcel would not change. (b)(iii) Not applicable. No balance land area would result from the subdivision. (b)(iv) Compliant. Proposal would not alter the ability of the land to support primary industry development. (b)(v) Compliant. Proposal would not increase any constraint or interference to existing and potential primary industry use of the land. (b)(vi) Compliant. Proposed subdivision would not result in the permanent loss of land within a Proclaimed Irrigation District. (c) Not applicable. Satisfied by (b).
--	--

<ul style="list-style-type: none"> (ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32}; (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and (iv) retain a lot with a size and shape that: <ul style="list-style-type: none"> a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or b. does not further increase any non-compliance for use or development on the existing lot. 	
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p>	<p>Not applicable.</p> <p>Not controlled environment agriculture.</p>

<p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	
--	--

13.0 Rural Living Zone

CLAUSE	COMMENT
13.3 Use Standards	
13.3.1 Discretionary permit use	
<p>13.3.2–(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.</p>	<p>(a) Compliant. Proposed boundary line adjustments are consistent with Local Area Objectives.</p> <p>(b) Compliant. Proposed boundary line adjustments are consistent with Desired Future Character Statements.</p> <p>(c) Compliant. Proposed boundary line adjustments would not result in an</p>

COMMUNITY SERVICES

	adverse impact on amenity for residential use on adjacent land in the zone.
13.3.2 Impact of use	
13.3.2-(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable. Use of land is Residential.
13.3.2-(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use of land is Residential
13.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable.
13.4 Development Standards	
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1-(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p>(i) 1.0 hectares excluding any access strip; or</p> <p>(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p>	<p>(a)(i) Compliant. 83 Allegra Drive would have a resulting land area of 1.1 ha.</p> <p>(a)(ii) Not applicable. This area is not in the Table to this Clause.</p> <p>(b) Compliant. "Rural Living" site is to accommodate a dwelling. A development</p>

<p>(b) if intended for a building, contain a building area:</p> <ul style="list-style-type: none"> (i) of not more than 1,000m²; (ii) clear of any applicable setback from a frontage, side or rear boundary; (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<p>application was approved in 2014 and Building Permit approved 2016.</p>
<p>13.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p>	<p>(a) Compliant. Legal approved access to Allegra Drive.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road:</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d) Compliant. Existing frontage to Allegra Drive is approximately 28m wide.</p> <p>(e) Compliant. Existing access is in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>
<p>13.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the</p>	<p>(a) Not applicable. Satisfied by (b).</p>

<p><i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(b) Compliant. The site is capable of accommodating an on-site rechargeable drinking water system.</p> <p>(b)(i) Compliant. No reticulated water supply available.</p> <p>(b)(ii) Compliant. Land is capable of supporting a water supply for a single dwelling.</p>
<p>13.4.1 –(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. The site is capable of supporting an on-site wastewater disposal system.</p> <p>(b)(i) Compliant. No reticulated sewer supply available.</p> <p>(b)(ii)(a) Compliant. Land is capable of supporting a sewerage system for a single dwelling.</p> <p>(b)(ii)(b) Not applicable. Satisfied by (b)(ii)a.</p>

<p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(b)(ii)(c) Not applicable. Satisfied by (b)(ii)a.</p> <p>(b)(iii) Compliant. The site is able to accommodate on-site disposal of domestic wastewater in accordance with AS/NZS1547:2012 that would be clear of any defined building area or access strip.</p>
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) for discharge to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p>	<p>(a) Not applicable. The proposal is compliant with (b).</p> <p>(b)(i) Not applicable. Compliant with (b)(ii).</p> <p>(b)(ii) Compliant. The site is capable of collecting and disposing of stormwater.</p>

<ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and <p>(iii) the development is for a single dwelling.</p>	
13.4.2 Dwelling density	
<p>13.4.2-(A1) The site area per dwelling must:</p> <ul style="list-style-type: none"> (a) be not less than 1.0 hectare; or (b) if the site is in a locality shown in the Table to this clause, the site area for that locality. 	<ul style="list-style-type: none"> (a) Compliant. Proposed boundary line adjustments would not result in the loss of any land area. Site would retain 1.1 ha land area. (b) Not applicable. This site is not noted in the Table to this Clause.

13.4.3 Location and configuration of development	
<p>13.4.3-(A1) A building, utility structure, garage or carport must be set back from a frontage:</p> <ul style="list-style-type: none"> (a) not less than 20.0m; (b) not less than or not more than the setbacks for any existing building on each of the immediate adjoining sites; (c) not less than for any building retained on the site; (d) in accordance with any building area shown on a sealed plan of subdivision; or (e) if the site abuts a road shown in the Table to this Clause, the setback specified for that road; or (f) if the site is in a locality shown in the Table to this Clause, the setback for that locality. 	<p>Not applicable. No building, utility structure, garage or carport proposed.</p>
<p>13.4.3-(A2) All buildings must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a setback of not less than 10.0m from each side boundary; 	<p>Not applicable. No building proposed.</p>

<p>(c) a setback of not less than 10.0m from the rear boundary;</p> <p>(d) a setback of not less than 20.0m from any designated building area on each adjacent site; or</p> <p>(e) if the site is in a locality shown in the Table to this Clause, the setback for that locality; or</p> <p>(f) any building area shown on a sealed plan; and</p> <p>(g) building height of not more than 8.5m.</p>	
<p>13.4.3–(A3) Site coverage must:</p> <p>(a) be not more than 500m²; and</p> <p>(b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan.</p>	<p>Not applicable. No building proposed.</p>
<p>13.4.3–(A4)</p> <p>(a) A utility structure must be a power pole, antenna or a single domestic-scale turbine to a maximum of 10m in height which is:</p>	<p>(a) Not applicable. No utility structure proposed.</p> <p>(b) Not applicable. No building proposed.</p>

<ul style="list-style-type: none"> (i) not part of a wind farm; (ii) not sighted on a skyline; and (iii) if a wind turbine, not located within 60m of a dwelling in other ownership nor within 30m of a public road. <p>(b) A building, except a utility structure must be –</p> <ul style="list-style-type: none"> (i) located not less than 15m below the level of any adjoining ridgeline; and (ii) not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland. (iii) Clad and roofed with materials with a light reflectance value of less than 40%. 	
<p>13.4.3–(A5) Area for the display, handling of good, storage or waste must not be located in front of the building line.</p>	<p>Not applicable. No building proposed.</p>
<p>13.4.4 Acoustic and visual privacy for residential development</p>	
<p>13.4.4–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p>	<p>Not applicable. No building proposed.</p>

<p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	
<p>13.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable. No building proposed.</p>
<p>13.4.5 Private open space for multiple dwelling residential use</p>	
<p>13.4.5–(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <p>(a) is accessible from the dwelling;</p> <p>(b) comprises an area of not less than 50.0m²;</p> <p>(c) has a minimum dimension of 5.0m; and</p> <p>(d) has a gradient of not more than 1 in 10.</p>	<p>Not applicable. No multiple dwelling development proposed.</p>

13.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.	Not applicable. No multiple dwelling development proposed.
13.4.6 Setback of development for sensitive use	
<p>13.4.6–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary. 	Not applicable. No building proposed.
<p>13.4.6–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	Not applicable. No building proposed.

13.4.7 Subdivision	
<p>13.4.7–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>(a) Compliant. The lot is zoned Rural Living and is intended for residential use.</p> <p>(b) Not applicable. Not for public use by the State government, a Council, a Statutory authority or a corporation.</p>
<p>13.4.7–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p> <p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <p>a. slope, shape, orientation and topography of land;</p> <p>b. an established pattern of lots and development;</p> <p>c. connection to the road network;</p> <p>d. connection to available or planned utilities;</p>	<p>(a) Compliant. Site has frontage to Allegra Drive.</p> <p>(b) Not applicable. Satisfied by (a).</p>

COMMUNITY SERVICES

<p>e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or</p> <p>f. exposure to an unacceptable level of risk from a natural hazard; and</p> <p>(ii) without likely impact on the amenity of adjacent land.</p>	
13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
13.4.8–(A1) Electricity reticulation and site connections must be installed underground.	Compliant. Allegra Drive has electricity reticulation.
CODES	
E1 Bushfire-Prone Areas Code	
E1.2 Application of this Code	Code applies because the development is subdivision and land is within a bushfire-prone area.
E1.4 Use or development exempt from this Code	Not exempt from this Code.

E1.5 Use Standards	
E1.5.1 Vulnerable Uses	Not applicable. Not a vulnerable use.
E1.5.2 Hazardous uses	Not applicable. Not a hazardous use.
E1.6 Development Standards	
E1.6.1 Development standards for subdivision	<p>The application is accompanied by a “Bushfire Risk Report” and Hazard Management Plan by Micheal Wells of EnviroPlan dated 30 November 2016, Accreditation No. BFP-128.</p> <p>Refer to the “Bushfire Risk Report” and Hazard Management Plan in Annexure 2.</p>
E1.6.1.1 Subdivision: Provision of hazard management areas	
<p>E1.6.1.1-(A1)</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. Plan of subdivision shows all lots.</p> <p>(b)(ii) Compliant. Plan of subdivision shows building areas for each lot.</p>

<p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</p> <p>(v) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property</p>	<p>(b)(iii) Compliant. Applicant shows hazard management areas for each lot.</p> <p>(b)(iv) Compliant. Subdivision application is accompanied by a “Bushfire Risk Report” and Hazard Management Plan, certified by TFS accredited person Micheal Wells of EnviroPlan, Accreditation No. BFP-128.</p> <p>(b)(v) Not applicable. No Part 5 Agreement required.</p>
---	--

providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
E1.6.1.2 Subdivision: Public and fire fighting access	
<p>E1.6.1.2-(A1)</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person.</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. Subdivision application is accompanied by a "Bushfire Risk Report" and Hazard Management Plan certified by TFS accredited person Micheal Wells of EnviroPlan, Accreditation No. BFP-128 who certifies that the proposed subdivision meets the requirements of Table E4 "Standards for Property Access".</p>
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	
<p>E1.6.1.3-(A1) In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or</p> <p>(b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for</p>	<p>Not applicable.</p> <p>No reticulated water service available.</p>

<p>fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6.</p>	
<p>E1.6.1.3–(A2) In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or</p> <p>(b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E7.</p>	<p>(a) Not applicable. Satisfied by (c).</p> <p>(b) Not applicable. Satisfied by (c).</p> <p>(c) Compliant. Subdivision application is accompanied by a “Bushfire Risk Report” and Hazard Management Plan certified by TFS accredited person Micheal Wells of EnviroPlan, Accreditation No. BFP–128 who certifies that proposed subdivision meets requirements of Table E7 “Static Water Supply for Fire Fighting”.</p>

E2 Airport Impact Management Code	Not applicable. Not in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No land clearance or conversion of vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No cut and fill greater than 1m.
E5 Local Heritage Code	Not applicable. No places of local heritage listed in this Scheme.
E6 Hazard Management Code	Not applicable. The site is not located within an area of landslide or erosion or inundation risk.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications facility proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant. The existing dwelling on Lot 2 makes provision for two car parking spaces. No specific requirement is set under the Scheme for vacant Rural Resource land. Rather, development must provide for the number of workers that may attend the site.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. No specific requirement is set under the Scheme. The development must provide for the number of workers that may attend the site.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required.</p>

E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
E9.6.1 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	<p>Compliant.</p> <p>Existing dwelling on Lot 2 is required to collect and dispose of stormwater.</p>
<p>E9.6.1 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p>	<p>(a) Compliant by a Condition to a Permit.</p> <p>(b) Compliant by a Condition to a Permit.</p> <p>(c) Not applicable.</p> <p>(d) Not applicable.</p> <p>(e) Not applicable.</p> <p>(f) Compliant.</p> <p>(g) Compliant by a Condition to a Permit.</p>

COMMUNITY SERVICES

<p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant by a Condition to a Permit.</p>
<p>E10 Water and Waterways Code</p>	
<p>E10.2 Application of this Code</p>	<p>Applicable. Subdivision boundary is within 30m of a water body.</p>
<p>E10.4 Use or development exempt from this Code</p>	
<p>E10.4.1</p> <p>Use or development is exempt from this Code if –</p>	<p>(a) Not exempt. Not for risk management, emergency or rescue purposes.</p>

<ul style="list-style-type: none"> (a) for risk management, emergency, or rescue purposes; (b) works undertaken in accordance with a reserve management plan; (c) control of declared weeds; or (d) crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal. 	<ul style="list-style-type: none"> (b) Not exempt. No reserve management plan. (c) Not exempt. No declared weeds. (d) Not exempt. Not for crop protection.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse, or wetland	
<p>E10.6.1–(P1) Development must:</p> <ul style="list-style-type: none"> (a) minimise risk to the function and values of a water body, watercourse, or wetland ^{R37}, including for: <ul style="list-style-type: none"> (i) hydraulic performance; (ii) economic value; (iii) water based activity; (iv) disturbance and change in natural ground level; 	<p>Applicable. The definition of “development” includes the subdivision of land.</p> <p>Proposed Lot 1 would adjoin a water body and other drainage watercourses transect the site.</p> <p>The application is based on the realignment of boundary lines, with no ground works proposed to affect the arrangement of new lots.</p> <p>As no works are proposed to affect the division of land, the proposal satisfies E10.6.1–(P1).</p>

<ul style="list-style-type: none"> (v) control of sediment and contaminants; (vi) public access and use; (vii) aesthetic or scenic quality; (viii) water quality management arrangements for stormwater and sewage disposal; (ix) modification of a natural drainage channel; (x) biodiversity and ecological function; (xi) level of likely risk from exposure to natural hazards of flooding and inundation; and (xii) community risk and public safety; and <p>(b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for:</p> <ul style="list-style-type: none"> (i) impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and (ii) any condition or requirement for protection of the water body, watercourse or wetland. 	<p>Note – the clearance of land has occurred in the area identified as Lot 1. This is a matter separate to this application for the division of land.</p> <p>Refer to “Issues” section of this report.</p>
---	--

E10.6.2 Development in a shoreline area	
<p>E10.6.2–(P1) Development must:</p> <ul style="list-style-type: none"> (a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency; (b) avoid unreasonably or unnecessary impact on existing or potential access by the public to shoreline land or waters; (c) minimise impact on scenic quality of the sea-shore area; (d) minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of: <ul style="list-style-type: none"> (i) nature and operational characteristics of the development; (ii) location; (iii) bulk, size, and overall built form of any building or work; (iv) overshadowing; or (v) obstruction of views from a public place; and (e) minimise immediate or cumulative adverse effect for: 	<p>Not applicable.</p> <p>No development within a shoreline area.</p>

<ul style="list-style-type: none"> (i) tidal, wave, current, or sediment movement processes; (ii) coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms; (iii) vulnerability to erosion and recession; (iv) natural cycles of deposition and erosion; (v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species; (vi) drainage from a water course, wetland, ground water, flood, stormwater, or tidal water; (vii) coastal water quality; (viii) likely interference or constraint on use of public areas; (ix) any scientific, architectural, aesthetic, historic or special cultural value; (x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change; 	
---	--

<ul style="list-style-type: none"> (xi) coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation; (xii) collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment; (xiii) economic activity dependent for operational efficiency on a sea-shore location; (xiv) public safety and emergency services; (xv) marine navigation and communication systems; (xvi) safety of recreational boating; and (xvii) be consistent with the current edition of Tasmanian Coastal Works Manual DPIPWE 2011. 	
Specific Area Plans	No Specific Area Plans apply to the site.

Issues –

Subdivision of land –

The application for subdivision comprises the reconfiguration of land and the realignment of existing boundary lines. There are no proposed works to affect the creation of the two new Titles in the Rural Resource zone. Further, no application is made for any additional use or development over the land, other than the division of land for primary industry purpose and to effect improved access.

The subdivision would result in a parcel of land (Lot 1) that could be sold and, now clear of vegetation, has the appearance of a Rural Living allotment. However, the land remains in the Rural Resource zone and any future use of the land would remain subject to the Scheme's standards for development in the Rural Resource zone. As such, future use or development would be subject to examination and assessment by the Council and, if required, by the broader community.

Right-of-way to Lot 2 –

The legal right-of-way to the current and proposed Lot 2 is 5m wide. The Scheme requires a right-of-way to be 6m wide.

The formed road and legal access is existing and the reconfiguration of land would not result in an increase in traffic movements to the proposed Lot 2 that accommodates a single dwelling and resource development activity (a small orchard).

Clearance of vegetation within 30m of a water body –

Clearance of vegetation over much of the western area of Lot 1 has recently occurred, including along stormwater drainage lines and adjacent the central dam. This matter came to the attention of Council staff when site photographs were recently taken, in relation to the subject application.

A Planning Permit is required if vegetation clearance is to occur within 30m of a water body or water course. No Permit for clearance has been issued, so this is a matter of land use enforcement and the land owners will be asked to make application for a Planning Permit, for the land clearance, separate to this application for the division of land by way of the reconfiguration of Titles. This would allow for all relevant Standards required under the Scheme for land clearance to be examined.

The matter has also been referred to the Forest Practices Authority for inspection and investigation under the *Forest Practices Act 1985*, as clearance of an area greater than 1 ha, unless deemed to be exempt by a Forest Practices Officer, requires works to be undertaken in accordance with an approved Forest Practices Plan (FPP).

Referral advice –

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2016/01926-CC. See Annexure 5.
Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- . a site notice was posted;
- . letters to adjoining owners were sent; and
- . an advertisement was placed in the Public Notices section of The Advocate.

Representations –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 A covenant on the Title of 83 Allegra Drive restricts the subdivision of land.	This is correct. A covenant over 83 Allegra Drive, Heybridge (CT 154629/7) restricts the subdivision of land if it reduces the area of the land. Whilst it is proposed the boundaries to 83 Allegra Drive be changed, the proposal would not result in a reduction of land area. The boundary adjustments would take 555m ² of land from 83 Allegra Drive, to widen the access to the proposed Lot 1 (Rural Resource land) and replace the land loss with a 555m ² area of land on the eastern boundary of the Rural Living allotment. Therefore, 83 Allegra Drive would retain a total land area of 1.1 ha.
2 The subdivision may result in increased traffic and noise by those accessing the new Lot 1.	<p>The land identified as Lot 1 currently has legal access via two defined rights-of-way off Allegra Drive (over land identified as 85 Allegra Drive). The proposal would not change this matter.</p> <p>The boundary realignments to 83 Allegra Drive are to improve access arrangements and to accommodate a road that has recently been constructed on the land.</p>

<p>3 The land has been cleared of bushland, exposing a creek, dam and gully and endangering fresh water lobster habitat.</p>	<p>This is correct. Refer to “Issues” section above.</p>
--	---

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

It is considered there are minimal issues in relation to the proposed realignment of the two Titles that comprise 76 Reynolds Road. The zoning of the land would remain as existing. Access and use of the land would be as existing and remain somewhat limited by the characteristics of the land.

The boundary line adjustments, relative to 83 Allegra Drive, would not result in a reduction of land area over that allotment and would not take away, or add to, legal rights of access that burden 85 Allegra Drive and benefit 76 Reynolds Road.

Recommendation –

It is recommended that the application for Subdivision – two lots and boundary realignments at 76 Reynolds Road, Heybridge and 83 Allegra Drive, Heybridge be approved, subject the following conditions:

- 1 The development must be substantially in accordance with the plans by Michell Hodgetts & Associates Pty Ltd dated 10 October 2016.
- 2 The development must be in accordance with the Bushfire Risk Report and Hazard Management Plan by Micheal Wells of EnviroPlan, Accreditation No. BFP-128 dated 30 November 2016.

- 3 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted sub-base and an all-weather surface.
- 4 The collection, drainage and disposal of stormwater from vehicle parking and manoeuvring areas to an approved stormwater system.
- 5 The development must be in accordance with TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2016/01926-CC dated 22 December 2016 (copy attached).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.'

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Annexures referred to in the Town Planner's report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the application for Subdivision – two lots and boundary realignments at 76 Reynolds Road and 83 Allegra Drive, Heybridge be approved, subject the following conditions:

- 1 The development must be substantially in accordance with the plans by Michell Hodgetts & Associates Pty Ltd dated 10 October 2016.
- 2 The development must be in accordance with the Bushfire Risk Report and Hazard Management Plan by Micheal Wells of EnviroPlan, Accreditation NO BFP-128 dated 30 November 2016.
- 3 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted sub-base and an all-weather surface.

- 4 The collection, drainage and disposal of stormwater from vehicle parking and manoeuvring areas to an approved stormwater system.
- 5 The development must be in accordance with TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2016/01926-CC dated 22 December 2016 (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
 - 2 'Substantial commencement' is the submission and approval of engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works."
-
-
-

9.7 Use of the Council's roads for Targa Tasmania – 26 April 2017

The Director Community Services reports as follows:

"The Cultural Facilities & Events Officer has prepared the following report:

PURPOSE

The purpose of this report is to consider closure and use of the Council's roads on 26 April 2017 for Targa Tasmania 2017.

BACKGROUND

At its meeting on 25 October 2004 the Council resolved (Minute No. 402/2004) as follows:

"That the promoters of motor-vehicle rallies and trials be advised that the Council will not consider applications for road closures for rally stages in the Central Coast municipal area unless the application is

received not later than 15 weeks prior to the event and is accompanied by evidence of:

- 1 written notification having been sent to harvesting contractors and companies (including transporters of timber products), milk transport contractors and companies, and tourism authorities and operators;
- 2 written notification having been sent to all residents on that part of the road for which road closures are being requested; and
- 3 public notification of any new event having been twice advertised in a daily newspaper circulating in the municipal area;

advising that an application for road closures is being submitted, and that residents and road users should contact the promoter and the Council not later than 13 weeks prior to the event if they have concerns over the closures;

and further that, following any approval having been given by the Council for road closures, the promoter is to undertake public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event.”

The Council, at its meeting on 19 February 2007 (Minute No. 75/2007), included in the motion to approve the road closures for Targa, a condition that, “...future requests for road closures will be denied unless an annual, suitable ‘Targa event’, acceptable to the Council, is staged within the municipal area.”

The Council has received the following correspondence from the Clerk of Course, Targa Australia, which reads as follows:

“I wish to make application to council seeking in principal support of proposed road closures in connection with the international tarmac rally Targa Tasmania.

The event is scheduled to cover a statewide route from Monday 24th April to Saturday 29th May 2017, with all activities relating to the Central Coast municipality concentrated on Wednesday 26th April.

In accordance with the conditions of the Tasmania Police motor sport permits policy; I request approval in principal for the use and closure of the following roads for a maximum period of four and a half hours:

LEG THREE – WEDNESDAY 26th APRIL

MUNICIPALITY OF KENTISH AND CENTRAL COAST

'CASTRA'	Road Closure: 11:54 – 16:24
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Back Road	Wilmot Road and Spellmans Road
Spellmans Road	Back Road and Castra Road

MUNICIPALITY OF CENTRAL COAST

'GUNNS PLAINS'	Road Closure: 12:14 – 16:44
ROAD CLOSED	BETWEEN FOLLOWING ROADS
Central Castra Road	Castra Road and Preston-Castra Road
Preston-Castra Road	Central Castra Road and Preston Road
Preston Road	Preston-Castra Road and Raymond Road
Raymond Road	Preston Road and Gunns Plains Road

MUNICIPALITY OF CENTRAL COAST AND CITY OF BURNIE

'RIANA'	Road Closure: 12:32 – 17:02
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Lowana Road	Marshall's Bridge Road and South Riana Road
South Riana Road	Lowana Road and Upper Natone Road
Upper Natone Road	South Riana Road and Camena Road
Camena Road	Upper Natone Road and Stotts Road
Stotts Road	Camena Road and Wyllies Road

In accordance with councils policy regarding road closures for rally stages I can confirm Targa Australia has provided written notification of the proposed road closures and the route [sic] of Targa Tasmania 2017 to companies and contractors including road transport, harvesting and tourism operators. As in the past this notification will be followed up by further documentation.

Targa Australia has also provided written notification to residents on the sections of roads affected by the road closures specific to the targa stage on which those roads fall. Please find copies of these attached. Further to this Targa Australia will be issuing further letters to residents.

Specifically the following Central Coast resident's addresses with written advice regarding road closures.

Thank you in anticipation, should you require further information please do not hesitate to contact me.

Castra Targa Stage

Spellmans Rd	445	Eastleys Rd	385
	410		259
	385		???
	310		???
	259		289
	179		75
	155		
	99		
	80		
	65		
	609		
	9		

Gunns Plains Targa Stage

Central Castra Rd	9	Preston-Castra Rd	300
	19		299
	80		184
	109		163
	199		140
	345		
	379		
Preston Rd	1633	Goulds Rd	3
	1634		65
	1636		
	1638	Raymond Rd	130
	1641		150
	1647		161
	1648		170
	1668		220
	1667		299
	1709		319
	1747		321
	1749		468
	1777		510

Riana Targa Stage

Lowana Rd	230	South Riana Rd	1730
	224		1655
	209		1603
	180		1601
	160		1512
	84		1462
			1335
Stotts Rd	754		1336
	669		1275
	576		1259
	494		1212
	450		1179
	398		1137
	329		????
			1089
Bennetts Rd	95		1077
	90		1033
			1002
Hornes Rd	51		997
	63		996
	214		918
	???		???
			862
			787
			759
			744
			743
			729
			617
			608
			542
			425
			414
			387

Masters road, Loyetea road, Jansens road and Barkers road done via Australia Post (South Riana Shop)."

Letters to residents were posted on Monday, 19 December 2016. Copies of maps provided with the correspondence are attached at Annexure 1.

DISCUSSION

Resealing works have recently been completed on South Riana Road at Lees Park and this section will be covered in loose gravel. South Riana Hill has been reduced to one lane with appropriate signage in place.

Targa officials have been advised of these sections. It was decided that the sections would be acceptable to traffic but that further inspection would be required closer to the event to confirm this. If it is decided that these sections cannot be included in a racing stage, there are other options available to Targa to change driver behaviour at those locations.

The Council has not received any representations.

Discussions were held with Targa officials on 24 November 2016, as to a suitable 'Targa event', acceptable to the Council, to be staged within the municipal area. University of Tasmania and TAFE Tasmania were contacted to gain their interest in collaborating on an educational event based around Targa, although unfortunately this idea has not attracted any support.

The requested road closures in Central Coast area as follows:

Wednesday, 26 April –

from 11.54am to 4.24pm

- . Spellmans Road – from municipal boundary to Castra Road; and

from 12.14pm to 4.44pm

- . Central Castra Road – from Castra Road to Preston–Castra Road;
- . Preston–Castra Road – from Central Castra Road to Preston Road;
- . Preston Road – from Preston–Castra Road to Raymond Road;
- . Raymond Road – from Preston Road to Gunns Plains Road; and

from 12.32pm to 5.02pm

- . Lowana Road – from Marshalls Bridge Road to South Riana Road;
- . South Riana Road – from Lowana Road to Blythe River;
- . Camena Road – from Blythe River to Stotts Road;
- . Stotts Road – from Camena Road to Wyllies Road.

The proposed non-competition uses do not require approval. Closure to the public only applies to competition stages.

CONSULTATION

The Clerk of Council has advised that notifications requested by the Council have been implemented.

No representations regarding the event have been received by the Council following Targa's mail-out to affected residents.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Engineering Group Leader advises as follows:

"The Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly.

Any damage to any of the roads used for the rally should be reinstated by the Council (or the Council's contractor) at the organiser's expense."

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

The Shape of the Place

- Conserve the physical environment in a way that ensures we have a healthy and attractive community

A Connected Central Coast

- Improve community well-being

Community Capacity and Creativity

- Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Contribute to the preservation of the natural environment.

CONCLUSION

It is recommended that no objection be offered to the requested road closures for Targa Tasmania 2017 and also subject to Targa Australia:

- 1 maintaining its standard organisational arrangements;

- 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;
- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
- 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
- 5 arranging same-day repairs of any fences damaged during the Rally; and further,
- 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly.'

The report is supported."

The Executive Services Officer reports as follows:

"Copies of the promoter's supporting information having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That no objection be offered to the requested road closures for Targa Tasmania 2017, and also subject to Targa Tasmania:

- 1 maintaining its standard organisational arrangements;
- 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;
- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
- 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
- 5 arranging same-day repairs of any fences damaged during the Rally; and further,
- 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly."

NOTES

INFRASTRUCTURE SERVICES

9.8 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Infrastructure Services Determinations made during the month of December 2016 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

.....

.....

.....

NOTES

ORGANISATIONAL SERVICES

9.9 Contracts and agreements

The Director Organisational Services reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of December 2016 has been submitted by the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
-
-
-

9.10 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reports as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of December 2016 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

The following correspondence has been received and circulated to all Councillors:

- . Email relating to proposed works at 22 George Street, Ulverstone.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report

will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Director’s report be received.”
-
-
-

9.11 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 13 December 2016 to 23 January 2017 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

The Schedule also includes for information advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities.”

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”
-
-
-

9.12 Financial statements

The Director Organisational Services reports as follows:

“The following principal financial statements of the Council for the period ended 31 December 2016 are submitted for consideration:

- Summary of Rates and Fire Service Levies
- Operating and Capital Statement
- Cashflow Statement
- Capital Works Resource Schedule.”

The Executive Services Officer reports as follows:

“Copies of the financial statements having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the financial statements (copies being appended to and forming part of the minutes) be received.”
-
-
-

9.13 Rate remissions

The Director Organisational Services reports as follows:

“The following remissions are proposed for the Council’s consideration:

<i>PROPERTY NO.</i>	302330.0260
<i>PROPERTY ADDRESS</i>	Braddons Lookout Road, Leith
<i>REMISSION</i>	\$223.22
<i>REASON</i>	Property deemed to be valueless. (Refer Minute No. 611/95 – 11.12.1995)
<i>PROPERTY NO.</i>	504725.0040
<i>PROPERTY ADDRESS</i>	Goulds Road, Preston
<i>REMISSION</i>	\$270.00
<i>REASON</i>	Remit the General Rate charged incorrectly to the Crown on land described as Park Road Reserve.

<i>PROPERTY NO.</i>	101130.0120
<i>PROPERTY ADDRESS</i>	40 Maskells Road, Ulverstone
<i>REMISSION</i>	\$441.18
<i>REASON</i>	Remit 50% of General Rate for Club. (Refer Minute No. 448/2000 – 30.10.2000)

The Executive Services Officer reports as follows:

“The *Local Government Act 1993* provides that a council, by absolute majority, may grant a remission of all or part of any rates.

A suggested resolution is submitted for consideration.”

■ “That the following remissions be approved:

- . Property No. 302330.0260 – \$223.22
 - . Property No. 504725.0040 – \$270.00
 - . Property No. 101130.0120 – \$441.18”
-
-
-

9.14 Debtor remission

The Director Organisational Services reports as follows:

“The following debtor remission is proposed for the Council’s consideration:

<i>DEBTOR NO.</i>	959550
<i>REMISSION</i>	\$48.00
<i>REASON</i>	Debts for Resource Recovery Centre entry fees, June 2015 (docket numbers 22538, 22542, 22587 and 22594) regarded as not recoverable as per advice from Tasmanian Collection Service that the debtor has declared themselves bankrupt.

A suggested resolution is submitted for consideration.”

■ “That the following remission be approved:

- . Debtor No. 959550 – \$48.00.”

ORGANISATIONAL SERVICES

NOTES

10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close part of the meeting because one or more of the following matters are being, or are to be, discussed at the meeting.

Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.

It is considered desirable that the following matters be discussed in a closed meeting:

- . Confirmation of Closed session minutes; and
- . Minutes and notes of other organisations and committees of the Council.

These are matters relating to:

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

A suggested resolution is submitted for consideration.”

■ “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;

and the Council being of the opinion that it is lawful and proper to close the meeting to the public:

- . Confirmation of Closed session minutes; and
 - . Minutes and notes of other organisations and committees of the Council.”
-
-
-

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

Associated Reports And Documents

Petition Template - Cover Page

Petition to Central Coast Council

Subject matter: *[Print a clear and concise statement identifying the subject matter.]*

Application for planning permit under
S.57 Land Use Planning and Approvals Act 1993
CT245721/1 Zig Zag Road, Sulphur Creek

Statement of
subject matter
and action
requested: *[Print a brief statement of the subject matter and the action requested.
This statement must appear on each page of the petition.]*

The above application seeks permission to develop land for:
Utilities (Telecommunications Tower) with ancillary shed and equipment
adjacent to Zig Zag Road, Sulphur Creek.
We request a 14 day extension to the closing date for representations
regarding the above, due to the timing over the Christmas /New Year
holiday period. This has resulted in insufficient time for those affected
to fully research information required to make representation to council.

Signatories: *[Print a statement specifying the number of signatories.]*

There are twenty signatories to this petition from all properties
directly surrounding the proposed development.

Petition Template - Signature Page(s)

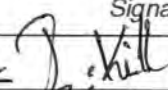
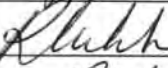
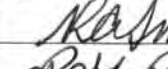
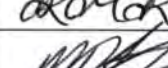
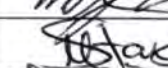
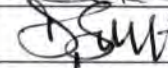

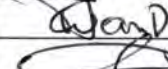
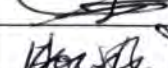
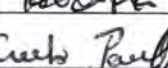
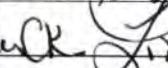
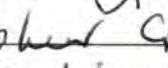

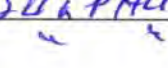



Petition to Central Coast Council

Subject matter: *[Print a clear and concise statement identifying the subject matter. This statement must appear on each page of the petition.]*

Application for planning permit under
S.57 Land Use Planning and Approvals Act 1993
CT245721/1 Zig Zag Road, Sulphur Creek

Statement of subject matter and action requested: *[Print a brief statement of the subject matter and the action requested. This statement must appear on each page of the petition.]*

The above application seeks permission to develop land for:
Utilities (Telecommunications Tower) with ancillary shed and equipment adjacent to Zig Zag Road, Sulphur Creek.
We request a 14 day extension to the closing date for representations regarding the above, due to the timing over the Christmas /New Year holiday period. This has resulted in insufficient time for those affected to fully research information required to make representation to council.

