



CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

10 JULY 2017

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To all members

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Development Support Special Committee which will be held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 10 July 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 5th day of July 2017.

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



Lou Brooke

EXECUTIVE SERVICES OFFICER

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 Development Support Special Committee 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.

A handwritten signature in black ink, appearing to read "Cor Vander Vlist". The signature is fluid and cursive, with a large loop on the left and a straight line extending to the right ending in a small flourish.

Cor Vander Vlist
ACTING GENERAL MANAGER

NOTES

AGENDA

MEMBERS PRESENT

MEMBERS APOLOGIES

EMPLOYEES ATTENDANCE

EMPLOYEES APOLOGIES

PUBLIC ATTENDANCE

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COMMITTEE

1.1 Confirmation of minutes

The Director Community Services reports as follows:

"The minutes of the previous meeting of the Development Support Special Committee held on 24 April 2017 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 meeting of the Development Support Special Committee held on 24 April 2017 be confirmed."
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2 MAYOR'S COMMUNICATIONS

2.1 Mayor's communications

The Mayor reports 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.

A suggested resolution is submitted for consideration."

- "That the Mayor's report be received."
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3 DECLARATIONS OF INTEREST

3.1 Declarations of interest

The Mayor reports 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 reports 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."

4 ADJOURNMENT OF MEETING

4.1 Adjournment of meeting

The Mayor reports 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."

5 DEPUTATIONS

5.1 Deputations

The Director Community Services reports as follows:

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

6 OPEN REPORTS

6.1 Residential (multiple dwellings x 2) – variation to car parking and vehicle manoeuvring standards at 13 Walker Street, Ulverstone – Application No. DA216245

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA216245
<i>PROPOSAL:</i>	Residential (multiple dwellings x 2) – variation to car parking and vehicle manoeuvring standards
<i>APPLICANT:</i>	BR & ML Parsons
<i>LOCATION:</i>	13 Walker Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	10 June 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	26 June 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	19 July 2017
<i>DECISION DUE:</i>	10 July 2017

PURPOSE

The purpose of this report is to consider an application to construct an additional dwelling at the rear of an existing dwelling at 13 Walker Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2017/00870-CC; and
- . Annexure 6 – Statement of Compliance from Road Authority & Stormwater Authority.

BACKGROUND

Development description -

Application is made to construct an additional dwelling behind an existing dwelling to form multiple dwellings on site at 13 Walker Street, Ulverstone.

An existing 170.5m² weatherboard, single-storey dwelling would be retained on site. A shed associated with the existing dwelling would be demolished. A second single-storey, two bedroom, single garage dwelling comprising 134.6m², including garage and alfresco area, would be constructed at the rear of the allotment.

Site description and surrounding area -

The subject site is an 838m² residential allotment that forms part of the residential area of Ulverstone. The land is flat, accommodating a single dwelling with outbuildings. The dwelling was constructed in 1920 and has been recently renovated. The allotment adjoins the 'night cart' lanes that run north-south along the rear of properties in this area.

Surrounding land is developed to accommodate single-storey residential dwellings.

A sewer main transects the rear of the site.

History -

No history relevant to this application.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
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 adverse 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 contained within a dwelling.
10.3.2-(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is contained within a dwelling.

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	
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	(a) Compliant. Dwellings would have an area of approximately 419m ² per dwelling. (b) Not applicable. Site not in Table 10.4.1.
10.4.2 Setbacks and building envelope for all dwellings	
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: (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	(a) Compliant. Setback of existing dwelling from primary frontage would be 3.5m. Setback of additional dwelling would be 31m. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway.

<ul style="list-style-type: none"> (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 (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. 	
<p>10.4.2-(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1.0m, 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. 	<ul style="list-style-type: none"> (a) Compliant. Existing carport is setback 3.5m from frontage. Level with existing dwelling. A single, internal garage is proposed for the additional dwelling. Garage of additional dwelling would be setback 32m from the primary frontage. (b) Not applicable. Satisfied by (a). (c) Not applicable. Site is relatively flat.
<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>	<ul style="list-style-type: none"> (a)(i) Compliant. Existing dwelling would be contained in building envelope 10.4.2A. Additional dwelling would be contained within the required building envelope and would be setback 5.5m from the rear boundary.

<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> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (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>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(ii) Compliant. Existing dwelling would be contained in building envelope 10.4.2A. Additional dwelling would be contained within the required building envelope and would be setback 5.5m from the rear boundary.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Existing dwelling 1 is setback 100mm from northern side boundary for a length of 8m. Additional dwelling would be setback 1.8m from the northern side boundary.</p>
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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>(a) Compliant. Site coverage of dwellings would be 36.41%.</p>
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<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 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) Compliant. Existing dwelling would have 73m² of private open space and additional dwelling would have 91.5m² of private open space.</p> <p>(c) Compliant. Area free from impervious surfaces would be 38.4%.</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> <ul style="list-style-type: none"> (i) 24.0m²; or (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>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4.0m; or (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>(a)(i) Compliant. Existing dwelling has approximately 73m² of private open space to the north-east of the dwelling. Additional dwelling would have 91.5m² of private open space north-east of the dwelling.</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Existing dwelling would have a private open space horizontal dimension of 5m. Additional dwelling would have private open space horizontal dimension of 6m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Private open space of existing dwelling would be directly accessible from a habitable room. Additional dwelling is compliant. Private open space would be directly accessible from habitable rooms.</p>

<ul style="list-style-type: none"> (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (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 (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 (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	<ul style="list-style-type: none"> (d) Compliant. Private open space is to the north of both dwellings. (e) Compliant. An area of private open space of existing dwelling is located to the side of the dwelling. Additional dwelling is excluded as it is to the rear of existing dwelling on the same site. (f) Compliant. Land is relatively flat. (g) Compliant. Both dwellings have private open space areas clear of vehicle access and parking areas.
10.4.4 Sunlight and overshadowing for all dwellings	
<p>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>	<p>Compliant. Habitable rooms of both dwellings face between 30 degrees west of north and 30 degrees east of north.</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</p>	<p>Not applicable. Existing dwelling is not to the north of the proposed additional dwelling.</p>

<p>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> <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>Not applicable.</p> <p>Existing dwelling is not to the north of private open space of proposed additional dwelling.</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 (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 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> <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 from the multiple dwelling. 	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<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>Garage of the new dwelling would be setback 32m from the primary frontage.</p> <p>Carport of the existing dwelling is existing lawful structure.</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 surface or floor level, with a uniform transparency of no 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>Not applicable.</p> <p>No development more than 1m above natural ground level.</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	Not applicable.

<p>ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and (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 	<p>No development more than 1m above natural ground level.</p>
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<p>(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>	
<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 glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <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>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Compliant. Separating fence between driveway and dwelling would be 1.8m high, setback 1m from the existing dwelling.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</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> <p>(a) 1.2m if the fence is solid; or</p>	<p>Not applicable.</p> <p>No front fence proposed.</p>

<p>(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).</p>	
<p>10.4.8 Waste storage for multiple dwellings</p>	
<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 1.5m^2 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 (b) 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. 	<ul style="list-style-type: none"> (a) Compliant. Waste bins are allocated to each dwelling and are not located in the areas in front of the dwellings. (b) Not applicable. Satisfied by (a).

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"> (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. 	<ul style="list-style-type: none"> (a) Compliant. Site area is 838m². (b)(i) Compliant. Building area of dwelling would be clear of front, rear and side boundaries. (b)(ii) Not applicable. No zone boundary. (b)(iii) Compliant. No registered easement but sewer line passes through the rear of the property. Development would be clear of the sewer line. (b)(iv) Not applicable. No registered right of way on the land. (b)(v) Compliant. Development would be clear of sewer line. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Land is accessible from Walker Street. (b)(viii) Not applicable. Not a new residential lot.

<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 (c) by a right of way connecting to a road – <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 (d) with a width of frontage and any access strip or right of way of not less than – <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 (e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act</i> 	<ul style="list-style-type: none"> (a) Compliant. Frontage to Walker Street. (b) Not applicable. Not an internal lot. (c)(i) Not applicable. Satisfied by (a). (c)(ii) Not applicable. Satisfied by (a). (d)(i) Not applicable. Not a single dwelling. (d)(ii) Compliant. Multiple dwellings would have a frontage to Walker Street 18.33m wide. (e) Compliant. Development would have legal access to Walker Street in accordance with the <i>Local Government (Highways) Act 1982</i>.
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<p>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.</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>The site is connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>
<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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>
<p>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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system. The Council's Planning Permit would require compliance with its approval as a Stormwater Authority issued as a Statement of Compliance.</p>

10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1)	<p>Not applicable.</p> <p>Development is multiple dwellings.</p>
<p>(a) The site area per dwelling for a single dwelling must –</p> <ul style="list-style-type: none"> (i) be not less than 325m²; and (ii) be not more than 830m²; or <p>(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.</p>	
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 –	<p>Not applicable.</p> <p>Development is multiple dwellings.</p>
<ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (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; 	

<ul style="list-style-type: none"> (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 (ii) less than 1.5m from a side boundary if – <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – 	<p>Not applicable.</p> <p>Development is multiple dwellings.</p>

<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> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>Development is multiple dwellings.</p>
<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.</p>	<p>Not applicable.</p> <p>Development is multiple dwellings.</p>

<p>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:</p> <ul style="list-style-type: none"> (a) 6.0m; or (b) half the width of the frontage. 	<p>Not applicable. Development is multiple dwellings.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>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:</p> <ul style="list-style-type: none"> (a) if the finished floor level is more than 1.0m above natural ground level: <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; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or (b) if less than the setbacks in clause A1(a): 	<p>Not applicable. Development is multiple dwellings.</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 of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (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 (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>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 multiple dwellings.</p>
<p>10.4.11.3 Frontage fences</p>	
<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>Not applicable.</p> <p>Development is multiple dwellings.</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>	
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> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in 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 required setback distance from the zone boundary. 	<ul style="list-style-type: none"> (a) Not applicable. No zone boundary. (b) Not applicable. No zone boundary.
<p>10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Compliant. Development would be greater than 730m from the Bass Highway. (b) Compliant. Development would be 140m from a railway line. (c) Not applicable. No land designated for future road or rail. (d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.

10.4.13 Subdivision	
10.4.13-(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.	Not applicable. No subdivision proposed.
10.4.13-(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
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.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire–Prone Areas Code	Not applicable. Site is not in a bushfire–prone area.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.

E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a hazard mapped area.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(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;	(a) Non-compliant. The Code requires two spaces per dwelling plus one visitor car parking space. This equates to a requirement of five spaces on-site.

	<p>The proposal shows area for four car parking spaces.</p> <p>Refer to “Issues” section of this report.</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> <ul style="list-style-type: none"> (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 one space for every 50 parking spaces. 	Not applicable for residential development.
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 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; 	<p>(a) Non-compliant. Car for existing dwelling must reverse onto Walker Street.</p> <p>Refer to “Issues” section of this report.</p>

<ul style="list-style-type: none"> (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<ul style="list-style-type: none"> (b) Not applicable. Applies where 20 spaces or more are proposed or required. (c) Not applicable. Applies where 20 spaces or more are proposed or required. (d) Not applicable. Applies where 20 spaces or more are proposed or required. (e) Non-compliant. Vehicles for existing dwelling must access and egress the site directly from Walker Street. Refer to “Issues” section of this report. (f) Non-compliant. Car for existing dwelling must reverse onto Walker Street. Refer to “Issues” section of this report. (g) Compliant by condition to a Permit.
<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. Land is zoned General Residential.</p>

E10 Water and Waterways Code	Not applicable. Site is not within 30m of a waterway or waterbody.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 *Car parking and the manoeuvrability of vehicles –*

The Scheme's E9 Traffic Generating Use and Parking Code requires two on-site car parking spaces be provided for each dwelling and a single visitor car parking space. The application proposes three applicable on-site car parking spaces. The front dwelling's vehicles are parked one behind the other, which does not meet the Scheme's standard and can only be counted as a single space. The site plan does not make provision for a visitor car parking space.

The Code also requires provision for the forward movement of all vehicles on the site, including all entry and egress of the site. The proposal relies on the existing car parking arrangement for dwelling 1, whereby vehicles would need to reverse onto Walker Street.

Consequently, the application does not meet Code standards for the total number of on-site car parking spaces and maneuverability. An assessment against the Performance Criteria is required, involving an exercise of discretion.

Performance Criteria E9.5.1-(P1) requires that the Council be satisfied that:

- (a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or
- (b) Adequate and appropriate provision must be made for vehicle parking to meet –
 - (i) anticipated requirement for the type, scale, and intensity of the use;
 - (ii) likely needs and requirements of site users; and
 - (iii) likely type, number, frequency, and duration of vehicle parking demand.

The matter of access to the road network was examined by the Council acting in its capacity as the Road Authority. The development proposes the use of two separate driveways, one for each proposed dwelling. The additional dwelling makes provision for the required two spaces.

The existing dwelling relies on an existing situation, with vehicles parking one behind the other.

Given that this is an area where traffic volumes over the road network are of relatively low impact, the proposal does not make any provision for two independent parking spaces for the existing front dwelling, or for visitor car parking on-site, and to rely instead on the road network in this regard, is considered to be reasonable. The area is flat and adequate sight distances are available. The development is for two dwellings only and other existing developments in Walker Street also rely on reverse egress onto Walker Street.

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 by the Road Authority and Stormwater Authority at Annexure 6.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2017/00870-CC at Annexure 5.
Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	No comment.
Heritage Tasmania	No comment.
Crown Land Services	No comment.
Other	No comment.

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
REPRESENTATION 1	
1 The subject property currently has no rear fence. If a new rear fence is to be installed, then it must be on the property boundary and laneway is to remain fully accessible at all times to allow for vehicular traffic and maintenance of the laneway.	It is anticipated the rear boundary of the property would be fenced following construction of the second dwelling. Any fence would, by law, need to be on the property boundary and access to the rear ‘night cart’ laneway maintained for all persons that adjoin that portion of land.

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 representation received does not have sufficient merit on planning grounds to justify the addition of a condition to a Permit issued.

The lack of adequate car parking and vehicle maneuverability is not considered to be material to the future use of the site and is considered to be appropriate for a two dwelling development.

The land is zoned General Residential. In summary, the key Local Area Objectives for the zone are:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of infill and redevelopment of established residential areas and the incremental release of new land.
- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.
- 3 Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social and recreational purposes.

The proposal is deemed to satisfy these Local Area Objectives and the relevant Performance Criteria of E9 Traffic Generating and Parking Code. It is considered appropriate the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (multiple dwellings x 2) – variation to car parking and vehicle manoeuvring standards at 13 Walker Street, Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Weeda Drafting & Building Consultants, Project No. 6517, Drawing Nos. 6517-1 to 6517-8 dated 31 May 2017, unless modified by a condition of this Permit.

-
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/00870-CC (copy attached).
 - 3 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 20 June 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).
 - 4 Stormwater from vehicle parking and manoeuvring areas must be collected, drained and disposed of to an approved stormwater system.

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 Fencing to the frontage of the property to a height of 1.2m and fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 4 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the Building Act 2016 by the Director of Building Control. Any notifications or Permits required in accordance with the defined category of work must be attained prior to the commencement of work.'

The report is supported."

The Director Community Services 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 (multiple dwellings x 2) - variation to car parking and vehicle manoeuvring standards at 13 Walker Street, Ulverstone be approved subject to the following conditions and notes:

-
- 1 The development must be substantially in accordance with the plans by Weeda Drafting & Building Consultants, Project No. 6517, Drawing Nos. 6517-1 to 6517-8 dated 31 May 2017, unless modified by a condition of this Permit.
 - 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/00870-CC (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 20 June 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).
 - 4 Stormwater from vehicle parking and manoeuvring areas must be collected, drained and disposed of to an approved stormwater system.