Print Name	Print Address	Signature
DAVID KIRKHAM	172 ZIG ZAG RD SULPHUR CREEK	
ROSLYN KIRKHAM	172 SULPHUR CREEK ZIG ZAG ROAD	
ROBERT SMITH	119 Zig Zag Rd Sulphur Creek	
RODNEY ROUSE	119 Zig Zag Rd Sulphur Creek	
MATTHEW STONES	175 Zig Zag Rd Sulphur Creek	
MAREE STONES	175 Zig Zag Rd Sulphur Creek	
DEREK SMITH	208 ZIG ZAG RD SULPHUR CREEK	
JANET NORTH	208 ZIG ZAG RD, SULPHUR CREEK	
TRIJNI van Dijke	279 Nine Mile Rd. Sulphur Creek	
Clodom van Dijke	279 Nine Mile Rd Sulphur Creek	
Jenny Gaard	4 Travers Lane Hark	
Paul Savva.	78 Zig Zag Road Sulphur Creek	
Linda Dennis	90 Zig Zag Rd Sulphur Creek	
Deryk Dennis	90 Zig Zag Rd Sulphur Creek	
F. Migliorini	177-179 Zig Zag Road Sulphur Creek	
HAROLD VERNHART	145 ZIG ZAG ROAD SULPHUR CREEK	
JOAN VERNHART	145 " " " " " "	

Petition to Central Coast Council

[Print a clear and concise statement identifying the subject matter. This statement must appear on each page of the petition.]

Application for planning permit under
S.57 Land Use Planning and Approvals Act 1993
CT245721/1 Zig Zag Road, Sulphur Creek

[Print a brief statement of the subject matter and the action requested. This statement must appear on each page of the petition.]

The above application seeks permission to develop land for:
Utilities (Telecommunications Tower) with ancillary shed and equipment
adjacent to Zig Zag Road, Sulphur Creek.
We request a 14 day extension to the closing date for representations
regarding the above, due to the timing over the Christmas /New Year
holiday period. This has resulted in insufficient time for those affected
to fully research information required to make representation to council.

[illegible]

Petition Template - Final Page

Petition to Central Coast Council

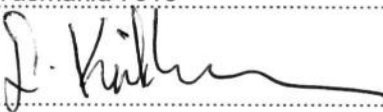
Person lodging
petition:

*[Print full name, address and signature of the person lodging the petition.
This must appear at the end of the petition.]*

The person lodging this petition is:
(Please print)

Full name: David Owen Kirkham

Address: 172 Zig Zag Road
Sulphur Creek
Tasmania 7316

Signature: 



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 5 December 2016 commencing at 1.05pm**

1 PRESENT/APOLOGIES

Len Blair (Chair), Colin Perry, Peter Evans, Norm Frampton, David Dunn, John Klop, Sam Caberica, Merv Gee, Cr Phil Viney, Greg Layton, Len Carr, Russell Game, Kevin Douglas, Anne Williams, and Trish Bock

Minute taker: Melissa Budgeon

Apologies Rob McKenzie

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the meeting held on Monday, 7 November 2016 were confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

- . **Building Works/Shed expansion** materials on order, contractor confirmed for the work to commence in January.
- . **Drainage** – meeting on site with discussion about the matter requiring planning and future of financing the works. Drainage from the new shed roof will also need to be considered.
- . **Volunteers** to help with community projects and registering them into the projects book, and making sure that the project manager for each project follows the whole project through to assist with spreading the time spent.

4 CORRESPONDENCE

Nil.

5 TREASURER REPORT

Income	\$3,136.63	(Fees/projects/donations)
	\$2,500.00	Extensions contributions
Expenses	\$4,860.61	

It was resolved, "That the Treasurer's report be accepted."

Accepted

6 General Business

- . Asset register needs to be updated, volunteers needed to help record items in the Shed areas. It was suggested that surplus equipment could be donated to the Penguin Shed.
- . Len Carr noted that there is a new sign on the exterior of the building acknowledging the donation of support made by the Roofing Centre.
- . Final Wharf market will be on 18 December 2016.
- . Final day at the Shed will be 23 December 2016 and reopening on 2 January 2017.
- . The Men's Shed volunteers are busy representing the Shed at the Neighborhood House Christmas Party on Wednesday, 7 December and at Bunnings on Thursday, 8 December 2016.

7 CLOSURE

As there was no more business to discuss the meeting closed at 1.55pm.

8 NEXT MEETING

The next meeting will be held on 6 February, 2017 commencing at 1.00pm.

CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2016–2017

as at 5 December

<i>Revenue</i>		<i>Estimates</i>	<i>Actual</i>
11413.03			
	Fees	3,000.00	2545.46
	School Groups	–	181.82
	Material Donations	–	\$45.45
	Project Donations	2,000.00	\$363.90
	GST allocation		
	<i>Estimate</i>	<i>\$5,000.00</i>	<i>\$3,136.63</i>
11413.06	Building Fund (carried over)		\$2,500.00
11413.06			\$8,171.00
<i>Expenditure</i>		<i>Estimates</i>	
11481			
1	Aurora	1,800.00	\$387.33
2	Telstra/Internet	700.00	\$204.22
3	Office	200.00	\$45.45
4	Bus	–	–
5	Testing and tagging	1,000.00	–
6	Petty Cash	–	–
7	Training	250.00	\$154.65
8	Membership	200.00	\$50.00
	Insurance	–	\$113.08
9	Room Hire	–	–
10	Repairs and Maintenance	2,000.00	\$2,612.18
11	Safety Equipment	500.00	–
12	Project Materials	3,000.00	\$1,140.25
	Insurance	200.00	–
	Water/Sewage	150.00	\$4.95
13	Inspections/Building maintenance Checks	–	–
	<i>sign</i>	–	\$148.50
	<i>Estimate</i>	<i>\$10,000.00</i>	<i>\$4,860.61</i>
11481.01	\$1,200.00 TV, Sound system, bracket		1,284.00
11413.06	Building Fund		\$8,171.00

Ulverstone Wharf Precinct Advisory Committee

Minutes of a meeting held in the Council Chamber
Central Coast Council, 19 King Edward Street, Ulverstone

Wednesday, 7 December 2016, commencing at 4.15pm

PRESENT

Jackie Merchant (Central Coast Council), **Melissa Budgeon** (Central Coast Council), **Matthew Waller** (Pier01), **Heather Davidson** (Live @ the Wharf Inc.), **Cr John Bloomfield** (Central Coast Council), **Georgina Harvey** (UHS) and **Tony O'Neil** (Central Coast Farmers Market)

1 WELCOME/APOLOGIES

Apologies received from **Bruce Mansfield** (Community), **Rod White** (Pedros Restaurant), **Mike Hales** (Live @ the Wharf Inc.) and **Maree Gleeson** (Health Promotions)

2 PREVIOUS MINUTES

Minutes from the previous meeting were approved.

■ The meeting approved the minutes of the Ulverstone Wharf Precinct Advisory Committee meeting held on 5 October 2016 with an amendment".

Amendments: Heather Davidson was present at the meeting held on 5 October 2016 not Mike Hales and the meeting commenced at 4.20pm.

3 MATTERS ARISING

3.1 Discussion on Committee Charter

Cor Vander Vlist presented details of the new Charter to the meeting. The committee agreed to hold quarterly meetings.

Melissa Budgeon was introduced as the new Operations Officer for the Wharf Precinct. Maintenance items should be dealt with as soon as possible and referred to Melissa Budgeon.

3.2 Parking

The Council Inspector has commenced parking patrols at the wharf on Friday nights. Cor highlighted that more people were booked for illegal parking than staying over the permitted time on the first Friday night. On the second Friday night three were booked for staying overtime.

3.3 Shared Pathway

Bruce Mansfield asked about the time frame of the installation of a dog post, bike rack and drinking fountain. Items to be installed at the southern end of the building in the near future for the summer holiday period. Items have been purchased and are awaiting installation.

4 NEW MATTERS ARISING

4.1 Signage

The committee would like to see Cradle Coast Farmers Market and Live@The Wharf on the sign at the street corner that currently lists Pier01 and Pedros at the precinct.

Gnomon Pavilion signage is still an ongoing issue.

5 REPORTS

Reports from Groups:

5.1 Cradle Coast Farmers Market – represented by Tony O’Neil

The Market is going well. Managing the electrical cable on the grounds has been a challenge. There are cable covers on the cords but these prove a problem for the visually impaired/elderly. The committee discussed ideas on how to solve this problem but were currently unable to come up with a solution To be discussed further.

5.2 Pier01 – represented by Matthew Waller

Matthew outlined a busy time for Pier01 from December through to February due to being fully booked for functions. He is currently liaising with the Masters Game committee and the MG Car Club committee for 2017.

Matthew reported that vandalism at the wharf has increased.

5.3 Live @ The Wharf – represented by Heather Davidson

Heather Davidson reported that Live@The Wharf has received good patronage with 200th show held a few weeks ago, which was well supported. Signage at the entrance to the Wharf Precinct would be great advertising Live@The Wharf. New chairs are easier to stack and are working well.

5.4 Health Promotions (An apology)

Nothing to report.

5.5 Youth – represented by Georgina Harvey (UHS)

Change in the culture of the youth visiting the space. Live@The Wharf hosted some young bands which was well supported by other young people and families. Valued as a place in the community.

5.6 Pedros Restaurant (An apology)

Nothing to report.

5 GENERAL BUSINESS

The reading tents will be used by the Ulverstone Library. Jackie is investigating blackboards to be placed at the Wharf for people to comment on “What we love about Central Coast”.

6 MEETING CLOSURE

Meeting closed – 4.45 pm

Next meeting scheduled

Meeting dates for 2017:

Wednesday – 1 March 2017

Wednesday - 7 June 2017

Wednesday – 6 September 2017

Wednesday - 6 December 2017

The next meeting will be held on Wednesday, 1 March 2017 at 4.15pm to be held at the Central Coast Council in the Chamber, 19 King Edward Street, Ulverstone.

Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 9 January 2017 commencing at 6.00pm

Members attendance

Cr Kathleen Downie (Deputy Mayor) Cr Garry Carpenter
Cr Rowen Tongs (proxy) Cr Tony van Rooyen
Mr Cor Vander Vlist (Acting General Manager)

Members apologies

Cr Jan Bonde (Mayor)
Cr Shane Broad
Ms Sandra Ayton

Employees attendance

Director Organisational Services (Mr Vernon Lawrence)

Employee apologies

Nil

Public attendance

No members of the public attended during the course of the meeting.

CONFIRMATION OF MINUTES OF THE COMMITTEE

1/2017 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 14 November 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr van Rooyen moved and Cr Tongs seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 14 November 2016 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

2/2017 Mayor’s communications

The Deputy Mayor reported as follows:

“Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

Members are reminded that the *Local Government (Meeting Procedures) Regulations 2015* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.

In the event that items listed for consideration are referred, under the terms of the Committee’s appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

- Cr van Rooyen moved and Cr Tongs seconded, “That the Deputy Mayor’s report be received.”

Carried unanimously

DECLARATIONS OF INTEREST

3/2017 Declarations of interest

The Deputy Mayor reported as follows:

“Members are requested to indicate whether they have, or are likely to have, a pecuniary (or conflict of) interest in any item on the agenda.”

The Director Community Services reported as follows:

“The *Local Government Act 1993* provides that a member must not participate at any meeting of a special committee in any discussion, nor vote on any matter, in respect of which the member has an interest or is aware or ought to be aware that a close associate has an interest.

Members are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a member must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

No interests were declared at this time.

ADJOURNMENT OF MEETING

4/2017 Adjournment of meeting

The Deputy Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop commenced at 6.05pm. The workshop having been concluded, the Deputy Mayor resumed the meeting at 6.13pm.

DEPUTATIONS

5/2017 Deputations

The Director Community Services reported as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

OPEN REPORTS

6/2017 Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward Street, Ulverstone – Application No. DA215181

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA215181
<i>PROPOSAL:</i>	Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage
<i>APPLICANT:</i>	Jason Shephard
<i>LOCATION:</i>	2 King Edward Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	1 December 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	17 December 2016
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	10 January 2017 (extension of time until 23 January 2017)
<i>DECISION DUE:</i>	9 January 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for extensions to an existing dwelling, a carport and an outbuilding (shed) at 2 King Edward Street, Ulverstone.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – aerial view and photographs;

-
- . Annexure 4 – Statement of Compliance from Road Authority;
 - . Annexure 5 – TasWater’s Submission to Planning Authority Notice TWDA 2016/01827–CC.

BACKGROUND

Development description –

Application is made to demolish part of an existing dwelling at 2 King Edward Street, Ulverstone and develop a 113.12m² extension to the existing single-storey dwelling. The extension would include a new living area that would be incorporated into a renovated, open plan kitchen/dining area, and a master bedroom with walk-in-wardrobe and ensuite. The development would also include an extension off an existing verandah. The total floor area of the dwelling, with the additional verandah area, would be 272.15m². The dwelling extensions would be constructed in weatherboard materials to match the existing dwelling, and a “Colorbond” roof.

Application is also made for an attached 41m² carport that would be accessed via King Edward Street. The carport would be constructed to within 131mm off the southern boundary of the allotment for a length of 10m and would be setback 3.94m from the King Edward Street frontage.

Application is also made for a 108m² shed. The “Colorbond” clad shed would incorporate a shower and kitchen and would be located in the south-western corner of the allotment. It would be sited on the southern boundary for a length of 9m and the western boundary for a length of 12m.

The shed and carport would be constructed to within 131mm off the southern boundary for a combined length of 19m.

Note – The floor plan, elevations and site plan of the proposed shed show the building with varying dimensions. The applicant has advised the accurate dimension is 9m x 12m, as detailed above.

Site description and surrounding area –

The land is zoned General Residential. The property is located on the corner of King Edward and Water Streets, Ulverstone and has a land area of 716m².

The land is flat and is accessed via an existing crossover off Water Street.

Surrounding land is developed to residential standard.

History -

The property was previously listed on the Tasmanian Heritage Register. In April 2016, the owner commenced the construction of a 1.8m high fence to the primary and secondary frontages, without the necessary Permits and approvals from the Tasmanian Heritage Council or the Council. The owner was advised to cease work and the matter was placed on hold as the owner sought a delisting of the property. The property was subsequently delisted by the Tasmanian Heritage Council on 26 November 2016.

An application for development of the site, including fencing, dwelling extensions, a carport and a shed was deemed to be a valid application on 29 November 2016.

DISCUSSION

The following table is an assessment of the relevant Scheme provisions:

10.0 General Residential Zone

CLAUSE	COMPLIANCE
10.3.1 Discretionary Permit Use	
10.3.1–(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.	Not applicable. Residential use is Permitted.
10.3.2 Impact of Use	
10.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable. Use is Residential.
10.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is Residential.
10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.

10.4.1 Residential density for multiple dwellings	
<p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.</p>	<p>Not applicable.</p> <p>Not a multiple dwelling development.</p>
10.4.2 Setbacks and building envelope for all dwellings	
<p>10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback from the primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage of any existing dwelling on the site; or</p>	<p>(a) Compliant. Primary frontage setback for new development would be 3.949m (existing dwelling is setback 3.3m).</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Land does not abut the Bass Highway.</p>

<p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) not less than 50.0m if the development is on land that abuts the Bass Highway.</p>	
<p>10.4.2 (A2) A garage or carport must have a set back from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Non-compliant. Carport would be setback 3.94m from King Edward Street frontage. Shed would be 10.91m from the Water Street secondary frontage.</p> <p>See “Issues” section below.</p> <p>(b) Not applicable. Dwelling is at ground level.</p> <p>(c) Not applicable. Land is flat.</p>
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p>	<p>a)(i) Non-compliant. Development would not be contained within the required building envelope (Diagram 10.4.2C). Outbuilding (shed) with wall height of 2.7m would be 0m from the western boundary of the lot.</p> <p>a)(ii) Non-compliant. Development would not be contained within the required building envelope (Diagram 10.4.2C).</p>

<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(a) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>See “Issues” section below.</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Non-compliant. The carport would be constructed to within 149mm off the southern side boundary for a length of 10m and the outbuilding (shed) would be constructed to within 131mm of the southern boundary for a length of 9m.</p> <p>This equates to a total length of 19m of southern side boundary development inside the required 1.5m setback.</p> <p>See “Issues” section below.</p>
10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the</p>	<p>(a) Non-compliant. Carport equals 41m², shed equals 108m², existing and proposed dwelling floor area equals 272.15m². The total development on site equals 421.15m².</p> <p>Proposed site coverage (dwelling with additions and outbuildings) equals 58.80%.</p> <p>See “Issues” section below.</p>

<p>finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(b) Not applicable. Not multiple dwellings.</p> <p>(c) Compliant. Estimated area free from impervious surfaces equals 41.20%.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p>	<p>(a)(i) Compliant. Private open space would be approximately 96m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Private open space would have a minimum dimension of 6m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Living, dining and kitchen areas accessible from rear verandah.</p> <p>(d) Compliant. Private open space would be located to the west and east of the dwelling with a small portion to the north.</p> <p>(e) Compliant. Private open space would not be located between the dwelling and frontage.</p> <p>(f) Compliant. The site is flat.</p> <p>(g) Compliant. Private open space adjoins (but is separate from) access and parking areas.</p>

<p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	<p>Compliant.</p> <p>Habitable rooms face north and north-west.</p>
<p>10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A) must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and 	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
10.4.5 Width of openings for garages and carports for all dwellings	
<p>10.4.5–(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>Carport is 3.94m from primary frontage with a single opening width of 3.71m.</p>
10.4.6 Privacy for all dwellings	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished</p>	<p>Not applicable.</p> <p>No part of the dwelling or outbuilding would have a finished floor level of more than 1m above ground level.</p>

<p>surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and 	<p>Not applicable.</p> <p>No part of the dwelling or outbuilding would have a finished floor level of more than 1 m above ground level.</p>

<ul style="list-style-type: none"> (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or</p>	<p>Not applicable.</p>

<p>glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1.0m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level. 	<p>No shared access or parking space proposed.</p>
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<ul style="list-style-type: none"> (a) Not applicable. Not a solid fence. (b) Compliant. Fence to primary and secondary frontages would have transparency of not less than 30% (open slates).

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: 	<ul style="list-style-type: none"> (a) Compliant. Lot area is 716m². (b)(i) Non-compliant. Outbuilding (shed) with a wall height of 2.7m would be 0m from the western boundary of the lot, constructed for a length of 12m. Further, the attached carport would be constructed to the southern side boundary for a length of 10m and the

<ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>shed would be constructed to the southern side boundary for a length of 9m, with a 131mm setback. This equates to a total building length of 19m from the southern boundary.</p> <p>See "Issues" section below.</p> <ul style="list-style-type: none"> (b)(ii) Not applicable. No zone boundary. (b)(iii) Not applicable. No registered easement on the Title. (b)(iv) Not applicable. No right-of-way. (b)(v) Not applicable. No restriction imposed by a Utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Site is accessible from Water Street. A secondary access would be required off King Edward Street.
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or 	<ul style="list-style-type: none"> (a) Compliant. Existing frontage to the road is 23m wide. (b) Not applicable. Not an internal Lot. Satisfied by (a). (c)(i) Not applicable. No right of way. Satisfied by (a). (c)(ii) Not applicable. No right of way. Satisfied by (a).

<p>(c) by a right of way connecting to a road –</p> <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <ul style="list-style-type: none"> (i) 3.6m for a single dwelling development; or (ii) 6.0m for multiple dwelling development or development for a non-residential use; and <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(d)(i) Compliant. Site frontage is 23m wide.</p> <p>(d)(ii) Not applicable. Not multiple dwelling development.</p> <p>(e) Compliant. Site has access to Water Street in accordance with the <i>Local Government (Highways) Act 1982</i>. Additional access off King Edward Street would need the approval of the Council, acting in its capacity as the Road Authority.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>Site is connected to the reticulated water system.</p>

10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. Site is connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. Site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10–(A1) (a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ² ; and (ii) be not more than 830m ² ; or (b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.	(a) Compliant. Site has an area of 716m ² . (b) Compliant. Site area is 716 m ² . (c) Compliant. One dwelling per 716m ² lot.
10.4.11 Development other than a single or multiple dwelling	
10.4.11.1 Location and configuration of development	
10.4.11.1–(A1) The wall of a building must be set back from a frontage – (a) not less than 4.5m from a primary frontage; and	Not applicable. Development is for a single dwelling.

<ul style="list-style-type: none"> (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback – <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or 	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

<p>(ii) less than 1.5m from a side boundary if –</p> <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan of subdivision. 	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials, or waste, must be located behind the primary frontage of a building.	Not applicable. Development is for a single dwelling.
10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Not applicable. Development is for a single dwelling.
10.4.11.2 Visual and acoustic privacy for residential development	
10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must: (a) if the finished floor level is more than 1.0m above natural ground level: (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary;	Not applicable. Development is for a single dwelling.

<p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or</p> <p>(b) If less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</p> <p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

10.4.11.3 Frontage fences	
<p>10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>
10.4.12 Setback of development for sensitive use	
<p>10.4.12-(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Not applicable. Site does not adjoin a zone boundary.</p> <p>(b) Not applicable. Site does not adjoin a zone boundary.</p>
<p>10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) a major road identified in the Table to this clause;</p> <p>(b) a railway;</p>	<p>Compliant.</p> <p>(a) Dwelling is 1.7km from the Bass Highway.</p> <p>(b) Dwelling is approximately 514m from the Western Rail Line.</p>

<p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(c) Not applicable. No land designated in the Scheme for future road, or rail purposes within 50m of the development.</p> <p>(d) Dwelling would be approximately 15km from the nearest Proclaimed Wharf Area that is in Devonport.</p>
10.4.13 Subdivision	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>10.4.13–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p> <p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <p>a. slope, shape, orientation and topography of land;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	<p>Not applicable.</p> <p>No subdivision proposed.</p>
CODES	
E1 Bushfire–Prone Areas Code	Not applicable. Site is not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.

E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1 m.
E5 Local Heritage Code	Not applicable. No local heritage listings in this Scheme.
E6 Hazard Management Code	Not applicable. No hazard mapping applicable.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1 –(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. The Scheme requires two car parking spaces for a single dwelling. The development makes provision for two car parking spaces.</p>

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Not applicable. On-site loading not required in the General Residential zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for residential use.</p>
E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
E9.6.1 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Development would be required to connect to a reticulated stormwater system.
<p>E9.6.1 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p>	<p>Not applicable.</p> <p>Development is for a single dwelling.</p>

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

Issues –

1 Setback from side and rear property boundaries and variation to building envelope –

The Scheme's Acceptable Solution standard 10.4.2–(A3) "Setbacks and Building Envelope for all Dwellings" requires double-storey development to project a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundary, and to a building height of not more than 8.5m above natural ground level. Further, side boundary development may be less than 1.5m from the boundary if the total length of development on the boundary does not exceed 9m.

The proposed 41m² carport would be setback 131mm off the southern boundary of the allotment for a length of 10m.

The proposed 108m² shed would be located in the south-western corner of the allotment, constructed to the western boundary for a length of 12m and to within 131mm of the southern boundary of the allotment for a length of 9m.

The combined length of the proposed shed and carport that is within 131mm of the southern boundary would be 19m.

Performance Criteria 10.4.2–(P3) requires that there is no unreasonable loss of amenity by overshadowing and visual impact and, that there is separation between buildings that is compatible with that prevailing in the surrounding area, stating, "The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room...; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

-
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.

The Performance Criteria is addressed below.

2 Overshadowing –

The Scheme incorporates standards that require the habitable rooms and private open space areas of dwellings on adjoining land not receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. The proposed development is directly to the north of the adjoining property at 4 King Edward Street.

The application is accompanied by shadow pattern diagrams that demonstrate the shadow impact on adjoining property on 21 June at 9.00am, 12.00pm and 3.00pm. The shadow diagrams show that the adjoining property to the south, 4 King Edward Street, would receive sustained overshadowing for the whole of the day; from 9.00am to 3.00pm on 21 June, over and above shading by the boundary fence, shading north-facing habitable rooms and an area of north/west private open space.

The overshadowing is because development is proposed for a total length of 19m along the 30m long southern boundary of 2 King Edward Street and because the southern dwelling, at 4 King Edward Street, is located within close proximity of the shared boundary.

The proposed shed would also be constructed to the western boundary of the subject allotment for a length of 12m. The adjoining property to the west is identified as 14 Water Street. The overshadowing in this case is not considered to be unreasonable, as the shed would shade adjoining land in the morning, but not at midday or during the afternoon due to the orientation of the adjoining allotment to the west.

3 Visual impact –

The Scheme requires that development be inside the required building envelope. Reduced setbacks from side and rear boundaries must not result in a visual impact due to the apparent scale, bulk or proportions of the development, when viewed from adjoining land.

The visual presence of the proposed development would be most noticeable from 4 King Edward Street, with “Colorbond” materials (the

shed) and the carport development extending for a length of 19m along the boundary line.

It is considered the proposed development is excessive boundary line development and would result in a sustained negative visual impact on the amenity of adjoining land, due to the final height and proximity of the development to the adjoining dwelling and the continuous, unadorned, use of "Colorbond" material.

4 *Setback of the carport from the frontage of the property –*

Acceptable Solution 10.4.2–(A2) requires that a garage or carport be setback 5.5m from a primary frontage, or alternatively 1m behind the façade of a dwelling. The proposed carport would be setback 3.94m from the King Edward Street frontage, level with the existing dwelling.

The proximity of the carpark to the King Edward Street frontage is considered to be acceptable. Proposed additions to the façade of the dwelling would incorporate a verandah extension. The proposed fenestrations to both the verandah and the carport would ameliorate the impact of the carport development and be in keeping with the presentation of the dwelling to the streetscape.

5 *Total site coverage –*

Acceptable Solution 10.4.3–(A1) requires that development in the General Residential zone occupy a site coverage of not more than 50% of the land. The proposed development would result in a site coverage of 58.80%. Performance Criteria 10.4.3–(P1) requires that development which exceeds 50% of land coverage must provide adequate areas of private open space, of a size and dimension that is appropriate to the size of the dwelling, and that provision is made for clothes drying and waste storage. The proposal would provide an adequate area of private open space with an area of approximately 96m², located to the west and east of the dwelling, between the dwelling and the shed. Nevertheless, the proposal is considered to be overdevelopment of the site, resulting in other negative impacts on adjoining land, as discussed above.

Referral advice –

Referral advice from the various Departments of the Council and other service providers is as follows:

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance from Road Authority. Refer to Annexure 4.
TasWater	Refer to Submission to Planning Authority Notice. Refer to Annexure 5.
Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- . a site notice was posted;
- . letters to adjoining owners were sent; and
- . an advertisement was placed in the Public Notices section of The Advocate.

Representations –

No representations were received within the prescribed time.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed development is not able to meet key Acceptable Solutions and Performance Criteria that seek to protect the visual amenity of adjoining land and the amount of direct sunlight and solar access that would be available to adjoining property.

The proposed development is overdevelopment of the land, resulting in a limited level of amenity and sustained overshadowing of the adjoining dwelling to the south of the subject allotment, at 4 King Edward Street, and the adjoining dwelling's associated private open space area.

Recommendation –

It is recommended that the application for Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward Street, Ulverstone be refused on the following grounds:

- 1 The proposal does not satisfy Performance Criteria 10.4.2–(A3) of the *Central Coast Interim Planning Scheme 2013* and would result in a negative visual impact on adjoining land and a sustained overshadowing impact on adjoining land.'

The report is supported."

The Director Community Services reported as follows:

"Copies of the Annexures referred to in the Town Planner's report have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Tongs seconded, "That the application for Residential (dwelling extensions, carport and outbuilding – shed) – variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building

envelope standards for dwelling, carport and shed, and total site coverage at 2 King Edward Street, Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit stamped 8 December 2016, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater's 'Submission to Planning Authority Notice' TWDA 2016/01727-CC, dated 8 December 2016 (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 13 December 2016 issued by the Council acting in its capacity as the Road Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS2890 Figure 3.3 'Minimum Sight Lines for Pedestrian Safety'.
- 3 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 4 Building and Plumbing Permits are required for the proposed development. A copy of this Planning Permit must be given to your building surveyor."

Carried unanimously

Closure

There being no further business, the Deputy Mayor declared the meeting closed at 6.15pm.

CONFIRMED THIS DAY OF , 2017.

Chairperson

(cvv:km)

Appendices

- Minute No. 6/2017 – TasWater Submission to Planning Authority Notice Reference No. TWDA 2016/01727-CC dated 8 December 2016 – Application No. DA215181
- Minute No. 6/2017 – Statement of Compliance for Vehicular Access and Drainage Access dated 13 December 2016 – Application No. DA215181

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Development Support Special Committee within these minutes:

(i) the advice, information or recommendation was given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line that ends in a small arrow pointing to the right.

Cor Vander Vlist
ACTING GENERAL MANAGER

Appendices

Submission to Planning Authority Notice

Council Planning Permit No.	DA215181	Council notice date	1/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01827-CC	Date of response	8/12/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	2 KING EDWARD STREET, ULVERSTONE	Property ID (PID)	6964978
Description of development	Additions, carport & shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Yaxley Design & Drafting	216033-16		2/10/2016
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS & METERING</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this dwelling development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>ASSET CREATION & INFRASTRUCTURE WORKS (Relocating sewer main)</p> <ol style="list-style-type: none"> 3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 4. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept relocation plan "216033-16", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by 			

TasWater.

8. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

13. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
14. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

56W CONSENT

15. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater

pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

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

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$201.93 for development assessment; and
- b. \$133.25 for Consent to Register a Legal Document

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

Advice

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

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

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

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

Authorised by



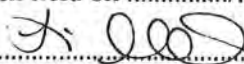
Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

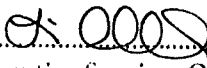
CENTRAL COAST COUNCIL

I certify that this is ^{the Taswater Submission} to Planning Authority.
 Notice Ref. No. TWDA 2016/01727-CC dated
 8 December 2016 - 2 King Edward Street,
 Ulvershove - App'n No. DA215181 referred to in
 Minute No. 6/2017 of a meeting of the
 Development Support Special Committee
 Council held on 09/01/2017



Uncontrolled Executive Services Officer

Annexure 4

CENTRAL COAST COUNCIL	
I certify that this is <i>the Statement of Compliance for Vehicular Access and Drainage Access</i> dated <i>13 December 2016</i> - <i>2 King Edward Street, Ulverstone</i> - Application No. <i>DA215181</i> referred to in Minute No. <i>6/2017</i> of a meeting of the <i>Development Support Special Committee</i> Council held on <i>09/01/2017</i>	
	
Executive Services Officer	

13 December 2016

Our ref.:

DA215181, paa:kaa

Doc ID:

259187

Mr J Shephard
2 King Edward Street
ULVERSTONE TAS 7315

Dear Mr Shephard

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS
DWELLING EXTENSIONS, CARPORT & SHED - 2 KING EDWARD STREET, ULVERSTONE

I refer to your application DA215181 for dwelling extensions, carport and shed at 2 King Edward Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access.

Access can be provided to the road network at 2 King Edward Street, Ulverstone, Ulverstone subject to the following:

- R1 The existing access on the Water Street frontage must be upgraded to the standard 3.6m wide access and must be reconstructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads - Driveways (copy enclosed);
- R2 A new 3.6m wide access shall be located on the King Edward Street frontage generally as shown on the Yaxley Design & Drafting Site Plan, Drawing No. 216033-2 dated 2 October 2016 (copy enclosed);
- R3 The new 3.6m wide access must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads - Driveways (copy enclosed);
- R4 A Roadworks Authority (RWA) must be signed by the developer/property owner for the Council to undertake the work relating to the installation of the 3.6m wide kerb and channel crossover on the Water Street frontage and the 3.6m wide kerb and channel crossover on the King Edward Street frontage, prior to any work associated with the development being undertaken;
- R5 Sight triangle areas adjacent to each access/driveway must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (copy enclosed);
- R6 Drawings and/or details of the methods proposed to satisfy R5 above must be submitted to the Council and be approved by the Council's Director Infrastructure Services prior to any Building Permit being issued;

- R7 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R8 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R9 All works or activity listed above must be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 All works or activity listed above shall be at the developer's/property owner's cost;
- R11 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken. Please contact the Council Public Safety Coordinator on 0419 103 887.

This 'Statement of Compliance' is not an approval to create an access or work in the road reservation, nor is it a planning permit for the development. This 'Statement of Compliance' is valid for a period of 2 years from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215181.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely

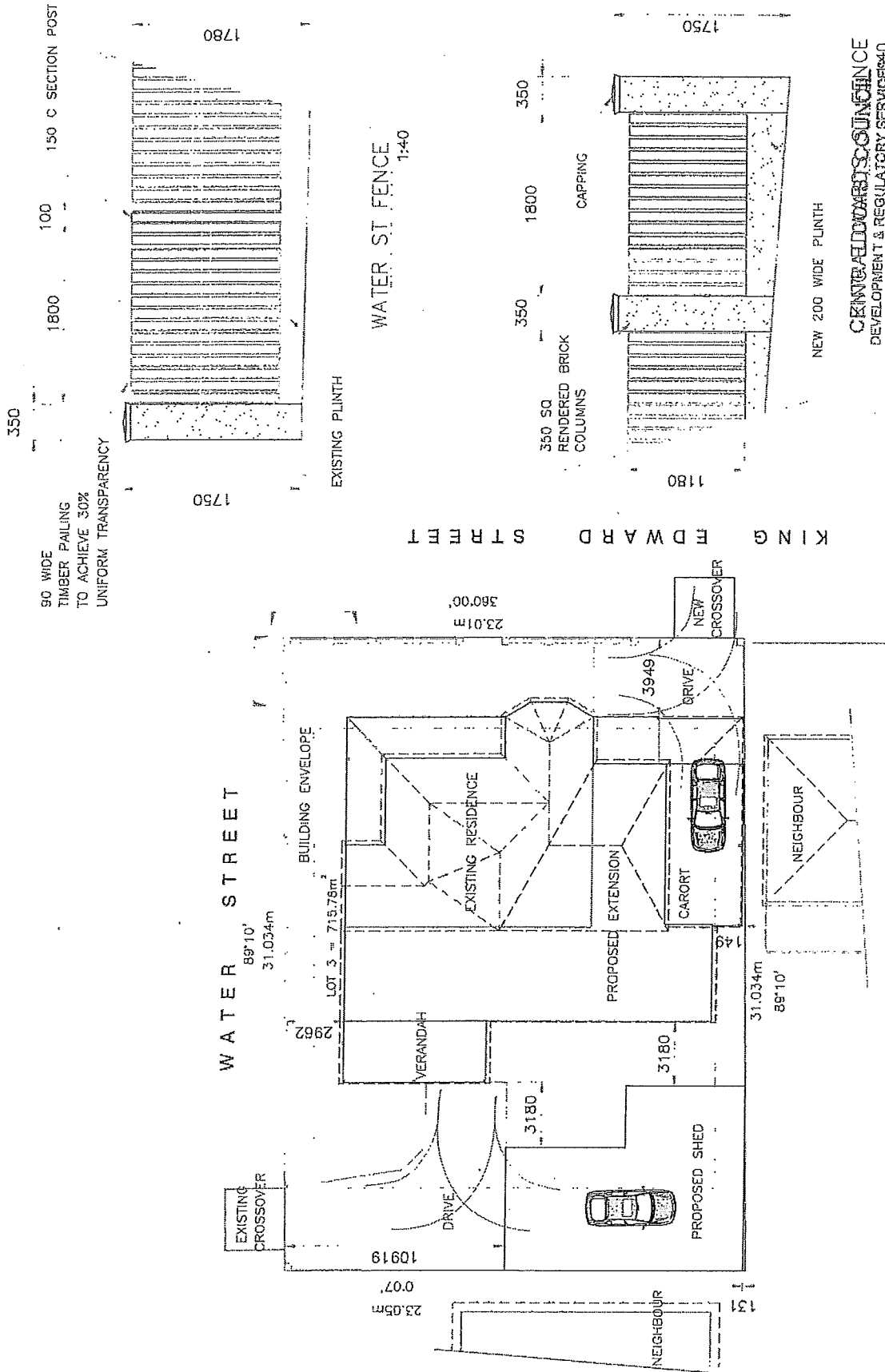


Philip Adams
ENVIRONMENTAL ENGINEER

Encl.

Administrative Assistant – Planning ✓
Public Safety Coordinator

A COPY FOR YOUR INFORMATION



CENTRAL DISTRICT COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 08 NOV 2016

NOTE - LAND SURVEYOR REQUIRED TO DETERMINE SITE BOUNDARIES PRIOR TO COMMENCING WORK
Application No: 216033-2 of #
Doc. ID: 2 OCT 16

TITLE DRAWING

SITE PLAN



MAR 16
S.A.Y.
A3
1:200

PROPOSED EXTENSION TO EXISTING RESIDENCE
2 KING EDWARD ST. ULVERSTONE
FOR
JASON & TAMMY SHEPHEARD

Central Coast Council

List of Development Applications Determined

Period From: 01-Dec-2016 To 31-Dec-2016

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216049	15 Tasmania Street Leith 7315	Discretionary Development Application	Residential (dwelling extension)	26-Sep-2016	06-Dec-2016	28
DA216057	505 Castra Road Abbotsham 7315	Discretionary Development Application	Change of Use - Manufacturing and Processing (assembly of furniture)	10-Oct-2016	16-Dec-2016	58
DA216081	South Nietta Road Nietta 7315	Discretionary Development Application	Resource Development - (outbuilding - barn and tool shed)	20-Oct-2016	01-Dec-2016	27
DA216083	42 Eastland Drive Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - carport)	31-Oct-2016	01-Dec-2016	28
DA216087	42 Hull Street Leith 7315	Discretionary Development Application	Residential (dwelling extension, shed and conversion of existing garage to studio)	03-Nov-2016	07-Dec-2016	18
DA216019	25 Pine Road Penguin 7316	Discretionary Development Application	Residential (dwelling)	08-Nov-2016	07-Dec-2016	28
DA216073	14 Henslowes Road Ulverstone 7315	Discretionary Development Application	Residential (two lot subdivision)	10-Nov-2016	07-Dec-2016	8
DA214058-2	Lowana Road Gunns Plains 7316	Discretionary Development Application	Residential (dwelling)	11-Nov-2016	06-Dec-2016	6
DA216090	7 Ploverton Court Gawler 7315	Discretionary Development Application	Resource development shed)	14-Nov-2016	15-Dec-2016	28
DA216093	37 Henslowes Road Ulverstone 7315	Discretionary Development Application	Residential (carport)	14-Nov-2016	09-Dec-2016	23
DA216103	11 Mountain View Place Penguin 7316	Discretionary Development Application	Residential (outbuilding- shed)	28-Nov-2016	16-Dec-2016	17
DA216101	Winduss Road Gunns Plains 7316	Discretionary Development Application	Resource development (shed)	28-Nov-2016	16-Dec-2016	17
DA216104	7 Browns Lane Penguin 7316	Discretionary Development Application	Residential (Multiple Dwellings)	29-Nov-2016	23-Dec-2016	16
DA216102	414 South Riana Road South Riana 7316	Permitted Development Application	Residential (Outbuilding - garage)	29-Nov-2016	06-Dec-2016	3

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216114	16 Beach Road Ulverstone 7315	Permitted Development Application	Residential (Boundary adjustment)	08-Dec-2016	21-Dec-2016	11
DA216112	42 Enterprise Avenue Penguin 7316	Permitted Development Application	Subdivision - boundary adjustment	12-Dec-2016	21-Dec-2016	8
DA216117	33 Victoria Street Ulverstone 7315	Permitted Development Application	Hotel Industry (roof replacement)	12-Dec-2016	21-Dec-2016	8

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 December 2016 to 31 December 2016

Building Approvals – 31

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	8	3,194,000
Flats/Units/Apartments	0	0
Additions/Alterations	10	392,227
Outbuildings	10	266,529
Other	3	854,900
The estimated cost of building works totalled		4,707,656

Permit to Proceed – 1 (\$2,000)

Minor Works Applications – 1

Plumbing Permits – 21

Special Plumbing Permits (on-site wastewater management systems) – 5

Food Business registrations (renewals) – 11

Food Business registrations – 3

Temporary Food Business registrations – 3

Temporary 12 month Food Business Registrations – 5

Public Health Risk Activity Premises Registration – 1

Kennel Licences issued – 1

<i>Address</i>	<i>Owner</i>
10 Ling Street, Ulverstone	Jason & Janine Churchill

Abatement notices issued – 16

<i>Address</i>	<i>Property ID</i>
78 Esplanade, Turners Beach	202050.1140
1 Phoenix Court, Ulverstone	101343.0020
5 Phoenix Court, Ulverstone	101343.0100
6 Phoenix Court, Ulverstone	101343.0120
7 Phoenix Court, Ulverstone	101343.0140
22 Alexandra Road, Ulverstone	100020.0740
126A Trevor Street, Ulverstone	101670.1060
45 Amy Street, West Ulverstone	100080.0500
78 Clara Street, West Ulverstone	100260.1480
27 Westland Drive, West Ulverstone	101850.0260
154 South Road, Penguin	403570.2514
2 Stubbs Court, Penguin	403590.0040

8 Oceanside Boulevard, Sulphur Creek
94 Preservation Drive, Preservation Bay
96 Preservation Drive, Preservation Bay
98 Preservation Drive, Preservation Bay

403042.0120
403485.0090
403485.0095
403485.0097

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a small 'V' at the end.

Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES



Annexure 2



PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900
Fax (03) 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number **DA215102**

APPLICANT DETAILS

Applicant Name	Kate Louise Wylie, Mr Phil Hough Kate Louise Wylie, Mr Phil Hough		
Postal Address	10 Esplanade TURNERS BEACH TAS 7315		
Phone(B)	Phone(H)	Mobile	Fax

0488 40 853

OWNER DETAILS

Owner/Authority Name	Kate Louise Wylie, Phillip John Hough
Address	10 Esplanade Esplanade TURNERS BEACH TAS 7315

DEVELOPMENT APPLICATION DETAILS

Property Address	10 Esplanade Turners Beach 7315
Title Reference	60618/12
Zone(s)	Low Density Residential [Central Coast Interim Planning Scheme 2013]

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

Present Use	Residential
Proposal (intended use)	Residential (dwelling extension)
Development Type	Discretionary Permit Area >250m2, Other Development -
Estimated Value of Development	

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	9 document(s) Not submitted (Refer Checklist)

Existing Floor Area	Area: m2
New or Additional Floor Area	Area: m2

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **27 NOV 2016**

Application No: **DA215102**

Doc. ID: **258139**



Application Number: DA215102

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	

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):** Phillip Vargh **Signed:** [Signature] **Date:** 27/11/16
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 27 NOV 2016

Application No: DA215102

Doc. ID: 258139

SEARCH OF TORRENS TITLE

VOLUME 60618	FOLIO 12
EDITION 5	DATE OF ISSUE 20-Feb-2014

SEARCH DATE : 03-Dec-2015

SEARCH TIME : 04.14 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH

Lot 12 on Sealed Plan 60618 (formerly being SP360(B))

Derivation : Part of 14A-3R-18Ps. Gtd. to H.V.G. Turner

Prior CT 2106/4

SCHEDULE 1

D110577 TRANSFER to PHILLIP JOHN HOUGH and KATE LOUISE WYLIE

Registered 20-Feb-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D110578 MORTGAGE to National Australia Bank Limited

Registered 20-Feb-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRE
DEVELOPMENT

NCIL
SERVICES

Received: 29 NOV 2016

Application: DA 215102

Doc. ID: 258139

**TOWN OF TURNER'S BEACH.
SEC. X.**

NEW SERIES TITLES
SEE F.N.S.

SEALED PLAN BY 360
EFFECTIVE FROM 16-6-65
DEPUTY Mitchinson
RECORDER OF TITLES

D/1

Scale ~ 50 feet to an inch

Part of 14.3.18 ctd. to Harry Vincent Glegg Turner
H.V.G. Turner Ont. 1047-53 c.r.

PLOTTED BY H.B.

MATHEMATICALLY CHECKED H.B.

EXAMINED AS TO BOUNDARIES B.L. 15-6-65

ENTERED ON CARD BY H.B.

Date of Instrument
Survey commenced 20-1-1965
Survey finished
Error of close 1 in See Calc.



S.P.360

REGISTERED NUMBER
60617

REGISTERED NUMBER
60618(B)

**CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICE**

Received: 29 NOV 2016

Application No: DA215102

Doc. ID: 258139



Brian Stanley Banks of *Overstone*
Registered Surveyor of Tasmania, do hereby certify that
this plan has been made from surveys executed by me or
under my own personal supervision, inspection and field
check, and that both plan and survey are correct, and have
been made in accordance with the Land Titles Act 1980.

Dated this 10th day of April 1985

B.S. Banks
Authorized Surveyor

1/10.564
3rd May, 1985
15th February, 1985
R.A. Litter
CB J. J.

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICE

Received: 29 NOV 2016
Application No: DA215102
Doc. ID: 258139

10 Esplanade, Turners Beach

436000



27

5443300

15

17

19

21

23

25

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 3 NOV 2015

Application No: DA215102

Doc. ID: 258140

ESPLANADE

1/12

18

16

14

2/12

23

21

19

17

15

13

8

10

11

443200

6



DA215102

Architectural Drawings

Project Number 1415-023

Amendment 02 - Planning- 18-06-2015

- 01 Cover Sheet
- 02 Site Plan
- 03 Lower Floor Plan
- 04 Lower Floor Stages
- 05 Upper Floor Plan
- 06 Elevations 01
- 07 Section
- 08 Lower Frame
- 09 Upper Frame
- 10 Reflected Ceiling

Proposed Alterations 10 Esplanade Turners Beach

Kate Wylie & Phil Hough

PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 6979301 CT 60618/12
SITE AREA	616.6 m2
DESIGN WIND SPEED	N2
SOIL CLASSIFICATION	M (assumed)
CLIMATE ZONE	7
BUSHFIRE RATING	NA
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

Donald S. Anderson
Consulting Engineer

Accreditation: CC822J

ABN 50 078 335 231
23 Nicholls Street
Devonport

Tel (03) 64 233 583
Fax (03) 64 231 422

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 03 NOV 2015

Application No: DA215102

Doc. ID: 25840

ABN - 84 530 588 051



Steven Penton
Building Design

PO Box 1218 Devonport Tasmania 7310

6428 6634

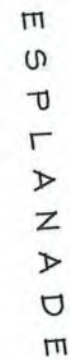
Accreditation: CC491K



ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



MEMBER
BUILDING DESIGNERS
ASSOCIATION OF TASMANIA



WARNING SIGNS AND BARRIERS
ARE TO BE ERECTED TO
PREVENT ENTRY OF
UNAUTHORISED PERSONS AND
WARN OF DANGERS ON SITE

Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Site Plan

02
of 10

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING WORK.



Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Lower Floor Plan

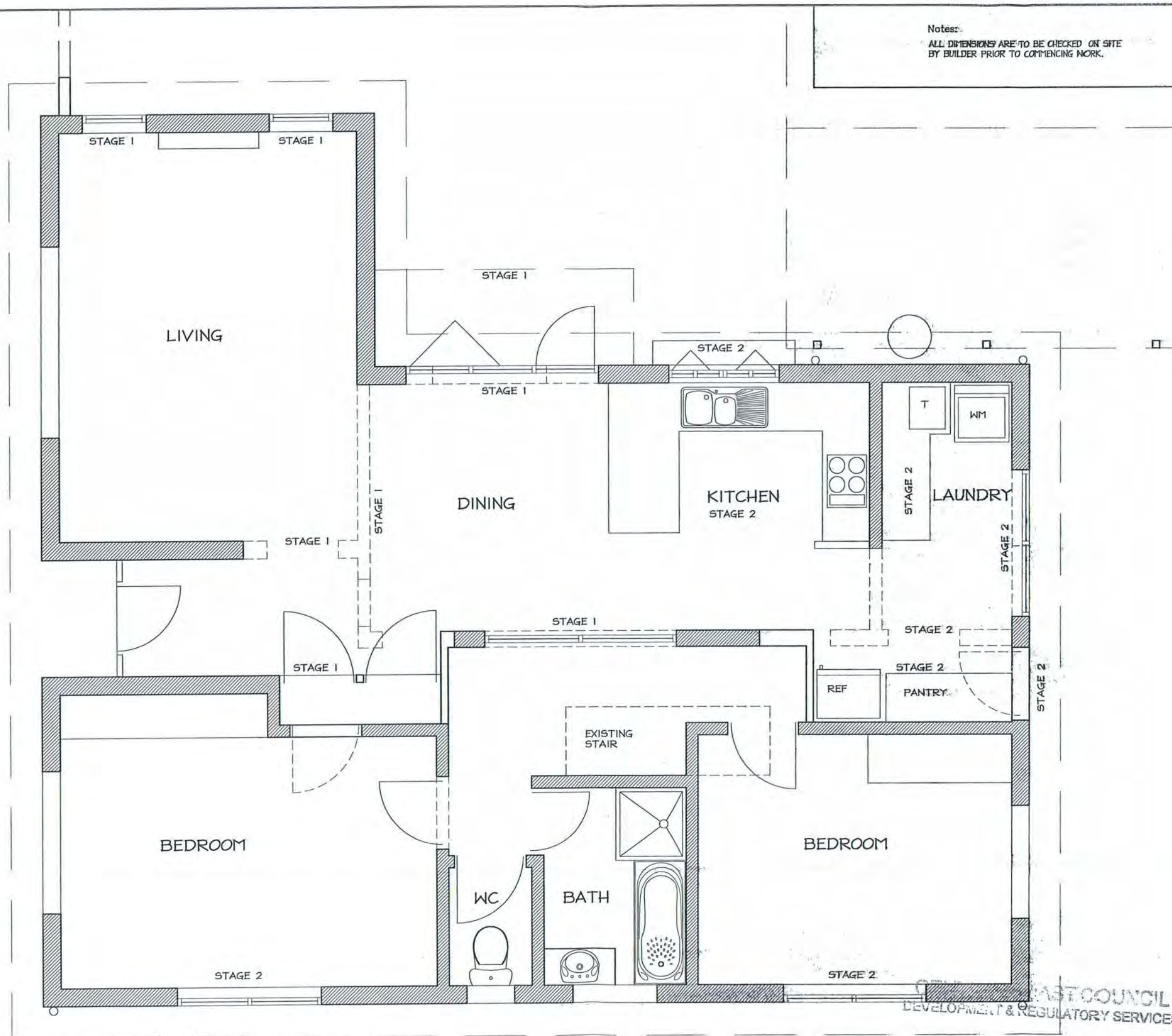
Revision:	Drawing No.:
02	03
	of 10



ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



Steven Penton
Building Design
Accreditation. CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN - 84 530 588 051



Received: 03 NOV 2015

Application No: DAZ15102

Doc. ID: 258140

Amendments:		
01	PRELIMINARY	07-04-2015
02	PLANNING	18-06-2015

Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Lower Floor Stages

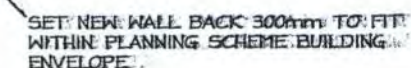
Project No.:
1415-023

Drawn:
Penton

Scale at A3:
1:100

Revision:	Drawing No.:
02	04 of 10

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



Steven Penton
Building Design
Accreditation. CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN - 84 530 588 051



Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Upper Floor Plan

Drawing No.:
05
of 10

18/06/2015 6:13:59 PM

DOC10 222339

Notes:

ALL DIMENSIONS ARE TO BE CHECKED ON-SITE
BY BUILDER PRIOR TO COMMENCING WORK.



Steven Penton
Building Design
Accreditation: CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN - 84 530 588 051

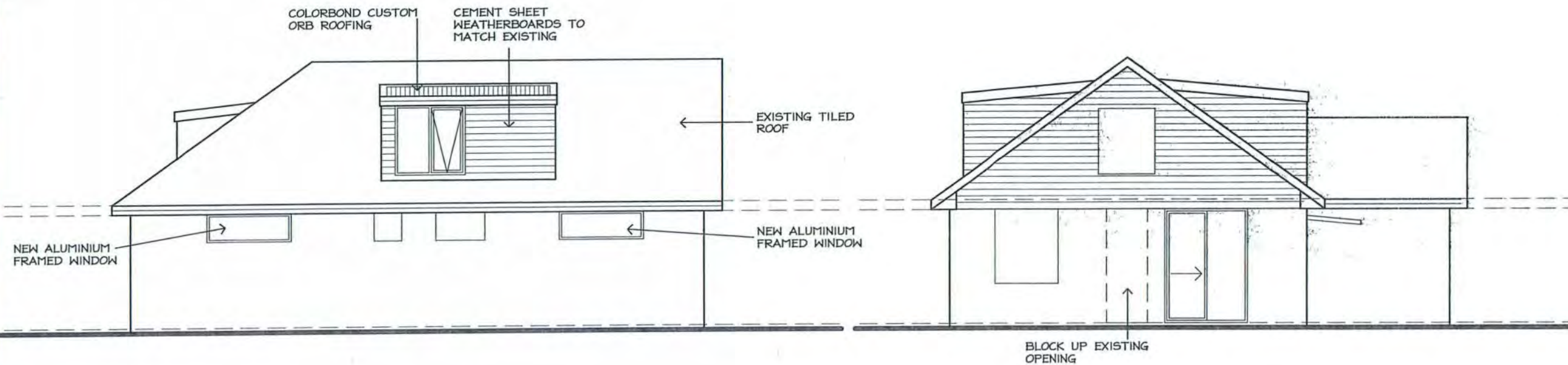


Amendments:	01	07-04-2015							
	02	18-06-2015							

Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Elevations

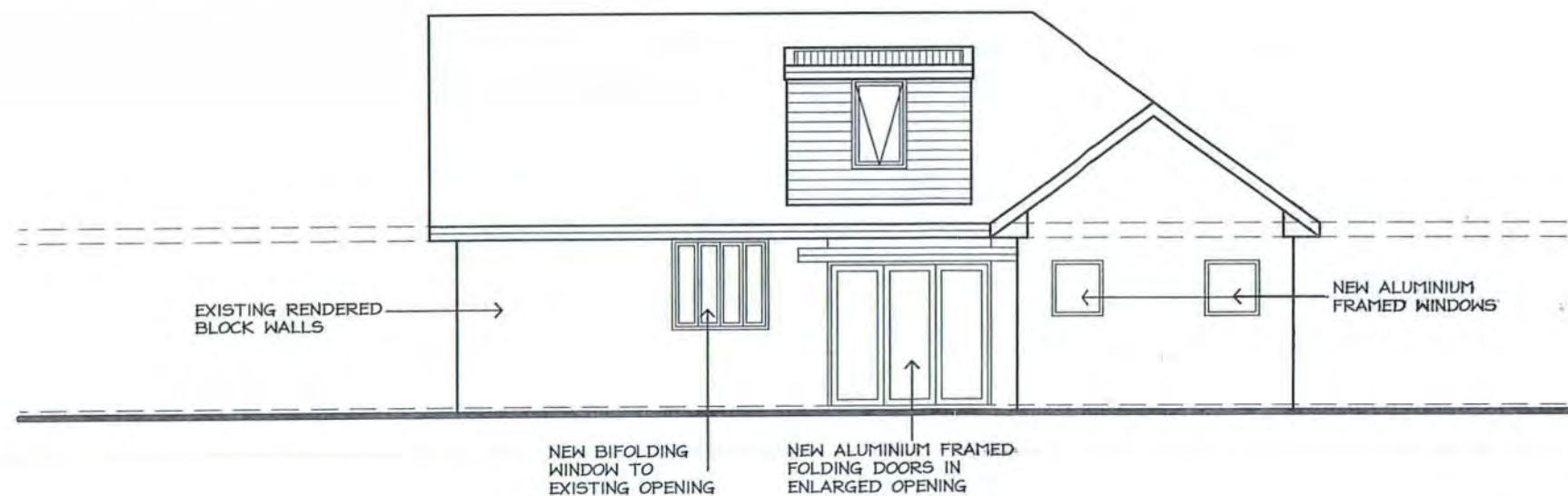
Project No.:
1415-023
Drawn:
Penton
Scale at A3:
1:100

Revision:
02
Drawing No.:
06
of 10



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

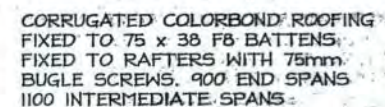
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 03 NOV 2015

Application No: DA 215102

Doc ID: 258140

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



NEW SKILLION®
ROOF AT 5° PITCH

EXISTING STRUCTURE
TO BE RETAINED
SHOWN HATCHED

90 x 38 F17 OR 90 x 35
F5 PINE STUDWORK AT
450 MAX CRS, NOGGINGS
AT 1200 MAX CRS.
PLASTERBOARD LININGS.
"VILLABOARD" TO WET
AREA WALLS.

EXISTING WALLS TO BE
REMOVED SHOWN DASHED

ROBE

POLYCARBONATE ROOFING ON STEEL FRAME

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 02 NOV 2015

Application No. DA215102

ECX: 258140



Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Section

Project No.:
1415-023

Drawn:
Penton

Scale at A3:
1:50

Revision:

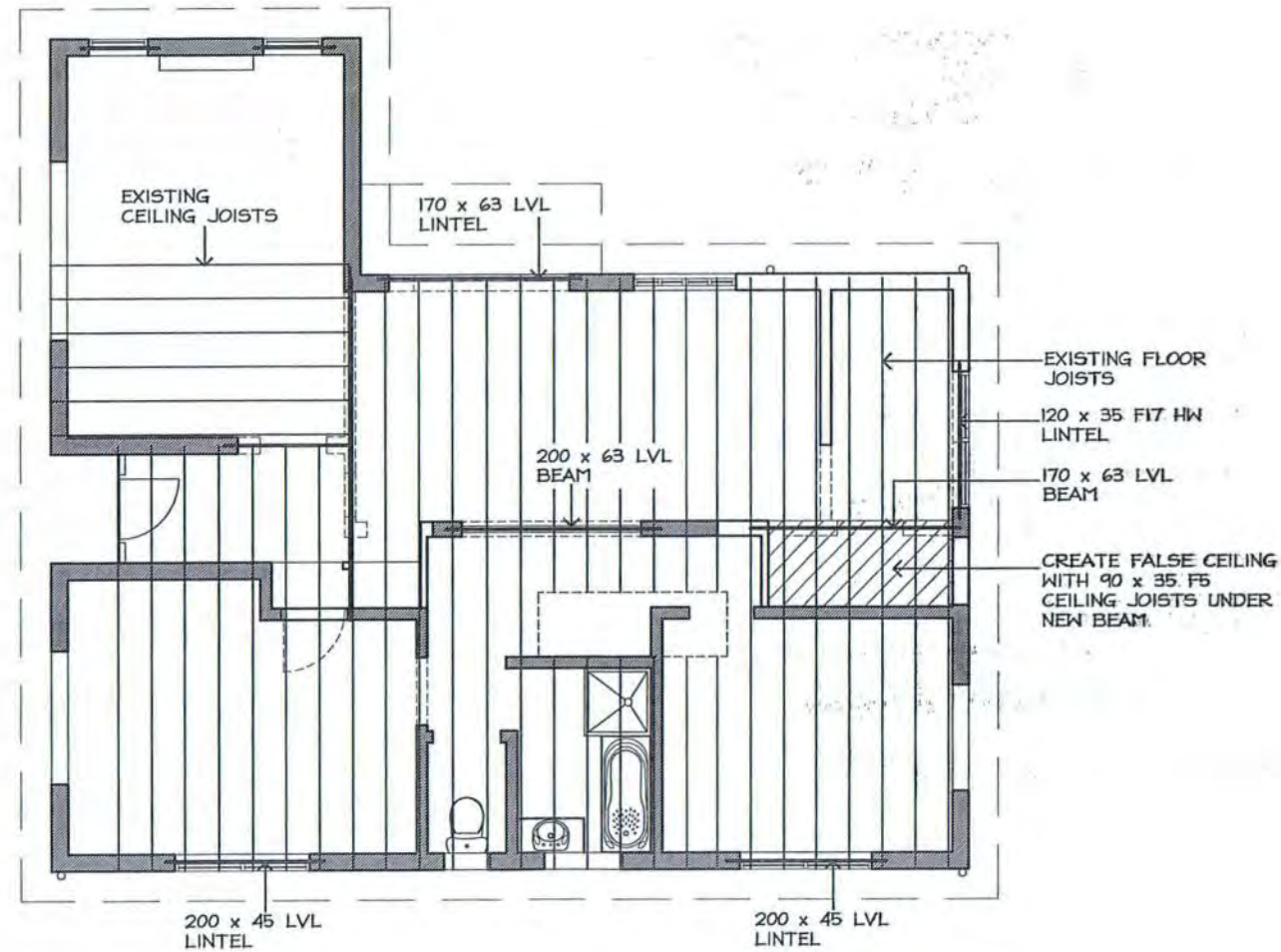
02

Drawing No.:

07
of 10

Notes:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 03 NOV 2015

Application No: DA 215102

Doc ID: 258140



Steven Penton
Building Design
Accreditation: CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN - 84 530 588 051



MEMBER
BUILDING DESIGNERS
ASSOCIATION OF TASMANIA

Amendments:	01	PRELIMINARY	07-04-2015						
	02	PLANNING	18-06-2015						

Alterations/Additions

10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Lower Frame

Project No.:
1415-023

Drawn:
Penton

Scale at A3:
1:100

Revision:	Drawing No.:
02	08 of 10

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING WORK.



CS. T. 258140

Amendments:		
01	PRELIMINARY	07-04-2015
02	PLANNING	18-06-2015

Alterations/Additions

10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Roof Frame

Project No.:
1415-023

Drawn:
Penton

Scale at A3:
1:50

Revision:

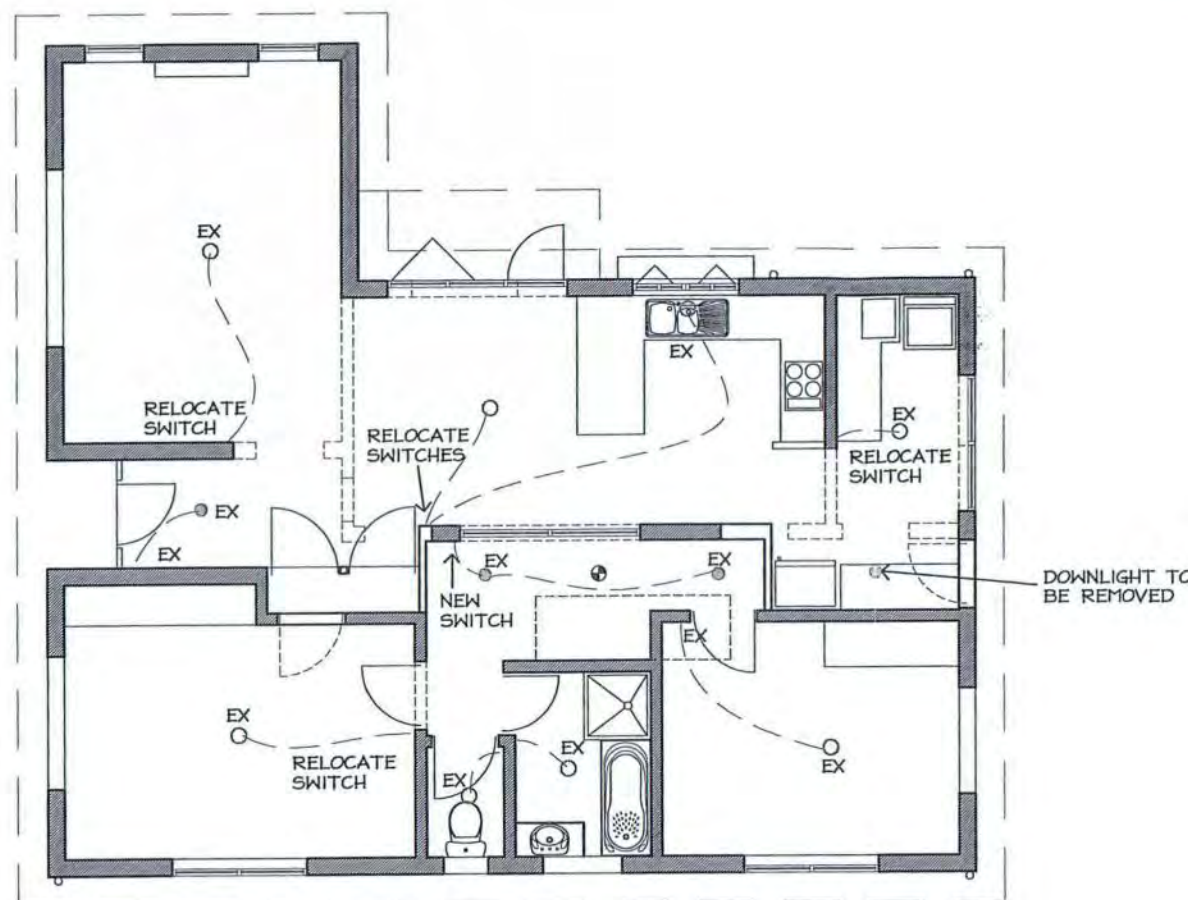
02

Drawing No.:

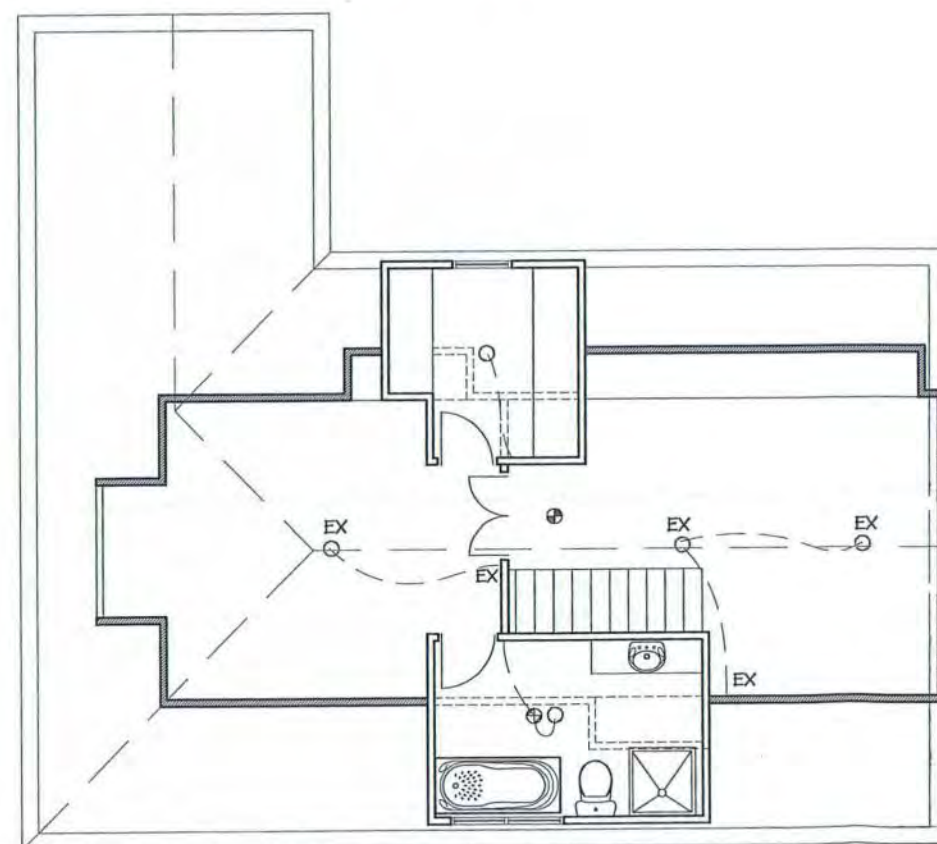
09
of 10

Notes:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE
BY BUILDER PRIOR TO COMMENCING WORK.