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 Fencing to the frontage of the property to a height of 1.2m and fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
 - 4 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the Building Act 2016 by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work."
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6.2 Subdivision (dwelling excision and consolidation of titles) – discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land at 149 West Pine Road & CT121265/2 Pine Road, Penguin – Application No. DA216187

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:'</i>	DA216187
<i>PROPOSAL:</i>	Subdivision (dwelling excision and consolidation of titles) – discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land
<i>APPLICANT:</i>	Derek Gee Installations Pty Ltd
<i>LOCATION:</i>	149 West Pine Road & CT121265/2 Pine Road, Penguin
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	7 June 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	22 June 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	22 July 2017
<i>DECISION DUE:</i>	17 July 2017

PURPOSE

The purpose of this report is to consider an application to excise an existing dwelling at 149 West Pine Road, Penguin and consolidate the balance land with an adjoining rural parcel that is located on Pine Road, Penguin.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs; and
- . Annexure 5 – Statement of Compliance from the Road Authority.

BACKGROUND

Development description -

Application is made for the subdivision of land that would result in the excision of an existing dwelling from a 38.34ha Rural Resource property located at 149 West Pine Road, Penguin, identified as CT121265/1, and the consolidation of the balance land to an adjoining 36.6ha rural property.

The proposed subdivision would result in the following allocation of infrastructure and land:

- 1 Lot 1 would have a land area of 9,800m² and would accommodate an existing brick dwelling with associated outbuilding (shed) and wastewater management system. Lot 1 would be accessed from West Pine Road over an existing crossover.
- 2 Lot 2 would be formed from an amalgamation of the balance 37.36ha area of land with an adjoining rural property, identified as CT121265/2, Pine Road. Lot 2 would form a holding of approximately 74.30ha with frontage to Pine Road and Kaines Road, West Pine.

Site description and surrounding area -

The two properties subject to the application to subdivide and consolidate land are located south of Sulphur Creek, approximately 2.71km south of the Bass Highway. CT121265/1 accommodates the existing 173m² brick dwelling with an outbuilding and wastewater management system. The dwelling was constructed in 1982. CT121265/2 is agricultural land used for cropping and the property does not accommodate a dwelling.

The land comprises Class 2 & Class 3 prime agricultural land and is located within the Dial Blythe Proclaimed Irrigation District. Both parcels are used for agricultural production. Extensive agricultural activity is undertaken on land north, east and west of the proposed residential site. The land owner intends to irrigate the land when the water resource becomes available.

An adjoining dwelling, constructed in 1900 and the original farm house for the surrounding land prior to construction of the subject brick dwelling, was excised from surrounding land in 1981, onto a 6,187m² residential allotment, and is located directly to the south of the proposed new residential Lot 1.

History –

In 1981 a dwelling to the immediate south of the existing dwelling at 149 West Pine Road was excised and now makes representation to the proposed excision.

The representation raised a matter of inconsistency between the layout of screen planting as recommended and shown in the agricultural report and the bushfire hazard report that accompanied the application. The Town Planner contacted the agricultural consultant who agreed that a bushfire hazard report should take precedent over the typical ‘hedge’ screen planting as shown in the agricultural 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	
<ul style="list-style-type: none">(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;(c) Air, land and water resources are protected against –<ul style="list-style-type: none">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and(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;(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;	<ul style="list-style-type: none">(a) Proposal to excise an existing dwelling does not satisfy the Objective. The proposed use is not a primary industry use of the site and would not be dependent upon access to a naturally occurring resource.(b) Proposal to excise an existing dwelling does not satisfy the Objective. The proposed development is not a Permitted use and is not reliant on air, land or water resources for primary industry production.(c)(i) Proposal does not satisfy the Objective. The proposal is for the use and development of land that would result in the permanent loss of a land resource for a purpose (residential) that has no need to locate on the land.(c)(ii) Proposal does not satisfy the Objective. The proposal is for the use and development of land that may unduly conflict, constrain or interfere with the natural resources of air, land or water.

<p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural 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 <u>conservation area</u>;</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> <ul style="list-style-type: none"> (i) required by a primary industry or a resource based activity; or (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>(d) Proposal does not satisfy the Objective. Use class (Residential) is not associated with primary industry.</p> <p>(e) Proposal does not satisfy the Objective. Use class (Residential) is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Objective. Proposed use could be located in other zones such as Residential, Low Density Residential or Rural Living.</p> <p>(g) Not applicable. Use is not for tourism or recreation.</p> <p>(h)(i) Proposal does not satisfy the Objective. Lot 1 would accommodate a Residential use class that is not required by a primary industry or resource based activity.</p> <p>(h)(ii) Proposal does not satisfy the Objective. Lot 1 would accommodate a Residential use class that may constrain or interfere existing and potential use of land for primary industry purposes.</p>
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26.1.3 Desired Future Character Statements

Use or development on rural land -	(a)(i) Proposal is not consistent with Desired Future Character Statements. The proposed use and
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<p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (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>(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>	<p>development is not associated with a working landscape featuring agriculture or forest.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Not applicable. The proposal would not result in service and/or support buildings for agriculture, forestry, mining, extraction, utility or transport corridors.</p> <p>(b)(i) Proposal is not consistent with Desired Future Character Statements. Use and development is not within or interspersed by small scale residential settlement nodes.</p> <p>(b)(ii) Proposal is consistent with Desired Future Character Statements. The subject and surrounding land is not identified as places of ecological, scientific, cultural or aesthetic value.</p>
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	<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>(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>(b)(iii) Not applicable. The site is highly modified for residential use and does not support areas of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb existing, modified biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Not applicable. No identified rural residential or visitor amenity in this area.</p> <p>(d)(i) Proposal is not consistent with Desired Future Character Statements. The proposed use would not be associated with primary industry.</p> <p>(d)(ii) Proposal is not consistent with Desired Future Character Statements. Proposal is not sustainable</p>
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	<p>commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statements. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p> <ul style="list-style-type: none"> (d) be consistent with local area objectives; (e) be consistent with any applicable desired future character statement; and (f) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on adjacent land in the zone; (ii) to access infrastructure only available on the site or on adjacent land in the zone; 	<p>Not applicable.</p> <p>Use would be Residential.</p>

<ul style="list-style-type: none"> (iii) to access a product of primary industry from a use on the site or on adjacent land in the zone; (iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone; (v) if required <ul style="list-style-type: none"> a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; b. for security; c. for public health or safety if all measures to minimise 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; (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; (vii) to provide an essential utility or community service infrastructure for the municipal or regional 	
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<p>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>(g) minimise likelihood for:</p> <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and (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. 	
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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 	<p>Not applicable.</p> <p>The development would not result in a required residential use.</p>
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<p>sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) a lawful existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building; or</p> <p>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(g) there is no change in the title description of the site on which the residential use is located.</p>	
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26.3.3 Residential use

<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p>	<p>(a) Not applicable. Not an addition or alteration to an existing lawful and structurally sound residential building.</p> <p>(b) Not applicable. Proposal is not an ancillary dwelling to an existing lawful and structurally sound single dwelling.</p> <p>(c) Not applicable. Proposal would not intensify an existing lawful residential use.</p>
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<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (d) Not applicable. Proposal would not replace an existing residential use. (e) Not applicable. Proposal would not create a new residential use through conversion of an existing building. (f) Not applicable. Proposal would not be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building. (g) Not applicable. Proposal would not be home based business in association with occupation of an existing lawful and structurally sound residential building. (h) Non-compliant. The proposal would result in a change in the title description of the site on which the residential use is located. <p>Refer to "Issues" section of this report.</p>
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26.4 Development Standards

26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

26.4.1-(A1) A site or each lot on a plan of subdivision must:	
(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and	(a) Non-compliant. The site area of proposed excised residential land on Lot 1 would be 9,800m ² . Lot 2 would be compliant at 74.30ha. Refer to "Issues" section of this report.
(b) if intended for a building, contain a building area	
(i) of not more than 2,000m ² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;	(b)(i) Compliant. Existing dwelling has a building area of approximately 173m ² plus outbuildings.
(ii) clear of any applicable setback from a frontage, side or rear boundary;	(b)(ii) Compliant. Proposed subdivision will not result in setback reductions below the Scheme's standards. Dwelling would be setback 90m from northern side boundary and 50m from rear boundary. Frontage to West Pine Road would remain unchanged.
(iii) clear of any applicable setback from a zone boundary;	(b)(iii) Compliant. There is no zone boundary setback applicable to the site.
(iv) clear of any registered easement;	(b)(iv) Compliant. Development would be clear of gas pipeline and power easements.
(v) clear of any registered right of way benefiting other land;	
(vi) clear of any restriction imposed by a utility;	(b)(v) Compliant. Development would be clear of right of way.