LOWER CEILING



UPPER CEILING

LEGEND

- SURFACE MOUNTED
BATTEN FITTING WITH 11W
LED GLOBES
- SEALED, RECESSED LED
DOWNLIGHT 11W
- SMOKE DETECTOR, HARD
WIRED WITH BATTERY BACKUP.
ALL SMOKE DETECTORS ARE
TO BE INTERCONNECTED
- EXHAUST FANS INCLUDING
RANGEHOOD, FITTED WITH
DAMPERS AND TO BE VENTED
OUTSIDE OF BUILDING
- EX. DENOTES EXISTING FITTING

REFER TO LIGHTING
CALCULATOR FOR
ENERGY COMPLIANCE



Steven Penton
Building Design
Accreditation: CC491K
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN - 84 530 588 051



MEMBER
BUILDING DESIGNERS
ASSOCIATION OF TASMANIA

Amendments:	07-04-2015		18-06-2015							
	01	PRELIMINARY	02	PLANNING						

Alterations/Additions
10 Esplanade
Turners Beach
Kate Wylie & Phil Hough
Reflected Ceiling Plans

Project No.:
1415-023

Drawn:
Penton

Scale at A3:
1:100

Revision:
02

Drawing No.:
10
of 10

DEVELOPMENT & REGULATORY SERVICES

Received: 03 NOV 2015

App'd by: DA 215102

Doc ID: 258140

Local Government



APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location: 10 Esplanade, Turners Beach
Proposal: Residential (dwelling extension) - variations to privacy and building height standards
Application No.: DA215102
- Location: 2 King Edward Street, Ulverstone
Proposal: Residential (dwelling extensions, carport and outbuilding - shed) - variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage
Application No.: DA215181

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 17 December 2016.

Dated at Ulverstone this 1st day of December, 2016.

SANDRA AYTON
General Manager

Public Notices

TEMPORARY ROAD CLOSURE

Under the provisions of the Local Government (Highways) Act 1982 the following roads within Burnie will be closed for the staging of the following event: North West Car Club - Highclere Hillclimb on Saturday, 10 December 2016
Donah Road, Highclere, from railway crossing to Guide Road junction from 10.00am to 5.30pm.
Dated 3 December 2016

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net



Natural Gas Customers

New tariffs effective 1 January 2017
In accordance with our standard terms and conditions, Tas Gas Retail advises that new residential and commercial tariffs have been set, commencing 1 January 2017.

Residential
Energy rate 3.7983 cents per MJ, plus xed fees of \$1.7 cents per day (including GST).

Commercial
Energy rate \$39.732 per GJ, plus xed fees of \$1.298 per day (including GST).

For more information on our range of services call Tas Gas Retail on 1800 438 427 or visit www.tasgas.com.au

RETAIL

Public Notices

Burnie Surf Life Saving Club

Special Meeting will be held at the Club Rooms on Friday, 23rd December at 6.30pm. Special Meeting is to adopt a new Constitution to align with SLST Constitution. All members welcome. Pre-Christmas celebrations and BBQ to follow.

DANE The Great Magician in town. December and January. Call 0434 497 411 to book for your event.

TURN TRASH
INTO CASHPhone the
CLASSIFIEDS
1300 363 789
The Advocate

Public Notices

MAINLAND COACH TOUR

Northern Territory Darwin-Kakadu, The Red Centre, Top End Escape Tour, April 2017.

Call for more details or to request a brochure Ph: Sharon at Wilsons Coach Service on 0409 970 779

MENSA

Are you the 2%?
mensa.org.au

I love you

GETTING ENGAGED?
TELL THE WORLD
Advocate Classifieds
1300 363 789

Public Notices

The Advocate has moved!

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

We are now based at 39-41 Alexander Street, next door to Zap Fitness.

All of our contact details such as PO address, telephone and email 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

WATER BORES

NO WATER, NO CHARGE
MOORE DRILLING
Ph. 0419 504 789



DEPARTMENT OF PREMIER AND CABINET

Multicultural Grants Program 2017

The Multicultural Grants Program 2017 is now open to receive applications.

The Grants Program aims to:

- build the capacity of all ethnic community organisations to deliver positive outcomes for community members, including civic and community participation;
- support projects that foster cross-cultural understanding and engagement, assist migrants to feel welcome and part of the community;
- to help the development and growth of ethnic-led social enterprises; and
- showcase the vibrancy of multiculturalism and encourage the participation of the whole community.

The Guidelines and Application Form are available at www.dpac.tas.gov.au/csr

Applications Close 5pm, 3 February 2017. Late or incomplete applications will not be accepted.

For further information, please contact Communities, Sport and Recreation, Department of Premier and Cabinet by email at csrgroups@dpac.tas.gov.au or by phone on 1800 204 224.

www.tas.gov.au

Tenders

TENDER - CONTRACT 2572
UPPER BURNIE PUBLIC TOILET UPGRADE

Contractors are invited to tender for the construction of the Upper Burnie Public Toilet Upgrade.
Enquiries: Rowan Sharman, Manager Engineering Services on 6430 5752 or rsharman@burnie.net

Tender Closes: 4pm Friday, 13 January 2017.

The lowest or any tender is not necessarily accepted.

Dated: 3 December 2016.

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net

TENDER - CONTRACT 2571
CITY OFFICES LIFT UPGRADE

Contractors are invited to tender for the construction of the City Offices Lift Upgrade.
Enquiries: Rowan Sharman, Manager Engineering Services on 6430 5752 or rsharman@burnie.net

Tender Closes: 4pm Monday, 19 December 2016.

The lowest or any tender is not necessarily accepted.

Dated: 3 December 2016.

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net



classifieds worked for me...

"Advertising really works just ask me 'Save a Buck'. Our business has gone from strength to strength since advertising in The Advocate. The proof is in the pudding" Steve Charles, Wynyard.

let it work for YOU! 1300 363 789



THUMBS UP!

Whatever you're after, just thumb through the classifieds and you'll be good to go!
That's all there is to it!

The Advocate Classifieds
1300 363 789.

Tenders

Tasmanian Government

DEPARTMENT of EDUCATION -
Letitia House, Olinda Grove, Mount Nelson TAS 7007

Provision of Contract Cleaning Services Hellyer College

Tender ID: DoE 884

Closing: 2pm, 6 January 2017

Description: The department is seeking a suitably qualified contractor to provide cleaning services for Hellyer College in Burnie.

Location: North West

Documents: Documents are available from the tenders website at www.tenders.tas.gov.au or by contacting Nick Moles, phone (03) 6165 6335, email procurement@education.tas.gov.au

Enquiries: Please contact Jan Robertson, phone (03) 6435 5200, email jan.robertson@education.tas.gov.au

Lodgement: Tenders must be lodged at the Tender Box, Department of Education, "Letitia House", Olinda Grove, Mount Nelson TAS 7007 or by electronic lodgement at www.tenders.tas.gov.au

Conditions of Participation: A mandatory inspection of the site which will be held at Hellyer College on Wednesday 7 December 2016, at 10.30am, meeting at the Reception area of the Hellyer College Administration Office. Please indicate to the Contact Officer, via email, your company name and contact number attending by 10am prior to the inspection.

DEPARTMENT of HEALTH and HUMAN SERVICES -
39 Frankland Street, Launceston TAS 7250

Somerset Land Supply

Tender ID: DHHS-5716H

Closing: 2pm, 21 December 2016

Description: Tenders are invited to undertake civil works for the subdivision of 17 lots on the site of the former Somerset Primary School.

Location: North West

Pre-qualification: Only Contractors prequalified with the Department of State Growth under the following (or higher) category are eligible to tender for this project: Road Category R1 and Financial Level F1

Documents: Tender Documents are available from the tenders website at www.tenders.tas.gov.au. Should you have any queries relating to the requirements of the tender, please contact the officer identified below.

Enquiries: Please contact James Proverbs, phone (03) 6332 3300, email jproverbs@ty.com.au

Lodgement: Tenders must be lodged at the Tender Box, Ground Floor, 39 Frankland Street, Launceston TAS 7250 or by electronic lodgement at www.tenders.tas.gov.au

Conditions of Participation: Tenderers must hold all necessary accreditations, certifications, registrations or licences required at law and necessary to undertake work on the Principal's Requirements.

DEPARTMENT of HEALTH and HUMAN SERVICES -
10 Murray Street, Hobart TAS 7250

Request for Proposals

Sale of Part 8 Wragg Street, Somerset

RFP No: PAS 2016-002

Closing: 2pm, 23 December 2016.

Description: Housing Tasmania is seeking Proposals from Community Organisations for the purchase of part of the land at 8 Wragg Street, Somerset. The site (approximately 3407m²) encompasses the building formerly used as Somerset Primary School.

Documents and Enquiries: Documents are available by contacting Euan Bennett, Project Officer Portfolio and Supply Unit on (03) 6166 3656, or email euan.bennett@dhhs.tas.gov.au

Lodgement: Proposals must be lodged at the Tender Box, Ground Floor, 10 Murray Street, Hobart or by electronic lodgement at hiu@dhhs.tas.gov.au

www.tenders.tas.gov.au

Annexure 3

CENTRAL COAST COUNCIL

Central Coast Council
Att: Sandra Ayton
PO Box 220
Ulverstone TAS 7315

Division
Rec'd 16 DEC 2016
File No
Doc. Id

14 December, 2016

Dear Sandra

Re: Ref DA 215102

I am writing to object to the application for variation to privacy and building height standards for the proposed renovation at 10 Esplanade, Turners Beach.

Both my property (8 Esplanade) and my neighbour's property are very close to our shared boundary line.

I am concerned about their proposed renovation due to the fact that their existing roof line already partially blocks quite a lot of natural sun light in the summer and even more in the winter.

Their proposed renovation will block even more natural sunlight and I am concerned this will make my living areas (lounge and dining room quite cold and dark).

The renovation will also have a window looking directly into my front door, lounge room and possibly dining room, resulting in some loss of privacy.

I understand the regulations require there to be a set back of 3 metres from a boundary fence and they are wanting to vary that to 1.6 m.

Other repercussions for me as a property owner may be: increased heating bill in the winter months and loss of value of my property.

Should you wish to discuss this further with me I can be contacted on 0417 590 996.

Thank you for your consideration.

Kind regards,



Carole Goodwin
Property owner: 8 Esplanade, Turners Beach

Annexure 4



Aerial View – 10 Esplanade, Turners Beach

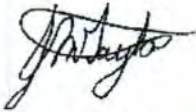


10 Esplanade, Turners Beach - view from the road showing illegal addition in the roof space



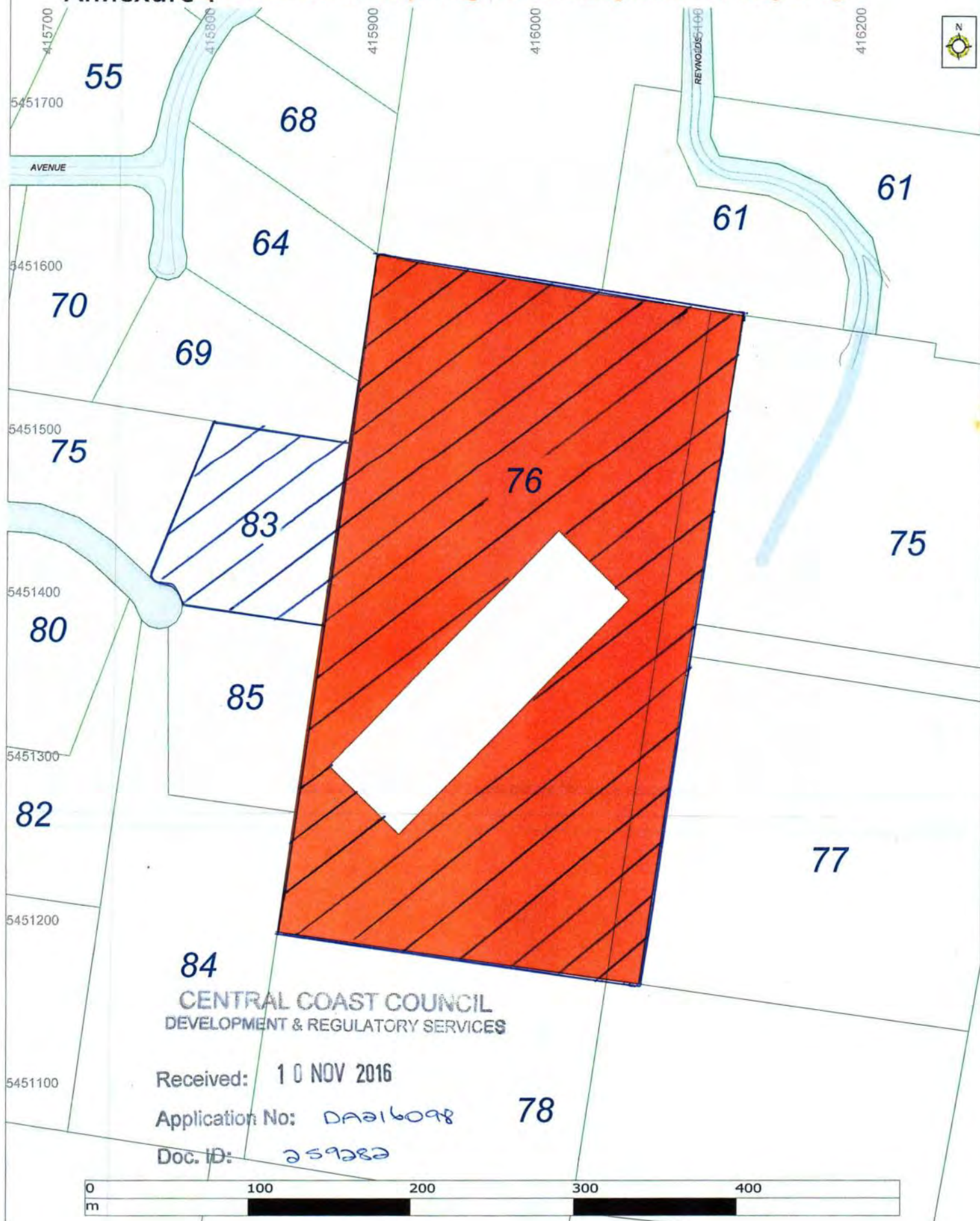
10 Esplanade, Turners Beach – view of tiled roof space that would house the proposed ensuite and view of the adjoining property at 8 Esplanade

Submission to Planning Authority Notice

Council Planning Permit No.	DA215102	Council notice date	1/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01824-CC	Date of response	5/12/2016
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	10 ESPLANADE , TURNERS BEACH	Property ID (PID)	6979301
Description of development	Extension		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Steven Penton Building Design	Site Plan	02	18/06/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Annexure 1

76 Reynolds Road, Heybridge & 83 Allegra Drive, Heybridge



DA216098

Annexure 2



PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900
Fax (03) 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number **DA216098**

APPLICANT DETAILS

Applicant Name	Michell Hodgetts & Associates Pty Ltd			
Postal Address	PO Box 712 DEVONPORT TAS 7310			
Phone(B)	64245144	Phone(H)	Mobile	Fax 64234090

OWNER DETAILS

Owner/Authority Name	Casey Heath Pointon, Celeste Beverley Pointon, Robert George Hill, Roslyn Joan Hill
Address	PO Box 410 PENGUIN TAS 7316

DEVELOPMENT APPLICATION DETAILS

Property Address	76 Reynolds Road Heybridge 7316 and 83 Allegra Drive Heybridge.
Title Reference	154629/7, 153626/1
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	Rural Resource & Rural Living
Proposal (intended use)	Subdivision (2 Lots and boundary adjustment).
Development Type	Discretionary Permit Area >250m2
Estimated Value of Development	

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	Yes

Existing Floor Area	Area:	m2
New or Additional Floor Area	Area:	m2

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **2 DEC 2016**

Application No: **DA216098**

Doc. ID: **259281**



Application Number: DA216098

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	

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.

Name (Print):

Applicant:

JOHN TURNBULL

Signed:

Date:

2/12/16

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 DEC 2016

Applicant No:

Doc ID:

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
168973		2
EDITION	DATE OF ISSUE	
1	14-Jan-2015	
Page 1		of 2

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa
CENTRAL COAST COUNCIL
Recorder of Titles
DEVELOPMENT & REGULATORY SERVICES

DESCRIPTION OF LAND

Received: 10 NOV 2016

Town of HEYBRIDGE

Lot 2 on Plan 168973

Derivation : Whole of 2A-0R-11Ps. Gtd. to John Dennis

Prior CT 153626/1

Application No: DAP16098

Doc. ID: 259381

SCHEDULE 1

A641834, A644295, A830751, A830756, A730757, A830758 & D151514
ROBERT GEORGE HILL and ROSLYN JOAN HILL Registered
14-Jan-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the land
marked ABCD on Plan 168973

BURDENING EASEMENT a right of carriageway (appurtenant to 3
acres 0.2/10 perches of land shown on Diagram 511/14)
over that portion of the land marked Right of Way 5.
03 Wide shown passing through Lot 2 on Plan 168973

BURDENING EASEMENT (appurtenant to the said 3 acres 0.2/10
perches) the right for the Warden Councillors and
Electors of the Municipality of Penguin at all times
hereafter by day or by night to enter on that portion
of the strip of land marked Pipeline Easement 6.10
wide shown passing through Lot 2 on Plan 168973 and
to lay and thereafter to use inspect maintain repair
and renew a water pipeline in or upon or over the
said strip of land and to convey water through the
said pipeline doing as little damage as possible to
the said strip of land and making compensation for
all damage that may be done

BENEFITING EASEMENT a right to take water for the purposes
defined in Section 100J of the Water Act 1957,

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
168973		2
EDITION	DATE OF ISSUE	
1	14-Jan-2015	
Page 2		of 2

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



subject to the rights of all persons, bodies corporate statutory authorities or the Crown who may have prior rights to the use and flow of water arising from the common law or any statute, from the dam existing on the land comprised in Folio of the Register numbered 2135-82 and marked E.F.G.H. on Plan No. 199510 with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for such purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

C558567 BENEFITING EASEMENT: A right of carriageway over the Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00 wide on Plan 168973 Registered 09-May-2005 at 12.01 PM

C760000 BENEFITING EASEMENT: a powerline easement over the Electricity Infrastructure Easement 5.00 wide, Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00 wide on Plan 168973 Registered 29-Jan-2008 at 12.01 PM

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2016

Application No: DA216098

Doc. ID: 239281

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
168973		1
EDITION	DATE OF ISSUE	
1	14-Jan-2015	
Page 1		of 3

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Recorder of Titles.



Received: 10 NOV 2016

Application No: 09216098

Doc. ID: 859281

DESCRIPTION OF LAND

Town of HEYBRIDGE

Lot 1 on Plan 168973

Derivation : Part of Lot 1 Section S.2. Gtd. to John Dennis.

Part of Lot 3 Section M.1. Gtd. to John Dennis. Part of

1A-0R-3Ps. Gtd. to John Dennis

Prior CT 153626/1

SCHEDULE 1

A641834, A644295, A830751, A830756, A730757, A830758 & D151514
ROBERT GEORGE HILL and ROSLYN JOAN HILL Registered
14-Jan-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the land
marked ABCD on Plan 168973

BURDENING EASEMENT a right of carriage way (appurtenant to 3
acres 0.2/10 perches of land shown on Diagram 511/14)
over that portion of land marked Right of Way 5.03
shown passing through Lot 1 on Plan 168973

BURDENING EASEMENT (appurtenant to the said 3 acres 0.2/10
perches) the right for the Warden Councillors and
Electors of the Municipality of Penguin at all times
hereafter by day or by night to enter on that portion
of the strip of land marked Pipeline Easement 6.10
wide shown passing through Lot 1 on Plan 168973 and
to lay and thereafter to use inspect maintain repair
and renew a water pipeline in or upon or over the
said strip of land and to convey water through the
said pipeline doing as little damage as possible to
the said strip of land and making compensation for
all damage that may be done

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
168973		1
EDITION	DATE OF ISSUE	
1	14-Jan-2015	
Page 2		of 3

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



BENEFITING EASEMENT a right to take water for the purposes defined in Section 100J of the Water Act 1957, subject to the rights of all persons, bodies corporate statutory authorities or the Crown who may have prior rights to the use and flow of water arising from the common law or any statute, from the dam existing on the land comprised in Folio of the Register numbered 2135-82 and marked EFGH on Plan 168973 with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for such purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

BURDENING EASEMENT the right to convey water (appurtenant to the land in Folio of the Register 3837-20,21 and 22 by means of pipes along over and under the Pipeline Easement 2 metres wide shown on Plan 168973 together with the right to enter, lay, cleanse, repair and maintain such pipes as are reasonably required for such purpose along over and under the said pipeline easement at all times for all purposes in connection with the said water supply and for such purposes to install and maintain pumping apparatus and such posts or poles with wires attaches thereto on and along the said pipeline easement as may be necessary to carry electric power to such pumping apparatus.

C558567 **BENEFITING EASEMENT:** A right of carriageway over the Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00 wide on Plan 168973 Registered 09-May-2005 at 12.01 PM

C760000 **BENEFITING EASEMENT:** a powerline easement over the Electricity Infrastructure Easement 5.00 wide and Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
168973		1
EDITION	DATE OF ISSUE	
1	14-Jan-2015	
Page 3		of 3

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



- wide on Plan 168973 Registered 29-Jan-2008 at 12.01 PM
- D20513 BENEFITING EASEMENT: a right of carriageway over the Right of Way 'RSTU' 10.00 wide on Plan 168973
- D20513 BENEFITING EASEMENT: a right of carriageway over the Right of Way 'OPQR' 6.00 wide on Plan 168973
Registered 01-Sep-2014 at 12.02 PM
- D20514 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 8 on Sealed Plan 154629) over the land marked Easement 'WXYZ' 20.00 wide on Plan 168973 (Subject to conditions) Registered 01-Sep-2014 at 12.03 PM

SEARCH OF TORRENS TITLE

VOLUME 154629	FOLIO 7
EDITION 2	DATE OF ISSUE 07-Sep-2011

SEARCH DATE : 10-Nov-2016

SEARCH TIME : 03.05 PM

DESCRIPTION OF LAND

Town of HEYBRIDGE

Lot 7 on Sealed Plan 154629

Derivation : Part of Lot 2, 96A-3R-22P Gtd. to Stanley Edward
Joyce

Prior CT 117231/2

SCHEDULE 1M344458 TRANSFER to CASEY HEATH POINTON and CELESTE BEVERLEY
POINTON Registered 07-Sep-2011 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP154629 COVENANTS in Schedule of Easements

SP154629 FENCING COVENANT in Schedule of Easements

SP154629 SEPTIC TANK NOTIFICATION

D23876 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Sep-2011 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

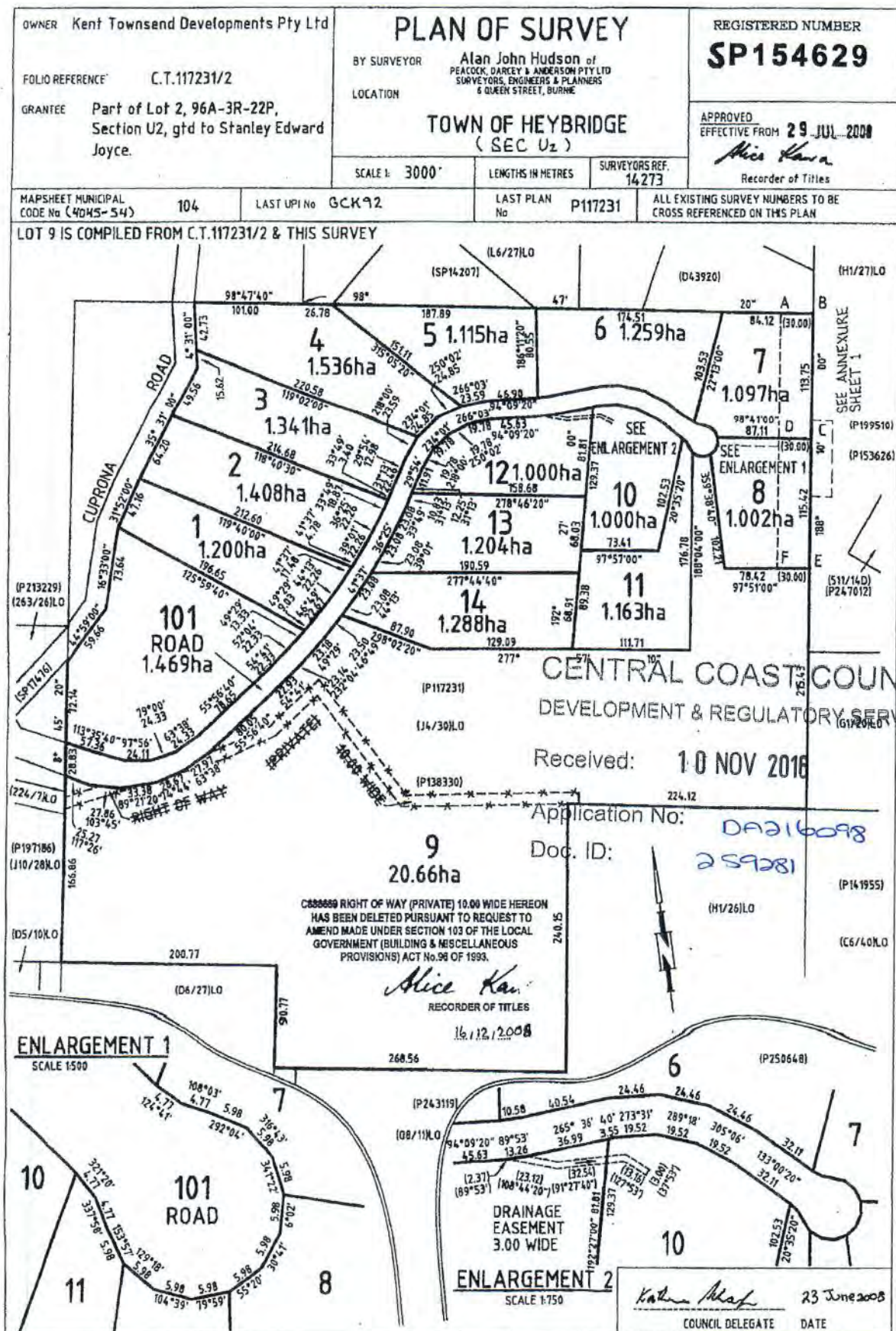
CENTRAL COAST COUNCIL

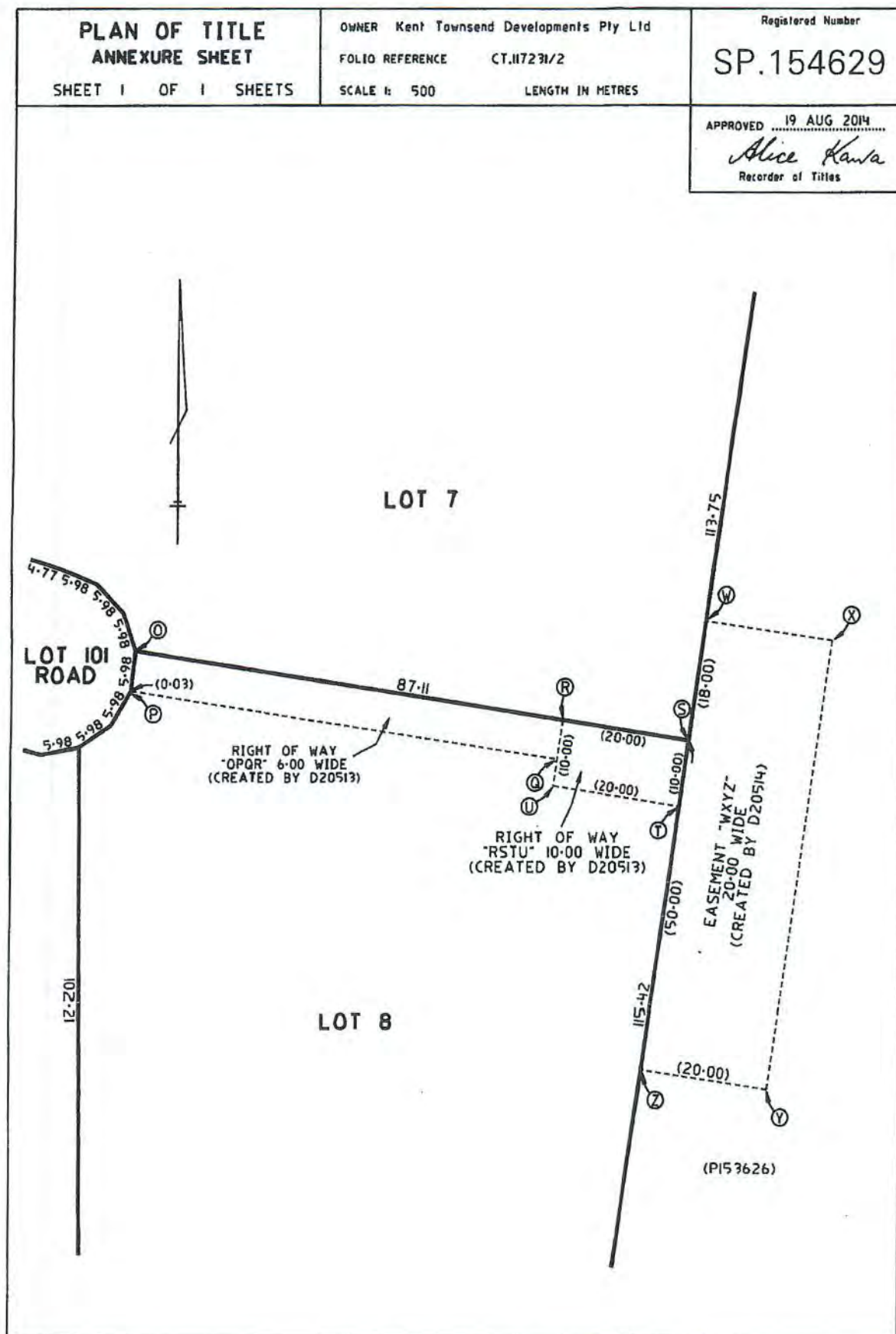
DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2016

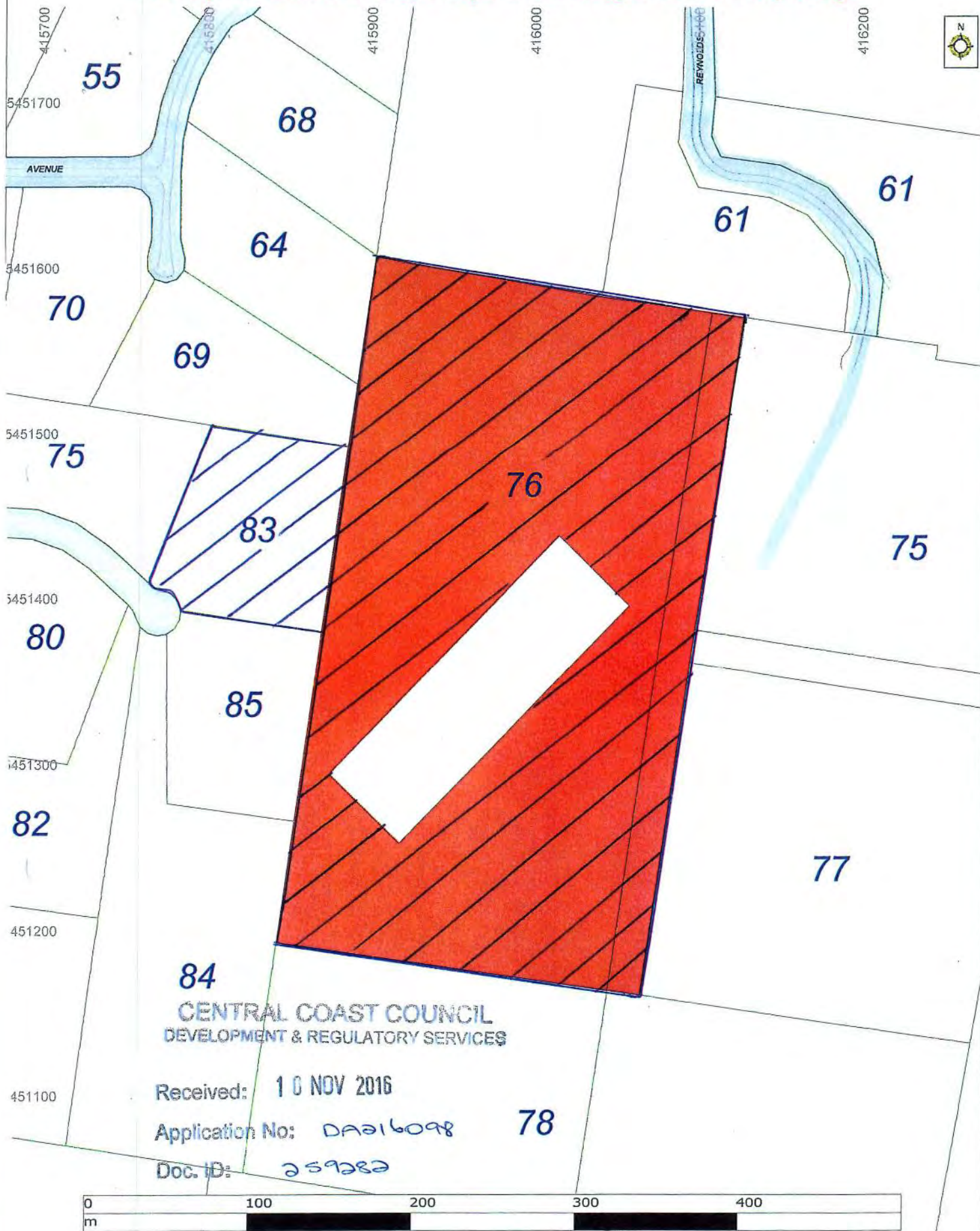
Application No: DA216098

Doc. ID: 259281





76 Reynolds Road, Heybridge & 83 Allegra Drive, Heybridge



DA216098

MICHELL HODGETTS & ASSOC. P/L

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT - WYNYARD - SMITHTON - LAUNCESTON - SCOTTSDALE

P.O. Box 712, Devonport 7310

AUSDOC DX 70346, Devonport

E-Mail: mhasurv@bigpond.net.au

Telephone (03) 6424 5144

Fax (03) 6423 4090

PROPOSED SUBDIVISION & BOUNDARY AMENDMENT

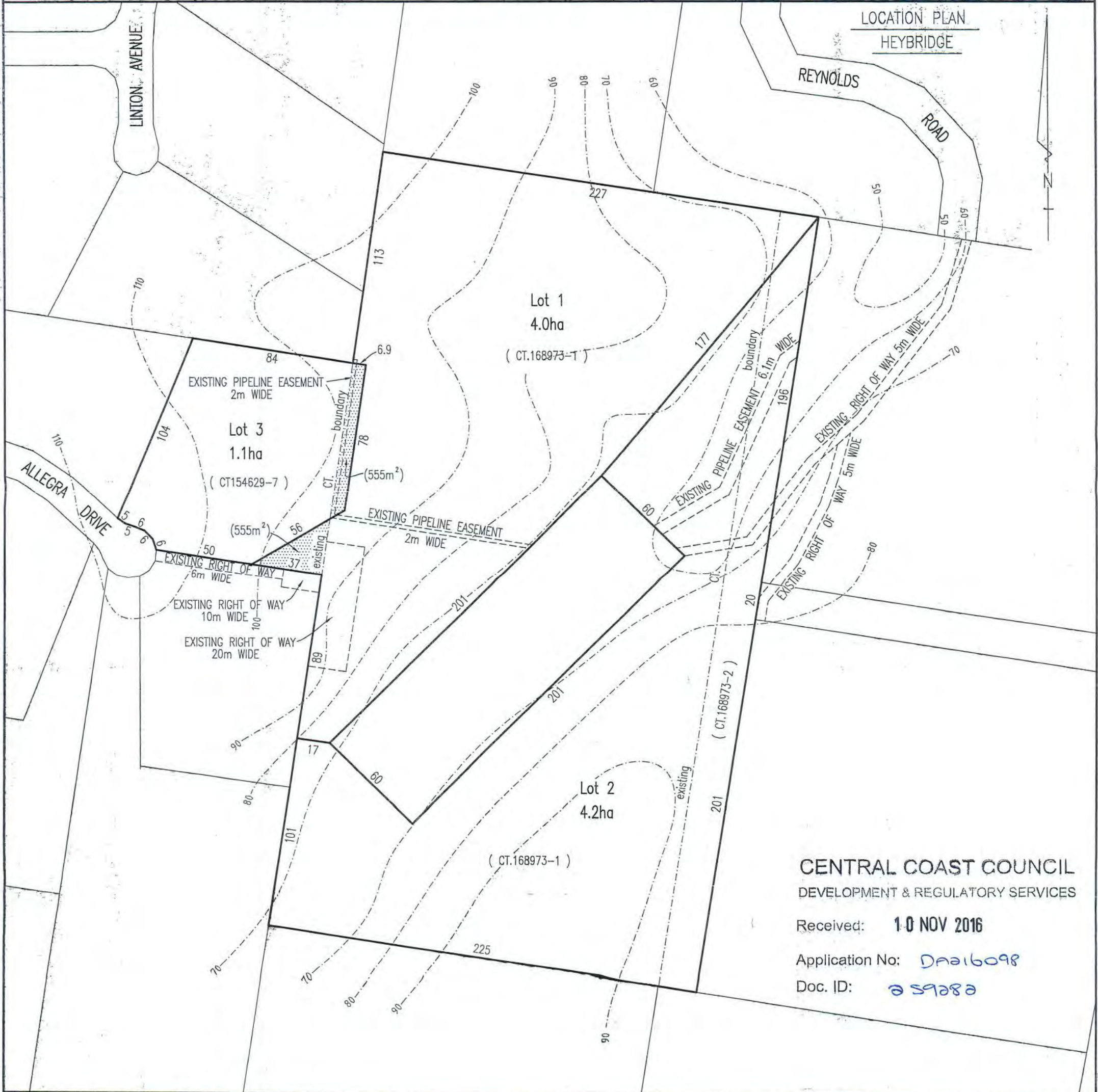
Reynolds Road - Allegra Drive, Heybridge

R.G. & R.J. Hill, C.H. & C.B. Pointon



LOCATION PLAN

HEYBRIDGE



CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2016

Application No: DA216098

Doc. ID: 259282

This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey.

All measurements are in metres.



Drawn: J.A.T. Scale: 1:2000(A3) Date: 10/10/16

Paul Hodgetts - registered land surveyor

Drawing No.

214201

MICHELL HODGETTS & ASSOC. P/L

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT — WYNYARD — SMITHTON — LAUNCESTON — SCOTTS DALE

P.O. Box 712, Devonport 7310

AUSDOC DX 70346, Devonport

E-Mail : mhasurv@bigpond.net.au

Telephone (03) 6424 5144

Fax (03) 6423 4090

PROPOSED SUBDIVISION & BOUNDARY AMENDMENT

Reynolds Road — Allegra Drive, Heybridge

R.G. & R.J. Hill, C.H. & C.B. Pointon



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

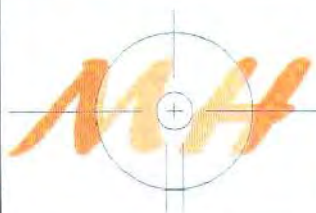
All dimensions & areas subject to final survey.

All measurements are in metres.

Drawn : J.A.T

Scale : 1:2000(A3)

Date : 10/10/16



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2016

Application No. 214201
Registered land surveyor

Doc. ID: 259282

214201



Application for Planning Permit

PROPOSED SUBDIVISION

In the

Rural Resource / Rural Living Zone

76 Reynolds Road & 83 Allegra Drive, Heybridge

Supporting Documentation

November 2016

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **10 NOV 2016**

Application No: **DA216098**

Doc. ID: **259280**

CONSULTANT DETAILS



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

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

Bushfire Accreditation No: BFP-128

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. EnviroPlan Australia undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and EnviroPlan Australia's experience, having regard to the assumptions that EnviroPlan Australia can reasonably be expected to make in accordance with sound professional principles. EnviroPlan Australia may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, EnviroPlan Australia recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Document Status

Revision No

Author

Signature

Date

1

M. Wells

A handwritten signature in black ink, appearing to read 'M. Wells', written over a horizontal line.

November 2016

The Land – Site

Title & Description

The Certificate of Title for the subject site is **C/T's: 168973/1 & 154629/7, PID's 6773987 & 3132009**. A copy of the title is provided as **Annexure A**.

The street address is 76 Reynolds Road & 83 Allegra Drive, Heybridge and RG & RJ Hill and CH & CB Pointon are the owners.



Figure 1 – Location of land 76 Reynolds Road & 83 Allegra Drive, Heybridge

The **9.3 Ha** property fronts onto Reynolds Road and Allegra Drive and is located on south eastern sides of the roads.

Existing Use and Development

The current use of land is residential and vacant land. Currently there is a dwelling and shed on lot 1 of the plan located on the property.

Site Analysis

Topography

The site straddles a valley through 76 Reynolds Road that falls from south west to north east. Central to this slot is a large water body which has its own title. 83 Allegra Drive is generally flat falling gently from west to east

Drainage

Stormwater is disposed of through on site tanks on lot 1 of the plan with an overflow that is distributed throughout a soakage area within the allotment. Sewerage is disposed of within an on-site waste water system. No buildings are on lot 2 or 3 of the plan.

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 4, 5 & a portion of 3** under the existing dwelling.



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

Biodiversity

There are observations and / or records of threatened, vulnerable or species of conservation significance within and adjacent to the land. **Annexure B** contains a report from the EPBC Act on matters of national significance and other matters protected by the EPBC Act.

The report lists protected species as well as potential invasive species within the subject area.

Access

Access to the subject land to Lot 1 is off Reynolds Road via a formed rural crossover. Access to the subject land for Lots 2 & 3 is off Allegra Drive via a formed rural crossover.

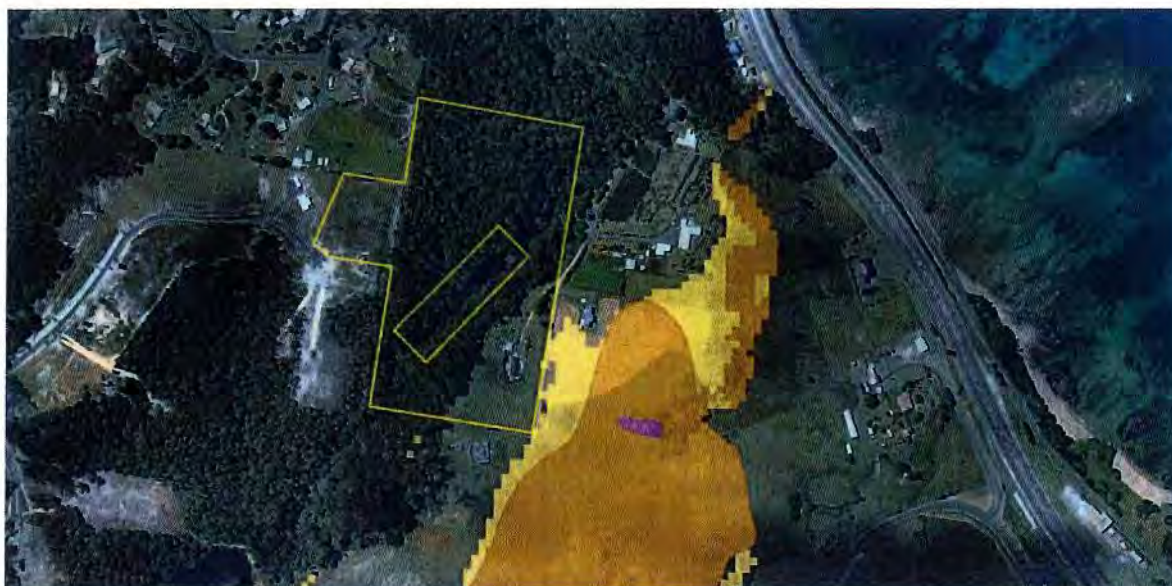
Reticulated Services

Reticulated services are not located within the vicinity of the site.

Surrounding Property Use

- Lands to the north is bushland and rural living uses;
- East is rural living use;
- South is rural resource; and
- West is rural living use.

Lands Limitations



Minor limitations have been identified within the subject site. There is a low risk landslip area to the east of lot 1 of the plan which abuts the eastern boundary.

Proposal

The applicants, RG & RJ Hall, CH & CB Pointon are seeking to subdivide land under the *Central Coast Interim Planning Scheme 2013*.

The proposal is to adjust boundaries through a subdivision.

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

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

Operation of this Report

Firstly the Rural Resource Zone provisions are addressed then followed by the Rural Living Zone provision and Codes.

Planning Scheme Provisions

The applicable planning instrument is the ***Central Coast Interim Planning Scheme 2013*** and the subject land is zoned as **Rural Resource**.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as "Discretionary" and discussion is put forward to the relevant points.

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

The applicable Scheme standards for development in the **Rural Resource Zone** are described in the following relevant sections of the ***Central Coast Interim Planning Scheme 2013***:

26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements
- 26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

- 26.4.2 Location and Configuration of Development
- 26.4.4 Subdivision

Part E Codes

- E1 Bushfire-Prone Areas Code
- E6 Hazard Management Code
- E9 Traffic Generating Use and Parking Code
- E10 Water and Waterways Code

Part F Special Area Plans

- There are no specific area plans in relation to the *Central Coast Interim Planning Scheme 2013* that are applicable to this application

26.1.1 Zone Purpose Statements

The proposed subdivision is for residential and associated use and development on rural land. As such it is in accordance with the zone values for the zone providing a high quality residential environment:

- Provides for the sustainable use of the land for other primary industry uses
- Does not constrain or conflict with other resource development uses.

26.1.2 Local Area Objectives

The proposal is consistent with the local area objectives where: -

- The proposal does not fetter the priority purpose of rural land or its resources and contains no useful agricultural soils (being **Class 4, 5 & 3**) and there is no dependence on such soils as a naturally occurring resource.
- The proposal does not fetter the priority purpose of rural land or its resources as it seeks to utilise an existing building and access area on already fettered soils.
- The proposal does not impact on the air, land or water resources on or adjacent to the subject site.
- The land has no agricultural uses and the proposal does not cause a permanent loss to use or development of agricultural land nor does it unduly conflict, constrain or interfere with any primary industries that are dependent on the agricultural resource.
- The subject land abuts two roads and dense bushland allowing for adjacent diversity and dynamic farming opportunities without fettering their opportunities.
- Whilst the land is zoned as 'Rural Resource'; it has no agricultural properties that are dependent on the soil as a growth medium.
- The proposal is not an economic, community or utility activity.
- Whilst the land is zoned as 'Rural Resource'; the site of the proposal has no agricultural properties that are dependent on the soil as a growth medium.
- The proposal is not a tourism or recreational activity that is dependent on the rural location.
- The proposal is a residential use and development on rural land and does not cause a permanent loss of prime agricultural land (class 1, 2 or 3) as the existing dwelling is on an area already fettered nor does it constrain or interfere with existing primary industries (class 4 or 5) adjacent to the site.

26.1.3 Desired Future Character Statements

The proposal is consistent with any applicable desired future character statements where: -

- (a) The proposal is in character with adjacent lands where it is interspersed with small scale residential settlement nodes.
- (b) The proposal is distanced appropriately from lands of agricultural production and whilst recognising the likelihood of agricultural disturbance, it is of little impact or consequence to the proposed development.
- (c) The proposal is located on a significant parcel of land and is located on the lowest quality soils the site contains abutting very steep terrain.

The proposal is a **Discretionary Application** described as '*subdivision*' in the **Central Coast Interim Planning Scheme 2013**.

26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

Objective:

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

- a) *provide for suitable development area for the intended use;*
- b) *provide access from a road; and*
- c) *make adequate provision for a water supply and for the drainage and disposal of sewerage and stormwater.*

Performance Criteria – P1

A site on each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for –

- (a) *erection of a building if required by the intended use;*
- (a) *access to the site;*
- (b) *use or development of adjacent land;*
- (c) *a utility; and*
- (d) *any easement or lawful entitlement for access to other land.*

Discussion:

The subject land provides a lot size greater than minimum 1ha required and does not constrain or interfere for the erecting of a building, site access; the use or development of adjacent land, a utility not access to other land. It is therefore considered to be compliant to P1 above.

Performance Criteria – P2

- a) *A site must have a reasonable and secure access from a road provided –*
 - i. *across a frontage; or*
 - ii. *by an access strip connecting to a frontage, if for an internal lot; or*
 - iii. *by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*
 - iv. *the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by –*
 - a. *the intended use; and*
 - b. *the existing or potential use of any other land which requires use of the access as the means of access for that land; and*
 - v. *the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or*
- b) *It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.*

Discussion:

Lot 2 of the plan has an existing shared ROW access to the land which is being left unchanged as part of this proposal. Lot 1 of the plan utilises an existing ROW access which is shared with 85 Allegra Drive and this remains unchanged as part of this proposal complying P2(iii). 83 Allegra Drive is provided with direct street frontage complying with P2(i)

Acceptable Solution - A3

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- a) provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) from a rechargeable drinking water system^{R31} with a storage capacity of not less than 10,000 litres if–
 - i. there is not a reticulated water supply; and
 - ii. development is for–
 - a. a single dwelling; or
 - b. a use with an equivalent population of not more than 10 people per day

Discussion:

Lot 2 of the plan is for a single existing dwelling and complies with A3(b) above.

Acceptable Solution - A4

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –

- a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) by on-site disposal if –
 - i. sewage or liquid trade waste cannot be drained to a reticulated sewer system; and
 - ii. the development –
 - a. is for a single dwelling; or
 - b. provides for an equivalent population of not more than 10 people per day; or
 - iii. the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip

Discussion:

Lot 2 of the plan utilises an existing waste water management system for on-site disposal of domestic waste water and is in accordance with AS/NZS1547:2000 On-site domestic wastewater management. Further, this system is clear of any defined building area or access strip (existing or proposed) to the land.

Acceptable Solution - A5

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or
- b) if stormwater cannot be drained to a stormwater system –
 - i. for discharge to a natural drainage line, water body, or watercourse; or
 - ii. for disposal within the site if –
 - a. the site has an area of not less than 5000m²;
 - b. the disposal area is not within any defined building area;
 - c. the disposal area is not within any area required for the disposal of sewage;
 - d. the disposal area is not within any access strip; and
 - e. not more than 50% of the site is impervious surface.

Discussion:

Lot 2 will retain the existing disposal of excess stormwater which is not within a defined building area, not in an area defined for the disposal of sewage, not within an access strip and the site is not more than 50% impervious surface.

26.4.2 Location and Configuration of Development**Objective:**

The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape

Acceptable Solutions - A1

A building or utility structure, other than a crop protection structure for an agricultural use, must be setback–

- (a) Not less than 20.0m from the frontage; or
- (b) If the development is for a sensitive use on land that adjoins a road specified in Table A1 to this clause, not less than the setback specified from that road;
- (c) Not less than 10.0m from each side boundary; and
- (d) Not less than 10.0m from the rear boundary; or
- (e) In accordance with any applicable building area shown on a sealed plan of subdivision.

Road and Setback (m)

Bass Highway – 50m

Table to A1

Discussion:

The existing dwelling on lot 2 of the plan complies with A1 above.

Acceptable Solution - A2

Building height must not be more than 8.5m

Discussion:

There are no new buildings proposed as part of this application, the existing building is a lawfully constructed dwelling and shed and remains below 8.5m in height.

Acceptable Solution A3.1

A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –

- a) not project above an elevation 15m below the closest ridgeline;
- b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;
- c) be below the canopy level of any adjacent forest or woodland vegetation; and
- d) clad and roofed with materials with a light reflectance value of less than 40%.

Acceptable Solution A3.2

Wind power turbines and wind power pumps must not exceed 20m in height.

Discussion:

Not Applicable – there are no new buildings proposed as part of this application.

26.4.4 Subdivision**Objective:**

The division and consolidation of estates and interests in rural resource land is to create lots that are consistent with the purpose of the Rural Resource zone.

Performance Criteria – P1

- a) A plan of subdivision to reconfigure land must –
 - i. be required to restructure, re-size, or reconfigure land for primary industry use; and
 - ii. not create an additional lot;
- b) A plan of subdivision to create a new lot must –
 - i. be required for a purpose permissible in the zone;
 - ii. be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;
 - iii. retain the balance area for primary industry use;
 - iv. minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;
 - v. minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and
 - vi. minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; or
- c) A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must –
 - i. not be land containing a residential use approved by a permit granted under the Land Use Planning and Approvals Act 1993 as a required part of a permitted use;
 - ii. incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32};
 - iii. minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and
 - iv. retain a lot with a size and shape that –
 - a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or
 - b. does not further increase any non-compliance for use or development on the existing lot.

26.4.4. R32 - Registration of a Sealed Plan consolidating the land to create a new single lot; or by registration of an Adhesion Order made in accordance with the Local Government (Building and Miscellaneous Provisions) Act 1993

Discussion:

The proposed subdivision reconfigures land using the water course as the natural division for the land and does not create a new allotment complying with P1(a) above.

Planning Scheme Provisions

The applicable planning instrument is the **Central Coast Interim Planning Scheme 2013** and the subject land is zoned as **Rural Living**.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as "Discretionary" and discussion is put forward to the relevant points.

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

The applicable Scheme standards for development in the **Rural Living Zone** are described in the following relevant sections of the **Central Coast Interim Planning Scheme 2013**:

- 13.1.1 Zone Purpose Statements
- 13.1.2 Local Area Objectives
- 13.1.3 Desired Future Character Statements
- 13.2 Use Table
- 13.3 Use Standards
- 13.3.1 Discretionary Permit Use
- 13.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 13.4.2 Dwelling Density
- 13.4.7 Subdivision
- 13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision.

Part F Special Area Plans

- There are no specific area plans in relation to the **Central Coast Interim Planning Scheme 2013** that are applicable to this application.

13.1.1 Zone Purpose Statements

The proposed subdivision is for residential and associated use and development on rural living land. As such it is in accordance with the zone values for the zone providing a high quality rural living environment:

- Providing for residential use or development on large lots in a rural setting where services are limited; and
- Provides for compatible use and development that does not adversely impact on residential amenity.

13.1.2 Local Area Objectives

The proposal is consistent with the local area objectives where: -

- (k) The proposal does retain a rural setting.
- (l) The proposal makes efficient use of land and optimises the available infrastructure through infill and redevelopment of rural living zoned land.

- (m) The proposal is consistent with the capacities of infrastructure services, land capability and the level of risk associated with natural hazards and the protection of primary productive land.
- (n) The proposal provides for a range of residential uses and supports accommodation through private, public or social housing investment.
- (o) The proposal supports home-based occupation and business opportunities.
- (p) The proposal does not constrain residential use as the development is known as residential living.
- (q) The subject land does not have a priority purpose as primary industry use.
- (r) The proposal supports rural living amenity and character whilst recognising all the compromises that such a lifestyle living experience brings with it (i.e. reduced services, remoteness etc). Likewise the proposal recognises the importance of location and built form and provides for adequate land parcels to accommodate habitation spaces and uses whilst balancing amenity and streetscape.

13.1.3 Desired Future Character Statements

The proposal is consistent with any applicable desired future character statements where: -

- (a) The development is occurring discretely in an ordered cluster of dwellings which is embedded in a rural setting; and
- (b) Provides sites that are larger than suburban lots whilst recognising availability of services, land capability and the rural setting; and
- (c) Provides land predominantly for housing but enabling compatible land uses; and
- (d) Provides diversity of form and function in housing and non-housing type developments; and
- (e) Enables multi-storey developments; and
- (f) Respects streetscape and frontage requirements and provides a landscape where building separation from adjoining lots is observed;
- (g) Provides for low site coverage's of built forms enabling on-site waste water and stormwater treatments and disposal;
- (h) Enables self sufficient allotments in respect of water supply and for the treatment and disposal of waste water and stormwater.

13.2 Use Table

The proposal is a **Discretionary Application** described as '*subdivision*' in the **Central Coast Interim Planning Scheme 2013**.

13.3 Use Standards

13.3.1 Discretionary Permit Use

Objective:

Use in this zone that is a discretionary permit use is to service and support the routine requirements of the local community

Performance Criteria – P1

Discretionary permit use must –

- (a) Be consistent with local area objectives;
- (b) Be consistent with any applicable desired future character statement; and
- (c) Minimise likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone.

Discussion:

The proposal is consistent with the local area objectives as well as the desired future character statements. It minimises the likelihood for unreasonable impact on the amenity of the residential uses on site as well as recognising its impact on adjacent lands.

13.4 Development Standards

13.4.1 Suitability of a site or lot for use or development

Objective:

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

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

Acceptable Solution – A1

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

- a) have an area of not less than –
 - i. 1.0 ha excluding any access strip; or
 - ii. if in a locality shown in the Table to this Clause, not less than the site area shown for that locality; and
- b) if intended for a building, contain a building area –
 - i. of not more than 1,000m²;
 - ii. clear of any applicable setback from a frontage, side or rear boundary
 - iii. clear of any applicable setback from a zone boundary;
 - iv. clear of any registered easement;
 - v. clear of any registered right of way benefiting other land;
 - vi. clear of any restriction imposed by a utility;
 - vii. not including any access strip;
 - viii. clear of any area required for the on-site disposal of sewage or stormwater; and
 - ix. accessible from a frontage or access strip

Discussion:

The proposed boundary amendment (subdivision) retains land greater than 1Ha complying with A1(a) above.

The lot is intended for a building that complies with the provisions of A1(b) above.

Acceptable Solution – A2

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

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

Discussion:

Lot 3 of the plan fronts onto Allegra Drive complying with A2(a) above.

Acceptable Solution – A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- a) from a connection to a water supply provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if–
 - i. there is not a reticulated water supply; and
 - ii. development is for –
 - a. a single dwelling; or
 - b. a use with an equivalent population of not more than 10 people per day

Discussion:

Lot 3 of the plan is intended for a single dwelling and requires on site water storages satisfying A3(b)(ii) above.

Acceptable Solution – A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste –

- a) to a reticulated sewer system provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) by on-site disposal if –
 - i. is for a single dwelling; or
 - ii. the development –
 - a. is for a single dwelling; or
 - b. provides for an equivalent population of not more than 10 people per day; or
 - c. creates a total sewage and waste water flow of not more than 1,000l per day; and
 - iii. the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip

Discussion:

Lot 3 of the plan is intended for a single dwelling and requires on site sewerage disposal satisfying A4(b)(ii) & (iii) above.

Acceptable Solution – A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- a) for discharge to a stormwater system provided in accordance with the Urban Drainage Act 2013; or
- b) if stormwater cannot be drained to a stormwater system –
 - i. for discharge to a natural drainage line, water body, or watercourse; or
 - ii. for disposal within the site if –
 - a. the site has an area of not less than 5000m²;
 - b. the disposal area is not within any defined building area;
 - c. the disposal area is not within any area required for the disposal of sewage;
 - d. the disposal area is not within any access strip; and
 - e. not more than 50% of the site is impervious surface; and
 - iii. the development is for a single dwelling

Discussion:

Lot 3 of the plan is intended for a single dwelling and requires on site stormwater disposal satisfying A5(b) (ii) above.

13.4.2 Dwelling Density

Objective:

Residential dwelling density [R7] is to –

- a) make efficient use of land for housing;
- b) optimise utilities and community services; and
- c) be consistent with any constraint on suitability of the land for residential use

Acceptable Solution – A1

The site area per dwelling must –

- a) be not less than 1.0 ha; or
- b) if the site is in a locality shown in the Table to this Clause, the site area for that locality

Discussion:

Lot 3 is greater than 1Ha satisfying A1(a) above.

13.4.7 Subdivision

Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living zone

Acceptable Solution – A1

Each new lot on a plan of subdivision must be –

- a) intended for residential use;
- b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority

Discussion:

The proposal is for a residential use satisfying A1(a) above.

Performance Criteria – P2

- a) A lot must have a frontage to a road; or
- b) An internal lot on a plan of subdivision must be –
 - i. reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by –
 - a. slope, shape, orientation and topography of land;
 - b. an established pattern of lots and development;
 - c. connection to the road network;
 - d. connection to available or planned utilities;
 - e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or
 - f. exposure to an unacceptable level of risk from a natural hazard; and
 - ii. without likely impact on the amenity of adjacent land

Discussion:

Lot 3 of the plan is provided with frontage to Allegra Drive satisfying P2(a) above.

13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision

Objective:

Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area

Acceptable Solution – A1

Electricity reticulation and site connections must be installed underground

Discussion:

The site is already provided with underground power satisfying A1 above.

Part E Codes

E1 Bushfire-Prone Areas Code – Not Applicable

The proposal is a subdivision and is therefore subject to the provisions of the Code. A bushfire hazard management plan from an accredited person is featured as an annexure to this report.

E2 Airport Management Code – Not Applicable

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

E3 Clearing and Conversion of Vegetation Code – Not Applicable

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

E4 Change in Ground Level Code – Not Applicable

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

E5 Local Heritage Code – Not Applicable

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

E6 Hazard Management Code – Not Applicable

The proposal site abuts a small section to the east of Lot 2 of the plan which is determined as low risk on the planning scheme map.

E6.5.2 Use likely to be exposed to a natural hazard

Objective:

The level of likely risk from exposure to a natural hazard is tolerable for the nature and duration of a use.

Acceptable Solution – A1

If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme –

- a) use must not be for a critical use, a hazardous use, or a vulnerable use;*
- b) use must not be residential use if the level of risk is medium or higher; and*
- c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.*

Discussion:

The level of risk is low and the residential use is a continuing lawful use. The proposal is a boundary adjustment which is not physical works rather an administrative action and causes no impact on the level of risk. As the proposal is a subdivision in a low landslide hazard area it is exempted under s.E6.4.4(j) of the Code.

E6.6.2 Development on land exposed to a natural hazard

Objective:

The level of likely risk from exposure to a natural hazard is to be tolerable for the type, form, scale and duration of each development

Acceptable Solution – A1

If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme –

- a) *a hazard risk assessment must determine –*
 - i. *there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or*
 - ii. *a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and*
- b) *if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the effected land to be managed in accordance with recommendations for hazard management*

Discussion:

Not applicable. The development is exempted under s.E6.4.4(j) of the Code.

E7 Sign Code – Not Applicable

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

E8 Telecommunication Code – Not Applicable

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

E9 Traffic Generating Use and Parking Code**E9.5 Use Standards****E9.5.1 Provision for parking****Objective:**

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

Acceptable Solution – A1

Provision for parking must be –

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

Discussion:

Parking on Lot 2 of the plan complies with the Code. Lot 1 of the plan provides for sufficient land area for the forward turning of vehicles as does Lot 3 satisfying A1(a) above.

E9.5.2 Provision for loading and unloading vehicles**Objective:**

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

Acceptable Solution – A1

There must be provision within a site for –

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

Discussion:

The uses on Lot 2 & 3 of the plan are for residential use and therefore loading requirements are not applicable.

E9.6.1 Design of vehicle parking and loading areas**Objective:**

Vehicle circulation, loading, and parking areas–

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

Acceptable Solution – A1.1

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

Acceptable Solution – A1.2

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

- a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;
- b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;
- c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;
- d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;
- e) Each parking space must be separately accessed from the internal circulation aisle within the site;
- f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and
- g) Be formed and constructed with compacted sub-base and an all-weather surface.

Discussion:

Lot 2 is provided with stormwater drainage and lot 3 is yet to be formed with parking in compliance with AS/NZS2890.1 above.

Acceptable Solution – A2

Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB

Discussion:

The access ways are already established for this proposal and are compliant to Municipal Standards.

E10 Water and Waterways Code – Not Applicable

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

Objective:

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

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

Performance Criteria – P1

Development must –

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

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

Discussion:

The proposed development is a subdivision without any physical works to be performed.
Therefore the development will not create any issues with water quality satisfying P1 above.

Conclusion

This supporting documentation demonstrates that the proposal of a subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the **Rural Resource Zone**.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a subdivision at **76 Reynolds Road and 83 Allegra Drive**, Heybridge is respectfully sought from the Planning Authority.



Annexure A – Title Documents

Annexure B – Biodiversity

Annexure C – Proposal Plans

Annexure D – Bushfire Hazard Management Plan

Please quote our ref: 216177
Your ref:
Enquiries to: Micheal Wells
6411 1931



30/11/2016

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Central Coast Council
19 King Edward Street
Ulverstone, TAS 7315

Received: 2 DEC 2016

Application No:

Doc. ID:

Dear Sir/Madam

**ADDITIONAL INFORMATION REQUEST RESPONSE – SUBDIVISION,
RECONFIGURATION OF TITLES AND BOUNDARY ADJUSTMENT, 76 REYNOLDS
ROAD & 83 ALLEGRA DRIVE, HEYBRIDGE.**

Thank you for your additional information request for the above development. In response to your request please find the following:

- *The planning report by EnviroPlan does not articulate the reason for the Title reconfiguration (proposed use of land) and consequently, the reason for requiring an alternate access to rural resource land via Allegra Drive (that is –via a rural residential area).*

I advise that the Central Coast Interim Planning Scheme 2013 (the scheme) has a mandatory provision relative to subdivision in the Rural Resource zone, whereby a plan of subdivision to reconfigure land MUST be for a primary industry use.

The planning report and submitted documents evidences that there is a very large water body intersecting the parent title of land. This prohibits access to the northern portion of the parent title from the eastern access. Currently it is 5.1km from the existing dwelling to the access off Allegra Drive in order to access the northern portion of the land.

The proposal provides secure access to the rural resource land (seen as Lot 1) which is 4.0Ha in land area which is a capable land size parcel for the intended use. Given that there is an abundance of large timbers on the allotment; it is capable of selective logging into the future (which is a primary industry use) as well as various forms of agriculture which includes horticulture, breeding livestock or low level grazing (when cleared in the future) given the soil quality in the area. Therefore the proposal demonstrates that there is an ability of primary industry use of the land which can be retained or sold by the existing land owner as a viable primary industry activity which is separate from the existing dwelling on the eastern portion which is a restricted land parcel – particularly when the distance to travel to the northern portion is taken into account.

Further, given the length of distance to travel from the dwelling featured on Lot 2 of the plan; this proposal provides opportunities for supporting other primary industry activities within the local area by storing farming equipment, materials, or produce upon the land as it is located closer (775m along Allegra Drive) to rural resource activities south and south west of the proposal site. This avoids traffic issues from the Bass Highway as well as access via a narrow forested road from Heybridge to the entrance of Allegra Drive.

In addition, the planning scheme does not prohibit access to rural resource lands though any zone; therefore it is irrelevant if the proposal seeks access through a rural living zone (a rural residential area) which by its very nature retains a rural setting under 13.1.3 Desired Future Character Statements.

- *Further, the schemes Acceptable Solutions 26.4.1 (A2)(b) and 26.4.1-(A2)(d) require that an internal lot be accessed via a 6m wide access strip or a 6m wide right of way that is not required as the means of access to any other land. Any variance to these requirements would be a discretionary matter and the relevant Performance Criteria would need to be addressed in the planning report, or the draft plan amended to meet the Scheme requirements.*

It is uncertain what Council are referring to here. The planning report (page7) clearly address 26.4.1 P2 (the Performance Criteria)?

- *The Bushfire Hazard Management Plan by EnviroPlan does not address the creation of Lot 1. If Lot 1 cannot meet all Acceptable Solution criteria, then the Bushfire Hazard Management Plan must be certified by TasFire.*

The bushfire plan has been amended to include a building area with a hazard management area applied to satisfy Council's desire. However, a habitable building is not proposed on this site as part of this application as the land is intended for primary industry use.

In addition, "Tasfire" is a non-legislated privately owned fire equipment servicing business and not a Regulated Authority. The Tasmania Fire Service (TFS) is the correct reference.

- *Completed and signed application form*

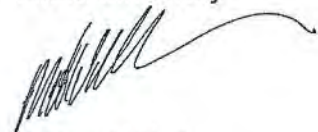
See attached.

- *Payment of planning fees*

Fees paid.

I trust that the above information satisfies the Council's request and that the application can continue its progression.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Micheal Wells', with a long, sweeping horizontal stroke extending to the right.