<ul style="list-style-type: none"> (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(vi) Compliant. Development would be clear of gas pipeline and power easements. (b)(vii) Compliant. Existing access to Lot 1 off West Pine Road would not change. (b)(viii) Compliant. Lot 1 has frontage to West Pine Road. Lot 2 has frontage to Pine Road and Kaines Road.
<p>26.4.1-(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"> (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 	<ul style="list-style-type: none"> (a) Compliant. Lot 1 would have frontage and access off West Pine Road. Lot 2 would have frontage and access off Pine Road and Kaines Road. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Compliant. Frontage to West Pine Road is approximately 109m wide. (e) Compliant by condition that development be in accordance with the Statement of Compliance from the Road Authority.

<ul style="list-style-type: none"> (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 <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>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> <ul style="list-style-type: none"> (a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if: <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or 	<p>Compliant.</p> <p>Lot 1 – has an existing on-site drinking water collection and storage system.</p> <p>Lot 2 – no system required as there would be no dwelling on Lot 2.</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> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid 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 (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater 	<p>(a) Not applicable. Allotments are not able to connect to a reticulated sewer system that would extend beyond the current fencing around the dwelling.</p> <p>(b)(i) Compliant. The existing single dwelling on proposed Lot 1 currently has a failing wastewater management system. The application is accompanied by a wastewater management report by SEAM Environmental, Job No. 17034 dated May 2017. The report includes the design of a new on-site wastewater system.</p> <p>The Standard is not relevant to Lot 2 as no dwelling is proposed or existing.</p> <p>(b)(ii)a. Compliant. The subdivision would result in a single dwelling on Lot 1.</p> <p>(b)(ii)b. Not applicable. Satisfied by (b)(ii)a.</p> <p>(b)(iii) Not applicable. Satisfied by (b)(ii)a.</p>
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<p>management clear of any defined building area or access strip.</p> <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> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: <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 	<p></p> <p>Compliant.</p> <p>Lot 1 has an existing on-site stormwater collection and storage and disposal system.</p> <p>Lot 2 has no dwelling proposed or existing, so not required.</p>
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<p>e. not more than 50% of the site is impervious surface.</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 set back:</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. Existing dwelling at 149 West Pine Road is setback 13.34m from frontage to West Pine Road. (b) Compliant. Existing dwelling at 149 West Pine Road is setback 2.71km from Bass Highway. (c) Compliant. Existing dwelling (including outbuilding) would be 90m to the northern side boundary and approximately 60m to southern side boundary. (d) Compliant. Existing dwelling would be approximately 50m to the proposed new rear boundary. (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>Compliant.</p> <p>Existing single-storey dwelling on Lot 1.</p>
<p>26.4.2-(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 –</p>	<ul style="list-style-type: none"> (a) Compliant. Existing dwelling is approximately 380m below closest ridgeline.

<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>A3.2 Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<ul style="list-style-type: none"> (b) Compliant. Existing dwelling would be 375m to nearest water body (dam). (c) Compliant. Existing dwelling would be 1.5km away from the canopy level of nearest woodland vegetation. (d) Compliant. Existing dwelling is brick. <p>A3.2 Not applicable. The proposed development is not a wind power turbine or wind power pump.</p>
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26.4.3 Location of development for sensitive uses

<p>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 –</p> <ul style="list-style-type: none"> (a) be located not less than: <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; 	<ul style="list-style-type: none"> (a)(i) Non-compliant. New residential building would be 50m from agricultural land. Refer to “Issues” section of this report. (a)(ii) Not applicable. No aquaculture or controlled environment agriculture. (a)(iii) Not applicable. No mining lease within 500m of proposed residential lot.
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	<ul style="list-style-type: none"> (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> 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 (ix) clear of any restriction imposed by a utility; and <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>	<ul style="list-style-type: none"> (a)(iv) Not applicable. No blasting extractive industry within 1,000m of proposed residential lot. (a)(v) Not applicable. No intensive animal husbandry within 500m of proposed residential lot. (a)(vi) Not applicable. No reserve management plan within 100m of proposed residential lot. (a)(vii) Compliant. Land is 2.71kms to Bass Highway and 3.6kms to a rail line. (a)(ix) Not applicable. No restriction imposed by a Utility. (b) Non-compliant land is within Dial Blythe proclaimed irrigation district. Refer to "Issues" section of this report.
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26.4.4 Subdivision	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be -</p> <p>(a) to create 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>(a) Non-compliant. Subdivision would not create a lot required for public use either by a 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>Refer to "Issues" section of this report.</p>
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1) 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>(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>	<p>Not applicable.</p> <p>Not controlled environment agriculture.</p>

CODES	
E1 Bushfire-Prone Areas Code	
E1.2 Application of this Code	Applies as development is a subdivision in a bushfire-prone area.
E1.4 Use or development exempt from this Code	Not exempt.
E1.5 Use Standards	
E1.5.1 Vulnerable Uses	Not applicable. Residential dwelling not classified as a vulnerable use.
E1.5.2 Hazardous uses	Not applicable. Residential dwelling not classified as a hazardous use.
E1.6 Development Standards	
E1.6.1 Development standards for subdivision	
E1.6.1.1 Subdivision: Provision of hazard management areas	
E1.6.1.1-(A1)	(a) Not applicable. Hazard management areas are required.

<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> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; (ii) shows the building area for each lot; (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 (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>(b)(i) Compliant. Plan of subdivision shows new lots.</p> <p>(b)(ii) Compliant. Plan shows existing building area for Lot 1.</p> <p>(b)(iii) Compliant. The application is accompanied by a Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017. The report examines Lot 1. The report determines that Lot 1 (residential) has a BAL19.</p> <p>(b)(iv) Compliant. The application is accompanied by a Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017. The report examines Lot 1. The report determines that the new residential allotment is capable of achieving a BAL19 rating.</p> <p>(b)(v) Not applicable. No hazard management required on other land.</p>
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<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 providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
<p>E1.6.1.1-(P1) 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:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; 	<ul style="list-style-type: none"> (a) Compliant. Proposed plan of subdivision takes into account recommendations of the Bushfire Hazard Report and dimensions of the hazard management area. (b) Not applicable. Not a staged subdivision. (c) Compliant. Proposed plan of subdivision takes into account the Bushfire Hazard Report and the nature of existing and proposed vegetation buffer. (d) Compliant. Proposed plan of subdivision and Bushfire Hazard Report takes into account topography. (e) Compliant. Proposed plan of subdivision takes into account Bushfire Hazard Report and forms of fuel and ignition sources.