Micheal Wells

Town Planning & Development Consultant

Bushfire Accreditation No: BFP-128



EnviroPlan

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 DEC 2016

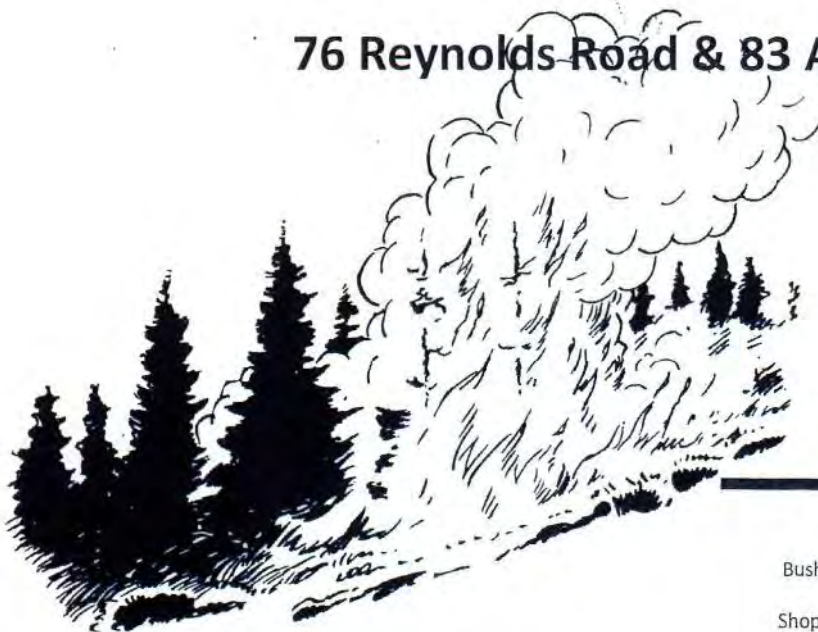
Application No: DA216098

Bushfire Risk Report

Assessment and Certificates
for

RG & RJ Hall, CH & CB Pointon

76 Reynolds Road & 83 Allegra Drive



Date of Plan

30/11/2016

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

Shop 2 / 39 Wragg Street, Somerset

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

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

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. Certify a Bushfire Attack Level Assessment for **Building Work**
2. Certify an **Exemption** from a Bushfire Hazard Management Plan
- 3A. Certify Acceptable Solutions for **Buildings or Extensions**
- 3B. Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)
- 3C. Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)

Works performed by Micheal Wells (BFP-128) that require Tasmania Fire Service endorsement:

4. Certify Performance Criteria of the Bushfire-Prone Areas Code.

Disclaimer

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. *EnviroPlan Australia* undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and *EnviroPlan Australia's* experience, having regard to the assumptions that *EnviroPlan Australia* can reasonably be expected to make in accordance with sound professional principles. *EnviroPlan Australia* may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, *EnviroPlan Australia* recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.


Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

In the event that any advice or other services rendered by *EnviroPlan Australia* constitutes a supply of services to a consumer under the Trade Practices Act 1974 (as amended), then *EnviroPlan Australia's* liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again.

Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Trade Practices Act 1974 (as amended).

Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Document Status

Revision No	Author	Signature	Date
1	M. Wells		9/11/2016
2	M. Wells		30/11/2016

Contents

.....	1
Bushfire Risk Report.....	1
Assessment and Certificates	1
Consultant Details	2
Scope of Assessors Accreditation	2
Disclaimer	2
Section 1.....	6
Section 2.....	7
Section 2.....	10
The Land – Site.....	10
Title & Description	10
Aerial Image of Site	10
Existing Use and Development	11
Site Analysis	11
Topography	11
Access.....	11
Road Class Descriptions & Conclusion:	11
Reticulated Services	12
Surrounding Property Use	12
TasVeg Overlay.....	13
Proposal	14
Intended Purpose of Plan	14
Purpose	14
General Information - Fire Danger Index:.....	14
BAL Explanation	15
Applicable Standard to which the plan relates.....	16
E1.6.1 Subdivision – Provision of Hazard Management Areas	16
E1.6.2 Subdivision: Public and Fire Fighting Access.....	17
Table E4 – Standards for Property Access	17
E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes	18
Table E7 – Static Water Supply for Fire Fighting.....	19
Section 3.....	21
Specifications	21

Section 4.....	22
Bushfire Attack Level (BAL) Assessment.....	22
Type of Building Work.....	22
Fire Danger Index.....	22
Vegetation Type.....	22
Lot 1 – BAL Assessment	23
Classification for each side of the Site	23
Vegetation Proximity	23
Land Slope.....	23
Site BAL Assessment	23
Lot 2 – BAL Assessment	24
Classification for each side of the Site	24
Vegetation Proximity	24
Land Slope.....	24
Site BAL Assessment	24
Lot 3 – BAL Assessment	25
Classification for each side of the Site	25
Vegetation Proximity	25
Land Slope.....	25
Site BAL Assessment	25
Specifications	26
Schedule 1 - Mitigation Measures for Subject Site.....	27
General Planning Requirements of the Plan.....	27
Final Plan Requirements	27
Property Accesses Exceeding 30 meters to Building Area.....	27
Property Accesses Exceeding 200 meters to Building Area.....	28
Property Accesses Exceeding 30 meters & Access to 3 or more Properties	28
Static Water Supply – Distance to Building Area	29
Static Water Supplies	29
Tank Fittings, Pipework and Accessories	30
Signage for Static Connections	30
Hard Stand Areas for Static Water Supplies	31
Planting Guide.....	32
Annexure 1 – Bushfire Hazard Management Plan.....	33

Annexure 2 – Water Sign Requirements.....	34
---	----

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Central Coast Interim Planning Scheme 2013

Street address:

76 Reynolds Road & 83 Allegra Drive, Heybridge, Tasmania
7316

Certificate of Title / PID:

CT: 168973/1 & 154629/7, PID: 6773987 & 3132009

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Proposed Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Section 2

Code Clauses³:

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title: *Proposed Subdivision & Boundary Amendment*

Author: *Michell Hodgetts & Associates*

Date: *10/10/2016* Version: *214201 -*

Bushfire Report

Title: *76 Reynolds Road & 83 Allegra Drive*

Author: *Micheal Wells*

Date: *9/11/2016* Version: *1*

Bushfire Hazard Management Plan

Title: *Bushfire Hazard Management Plan*

Author: *Micheal Wells*

Date: *9/11/2016* Version: *1*

Other Documents

Title:

Author:

Date: Version:

³ Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate⁵

<input checked="" type="checkbox"/>	E1.6.1 – Development standards for subdivision		
	E1.6.1.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1.1 A1.	Hazard Management Areas are sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.1 A1. (b)	Provides <BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

	E1.6.1.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

	E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.3 A1. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input checked="" type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

⁵ The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

5. Bushfire Hazard Practitioner⁶

Name:	Micheal Wells	Phone No:	(03) 6411 1931
Address:	71a Bass Highway	Fax No:	
	PO Box 546	Email Address:	enviroplan.australia@gmail.com
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 2, 3A, 3B & 3C

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

☐

or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

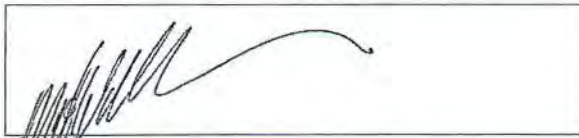
☐

and/or

The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

☒

Signed:
certifier



Date:

9/11/2016

Certificate No:

216177 – 5

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding ☐.

Section 2

The Land – Site

Title & Description

Phone Contact: 6424 5144



Land Owners:	RG & RJ Hall, CH & CB Pointon										
Owners Agent	Michell Hodgetts & Associates										
Property Location:	76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316										
Property ID:	6773987 & 3132009										
Certificate of Title:	CT: 168973/1 & 154629/7										
Lot Size:	Lot 1 - 4.0Ha, Lot 2 - 4.2Ha & Lot 3 - 1.1Ha										
Council:	Central Coast Council										
Zone of Site:	Rural Resource & Rural Living										
Zone of Surrounds:											
Class of Building:	Not Applicable										
Type of Building:	Not Applicable										
Description of Work:	Proposed Subdivision										
Referenced Documents:	<table><tr><th>Drawn By</th><th>Plan No</th><th>Revision No</th><th>Date</th></tr><tr><td>Michell Hodgetts & Associates</td><td>214201</td><td></td><td>10/10/2016</td></tr></table>			Drawn By	Plan No	Revision No	Date	Michell Hodgetts & Associates	214201		10/10/2016
Drawn By	Plan No	Revision No	Date								
Michell Hodgetts & Associates	214201		10/10/2016								

Aerial Image of Site



Figure 1 – Location of land 76 Reynolds Road & 83 Allegra Drive, Heybridge

The Lot 1 - 4.0Ha, Lot 2 - 4.2Ha & Lot 3 - 1.1Ha property fronts onto Reynolds Road / Allegra Drive and is located on the south eastern side of the roads.

Existing Use and Development

The current use of land is residential and vacant land. Currently there is a dwelling and associated sheds located on Lot 2 of the plan and the other allotments are vacant lands.

Site Analysis

Topography

The land is located within a valley that intersects the 76 Reynolds Road property falling from South West to North East through the allotment.

Access

The existing site access to the subject land is off **Reynolds Road / Allegra Drive** via a formed rural roads crossover and does not require further upgrades as part of this development.

The site access must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

Currently on **Reynolds Road / Allegra Drive** there is a total of **40** lots fronting onto the road which equates to **360** movements per day (when fully inhabited and assuming a single dwelling per lot). The road corridor width is **20 m** with a formed construction of **7 m** (including shoulders) supporting the **Class 4b** road construction complying with Table E3 of E1.6.1.2 A2.

The proposal meets the requirements of Section E1.6.1.2 A1 (a) as there is insufficient increase in risk to warrant specific measures for public access as the road is constructed to accommodate large vehicle volumes with insufficient increase in risk for safe vehicular passage as the road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the

safe access/egress for occupants, fire or other emergency personnel and is designed to provide connectivity to the State Highway.

Reticulated Services

Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storages are required for any new habitable buildings to be placed on the allotments in accordance with the Schedule 1 of this Plan.

Rainwater tanks required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Domestic storage must be in addition to this requirement.



A DIN or NEN standard forged Storz 65 mm adaptor fitted with a suction washer 'standpipe' is required to be constructed within 3m of the turning head of the driveway.

Figure 4 – Typical layout of steel water tank for fire and domestic supply

Surrounding Property Use

- Lands to the north is bushland and rural living uses;
- East is rural living use;
- South is rural resource; and
- West is rural living use.

TasVeg Overlay



Figure 3 – TasVEG 3.0 Fire Attributes of land 76 Reynolds Road & 83 Allegra Drive, Heybridge (source: www.theLIST.tas.gov.au)

The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

Vegetation Group	Fire Sensitivity / Flammability
Dry Eucalypt Forest and Woodland	H Flammability, L Sensitivity
Agricultural, Urban and Exotic Vegetation	M Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Overview of Vegetation:

Classified Vegetation	Generalised Description
Forests:	Open tree canopy dominated by eucalypt species (typically >10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.
Woodlands:	Dominated by an open to sparse layer of eucalypts with the crowns rarely touching. Typically 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground.
Grasslands:	Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.
Managed Land:	Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The applicants, **RG & RJ Hall, CH & CB Pointon** are seeking to **Proposed Subdivision** under the **Central Coast Interim Planning Scheme 2013**.

The proposal is to subdivide 76 Reynolds Road into 2 allotments and adjust the boundary of 83 Allegra Drive to enhance access the proposed new allotment.

Lot 1 of the plan is to be retained for primary industry use and as such is not intended for a habitable building as part of this proposal. Therefore as the site is intended for use as primary industry; it does not require a hazard management. However a building area has been assigned to the allotment to evidence that the land satisfies the acceptable solution including a BAL assessment.

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

Intended Purpose of Plan

The plan is intended to satisfy the provisions of **Code E1** of the **Central Coast Interim Planning Scheme 2013**.

Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

An assessment and comments in relation to Planning Directive No 5 Bushfire – Prone Areas Code will be provided for the proposal at the conclusion of this report.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.

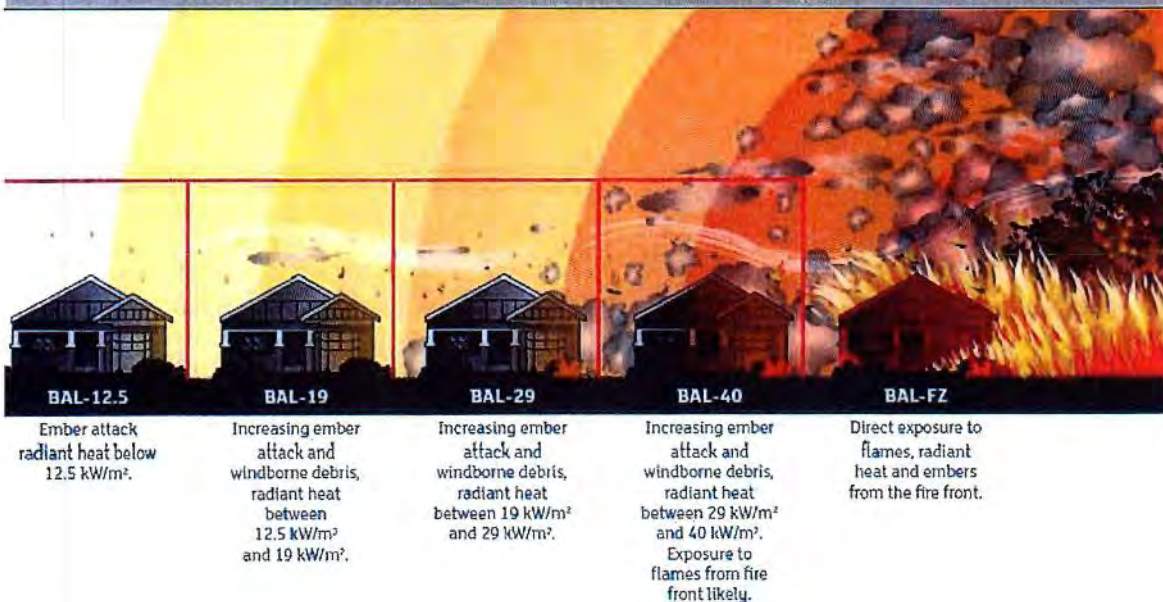


The **FDI** in Tasmania is **50**.

BAL Explanation

The following figure describes the assessed BAL level used within the Bushfire Hazard Management Plan. The table explains the expected intensity of the relevant assessed BAL.

BAL Table of Terms	
Bushfire Attack Level (BAL)	Description
Level – Low (BAL-LOW)	Minimal attack from radiant heat and flame due to the distance of the site from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.
Level – 12.5 (BAL-12.5)	Attack by burning debris is significant with radiant heat (not greater than 12.5 kW/m ²). Radiant heat is unlikely to threaten building elements (e.g. unscreened glass). Specific construction requirements for ember protection and accumulation of debris are warranted.
Level – 19 (BAL-19)	Attack by burning debris is significant with radiant heat levels (not greater than 19 kW/m ²) threatening some building elements (screened glass). Specific construction requirements for embers and radiant heat are warranted.
Level – 29 (BAL-29)	Attack by burning debris is significant and radiant heat levels (not greater than 29 kW/m ²) threaten building integrity. Specific construction requirements for ember and higher radiant heat are warranted. Some flame contact could be possible.
Level – 40 (BAL-40)	Radiant heat levels and flame contact likely to significantly threaten building integrity and result in significant risk to residents who are unlikely to be adequately be protected.
Level – Flame Zone (BAL-FZ)	Significant radiant heat and significant higher likelihood of flame contact from the fire front will threaten building integrity and result in significant risk to residents.



Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

Objective <i>Subdivision provides for hazard management areas that:</i> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
Acceptable Solutions	Performance Criteria
A1 <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> v. <i>applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	P1 <i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area taking into consideration:</i> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and</i> (g) <i>any advice from the TFS.</i>
Performance:	Acceptable Solution Satisfied
Discussion:	

Lot 1 of the plan is for primary industry purposes and does not propose a building on the land as part of this proposal. However in order to satisfy the Council a fictitious building area is applied to the bushfire plan. Therefore all 3 allotments proposed comply with A1(b) above.

E1.6.2 Subdivision: Public and Fire Fighting Access

Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision: <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable Solutions	Performance Criteria
A1 <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person. 	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to: <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; and (b) the provision of access to <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 B Above and Table E4.	

Table E4 – Standards for Property Access

Element	Requirement
A Property access length is less than 30 metres; or access is not required for a fire appliance to	There are no specified design and construction requirements.

access a water connection point	
B Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres; i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
C Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

Objective Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas	
Acceptable Solutions A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is 	Performance Criteria P1 No Performance Criteria

included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6.	
Performance:	Not Applicable
Discussion: The proposal is not in a reticulated area and therefore the provision is not applicable.	
Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation: <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or (b) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or (c) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E7. 	P2 No Performance Criteria
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 C above and Table E7	

Table E7 – Static Water Supply for Fire Fighting

Element	Requirement
A Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B Static Water Supplies	A static water supply: <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> i. Metal; ii. Non-combustible material; or iii. Fibre-cement a minimum of 6mm thickness.
C Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ul style="list-style-type: none"> a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;

	<ul style="list-style-type: none"> f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by fire fighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles.
D Signage for static connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with::</p> <ul style="list-style-type: none"> a) Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or b) The following requirements: <ul style="list-style-type: none"> i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height; ii. Be in fade-resistant material with white reflective lettering and circle on a red background; iii. Be located within one metre of the water connection point in a situation which will not impede access or operation; and iv. Be no less than 400 mm above the ground.
E Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> a) No more than three metres from the water connection point, measured as a hoselay (including the minimum water level in dams, swimming pools and the like); b) No closer than six metres from the building area to be protected c) With a minimum width of three metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.



Bushfire Hazard Management Plan

Specifications

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that features in Annexure 1 of this Plan

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com



Bushfire Attack Level (BAL) Assessment

Property Address: **76 Reynolds Road & 83 Allegra Drive, Heybridge, Tasmania 7316**

Municipality: **Central Coast**

Date of Assessment: **9/11/2016**

Type of Building Work

Building Class Adopted: **Not Applicable**

Proposal Description: **Proposed Subdivision**

The BCA classifies buildings by their use. A building may be made up of a number of classes if it has a mixed use. The BCA identifies the following building classes:

Class 1(a)	a single dwelling or attached dwellings (e.g.: a terrace, duplex, etc) where each dwelling is separated by a fire wall.
Class 1(b)	one or more buildings that constitute a boarding house, guest house, hostel of small scale (i.e.: not exceeding 12 persons or 300m ² in floor area)
Class 2	a building containing 2 or more dwelling units (e.g.: flats, apartments)
Class 3	a residential building for a number of persons such as a large scale boarding house, guest house, hostel, the residential part of a hotel, motel, school etc
Class 4	a dwelling unit that is a part of a commercial use (e.g.: a caretakers/managers flat)
Class 5	an office building
Class 6	a shop or other building where goods or services are retailed directly to the public
Class 7(a)	a car park building
Class 7(b)	a storage building or building where goods are wholesaled (e.g.: a warehouse)
Class 8	a laboratory or a building where a process takes place (e.g.: factory, workshop etc)
Class 9(a)	a health care building (e.g.: hospital, clinic, doctor's surgery etc)
Class 9(b)	an assembly building (e.g.: community hall, sports hall, church etc)
Class 9(c)	an aged care building
Class 10(a)	a non-habitable building being a private garage, shed, carport or the like
Class 10(b)	a structure (e.g.: a fence, wall, mast, swimming pool etc)

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Forest**

Lot 1 – BAL Assessment

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com



Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Vegetation Proximity

Show distance in metres								
Distance to classified vegetation	N	86	S	65	E	31	W	51
	NE		SW		SE		NW	

Closest Exposure: 31 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Slope under the classified vegetation	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>
	Downslope							
	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>
	>5 to 10°	<input checked="" type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>
	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input checked="" type="checkbox"/>	>10 to 15°	<input type="checkbox"/>
BAL value for each side of site	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>
	BAL - 12.5		BAL - LOW		BAL - 12.5		BAL - 19	

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

Lot 2 – BAL Assessment

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com



Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H - Managed Land	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>

Vegetation Proximity

Show distance in metres								
Distance to classified vegetation	N	27	S	51	E	51	W	0
	NE		SW		SE		NW	

Closest Exposure: 27 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Slope under the classified vegetation	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
	Downslope							
	>0 to 5°	<input checked="" type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>
	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>
	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>
BAL value for each side of site	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>	>15 to 20°	<input type="checkbox"/>
	BAL - 19		BAL - 19		BAL - 19		BAL - LOW	

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

Lot 3 – BAL Assessment

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com



Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H - Managed Land	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>

Vegetation Proximity

Show distance in metres								
Distance to classified vegetation	N	10	S	20	E	10	W	10
	NE		SW		SE		NW	

Closest Exposure: 10 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Slope under the classified vegetation	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
	Downslope							
	>0 to 5°	<input checked="" type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>
	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input checked="" type="checkbox"/>	>5 to 10°	<input type="checkbox"/>
	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>
	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>
BAL value for each side of site	BAL - LOW		BAL - LOW		BAL - LOW		BAL - LOW	

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)



Planning & Development Consultants

P.O. Box 546

Somerset, TASMANIA 7322

Email: enviroplan.australia@gmail.com

Phone: 6411 1931



Property Identifier:

6773987 & 3132009

Certificate of Title:

168973/1 & 154629/7

BUSHFIRE HAZARD MANAGEMENT PLAN

Specifications

76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316

1.1 Introductions

The Bushfire Attack Level (BAL) assessment is for the proposed development at **76 Reynolds Road & 83 Allegra Drive, Heybridge**.

The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959-2009 was used to assign a BAL level to the development utilising a range of data specific to the subject site.

1.2 Water Supply (Refer to Schedule 1 of the Plan)

The subject land is not connected to municipal water supply with no fire hydrants located within the subject area. Therefore, bulk water storages (tanks) are not required for any new buildings to be placed on the subject lot/s and these must be sized appropriately so as to accommodate a dedicated 10,000 litres for fire purposes (excludes domestic supply).

1.3 Access (Refer Schedule 1 of the Plan)

Road access to the proposal is via **Reynolds Road / Allegra Drive** which is a Council maintained sealed roadway that complies with municipal standards. Access to the site for fire appliances is easily accommodated as the plan provides for sufficient room for the suitable manoeuvrability of vehicles to obtain access to minimum 10,000 litre water storage / hard stand area.

Egress from the site is via a **Class 4b** road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.

1.4 Landscaping

It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.

All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc.).

Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services' brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.

Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.

1.5 Hazard Management Area (HMA)

A bushfire Hazard Management Area (HMA) will be developed within and up to the property boundaries. Refer to the Drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

The specified width of the HMA is to enable a habitable building to be constructed to the assigned BAL anywhere within the Building Envelope shown on drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.

Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.

This BHMP is achieved by:

- Pathways located on the subject land to be of non-combustible materials
- Fuel loads to be kept to less than 2 tonnes per hectare
- Total shrub cover is to be kept to a maximum of 20% of the available area

- Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted
- Shrubs must not be planted in cluster forms or clumps
- Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level
- Minimise ground level fuels wherever possible.

1.6 Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears
- Door mats to be of non-combustible materials
- Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

Schedule 1 - Mitigation Measures for Subject Site

General Planning Requirements of the Plan

1. A *Hazard Management Area* must be established around the habitable structure to a distances specified in *Schedule 3 – Bushfire Hazard Management Plan*;
2. Lawns within the *Hazard Management Area* must be well maintained during the fire season from September through to March and kept as 'short cropped';
3. Paths and driveways must be constructed of non-flammable materials;
4. Dams, uncovered water storages, orchards, vegetable gardens, waste water system and tanks etc must be located on the fire prone side of the proposed habitable structure;
5. Only fire retardant plants of the low flammability type (Fire Resisting Garden Plants - TFS) must be planted in the *Hazard Management Area*;
6. No vegetation must be able to fall onto the proposed structure;
7. The owner/s must maintain tree crowns within the *Hazard Management Area* to have horizontal separation of 5 metres distance from each tree crown;
8. Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer;
9. The hazard management area must be located within the property boundaries;

Final Plan Requirements

10. The Hazard Management Area featured on drawing no: **B0.1 to B0.3** seen as Annexure 1 to this Plan is not required to be featured on the final plan of survey;
11. The *Hazard Management Area* featured on drawing no: **B0.1 to B0.3** seen as Annexure 1 to this Plan is not a "building exclusion area" and is capable of being built upon by separate application. In such circumstances a new bushfire hazard management plan will be required for any encroachments of habitable buildings or non-habitable buildings within 6m of habitable buildings within this area;

Property Accesses Exceeding 30 meters to Building Area

12. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
13. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
14. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;
15. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;

16. All curves on the carriageway must contain a minimum inner radius of 10 metres;
17. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
18. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.

Property Accesses Exceeding 200 meters to Building Area

19. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
20. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
21. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;
22. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;
23. All curves on the carriageway must contain a minimum inner radius of 10 metres;
24. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
25. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.
26. The carriageway must provide a passing bay with a minimum additional 2 metres carriageway width (6 metres total) and 20 metres in length not exceeding every 100 metres in separation;

Property Accesses Exceeding 30 meters & Access to 3 or more Properties

27. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
28. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
29. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;

30. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;
31. All curves on the carriageway must contain a minimum inner radius of 10 metres;
32. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
33. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.
34. The carriageway must provide a passing bay with a minimum additional 2 metres carriageway width (6 metres total) and 20 metres in length not exceeding every 100 metres in separation;

Static Water Supply – Distance to Building Area

35. A static water connection point must be located within 90 metres of the building area;
36. The distance between the static water connection point and the furthest part of the building area must be measured as a hose lay

Static Water Supplies

37. The water tank supply required by this development may have a remotely located offtake connected to the static water supply;
38. The water supply can be used for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
39. The static water supply must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems – domestic supply is in addition to this amount;
40. The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground;
41. If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. Metal;
 - ii. Non-combustible material; or
 - iii. Fibre-cement a minimum of 6mm thickness.

Tank Fittings, Pipework and Accessories

42. All fittings and pipework associated with a water connection point must:
- i. Have a minimum nominal internal diameter of 50mm;
 - ii. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - iii. Be metal or lagged by non-combustible materials if above ground;
 - iv. Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
 - v. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - vi. Ensure the coupling is accessible and available for connection at all times;
 - vii. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
 - viii. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
 - ix. Where a remote offtake is installed, ensure the offtake is in a position that is:
 - a. Visible;
 - b. Accessible to allow connection by fire fighting equipment;
 - c. At a working height of 450 – 600mm above ground level; and
 - d. Protected from possible damage, including damage by vehicles.

Signage for Static Connections

43. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:
- a) Water tank signage requirements within *AS 2304-2011 Water storage tanks for fire protection systems*; or
 - b) The following requirements:
 - i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height;
 - ii. Be in fade-resistant material with white reflective lettering and circle on a red background;
 - iii. Be located within 1 metre of the water connection point in a situation which will not impede access or operation; and
 - iv. Be no less than 400 mm above the ground.

Hard Stand Areas for Static Water Supplies

44. A hardstand area for fire appliances must be provided:

- a)* No more than three metres from the water connection point, measured as a hoselay (including the minimum water level in dams, swimming pools and the like);
- b)* No closer than six metres from the building area to be protected;
- c)* With a minimum width of 3 metres constructed to the same standard as the carriageway; and
- d)* Connected to the property access by a carriageway equivalent to the standard of the property access.



Planning & Development Consultants

P.O. Box 546

Somerset, TASMANIA 7322

Email: enviroplan.australia@gmail.com

Phone: 6411 1931

CLASS

In the following list E denotes an exotic plant, TN a plant native to Tasmania, AN a plant native to mainland Australia and X a known environmental weed.

BUSHFIRE HAZARD MANAGEMENT PLAN

Planting Guide

76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316

High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your house's Hazard Management Area. Move these plants away from your house and replace them with less flammable plants.

Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates.

Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

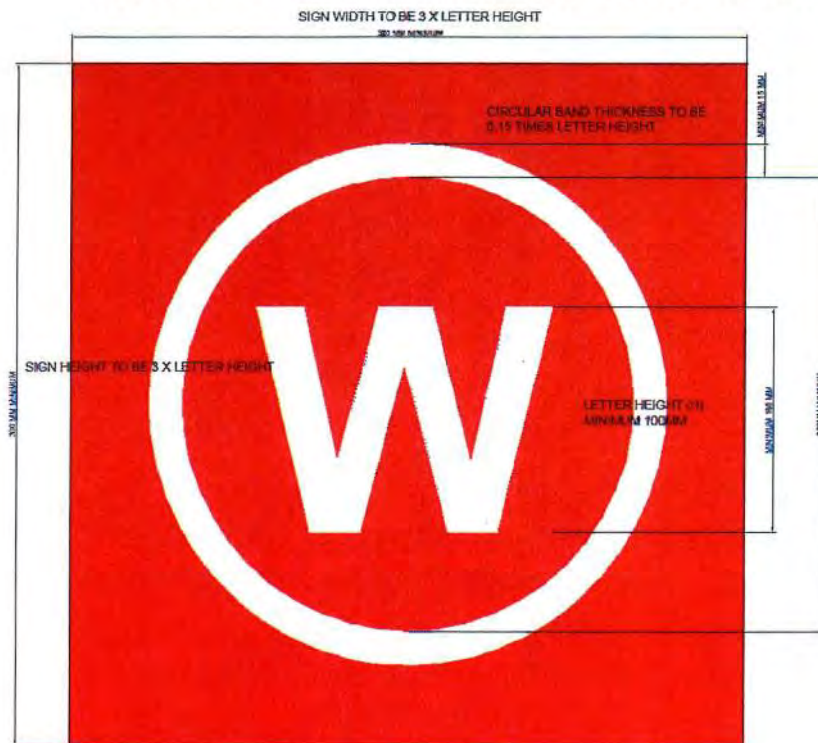
Botanical Name	Class	Common Name	Botanical Name	Class	Common Name	Botanical Name	Class	Common Name
Acacia dealbata	TN	Silver Wattle	Acacia baileyana	AN X	Cootamundra Wattle	Artemisia sp.	E	Wormwood or Angels Hair
Acacia stricta	TN	Hop Wattle	Acacia decurrens	AN	Green Wattle	Camellia sp.	E	Camellias
Acacia verticillata	TN	Prickly Moses	Acacia meansii	TN	Black Wattle	Capsicum anuum var. fasciculatum	E	Chilli
Acer palmatum	E	Japanese Maple	Acacia melanoxylon	TN	Blackwood	Diplazena m. orae	TN	White Flag Iris
Acmena smithii	AN	Lilly Pilly	Acacia podalyrifolia	AN	Mt Morgan Wattle	Gazania hybrida	E	Treasure Flower
Aesculus hippocastanum	E	Common Horse Chestnut	Actinidia chinensis	E	Kiwi Fruit	Hebe speciosa	E	Veronica
Allocastrum cunninghamianum	AN	River Sheoak	Araucaria heterophylla	AN	Norfolk Island Pine	Hemerocallis aurantiaca	E	Day Lily
Angophora floribunda	E	Rough-barked Apple	Atherosperma moschatum	TN	Sassafras	Hydrangea macrophylla	E	Hydrangea
Bambusa vulgaris	E	Bamboo	Bedfordia salicina	TN	Blanket Bush	Hymenocallis littoralis	E	Spider Lily or Spider Flower
Banksia integrifolia	AN	Coast Banksia	Beyeria viscosa	TN	Pinkwood	Hymenoporum flavum	AN	Native Frangipani
Banksia marginata	TN	Honeysuckle	Brachychiton acerifolius	AN	Illawarra Flame Tree	Lampranthus aurantiacus	E	Pigface or Iceplant
Betula pendula	E	Silver Birch	Brachychiton discolor	AN	Lacebark	Lavendula angustifolia	E	English Lavender
Buddleia davidii	E	Butterfly Bush	Brachychiton rupestris	AN	Bottle Tree	Passiflora herbifera	AN	Native Passionfruit
Callistemon citrinus	AN	Common Red Bottlebrush	Calodendrum capense	E	Cape Chestnut	Pelargonium peltatum	E	Geranium
Callitris rhomboidea	TN	Oyster Bay Pine	Canna indica	E	Canna Lily	Pomaderris apetala	TN	Dogwood
Chamaecyparis lawsoniana	E	Pink Cassia	Cassia floribunda	E	Smooth Cassia	Prunus sp.	E	Plum
Cinnamomum camphora	E	Lawson Cypress	Ceanothus papillosus	E	Pacific Blue	Solanum melongera	E	Eggplant
Citrus limon	E	Camphor Laurel	Chaenomeles japonica	E	Flowering Quince			
Cortaderia argentea	E X	Lemon	Chrysanthemum indicum	E	Chrysanthemum			
Corymbia maculata	AN	Pampas Grass	Citrus nobilis	E	Mandarin			
Cupressus funebris	E	Spotted Gum	Coleonema pulchrum	E	Diosma			
Dodonaea viscosa	TN	Mourning Cypress	Cotoneaster glaucophyllus	E X	Cotoneaster			
Elaeocarpus reticulatus	TN	Native Hop	Cucurbita maxima	E	Pumpkin			
Eucalyptus amygdalina	TN	Blueberry Ash	Cymbopogon citratus	E	Lemon Grass			
Eucalyptus globulus	TN	Black Peppermint	Cyphomandra betacea	E	Tamarillo			
Eucalyptus obliqua	TN	Blue Gum	Delonix regia	E	Polciana			
Eucalyptus paniculata	AN	Brown Stringybark	Dicksonia antarctica	TN	Man Fern			
Eucalyptus pulchella	AN	Grey Ironbark	Diospyros sp.	E	Persimmon			
Eucalyptus viminalis	TN	White Peppermint	Eriobotrya japonica	E	Loquat			
Exocarpos cupressiformis	TN	White Gum	Escallonia macrantha	E	Escallonia			
Flindersia australis	AN	Native Cherry	Euryops pectinatus	E	Yellow Daisy Bush			
Gahnia grandis	TN	Crow's Ash	Genista monspessulana	E X	Montpellier Broom			
Gleditsia tricanthos	E	Cutting Grass	Koeleruteria paniculata	E	Golden Rain Tree			
Grevillea x Poorinda	AN	Honey Locust	Lantana camara	E	Lantana			
Grevillea robusta	AN	Poorinda Cultivars of Grevillea	Ligustrum lucidum	E	Large-leaved Privet			
Grevillea rosmarinifolia	AN	Silky Oak	Liquidambar styraciflua	E	Liquidambar			
Ilex aquifolium	E X	Rosemary Grevillea	Magnolia grandiflora	E	Magnolia			
Lepidosperma laterale	AN	Holly	Morus sp.	E	Mulberry			
Leptospermum lanigerum	AN	Sword Rush	Myoporum insulare	AN	Boobyalla			
Leptospermum scoparium	TN	Woolley Teatree	Nerium oleander	E	Oleander			
Lomandra longifolia	TN	Manuka, Teatree	Olearia argophylla	TN	Musk			
Melaleuca alternifolia	AN	Saggs	Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leaved Photinia			
Monstera deliciosa	E	Paperbark	Pittosporum bicolor	TN	Cheesewood			
Nandina domestica	E	Monstera	Pteridium esculentum	TN	Bracken Fern			
Nicotiana glauca	AN	Sacred Bamboo	Rhododendron sp.	E	Rhododendron			
Pinus elliotii	E	Tobacco Bush	Rosa sp.	E X	Roses, Briars			
Pinus patula	E	Slash or Elliott's Pine	Salix babylonica	E	Weeping Willow			
Pittosporum undulatum	AN X	Mexican or Weeping Pine	Salix chilensis	E	Pencil Willow			
Platanus x acerifolia	E	Sweet Pittosporum	Sorbus aucuparia	E	Rowan			
Poa sp.	AN	Plane Tree	Spathodea campanulata	E	African Tulip Tree			
Populus sp.	E	Poa Grass	Syringa vulgaris	E	Lilac			
Quercus robur	E	Poplar	Weigela florida	E	Fairy Trumpets			
Spiraea catoensis	E	English oak	Zleria arborescens	TN	Stinkwood			
Tasmania lanceolata	TN	May						
Ulex europaeus	E X	Native Pepper						
Viburnum opulus	E	Gorse						
		Guelder Rose						

Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Water Sign Requirements

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS
THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND
TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X
LETTER HEIGHT WIDE

THICKNESS OF CIRCULAR BAND
TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH
AS1744.2015, SERIES F

SIGN TO BE IN FADIE RESISTING MATERIAL WITH
WHITE REFLECTIVE LETTERING AND CIRCLE
ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1766U

WHITE SUBSTRATE COLOUR TO BE
PMS 166C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED,
NON FLAMMABLE AND NON HEAT DEFORMING
MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT

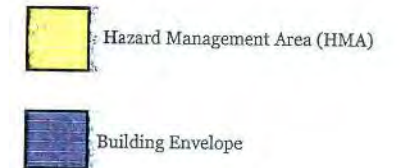


Tasmania Fire Service

Annexure 1 - Bushfire Hazard Management Plan



Key Index



CLASSIFICATION
This development has BAL 19 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959:2009 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

There is no requirement to upgrade the construction standards of those parts of an existing building that are not being altered. Section 115 of the Building Act 2000 applies if the existing building was constructed lawfully.