<p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and</p> <p>(g) any advice from the TFS.</p>	<p>(f) Compliant. Proposed plan of subdivision takes into account Bushfire Hazard Report and the separation distance between rural land and proposed residential use of land.</p> <p>(g) Not applicable. Advice from TFS not required.</p>
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. Refer to Annexure 2 – Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017.</p>
<p>E1.6.1.2-(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:</p>	<p>(a) Compliant. Refer to Annexure 2 – Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017.</p>

<p>(a) appropriate design measures, including:</p> <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; 	<p>(b) Compliant. Refer to Annexure 2 – Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017.</p> <p>(c) Not applicable. No advice required from TFS.</p>
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<ul style="list-style-type: none"> (xii) perimeter access; and (xiii) fire trails; and <p>(b) the provision of access to</p> <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 <p>(c) any advice from the TFS.</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 fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or</p>	<p>Not applicable.</p> <p>Land is not serviced by a reticulated water supply.</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.	
E1.6.1.3-(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) 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) 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. 	<ul style="list-style-type: none"> (a) Not applicable. Compliant with (b) & (c). (b) Compliant. Refer to Annexure 2 – Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017. (c) Compliant. Refer to Annexure 2 – Bushfire Hazard Report certified by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, dated 2 May 2017.
E2 Airport Impact Management Code	Not applicable. Not in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No land clearance 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. Not identified in hazard mapping.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(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;	(a) Compliant. Existing dwelling on Lot 1 has area for the required two car parking spaces on site. Resource development land on Lot 2 must provide an adequate number of spaces to service the likely

	workforce. The land has ample area for vehicle parking and manoeuvring.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for: (c) on-site loading area in accordance with the requirement in the Table to this Code; and (d) 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.	(a) Not applicable for Residential use of Lot 1. Lot 2 would have ample area for the loading and unloading of vehicles. (b) Not applicable for Residential or Resource development use of land.
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Existing on-site stormwater collection and disposal.
E9.6.2 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;	(a) Compliant. Lot 1 and Lot 2 have ample area to accommodate required car parking spaces and manoeuvring areas.

<ul style="list-style-type: none"> (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	
<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.</p> <p>All-weather road surfaces for access and vehicle circulation areas are existing.</p>

E10 Water and Waterways Code	Not applicable. Site is not within 30m of a water body (dam).
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 *Local Area Objectives and Desired Future Character Statements –*

In summary, the purpose of the Rural Resource zone is to provide for the sustainable use and development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunity for resource production. The Rural Resource zone's Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for primary industry purpose, referencing the requirement of use and development to be reliant upon, be associated with, or have an intention to use a naturally occurring resource (air, land and/or water) that is located on the subject site or adjoining land. The zone may provide for other use and development that does not constrain or conflict with resource development uses and allows for the develop of tourist or utility infrastructure that cannot reasonably be accommodated on other land.

The Local Area Objectives seek to prevent the permanent loss of land to uses that do not rely on the resources present. Implementation of these Objectives must provide land for primary industry and other uses that are supportive of and do not create land use conflicts with primary industry. According to the Macquarie Franklin report that accompanies the application, the existing dwelling is not required for ongoing management of the rural property and funds from the sale of the dwelling would be redirected into agricultural development over the balance of the land, including irrigation infrastructure, allowing the property managers to be more productive in their operations.

The Desired Future Character Statements encourage the Rural Resource Zone to be sparsely settled but extensively used and developed with activities and buildings that support the rural industry sector. The proposal does not satisfy the Desired Future Character Statements in this regard.

However, the excision of an existing dwelling to create a residential allotment in an area dedicated to primary industry is a trade-off between the loss of a dwelling that was once 'required' for management of the property in exchange for the creation of a larger, amalgamated rural holding and the provision of capital for investment in irrigation infrastructure. Further, the proposed house excision would not lead to any significant change in the visual character of the land as the development already exists and would not result in a new dwelling on rural land.

It is considered that the application demonstrates a reasonable ‘trade off’ of the loss of a dwelling that is ancillary to primary industry, providing the balance land is amalgamated with adjoining land to form a larger holding to what presently exists.

2 *Subdivision in the Rural Resource zone –*

The subdivision of land in the Rural Resource zone must satisfy Performance Criteria 26.4.4–P1. The Standard has four tests, only one of which must be met in order to satisfy the Standard. The first test applies where no new lots are created. The second test applies to public utilities and infrastructure. The third test applies where a new lot is created and the fourth test applies when reducing the area of an existing lot. In relation to the subject application, the fourth test most aptly applies.

Performance Criteria 26.4.4–P1(c) requires that:

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 with a Permit under the *Land Use Planning and Approval Act 1993* as a required part of the use of the land;
- (ii) incorporate the excised area into an existing primary industry lot by amalgamation;
- (iii) minimise the likelihood of the existing use on the reduced lot to further constrain or interfere with the use of the balance area or adjacent land for an existing potential primary industry use; and
- (iv) retain a lot with a size and shape that can accommodate the lawful existing use in accordance with applicable standards or not further increase any non-compliance for use or development on the existing lot.

Performance Criteria 26.4.4–P1(c) is addressed as follows:

- (i) The dwelling that is to be excised was constructed in 1982, prior to the ratification of the *Land Use Planning and Approvals Act 1993* and as such cannot be considered approved as a ‘required’ dwelling approved under the Act.

-
- (ii) The balance land is to be amalgamated with an adjoining primary industry property.
- (iii) &(iv) The application is accompanied by an Agricultural Report by agricultural consultants Macquarie Franklin dated 19 December 2016. The report makes the following assessments and conclusions regarding the land:
- 1 The overall objective of the proposal is to excise a dwelling and 9,800m² of land that is not required as part of the farm business and is an impediment to its financial performance and longer-term sustainability. The proposed Lot 1 is surplus to farm requirements and represents an over capitalisation of the property asset base.
 - 2 The funds will be redirected into agricultural development on the balance of the property, including the installation of irrigation infrastructure.
 - 3 The proposal is designed to maximize the area of balance land that will continue to be used for agricultural activities. There will be negligible loss of agricultural land.
 - 4 The excision will create a Residential use in the Rural Resource zone. However, the configuration of the excised lot and the proposed buffers will alleviate any unreasonable interference of neighbouring farming activities and vice versa.
 - 5 The proposed residential block has sufficient buffer distances from adjoining agriculture land to prevent unreasonable impact of agricultural activity on residential amenity and vice versa. The proposed setback of the dwelling, with associated vegetation buffers, would provide sufficient distance from the adjoining agricultural land to minimize the risk of constraining primary industry activity.

The Macquarie Franklin report's assessments and conclusions are considered reasonable. On this basis, it is considered that the relevant tests have been satisfied.

3 *Non-required residential use in the Rural Resource zone –*

The proposed subdivision would result in the creation of a non-required Residential use in the Rural Resource zone and consequently does not meet the Scheme's Acceptable Solutions for residential use in the zone. The Scheme's relevant Performance Criteria that needs to be satisfied is 26.3.3-(P1).

The key required tests contained in the Performance Criteria are:

- 1 there be no permanent loss of land significant for primary industry use; and
- 2 there be no constraint or interference to land for primary industry purposes.

Clause 26.3.3-(P1)(c) of the Performance Criteria reinforces these requirements through the inclusion of the following additional tests:

- 1 is not capable of being used for resource development or extractive industry;
- 2 is not capable of use in the operations of resource development or extractive industry; and
- 3 does not constrain or interfere with existing or potential resource development or extractive industry operations.

The matters raised in the standards reflect those raised in the standards for subdivision and the excision of an allotment in the zone. Refer to Issues – 2 above, where matters of constraint or interference are addressed and the relevant standards are considered to be met.

4 *Development within the Dial Blythe Proclaimed Irrigation District –*

The Central Coast municipal area accommodates two irrigation districts, proclaimed under Part 9 of the *Water Management Act 1999*. The Kindred North Motton Irrigation District, proclaimed in August 2012, and the Dial Blythe Irrigation District, proclaimed in February 2014. The proposed development would be on land that is located within the Dial Blythe Irrigation District. All surrounding land is also within the Dial Blythe Irrigation District.