Lot	BAL Assessed
1	BAL-19
2	BAL-19
3	BAL-LOW

Certified Plan

Micheal Wells
Scope: 1, 2, 3A, 3B & 3C
BFP-128

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 DEC 2016

Application No:

Doc. ID:

N

B_{o.1}

Non-Combustible water storage tank (i.e. steel, concrete or shielded) with 10,000lrs minimum stored capacity per habitable building to be protected is required on Lot 3 at the time of building. This must be dedicated for firefighting purposes and fitted with a DIN or NEN standard forged Stofz 65 mm adaptor fitted with a suction washer. A connection/standpipe is required to be constructed within 90m of the furthest part of the habitable building/s to be protected. Domestic water volumes are in addition to the above requirement.

Hazard Management Area (marked yellow). Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year.



CLIENT
RG & RJ Hall, CH & CB Pointon

PROJECT
Reynolds Road - Allegra Drive

DRAWN BY
M Wells

ISSUE
30/11/2016

SCALE
1:2000

DESCRIPTION
Bushfire Hazard Management Plan Rev 2



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 09/11/16 16:25:52

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 1.0Km



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 NOV 2016

Application No: 0A216098

Doc. ID: 259282

Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	45
Listed Migratory Species:	33

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	60
Whales and Other Cetaceans:	11
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	1
Regional Forest Agreements:	1
Invasive Species:	27
Nationally Important Wetlands:	None
Key Ecological Features (Marine):	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area

Listed Threatened Species

[Resource Information]

Name	Status	Type of Presence
Birds		
Aquila audax fleayi		
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis		
Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat known to occur within area
Diomedea antipodensis		
Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea antipodensis gibsoni		
Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora (sensu stricto)		
Southern Royal Albatross [1072]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans (sensu lato)		
Wandering Albatross [1073]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi		
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Fregetta grallaria grallaria		
White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
Lathamus discolor		
Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Limosa lapponica baueri		
Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat may occur within area

<u>Name</u>	<u>Status</u>	<u>Type of Presence</u>
<u>Limosa lapponica menzbieri</u> Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Pachyptila turtur subantarctica</u> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<u>Pterodroma leucoptera leucoptera</u> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
<u>Sternula nereis nereis</u> Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche bulleri platei</u> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche cauta cauta</u> Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche cauta steadi</u> White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thinornis rubricollis rubricollis</u> Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat likely to occur within area
<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area

Crustaceans

<u>Name</u>	<u>Status</u>	<u>Type of Presence</u>
<u>Astacopsis gouldi</u> Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	Species or species habitat may occur within area
Fish		
<u>Galaxiella pusilla</u> Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat may occur within area
<u>Prototroctes maraena</u> Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area
Insects		
<u>Oreisplanus munionga larana</u> Marrawah Skipper, Alpine Sedge Skipper, Alpine Skipper [77747]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
<u>Balaenoptera musculus</u> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
<u>Dasyurus maculatus maculatus (Tasmanian population)</u> Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area
<u>Dasyurus viverrinus</u> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
<u>Eubalaena australis</u> Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
<u>Megaptera novaeangliae</u> Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area
<u>Perameles gunnii gunnii</u> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
<u>Sarcophilus harrisii</u> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Plants		
<u>Caladenia caudata</u> Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
<u>Glycine latrobeana</u> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
<u>Thelymitra jonesii</u> Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area
Reptiles		
<u>Chelonia mydas</u> Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
Sharks		
<u>Carcharodon carcharias</u> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area

Listed Migratory Species

[Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
Migratory Marine Birds		
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<u>Diomedea antipodensis</u> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Diomedea epomophora (sensu stricto)</u> Southern Royal Albatross [1072]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Diomedea exulans (sensu lato)</u> Wandering Albatross [1073]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Diomedea gibsoni</u> Gibson's Albatross [64466]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<u>Diomedea sanfordi</u> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<u>Puffinus carneipes</u> Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
<u>Sterna albifrons</u> Little Tern [813]		Species or species habitat may occur within area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche cauta (sensu stricto)</u> Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area

Name	Threatened	Type of Presence
Migratory Marine Species		
<i>Balaenoptera musculus</i>		
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
<i>Caperea marginata</i>		
Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
<i>Carcharodon carcharias</i>		
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
<i>Chelonia mydas</i>		
Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
<i>Eubalaena australis</i>		
Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
<i>Lagenorhynchus obscurus</i>		
Dusky Dolphin [43]		Species or species habitat may occur within area
<i>Lamna nasus</i>		
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area
<i>Megaptera novaeangliae</i>		
Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area
<i>Orcinus orca</i>		
Killer Whale, Orca [46]		Species or species habitat may occur within area
Migratory Terrestrial Species		
<i>Hirundapus caudacutus</i>		
White-throated Needletail [682]		Species or species habitat known to occur within area
<i>Myiagra cyanoleuca</i>		
Satin Flycatcher [612]		Breeding known to occur within area
Migratory Wetlands Species		
<i>Calidris ferruginea</i>		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<i>Gallinago hardwickii</i>		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<i>Limosa lapponica</i>		
Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
<i>Numenius madagascariensis</i>		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species

[Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
<i>Apus pacificus</i> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<i>Ardea alba</i> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<i>Ardea ibis</i> Cattle Egret [59542]		Species or species habitat may occur within area
<i>Calidris ferruginea</i> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<i>Diomedea antipodensis</i> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<i>Diomedea epomophora (sensu stricto)</i> Southern Royal Albatross [1072]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<i>Diomedea exulans (sensu lato)</i> Wandering Albatross [1073]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<i>Diomedea gibsoni</i> Gibson's Albatross [64466]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<i>Diomedea sanfordi</i> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<i>Gallinago hardwickii</i> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<i>Haliaeetus leucogaster</i> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
<i>Hirundapus caudacutus</i> White-throated Needletail [682]		Species or species habitat known to occur within area
<i>Lathamus discolor</i> Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
<i>Limosa lapponica</i> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
<i>Macronectes giganteus</i> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<i>Macronectes halli</i> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Breeding known to occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Pachyptila turtur</u> Fairy Prion [1066]		Species or species habitat likely to occur within area
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<u>Puffinus carneipes</u> Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
<u>Sterna albifrons</u> Little Tern [813]		Species or species habitat may occur within area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche cauta (sensu stricto)</u> Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche sp. nov.</u> Pacific Albatross [66511]	Vulnerable*	Species or species habitat may occur within area
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<u>Thinornis rubricollis</u> Hooded Plover [59510]		Species or species habitat likely to occur within area
<u>Thinornis rubricollis rubricollis</u> Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat likely to occur within area
Fish		
<u>Heraldia nocturna</u> Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area
<u>Hippocampus abdominalis</u> Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
<u>Hippocampus breviceps</u> Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area
<u>Histiogamphelus briggsii</u> Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area
<u>Histiogamphelus cristatus</u> Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area
<u>Hypselognathus rostratus</u> Knifesnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area
<u>Kaupus costatus</u> Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area
<u>Kimblaesus bassensis</u> Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area
<u>Lissocampus caudalis</u> Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area
<u>Lissocampus runa</u> Javelin Pipefish [66251]		Species or species habitat may occur within area
<u>Maroubra perserrata</u> Sawtooth Pipefish [66252]		Species or species habitat may occur within area
<u>Mitotichthys semistriatus</u> Halfbanded Pipefish [66261]		Species or species habitat may occur within area
<u>Mitotichthys tuckeri</u> Tucker's Pipefish [66262]		Species or species habitat may occur within area
<u>Notiocampus ruber</u> Red Pipefish [66265]		Species or species habitat may occur within area
<u>Phyllopteryx taeniolatus</u> Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area
<u>Pugnaso curtirostris</u> Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area
<u>Solegnathus robustus</u> Robust Pipehorse, Robust Spiny Pipehorse [66274]		Species or species habitat may occur within area
<u>Solegnathus spinosissimus</u> Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area
<u>Stigmatopora argus</u> Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area
<u>Stigmatopora nigra</u> Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Stigmatopora olivacea a pipefish [74966]		Species or species habitat may occur within area
Stipecampus cristatus Ringback Pipefish, Ring-backed Pipefish [66278]		Species or species habitat may occur within area
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area
Vanacampus poecilolaemus Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area

Mammals

Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area

Reptiles

Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
---	------------	--------------------------------------

Whales and other Cetaceans

Name	Status	Type of Presence
------	--------	------------------

Mammals

Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
Globicephala macrorhynchus Short-finned Pilot Whale [62]		Species or species habitat may occur within area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area

Extra Information

State and Territory Reserves	[Resource Information]
Name	State
Blythe River	TAS

Regional Forest Agreements	[Resource Information]
-----------------------------------	--

Note that all areas with completed RFAs have been included.

Name	State
Tasmania RFA	Tasmania

Invasive Species	[Resource Information]
-------------------------	--

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species

name

status

type of presence
habitat likely to occur within
area

TEMPORARY CLOSURE OF PUBLIC STREETS LOCAL GOVERNMENT (HIGHWAYS) ACT 1982

I give notice that in exercise of powers conferred upon me under the provisions of Section 15(1)(b) of the Local Government (Highways) Act 1982, I will be closing:

- a) Austin Street - from Inglis Street to Jenner Street 5:00pm - 8:00pm
- b) Inglis Street - from Austin Street to Saunders Street 6:30pm - 8:00pm
- c) Goldie Street - from Saunders Street to Moore Street 4:30pm - 8:30pm
- d) Moore Street - from Goldie Street to Dodgin Street 6:30pm - 8:30pm
- e) Dodgin Street - from Moore Street to Jackson Street 6:30pm - 8:00pm
- f) Jackson Street - from Dodgin Street to Goldie Street 6:30pm - 8:00pm
- g) Little Goldie Street - from Jackson Street to Hogg Street 6:30pm - 8:00pm
- h) Hogg Street - from Dodgin Street to Goldie Street 6:30pm - 8:00pm

In Wynyard on Saturday 24th December 2016, for the purpose of activities associated with the Lions Club of Wynyard Annual Christmas Parade.
Such an event being declared to be a public function for the purposes of the Section.

WARATAH-WYNYARD COUNCIL OFFICE CLOSURE

The Waratah-Wynyard Council Office, Wynyard will be closed from 1:00pm Thursday 22 December 2016 until 8:30am on Tuesday, 3 January 2017.

The Waratah Office and Post Office will be closed from 4:00pm on Thursday, 22 December 2016 and re-open at 9:00am on Thursday 29 December 2016. It will also be closed on Monday, 2 January 2017, re-opening at 9:00am on Tuesday, 3 January 2017.

The Wonders of Wynyard incorporating the Wynyard Visitor Centre will be closed on Christmas Day and Boxing Day and will be open every other day from 9:00am to 5:00 pm.

Child Care Centre will be closed from 6:00pm on Thursday 22 December 2016 and will re-open at 7:00am on Tuesday 3 January 2017.

For any emergencies during this time please telephone Council's paging service on 6443 8333.

CHRISTMAS/NEW YEAR GARBAGE/RECYCLING COLLECTION

There will be no change to waste and recycling collection for the Christmas/New Year period. Residents are reminded to have their recycling bins kerbside prior to 6:30am to avoid being late for collection.

WYNYARD WASTE TRANSFER STATION
The Wynyard Waste Transfer Station will be closed on Christmas Day, Boxing Day and New Year's Day. It will be open all other days during the Christmas/ New Year holiday period from 10:00am to 4:00pm.

APPLICATIONS FOR PLANNING PERMITS

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

No: DA 134/2016
Location: 10 Jackson Street Wynyard
Applicant: Paul Allen (PLA Designs)
Zoning: General Residential
Use Class: Residential
Proposal: Multiple Dwellings (2 Units)
Discretionary Matter: Setbacks and building envelope for all dwellings (10.4.2 P3), Site coverage and private open space for all dwellings (10.4.3 P2), Frontage fences for all dwellings (10.4.7 P1) & Provision for parking (E9.5.1 P1)

No: DA 137/2016
Location: 116 Inglis Street Wynyard
Applicant: Paul Allen (PLA Designs)
Zoning: General Residential
Use Class: Residential
Proposal: Dwelling
Discretionary Matter: Setbacks and building envelope for all dwellings (10.4.2 P3) & Dwelling density for single dwelling development (10.4.10 P1)

No: DA 144/2016
Location: 42 Lunnah Drive Wynyard
Applicant: Paul Allen (PLA Designs)
Zoning: Rural Living
Use Class: Residential
Proposal: Dwelling
Discretionary Matter: Suitability of a site or lot for use or development (13.4.1 P1), Dwelling density (13.4.2 P1), Location and configuration of development (13.4.3 P2) & Development in proximity to a water body, watercourse or wetland (E10.6.1 P1)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwytas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warwytas.gov.au by Monday 9 January 2017.

Dated at Wynyard this 17th day of December 2016

Michael Stretton
General Manager
PO Box 168
Wynyard 7325



Local Government

LATROBE COUNCIL LATROBE INTERIM PLANNING SCHEME 2013 AMENDMENT NOS. 01/15 DEVELOPMENT PERMIT DA 27/2015

Notice is hereby given that the Tasmanian Planning Commission has granted approval to Amendment 01/15 pursuant to sections 41(ab) & 42 of the former provisions of the Land Use and Planning Approval Act 1993.

Amendment 01/15 rezoned land contained in Certificate of Title 160889/1 and located at Hawley Esplanade, Hawley Beach from Rural Resource to Particular Purpose Zone 3 - Hawley Esplanade Visitor Accommodation and inserted a site specific set of standards, for use and development of this land, as Clause 34.0 into Part D of the Planning Scheme.

In accordance with section 42(3)(d) of the Act, Council gives notice that Amendment 01/15 came into operation on 02 November 2016.

Development Permit 184/2015 has been refused under section 43H(1)(b)(i) of the Act.

The amendment is available for perusal at the Latrobe Council Office, 170 Gilbert Street, Latrobe between the office hours of 8:00 am and 4:30 pm Monday to Friday.

Dated this 17th December 2016

G Monson

GENERAL MANAGER



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

CHRISTMAS - NEW YEAR ARRANGEMENTS

Notice is given of the following arrangements for Council services during the 2016-2017 Christmas - New Year period:

- Administration Centre;
- Works Depot;

will be closing at 2:00pm on Friday, 23 December 2016. All Departments recommencing at 8:00am (cashier at 8:30am) on Tuesday, 3 January, 2017.

Penguin Service Centre closing at 12:30pm on Friday, 23 December 2016 and recommencing at 9:00am on Wednesday, 11 January 2017.

REFUSE DISPOSAL AND RECYCLING

Operating times for refuse and recyclables collection services and refuse disposal facilities are as normal outside of that specified below:

Domestic Refuse Collection

- Collection as normal;

Kerbside Recyclables Collection

- Collection as normal.

Resource Recovery Centre

The Resource Recovery Centre will be closing at 2:00pm on Saturday, 24 December 2016 and as follows:

- Closed on:
Sunday, 25 December (Christmas Day)
Monday, 26 December (Boxing Day)
Tuesday, 27 December (Public Holiday)
Sunday, 1 January (New Year's Day)
Monday, 2 January (Public Holiday).

Preston Transfer Station

- Operating days and times as normal.

South Riana Transfer Station

- Closed on:
Sunday, 25 December (Christmas Day)
Sunday, 1 January (New Year's Day).

Sprent/Castra Transfer Station

- Operating days and times as normal.

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location: 76 Reynolds Road, Heybridge and 83 Allegra Drive, Heybridge
Proposal: Subdivision - two lots and boundary realignments
Application No.: DA216098

- Location: 21 Stephen Street, Forth
Proposal: Residential (dwelling) - variation to height standard
Application No.: DA216111

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8:00am to 4:30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 11 January 2017.

Dated at Ulverstone this 15th day of December, 2016.

SANDRA AYTON
General Manager

Local Government

KING ISLAND COUNCIL NOTICE OF AMENDMENT TO THE KING ISLAND INTERIM PLANNING SCHEME 2013

DRAFT AMENDMENT NUMBER: 30/1516

RE-ADVERTISED

At its meeting of 18 October 2016, King Island Council initiated and approved the certification of a draft amendment to the King Island Interim Planning Scheme 2013 to rezone land at CT 142894/5, off Henry Street, Currie, from Rural Resource to Low Density Residential, Open Space and Particular Purpose Zone (Tourist Facilities) & insert D32 Particular Purpose Zone - Currie Harbour Tourist Facilities into the planning scheme ordinance.

Interested persons may view a copy of the planning scheme amendment together with any documents or plans accompanying it, at the offices of the King Island Council, 10 George Street, Currie, or on Council's website www.kingisland.tas.gov.au. Any person may make a representation concerning the draft amendment in accordance with section 39(1) of the Land Use Planning and Approvals Act 1993.

Any representation must:

- Be received by Monday, 23 January 2017;
- Be in writing or emailed to kicouncil@kingisland.tas.gov.au;
- Include the reasons for your representation;
- Include the amendment number; and
- Be addressed to the undersigned.

Dated at Currie this 17th day of December 2016.

David Laugher

GENERAL MANAGER

PO Box 147

CURRIE 7256



LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMITS

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 168/2016
Site: 33 Charles Street, Squeaking Point

Proposal: Proposed dwelling with reliance on Performance Criteria under the Environmental Living zone provisions (reduced setback)

Application No.: DA 182/2016
Site: 3 Bryan Street, Shearwater

Proposal: Proposed 1 lot subdivision with reliance on Performance Criteria under the General Residential zone provisions

Application No.: DA 185/2016
Site: 6 Seahorse Lane, Port Sorell

Proposal: Proposed dwelling addition with reliance on Performance Criteria under the General Residential zone provisions (reduced setback)

Application No.: DA 187/2016
Site: 1 South Esplanade, Port Sorell

Proposal: Proposed cafe with reliance on Performance Criteria under the General Residential zone provisions and Traffic Generating Use and Parking Code (use and reduced parking provision)

The applications and associated materials will be available for inspection at the Council office during normal office hours for a period of 14 days (not including the period 25th of December 2016 to 2nd of January 2017) from the date of publication of this notice. During this time any person may make representation in relation to the proposal by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au

Dated at Latrobe this 17th day of December 2016.

Gerald Monson

General Manager



Join the social network
for your suburb

nabo.com.au



nabo

Local Government

NOTICE OF APPLICATION FOR LAND USE PERMIT

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

The following application for use and development of land has been received:-

Application No: DA 2016/115
Site: 39 Three Mile Road MOOREVILLE - CT 1671155
Proposal: Single Dwelling
Discretionary Matter: Reliant on performance criteria for grant permit - Clause 10A.3 (P2) and Clause 10A.4 (P1)

The application and documentation may be viewed at the Burnie City Council Offices, Ground Floor, 80 Wilson Street, Burnie between 8:30am - 5:00pm Monday to Friday inclusive or on Council's website at www.burnie.net

Any person may make representation relating to an application. Representations regarding the proposal should be in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net to be received no later than 5:00pm on 10 January 2017.

Dated: 17 December 2016

Andrew Wardlaw

GENERAL MANAGER

www.burnie.net



Road Closures

Under the provisions of the Local Government (Highways) Act 1982 Sec (19), West Coast Council advises that the following roads within Queenstown will be closed on Saturday 24 December from 6:30pm to 8pm for the staging of the Queenstown Christmas Parade:

- Orr Street from Driffield Street to Dixon Street
- McNamara Street from Orr Street to Cutten Street
- Cutten Street from Driffield Street to Dixon Street
- Dixon Street from Orr Street to Cutten Street

As Bowes Street and Little Orr Street are located within the above areas access to these areas will also be restricted for the duration of the event.

2017 Council Meetings

Notice is given that Ordinary Meetings of West Coast Council for 2017 are scheduled as follows:

- 17 January 2017 (Queenstown)
- 21 February 2017 (Queenstown)
- 21 March 2017 (Queenstown)
- 27 April 2017 (Queenstown)
- 16 May 2017 (Queenstown)
- 20 June 2017 (Zeehan)
- 18 July 2017 (Queenstown)
- 15 August 2017 (Queenstown)
- 19 September 2017 (Rosebery)
- 17 October 2017 (Queenstown)
- 21 November 2017 (Queenstown)
- 12 December 2017 (Strahan)

Meetings commence at 5pm. Copies of meeting agendas are available for public perusal from the Thursday before each meeting at www.westcoast.tas.gov.au or from Council Reception and Agencies.

Eleanor Strang
Acting General Manager
PO Box 63 (11 Sticht Street)
QUEENSTOWN TAS 7467

TAS102992

DOWNLOAD
THE DOMAIN APP
TODAY



Domain

Annexure 3

Kellie Malone

From: notifications@typeform.com
Sent: Wednesday, 21 December 2016 8:21 PM
To: switch
Subject: New response from the Central Coast Council General Enquiry Form

Your **Central Coast Council General Enquiry Form** has a new response:

- **Name?**
Jason & Linda Hampson
- **Your email address?**
jason_hampson@westnet.com.au
- **A contact number?**
0417198988
- **Your message or comments?**
Ian Samson
Land use planning group leader
Central Coast Council
21/12/2016

Application No.DA216098

Dear Sir,

We wish to dispute the proposed Subdividing of 83 Allegra Drive Heybridge.

Our sole purpose for choosing to build at the end of the street in Allegra Drive was the allure of the restricted covenants surrounding the land allotments that no parcel of land could be sub divided as set out by Kent Townsend Developments.

Pending the Council decision these covenants will be forced upon the owners of 83 Allegra drive under legal advice if the planning application is approved.

This will disrupt the outlook and lifestyle that we chose to invest in, not to have increased traffic and noise accessing another proposed subdivision that does not form part of the Allegra Drive estate.

I have recently signed a petition with full support of all the residences in regards to a similar proposal accessing adjoining land through a right of way in Dennison Close.(Separate Matter)

We are willing to go down the same path by way of a petition if required.

Really not sure either how the legal required width of the road can be achieved entering and exiting Allegra Drive onto the right of way(Proposed access road) as there is currently a new home just been built on the opposite adjoin land to 83 Allegra Drive , practically on the edge of the proposed access road.

Further adding on an environmental note about the destruction of clear felling bushland that has already taken place , the creek and dams that run through the gully at the proposed 2 lot subdivision are full of endangered fresh water lobster that I often see.

Each and every resident in Allegra Drive has had to adhere by the covenants set out and we all live up here to enjoy the lifestyle and not to be intruded or stood over by adjoining Developers trying to

access our streets for nothing else but financial gain without considering any impact upon existing occupants.

Please update us accordingly.

Signed Sincerely

Jason& Linda Hampson


75 Allegra Drive


Heybridge

Tas 7316

Annexure 4



 76 Reynolds Road, Heybridge – Rural Resource land comprising two lots

 83 Allegra Drive, Heybridge – Rural Living land

 Central dam on separate Title – owned by third party



View to Lot 1 from right-of-way access to Lot 2



View to Lot 1 from right-of-way access to Lot 2

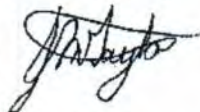


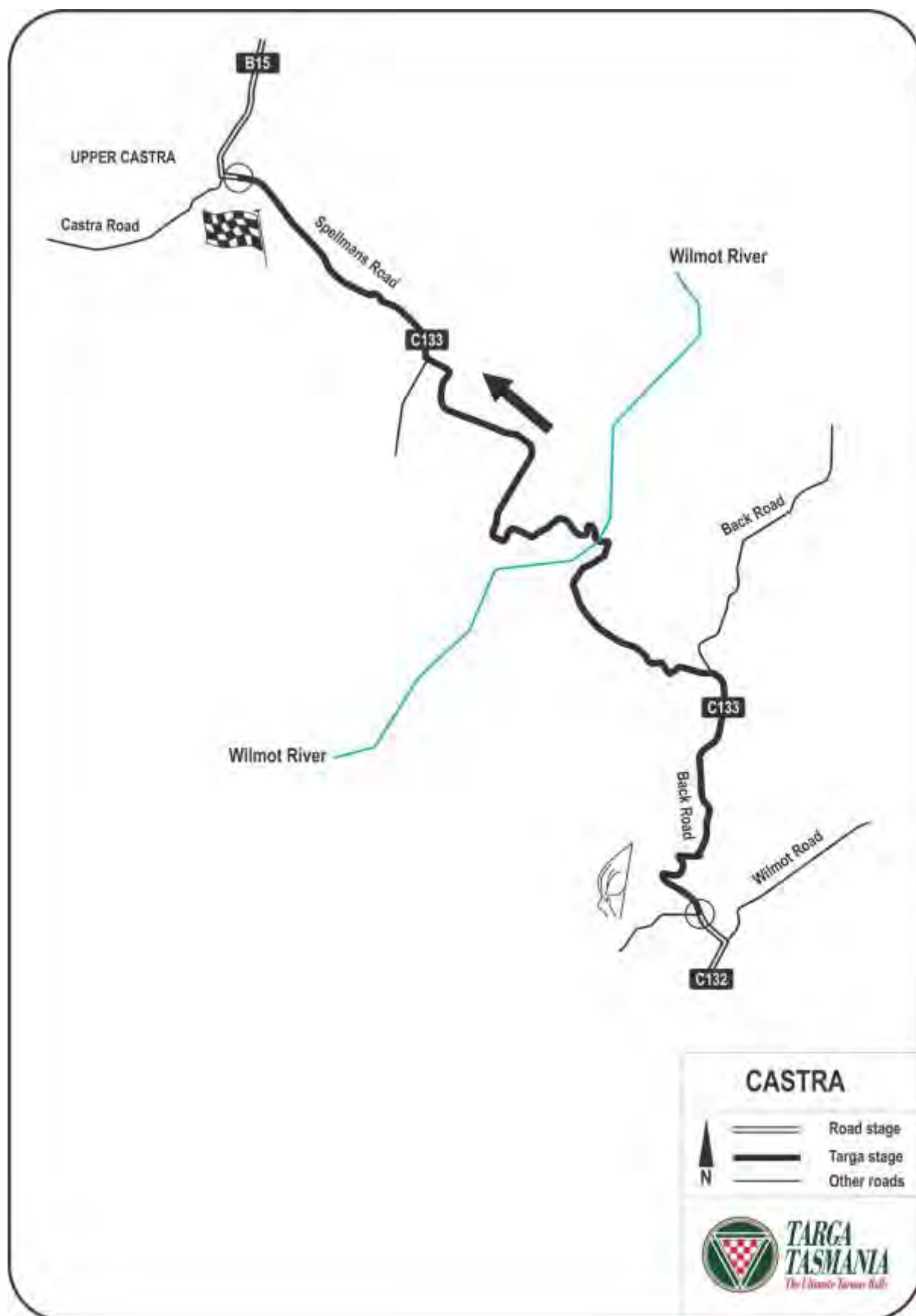
View of proposed Lot 1 and associated access road that would be contained within proposed boundary line adjustment land area



View of proposed Lot 1 and associated access road that would be contained within proposed boundary line adjustment land area

Submission to Planning Authority Notice




Council Planning Permit No.	DA216098	Council notice date	16/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01926-CC	Date of response	22/12/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	83 ALLEGRA DR, HEYBRIDGE	Property ID (PID)	3132009
Description of development	2 lot subdivision & boundary realignments		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Michell Hodgetts	214201		10/10/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au





RIANA



-  Road stage
-  Targa stage
-  Other roads



**TARCA
TASMANIA**
The Ultimate Tarmac Rally



CENTRAL COAST COUNCIL

SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 December 2016 to 31 December 2016

Approval of Roadworks and Services

Developer: R C D & J M Johnson
Location: River Avenue, Heybridge
No. of Lots: 2
Engineer: AJL Consulting Engineers

John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 December 2016

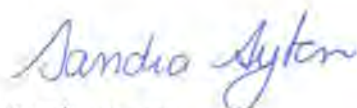
Contracts

- . Contract No. 6/2016-17
Tox Free Australia Pty Ltd
CBD Area Street Bin Waste Collection Service
Contract amount per receptacle \$4.62 (incl. GST) for weekday collection and disposal – 57 receptacles
Contract amount per receptacle \$6.71 (incl. GST) for weekend collection and disposal – 57 receptacles
- . Contract No 7/2016-17
Tox Free Australia Pty Ltd
Public Area Waste Collection Service
Contract amount per MGB \$3.058 (incl. GST) for twice weekly collection and disposal – 99 receptacles
Contract amount per MGB \$3.058 (incl. GST) for one weekly collection and disposal – 30 receptacles
- . Contract No. 11/2016-17
Pellows Saws and Mowers
Supply and deliver of Toro Groundsmaster 4010-D Wide Area Mower
Contract amount – \$99,801 (incl. GST)
- . Contract No. 12/2016-17
Civilscape Contracting Tasmania Pty Ltd
Reconstruction of the Council, Furner's and Coles car parking area
Contract amount – \$505,488.34 (incl. GST)
- . Contract No. 13/2016-17
S&K Design Building
Provision of Gardening Services in accordance with specification documents for period 1 January 2017 – 31 December 2019
Contract amount – \$38,040 per annum (excl. GST)
- . Contract No. 14/2016-17
S&K Design Building
Provision of Cleaning Services in accordance with specification documents for period 1 January 2017 – 31 December 2019
Contract amount – \$44,454.55 per annum (excl. GST)

- . Contract No. 15/2016-17
Cradle Coast Electrical
Undertake Electrical Maintenance Services in accordance with specification documents for period 1 January 2017 - 31 December 2019
Contract amount - \$59.10 per hour (excl. GST)
- . Contract No. 16/2016-17
ETCS Electrical & Fire
Undertake essential safety and health features and measures
Contract amount - \$50.00 per hour (excl. GST) - Electrical Inspections
Contract amount - \$5.00 per item (excl. GST) - Fire Inspections
Contract amount - \$3.50 per item (excl. GST) - Testing and Tagging

Agreements

- . Grant Funding Agreement
Department of Premier and Cabinet
Australia Day Great Idea Grants 2017
- . Grant Funding Agreement
Cradle Coast Authority
Cape Ivy Blitz
- . Mining Lease - Renewal
Department of State Growth
Barren Knob, Preston
- . Grant Funding Agreement
Department of Infrastructure and Regional Development
Dial Regional Sports Complex, Penguin
- . Crown Land Lease Agreement
Department of Education
Dial Regional Sports Complex, Penguin



Sandra Ayton
GENERAL MANAGER



**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**

Period: 13 December 2016 to 23 January 2017

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Final Plan of Survey
Jordans Road, North Motton
Application No. DA214205
- Final Plan of Survey
Stages 1A and 5A – Henslowes Road, Ulverstone
Application – SUB2009.15

Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 DECEMBER 2016**

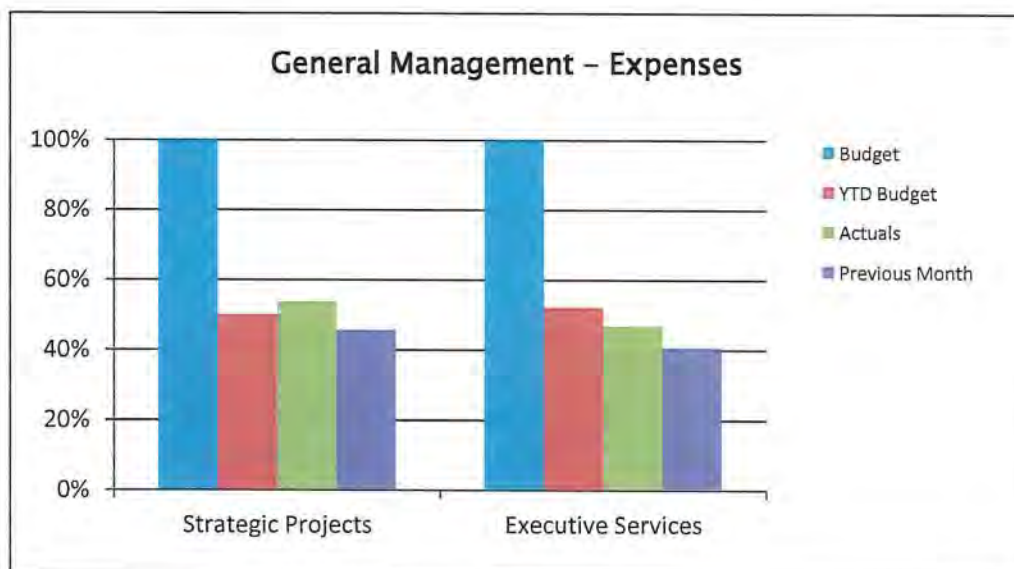
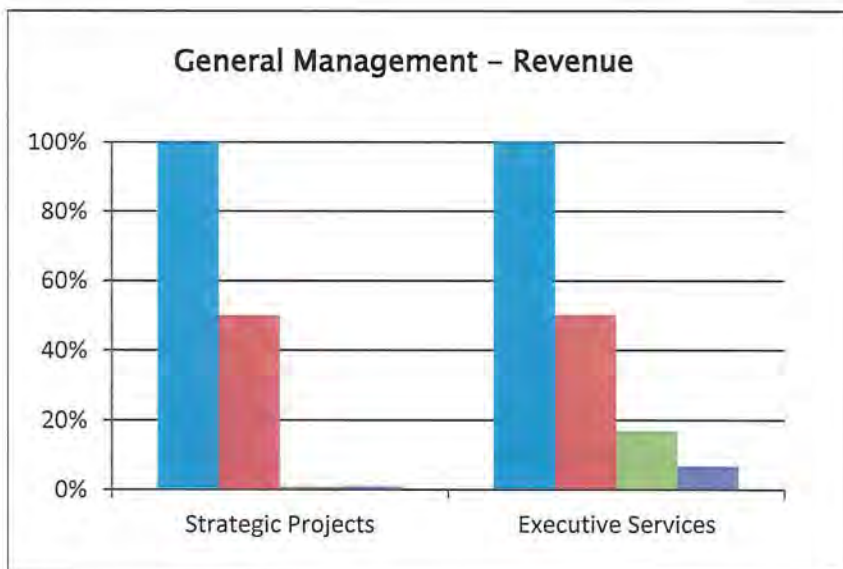
	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.97	- 892,195.10	-6.20
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.76	15,038,148.67	104.42
Supplementary Rates	13,621.32	0.10	27,290.64	0.20
	14,034,194.35	100.00	14,401,460.30	100.00
Collected	11,641,450.03	82.95	12,050,809.97	83.68
Add Pensioners - Government	806,857.98	5.75	825,518.49	5.73
Pensioners - Council	31,080.00	0.22	32,025.00	0.22
	12,479,388.01	88.91	12,908,353.46	89.63
Remitted	1,492.86	0.01	-	0.00
Discount Allowed	546,717.29	3.90	583,036.92	4.05
Paid in advance	- 453,164.56	-3.23	- 476,077.66	-3.31
Outstanding	1,462,149.22	10.42	1,386,147.58	9.63
	14,036,582.82	100.00	14,401,460.30	100.00

Andrea O'Rourke
ASSISTANT ACCOUNTANT

4-Jan-2017

Finance Report – January 2017 meeting

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(2,186,540)	(31,639)	(31,605)	(2,154,901)	(4,341,361)	1%
Executive Services	(16,000)	(8,020)	(2,696)	(1,089)	(5,324)	(13,304)	17%
	\$ (4,389,000)	\$ (2,194,560)	\$ (34,335)	\$ (32,694)	\$ (2,160,225)	\$ (4,354,665)	
Expenses							
Strategic Projects	134,000	67,040	72,037	61,185	(4,997)	61,963	54%
Executive Services	1,490,000	776,940	695,858	603,449	81,082	794,142	47%
	\$ 1,624,000	\$ 843,980	\$ 767,896	\$ 664,634	\$ 76,084	\$ 856,104	

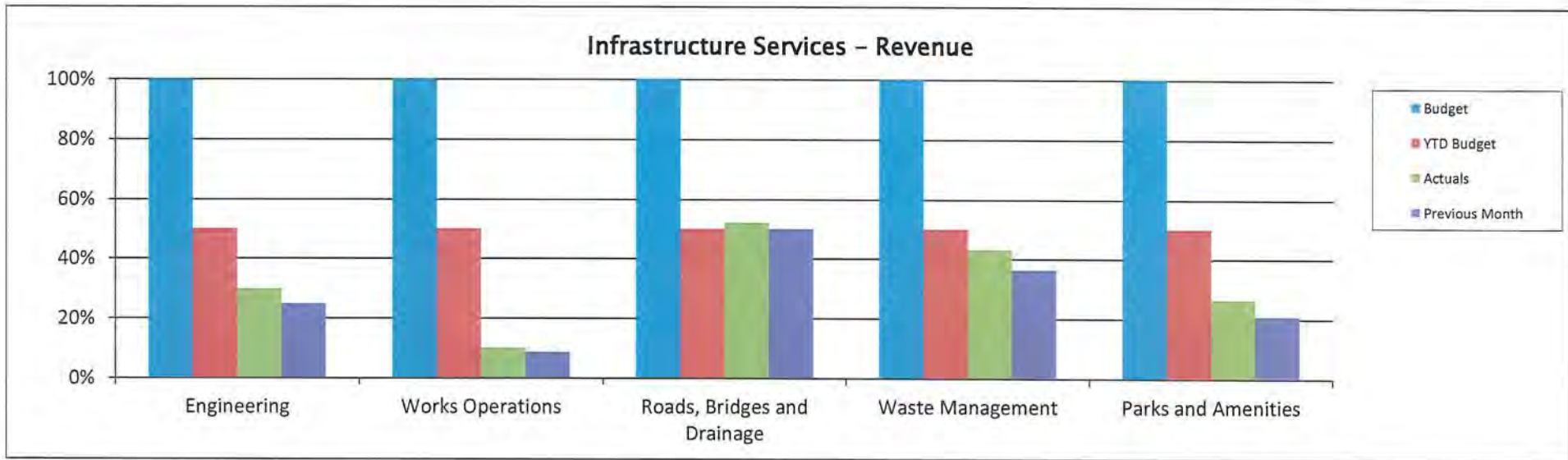


Variance

Strategic Projects	Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Strategic Projects	Expenditure greater than YTD budget – timing in general.
Executive Services	Revenue less than YTD budget – plant allocated behind budget.
Executive Services	Expenditure less than YTD budget – timing in general.

Finance Report – January 2017 meeting

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(742,960)	(440,602)	(368,555)	(302,358)	(1,045,398)	30%
Works Operations	(3,953,000)	(1,976,498)	(401,296)	(344,895)	(1,575,202)	(3,551,704)	10%
Roads, Bridges and Drainage	(2,562,200)	(1,281,080)	(1,337,259)	(1,282,137)	56,179	(1,224,941)	52%
Waste Management	(593,500)	(296,740)	(255,851)	(216,419)	(40,889)	(337,649)	43%
Parks and Amenities	(496,250)	(248,114)	(131,083)	(103,163)	(117,031)	(365,167)	26%
	\$ (9,090,950)	\$ (4,545,392)	\$ (2,566,091)	\$ (2,315,169)	\$ (1,979,301)	\$ (6,524,859)	

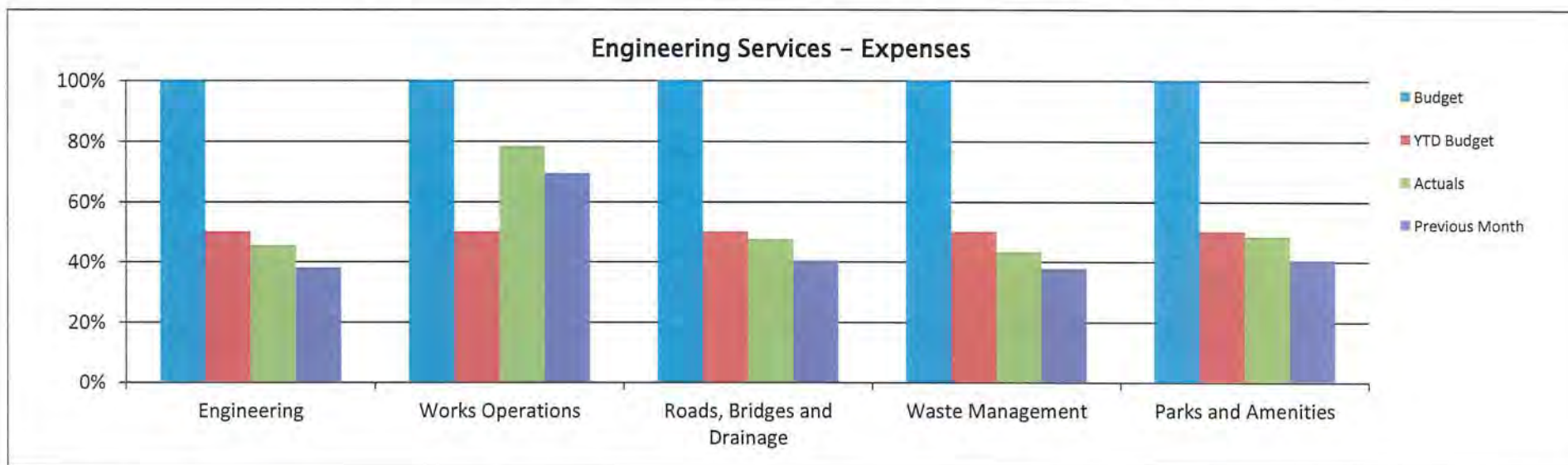


Variance

Engineering	Revenue under YTD budget – Timing – capital works program affected by flood works.
Works Operations	Revenue under YTD budget – Timing – operational programs behind in cost allocations.
Roads, Bridges and Drainage	Revenue over YTD budget – Timing – capital grants have been received.
Waste Management	Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue under YTD budget – Timing of revenue in general.

Finance Report – January 2017 meeting

INFRASTRUCTURE SERVICES Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	1,486,000	743,060	674,330	564,773	68,730	811,670	45%
Works Operations	1,209,000	604,390	949,562	839,694	(345,172)	259,438	79%
Roads, Bridges and Drainage	6,997,000	3,498,478	3,328,700	2,825,409	169,778	3,668,300	48%
Waste Management	3,587,500	1,793,848	1,557,754	1,355,028	236,094	2,029,746	43%
Parks and Amenities	2,590,250	1,294,850	1,251,500	1,046,587	43,350	1,338,750	48%
	\$ 15,869,750	\$ 7,934,626	\$ 7,761,846	\$ 6,631,491	\$ 172,780	\$ 8,107,904	

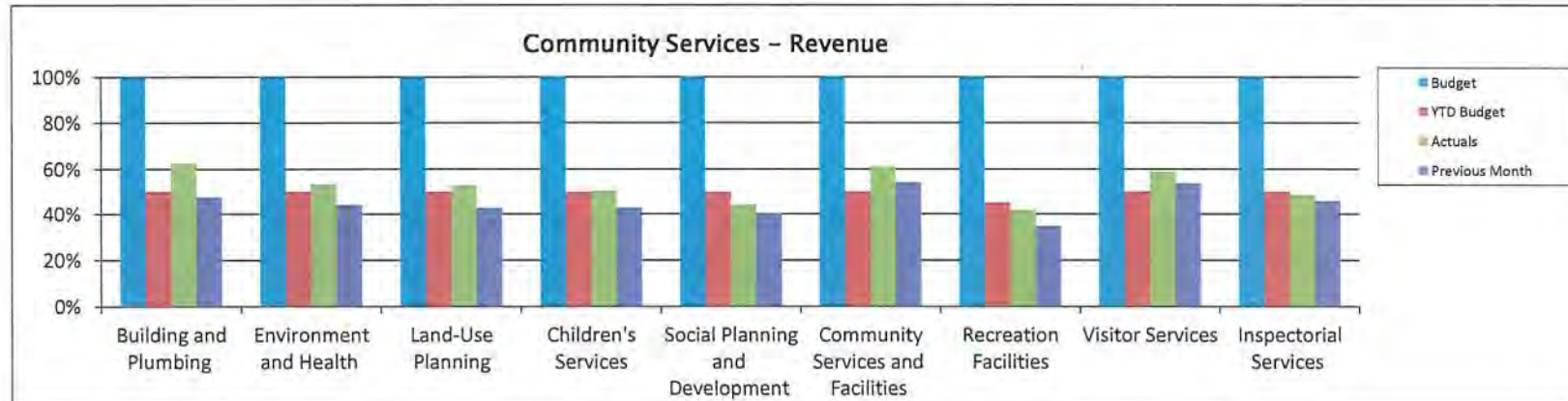


Variance

Engineering	Expenditure under YTD budget – Timing of costs mainly staff costs.
Works Operations	Expenditure over YTD budget – Flood recovery expenses not budgeted for. Will reflect in revenue when grants are received.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing of costs in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for December not yet received.
Parks and amenities	Expenditure under YTD budget – Timing of costs in general.

Finance Report – January 2017 meeting

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(110,020)	(137,647)	(104,532)	27,627	(82,353)	63%
Environment and Health	(70,200)	(35,142)	(37,355)	(30,939)	2,213	(32,845)	53%
Land–Use Planning	(156,000)	(78,060)	(82,026)	(66,850)	3,966	(73,974)	53%
Children's Services	(1,399,000)	(699,400)	(703,106)	(599,588)	3,706	(695,894)	50%
Social Planning and Development	(90,200)	(45,014)	(39,861)	(36,491)	(5,153)	(50,339)	44%
Community Services and Facilities	(786,800)	(393,392)	(480,176)	(425,525)	86,784	(306,624)	61%
Recreation Facilities	(547,000)	(245,902)	(228,625)	(190,238)	(17,277)	(318,375)	42%
Visitor Services	(118,000)	(58,978)	(69,705)	(63,352)	10,727	(48,295)	59%
Inspectorial Services	(189,000)	(94,380)	(91,655)	(86,325)	(2,725)	(97,345)	48%
	\$ (3,576,200)	\$ (1,760,288)	\$ (1,870,157)	\$ (1,603,841)	\$ 109,869	\$ (1,706,043)	

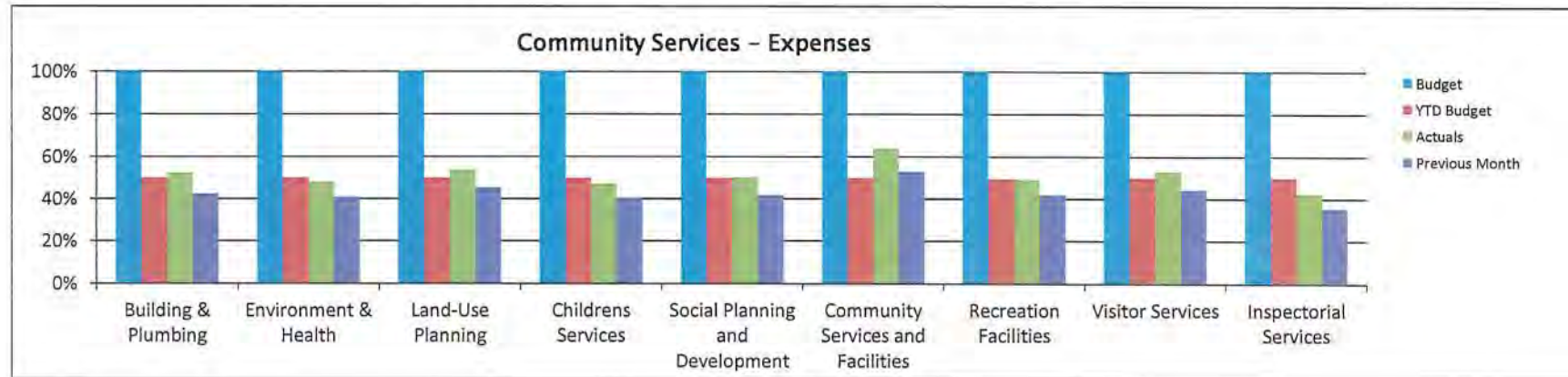


Variance

Building and Plumbing	Revenue greater than YTD budget – Revenue ahead of budget in general.
Environment and Health	Revenue greater than YTD budget – Revenue ahead of budget in general.
Land–Use Planning	Revenue greater than YTD budget – Revenue ahead of budget in general.
Children's Services	Revenue greater than YTD budget – Timing of contribution income.
Social Planning and Development	Revenue less than YTD budget – Timing in general.
Community Services and Facilities	Revenue greater than YTD budget – Timing in general.
Recreation Facilities	Revenue less than YTD budget – Timing in general.
Visitor Services	Revenue greater than YTD budget – Revenue ahead of budget due to ticket sales.
Inspectorial Services	Revenue less than YTD budget – timing in general.

Finance Report – January 2017 meeting

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	237,050	247,447	138,279	(10,397)	226,553	52%
Environment and Health	338,200	169,142	162,206	262,862	6,936	175,994	48%
Land-Use Planning	577,500	288,700	310,792	111,905	(22,092)	266,708	54%
Children's Services	1,388,000	694,010	656,594	556,351	37,416	731,406	47%
Social Planning and Development	824,900	412,294	414,334	346,761	(2,040)	410,566	50%
Community Services and Facilities	1,243,700	621,320	795,582	661,620	(174,262)	448,118	64%
Recreation Facilities	1,957,300	970,964	966,423	820,729	4,541	990,877	49%
Visitor Services	318,000	158,958	168,762	141,136	(9,804)	149,238	53%
Inspectorial Services	316,000	158,020	134,003	111,905	24,017	181,997	42%
	\$ 7,437,600	\$ 3,710,458	\$ 3,856,142	\$ 3,151,547	\$ (145,684)	\$ 3,581,458	

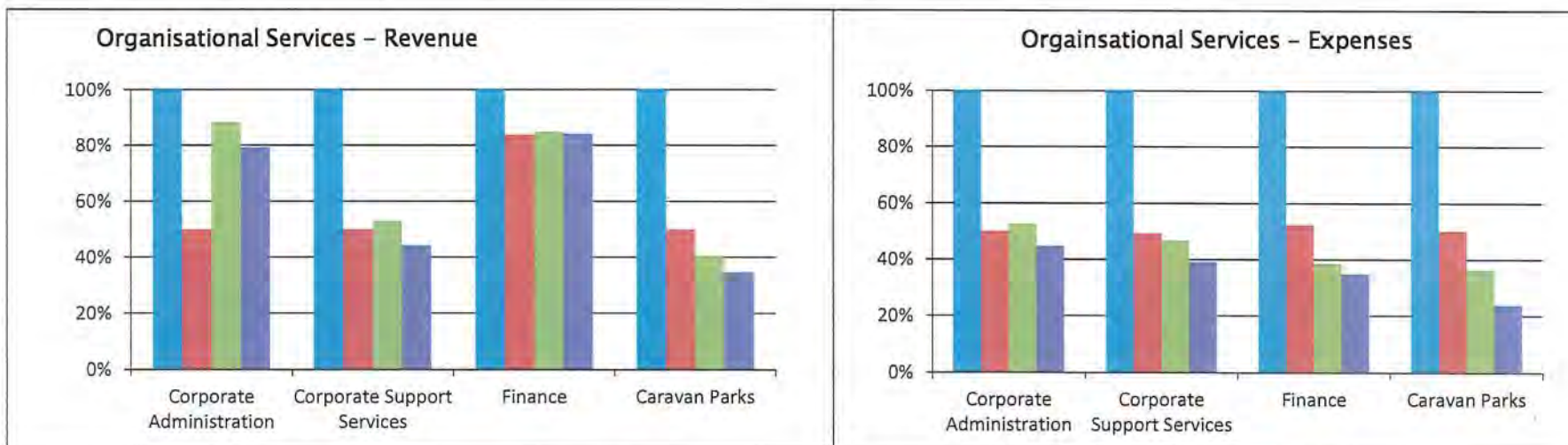


Variance

Building and Plumbing	Actuals greater than YTD budget – minimal variance.
Environment and Health	Actuals less than YTD budget – minimal variance.
Land-Use Planning	Actuals greater than YTD budget – minimal variance.
Children's Services	Actuals less than YTD budget – minimal variance.
Social Planning and Development	Actuals equal to YTD budget.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units changes.
Recreation Facilities	Actuals less than YTD budget – minimal variance.
Visitor Services	Actuals more than YTD budget – Due to increased show sale, there is an increase in payments to suppliers, off set by re
Inspectorial Services	Actuals less than YTD budget – Timing of costs in general.

Finance Report – January 2017 meeting

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(7,580)	(13,401)	(12,028)	5,821	(1,799)	88%
Corporate Support Services	(3,333,000)	(1,666,500)	(1,765,491)	(1,471,901)	98,991	(1,567,509)	53%
Finance	(21,083,000)	(17,675,220)	(17,891,516)	(17,756,848)	216,296	(3,191,484)	85%
Caravan Parks	(139,000)	(69,520)	(56,385)	(48,135)	(13,135)	(82,615)	41%
	\$ (24,570,200)	\$ (19,418,820)	\$ (19,726,793)	\$ (19,288,911)	\$ 307,973	\$ (4,843,407)	
Expenses							
Corporate Administration	571,600	285,750	300,952	138,279	(15,202)	270,648	53%
Corporate Support Services	4,230,000	2,082,540	1,973,997	1,645,889	108,543	2,256,003	47%
Finance	1,817,500	948,740	699,174	632,511	249,566	1,118,326	38%
Caravan Parks	84,000	42,000	30,374	19,914	11,626	53,626	36%
	\$ 6,703,100	\$ 3,359,030	\$ 3,004,497	\$ 2,436,593	\$ 354,533	\$ 3,698,603	



Variance

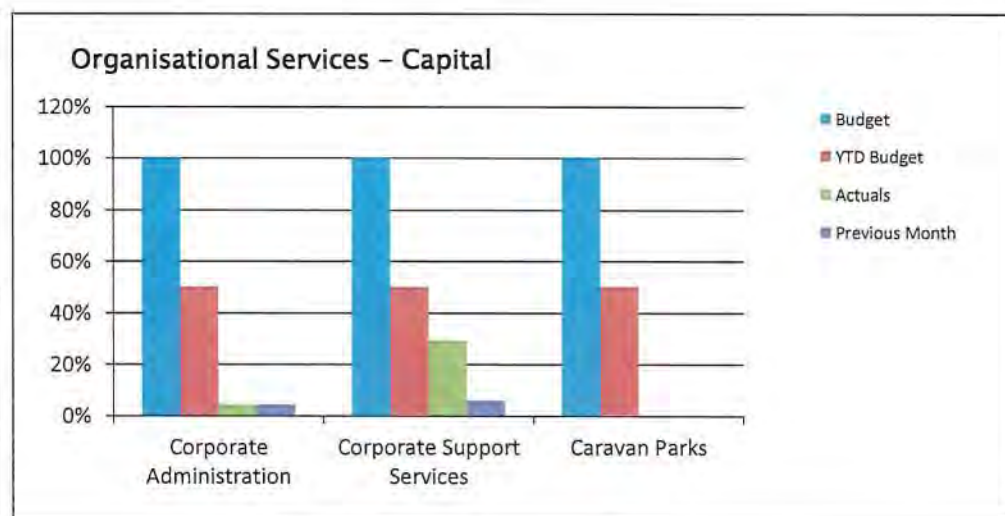
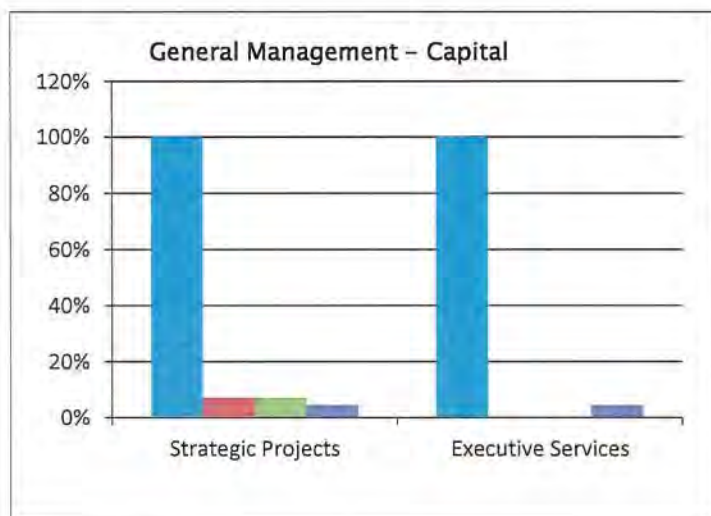
Corporate Administration	Revenue more than YTD Budget – small revenue area and Timing in general.
Corporate Administration	Expenses are more than Budget – Timing in general reflected in increased revenue.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Corporate Support Services	Expenses less than YTD Budget – Timing in general.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts and Dulverton Dividend.
Finance	Expenses less than YTD Budget – Fire Service contribution paid in January.

Finance Report – January 2017 meeting

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	3,128,916	434,241	276,596	2,694,675	5,823,759	7%
Executive Services	30,000	-	-	-	-	30,000	0%
	\$ 6,288,000	\$ 3,128,916	\$ 434,241	\$ 276,596	\$ 2,694,675	\$ 5,853,759	

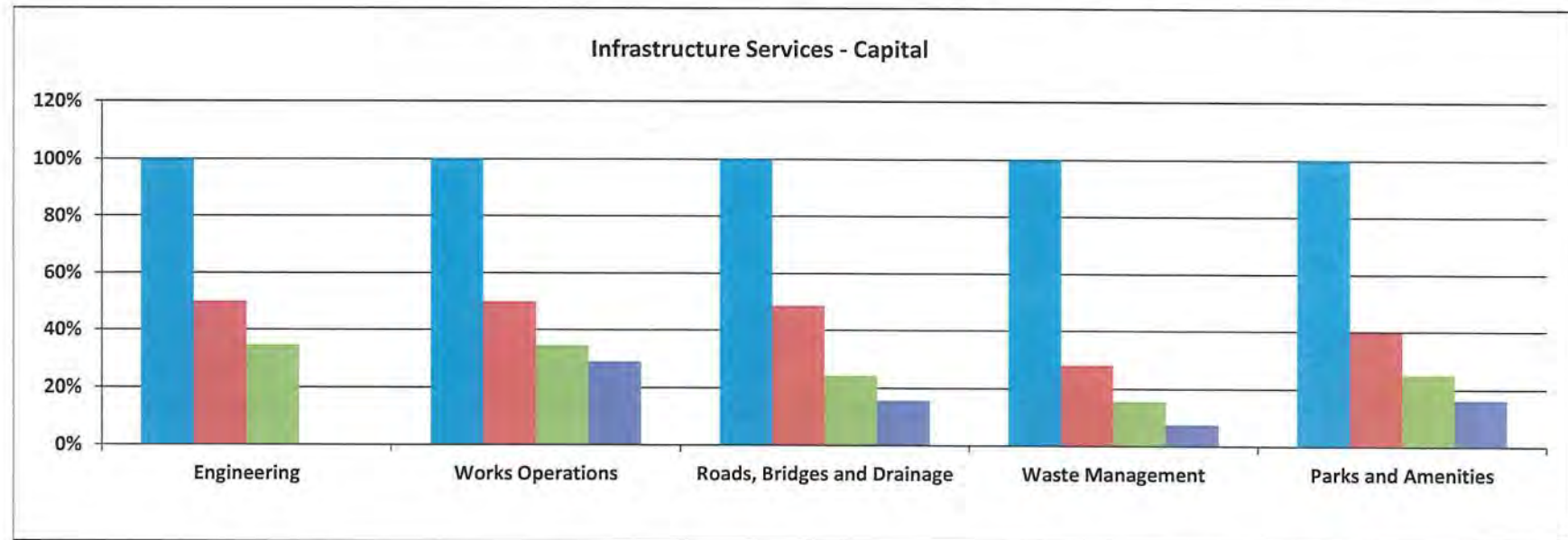
ORGANISATIONAL SERVICES

Corporate Administration	81,000	40,542	3,594	3,594	36,948	77,406	4%
Corporate Support Services	160,000	80,002	47,209	9,681	32,793	112,791	30%
Finance	-	-	-	-	-	-	0%
Caravan Parks	42,000	21,000	-	-	21,000	42,000	0%
	\$ 283,000	\$ 141,544	\$ 50,803	\$ 13,275	\$ 90,741	\$ 232,197	



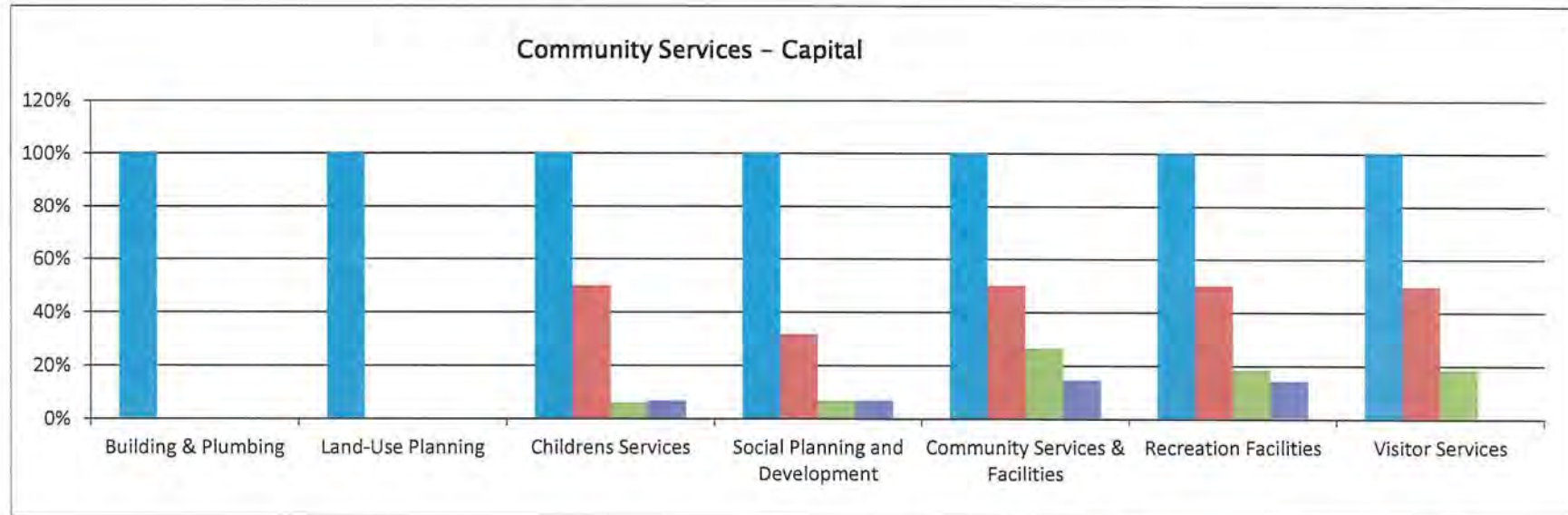
Finance Report – January 2017 meeting

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	75,998	–	–	75,998	152,000	0%
Works Operations	3,899,000	1,949,504	1,348,341	1,128,629	601,163	2,550,659	35%
Roads, Bridges and Drainage	5,819,000	2,829,430	1,406,658	912,111	1,422,772	4,412,342	24%
Waste Management	510,000	142,398	79,724	38,288	62,674	430,276	16%
Parks and Amenities	859,000	341,958	211,813	138,312	130,145	647,187	25%
\$	11,239,000	\$ 5,339,288	\$ 3,046,536	\$ 2,217,341	\$ 2,292,752	\$ 8,192,464	



Finance Report – January 2017 meeting

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building & Plumbing	30,000	–	–	–	–	30,000	0%
Land-Use Planning	58,000	15,000	–	–	–	58,000	0%
Childrens Services	33,000	16,500	1,986	1,986	–	31,014	0%
Community Development	153,000	48,442	10,282	10,282	38,160	142,718	7%
Community Services & Facilities	359,300	179,450	95,267	51,721	84,183	264,033	27%
Recreation Facilities	453,000	226,344	83,258	64,319	143,086	369,742	18%
Environmental Health	30,000	15,000	–	–	15,000	30,000	0%
Visitor Services	5,000	2,480	–	–	2,480	5,000	0%
	\$ 1,121,300	\$ 503,216	\$ 190,792	\$ 128,307	\$ 282,909	\$ 930,508	



Strategic Projects
Works Operations
Roads, Bridges and Drainage
Waste Management
Parks and Amenities

Expenses less than budget – Timing of projects relating to the receipt of grant income.
Expenses less than budget – Timing of projects on works program.
Expenses less than budget – Timing of projects and impact of floods on works program.
Expenses less than budget – Timing of projects in general.
Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 DECEMBER TO 31 DECEMBER 2016

Balance Brought Forward (30/11/2016)	12,585,880.00
Add, Revenue for month	818,995.87
	<u>13,404,875.87</u>
Less, Payments for month	1,986,964.56
	<u>11,417,911.31</u>

Balance as at Bank Account as at 31 December 2016	468,911.57
Less, Unpresented Payments	<u>- 19,878.39</u>
	449,033.18
Cash on Hand	<u>- 81,278.64</u>
Operating Account	367,754.54
Interest Bearing Term Deposits	11,050,156.77
	<u>11,417,911.31</u>



Andrea O'Rourke
ASSISTANT ACCOUNTANT

09-January-2017

Works Program 2016-2017

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Works Schedule 2016-2017	\$22,326,996																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]