The Dial Blythe Irrigation District comprises 12,568ha and is expected to have the capacity to supply 2,855ML of water over the summer

irrigation period, giving water security to affected lands. The Scheme is intended to service pasture and cropping land around the settlements of South Riana, Riana, Penguin, West Pine, Cuprona and Howth. Currently, the production of potatoes, other vegetables, poppies, pyrethrum, blueberries, beef and dairy produce are the primary activities in these areas.

The proposed development would exclude a 9,800m² area from primary industry activity. However, the balance land would be amalgamated with other adjoining rural land with the potential to be used for irrigation activity. There is a trade-off to be considered when balancing the loss of prime agricultural land and the benefits of releasing capital to fund irrigation infrastructure and creating a larger holding of highly productive rural land. In this circumstance, the trade-off is considered to be reasonable and the Scheme's relevant criteria satisfied.

5 *Location of a 'sensitive' use dwelling within 200m of agricultural land –*

The Scheme's Acceptable Solution 26.4.3-(A1) requires a dwelling (sensitive use) be setback a minimum of 200m from any agricultural land. This is to minimise the proximity of a sensitive use to agricultural operational activities. Close proximity, less than 200m, may result in conflict, interference or fettering of primary industry activity on adjoining agricultural land.

The proposed "non-required" residential allotment would result in a dwelling setback approximately 50m from agricultural land. Assessment against the relevant Performance Criteria is therefore required.

The Scheme's Performance Criteria 26.4.3-(P1) requires that the new sensitive use must minimise the following:

- (a) permanent loss of land for existing and potential primary industry use;
- (b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;
- (c) permanent loss of land within a proclaimed irrigation district under Part 9 of the *Water Management Act 1999* or land that

may benefit from the application of broad-scale irrigation development; and

- (d) adverse effect on the operations and safety of a major road, a railway or a utility.

Criteria (a) and (b) have been shown to be satisfied by virtue of the responses included in Issue 3 – Subdivision to create a non-required residential use class in the rural resource zone, above.

The loss of irrigation land is examined in Issue 4, above.

The Scheme's Performance Criteria 26.4.3-(P1)(d) is not relevant to this application as there is no major road, railway or utility in this location.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions.
Infrastructure Services	Refer to Statement of Compliance from Road Authority at Annexure 5.
TasWater	Referral was not required.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required

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 The representor is concerned that the Macquarie Franklin requirement of 5m high screen planting along the northern and eastern boundaries of Lot 1 will block water views from their adjoining residential allotment (to the south).	<p>When considering the excision of a dwelling in the Rural Resource zone, the Council must take into consideration the recommendations of an accompanying agricultural consultant's report. The agricultural consultant's report is to advise that the excision would have no material constraint or interference on adjoining primary industry actively, if recommendations contained within the report are implemented.</p> <p>The recommendations contained in both the Macquarie Franklin report and the Bushfire Hazard Report initially had some inconsistency in the layout of the screen planting. However, both plans require screen planting along the new boundaries of Lot 1. The Macquarie Franklin report recommended 'hedge' style planting whereas the Bushfire Hazard Report recommended clumps of trees. Following a discussion with the author of the</p>

	<p>Macquarie Franklin report, it was established that the screen layout of the Bushfire Hazard Report would take priority over the Macquarie Franklin report.</p> <p>The Council is not able to consider the protection of distant views for adjoining owners under the Scheme.</p>
2 The representor requests that the screen buffer be more in accordance with the Bushfire Hazard Management plan and that the maximum height be 2m.	<p>The Bushfire Hazard Report requires that buffer trees be planted in tree clusters (rather than as a hedge row) and that low branches be trimmed up to 2m from the ground.</p> <p>The Bushfire Hazard Report would take precedent over the Macquarie Franklin report where there may be an inconstancy in the actual layout of a planting plan. In this regard, the Permit would condition that a vegetation buffer be implemented and maintained in accordance with the Bushfire Hazard Report.</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 excision of an existing dwelling to create a residential allotment in an area dedicated to primary industry is a trade-off between the loss of a dwelling that was once ‘required’ for management of the property in exchange for the creation of a larger, amalgamated rural holding and the provision of capital for investment in irrigation infrastructure.

The creation of the additional ‘residential’ lot may result in the establishment of a conflicting form of land use in this area (as is now evident with the existing excised property to the south). However, the proposed boundary locations and the size and the configuration of the proposed house allotment provides space for the dwelling and the supporting services and enough space around the dwelling for a vegetation buffer between the dwelling and the adjacent primary industry activity. The proposed buffer would minimise the potential of the constraint and fettering of rural activity and would also aid in the protection of the dwelling from a rural fire.

It is considered the proposal satisfies the Scheme’s Performance Criteria and issue of a Permit can be justified.

Recommendation –

It is recommended that the application for Subdivision (dwelling excision and consolidation of titles) – discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land at 149 West Pine Road, Penguin and CT121265/2 Pine Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The balance land of CT121265/1 must be amalgamated with CT121265/2. The amalgamation of the balance land must be by means of registration of a Sealed Plan to create a single lot and a new Certificate of Title.
- 3 The development must be in accordance with the Bushfire Hazard Report by Ross Murphy of Castellan Consulting, Accreditation No. BFP-122, Report No. 17000058 dated 2 May 2017.
- 4 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access dated 15 June 2017,

issued by the Council acting in its capacity as the Road Authority (copy attached).

- 5 The fencing of Lot 1 and the establishment of screen and buffer planting must be completed prior to the sealing of the Final Plan of Survey.

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.'

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 (dwelling excision and consolidation of titles) – discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land at 149 West Pine Road, Penguin and CT121265/2 Pine Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
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- 4 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access dated 15 June 2017, 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).

- 5 The fencing of Lot 1 and the establishment of screen and buffer planting must be completed prior to the sealing of the Final Plan of Survey.

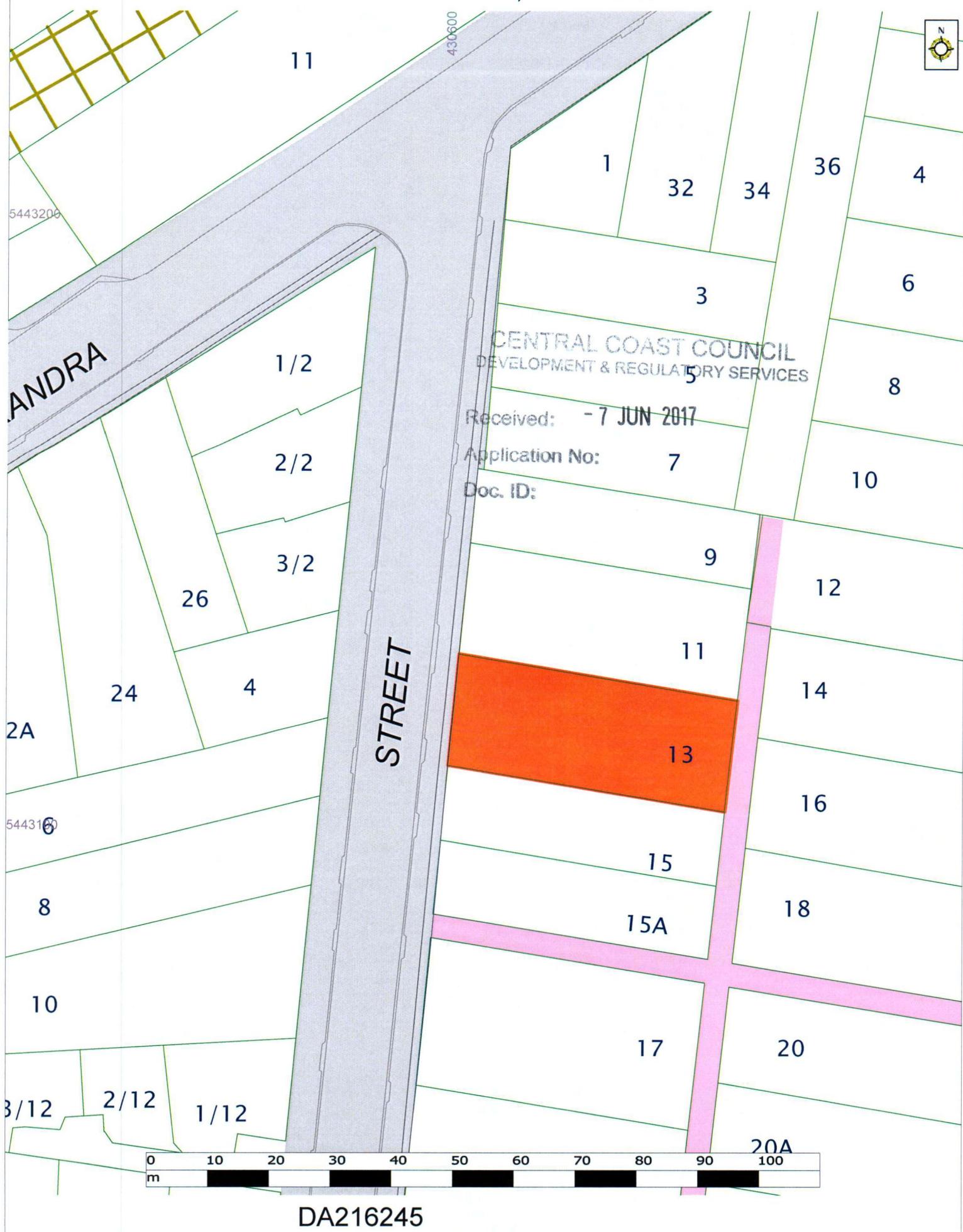
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 - 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.”
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Associated Reports And Documents

Annexure 1

13 Walker Street, Ulverstone



Copyright © 2015, Central Coast Council

The information shown on this plan has been generated from digital data.

Central Coast Council accepts no responsibility for the accuracy of the data.

Boundary locations should be checked at the State Titles Office.

GDA94 (Zone 55)

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au

**CENTRAL COAST COUNCIL****Land Use Planning and Approvals Act 1993****Central Coast Interim Planning Scheme 2013****PLANNING PERMIT APPLICATION**
~~CENTRAL COAST COUNCIL~~
DEVELOPMENT & REGULATORY SERVICES*Office Use Only*Application No DA 216245Date Received 31/5/17Zone Gen. Res.Fee \$ 620 —Permitted Discretionary NPR

Received: - 7 JUN 2017

Application No:

Doc. ID:

Use or Development Site:**Site Address**13 WALKER STULVERSTONETAS.**Certificate of Title Reference**75131**Land Area**838²**Heritage Listed Property**YES NO **Applicant/s****First Name**BRENDON**Middle Name****Surname or Company name**PARSONS**Mobile**0498220808**Postal Address:**Po Box 12**Phone No:**..ULVERSTONE7315**Email address:**Fruitzone@bigpond.com.au**Owner** (Note – if more than one owner, all names must be indicated)**First Name**BRENDON**Middle Name**PT**Surname**PARSONS**Phone No**..**Postal Address:**..

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

RESIDENCE

Use Class

Office use only

Residential (multiple dwellings x2)

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development

CONSTRUCTION OF UNIT

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 7 JUN 2017

Application No:

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)
\$...180,000..... Estimate/ Actual

Total floor area of the development 134.6 m²**Notification of Landowner****If land is NOT in the applicant's ownership**

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____

Date

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____

Date

Applicants DeclarationI/ we Brandon Parsons.

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s

Date 7/6/17

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

**CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**

Received: - 7 JUN 2017

Application No:

Doc. ID:

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
75131	2
EDITION	DATE OF ISSUE
2	05-Mar-2013

SEARCH DATE : 05-Jun-2017

SEARCH TIME : 09.13 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 2 on Diagram 75131 (formerly being 29-28TN)

Derivation : Part of Lot 3 Sec. M. Gtd. to G. McDonald

Prior CT 2389/22

SCHEDULE 1

M410822 TRANSFER to BRENDON RICHARD PARSONS and MONIQUE LOUISE PARSONS Registered 05-Mar-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Carriageway over the Right of Way marked A.B. on D. 75131

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 7 JUN 2017

Application No:

Doc. ID:

D128448 ORDER, THAT PART OF RIGHT OF WAY WHICH
PASSES THROUGH LOT 1 ON P168828 IS EXTINGUISHED.

08 JULY 2016
DATE

slice Ham/a

1

Tanguay

LETTERS A, B ADDED
17-11.94.

29/28 T.N.

29 TN
28 ✓

Transfers
15. Mr. McDonald owner
to

FOR TAXES ONLY
ESTATE PLAT
LAW 30
1A = 30

100' = 100' HILLS OF APPLICATION
D.O.C. 1994 C.C.XXII 16 Scale ONE chain to an inch.

C O U N T Y O F
T O W N O F U L V E R S T O N E
P A R I S H O F

24 MAR 20 Subdivision of Lot 3. Sec M.

REFERENCE TO CORNERS.			
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I Arthur Coplen Hall of Devonport
Authorised Surveyor, of Tasmania, do solemnly and sincerely declare 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 by-laws of
the Surveyor's Board, dated 1st May, 1913.

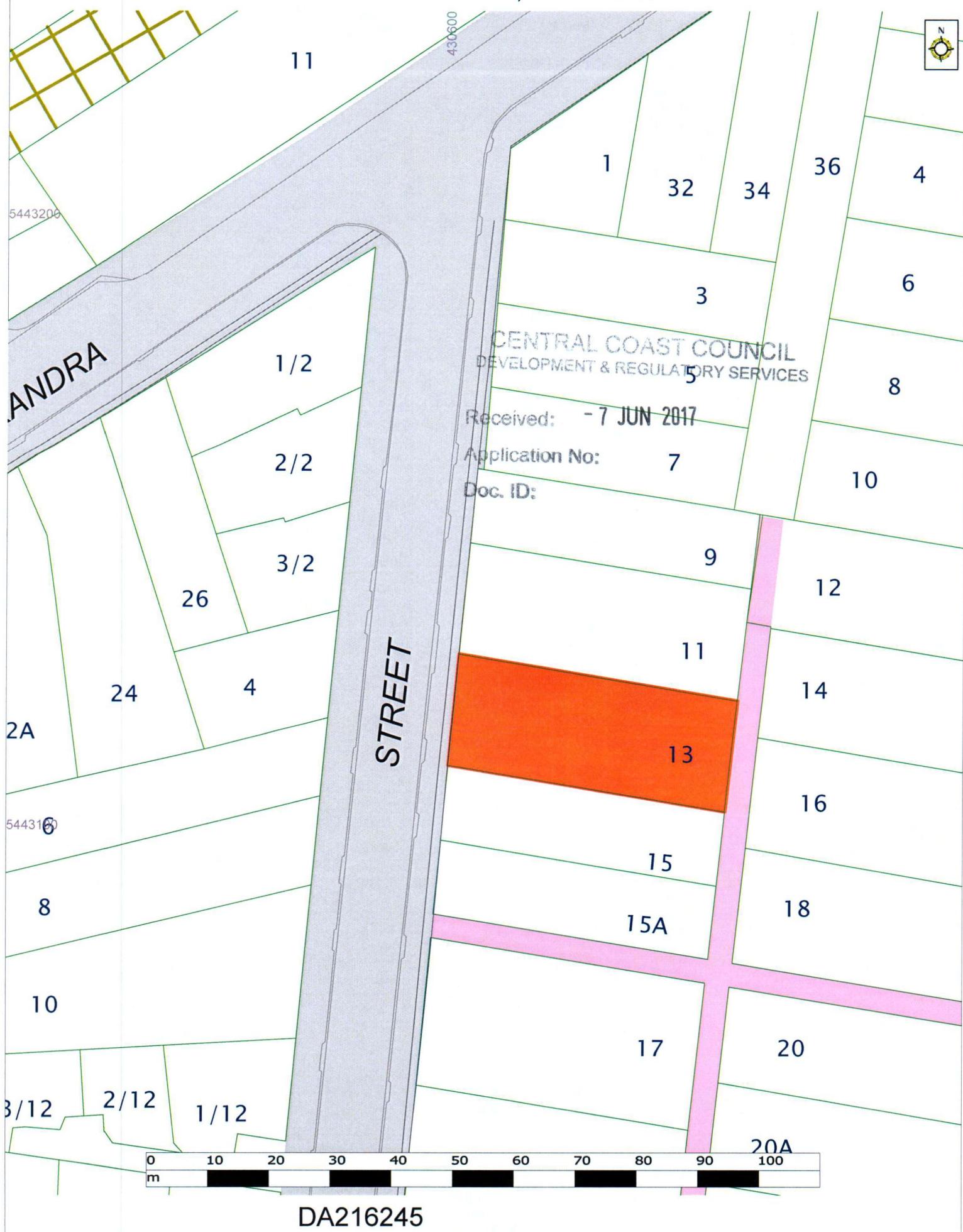
And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

1989 Authorised Surveyor
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: - 7 JUN 2017

Application No.:

13 Walker Street, Ulverstone



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Central Coast Council accepts no responsibility for the accuracy of the data.

Boundary locations should be checked at the State Titles Office.

GDA94 (Zone 55)

PROPOSED DETACHED LIGHTWEIGHT CLAD DETACHED DWELLING AT 13 WALKER STREET ULVERSTONE FOR

Mr. & Mrs. B.R. & M.L. PARSONS

PLANNING ONLY

MAY 2017

CT 75B/1/2

PROJECT No. 6517

TITLE REFERENCE Volume 43670 Folio 4		BUILDING CLASS. 1	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
BUSHFIRE ATTACK LEVEL - B.A.L. LOW		DESIGN WIND SPEED 'N2' OR AS DETERMINED BY THE PROJECT ENGINEER	SOIL CLASS. 'M' OR AS DETERMINED BY THE PROJECT ENGINEER	BUILDING CLASS. 1A	PURPOSE OF DESIGN: PRIVATE DWELLING
AREA NEW DWELLING GARAGE ALFRESCO TOTAL	99.80 m ² 25.80 m ² 9.00 m ² 134.60 m ²	EXISTING DWELLING PROPOSED UNIT TOTAL AREA	170.50 m ² 134.60 m ² 305.10 m ²	EXISTING LOT AREA SITE COVERAGE	838.00 m ² 36.41 %

TITLE PAGE		DISTRIBUTION	COUNCIL DEVELOPMENT & REGULATORY SERVICES
PROPOSED FLOOR PLAN 1:100	6517 - 1 OF 8		
PROPOSED ELEVATIONS 1:100	6517 - 2 OF 8	DRAFT	Received: 31 MAY 2017
ELECTRICAL & SETTING OUT PLANS	6517 - 3 OF 8	PLANNING APPROVAL	Application No:
ROOF FRAMING & ROOF PLANS	6517 - 4 OF 8	BUILDING SURVEYOR	Doc. ID:
SECTIONAL DETAILS	6517 - 5 OF 8	BUILDING APPROVAL	
SECTIONAL DETAILS	6517 - 6 OF 8	OWNERS	
SITE LOCATION & SETTING OUT PLAN	6517 - 7 OF 8	BUILDER	
SHADING & LANDSCAPING PLANS	6517 - 8 OF 8		WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER ACCREDITATION NUMBERS JAKE / CC 670 / C Cat BMR, BD & CMMR AND ADAM / CC 5317 P Cat BD

WEEDA Drafting



51 Leighlands Avenue, Ulverstone TAS 7315.
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Email: jweeda@bigpond.com

WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS
JAKE / CC 670 / C Cat BMR, BD & CMMR
AND ADAM / CC 5317 P Cat BD

LEGEND	WIWR - WALK IN ROBE WT - WASH TROUGH WM - WASHING MACHINE DR - DRYER WR - WARDROBE	SHO - SHOWER OPEN SHE - SHOWER ENCLOSED PTY - PANTRY UBO - UNDER BENCH OVEN HP - HOT PLATES	SSS - S/STEEL SINK MW - MICRO WAVE OVEN RH - RANGE HOOD MB - METER BOX FR - FRIDGE	FRZ - FREEZER DW - DISHWASHER RAD - ROLLER DOOR CJ - CONTROL JOINT ⊕ SMOKE DETECTOR	TL - CERAMIC TILE SV - SHEET VINYL CP - CARPET FF - FLOATING FLR SD - SLIDER DOOR	D.P. - DOWNPIPES □ SUB FLOOR VENTS ▣ BATHROOM FAN, LIGHT, HEATER. FW - FLOOR WASTE HW - HOT WATER	<input type="checkbox"/> VENTED SKYLIGHT WITH DIFFUSER <input type="checkbox"/> ROOF SPACE ACCESS HATCH
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WEEDA Drafting



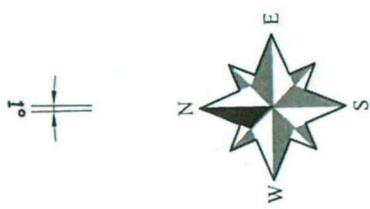
& Building Consultants Pty Ltd

51 Leighlands Avenue, Ulverstone TAS 7315
Phone (03) 6425 2862

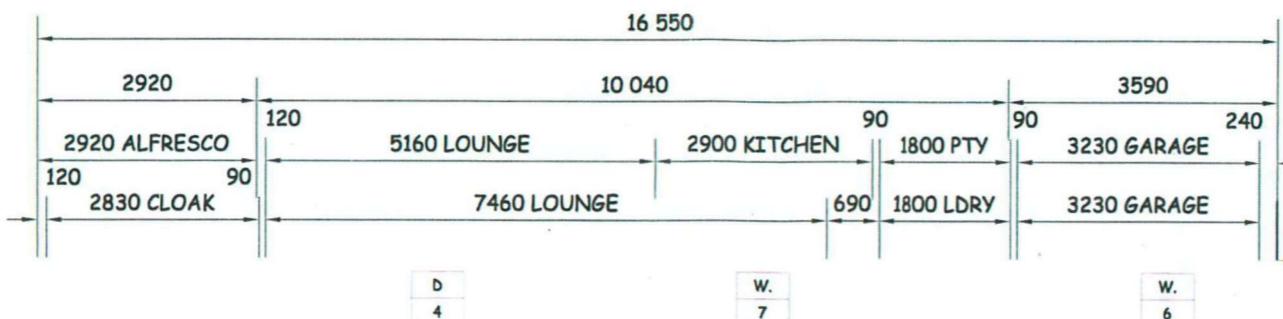
Mobile: Adam 0427 333 129 Jake 0438 252 861

Email: jweeda@bigpond.com

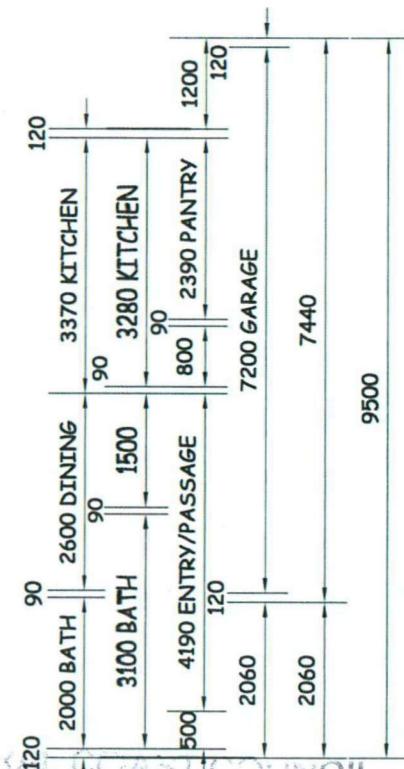
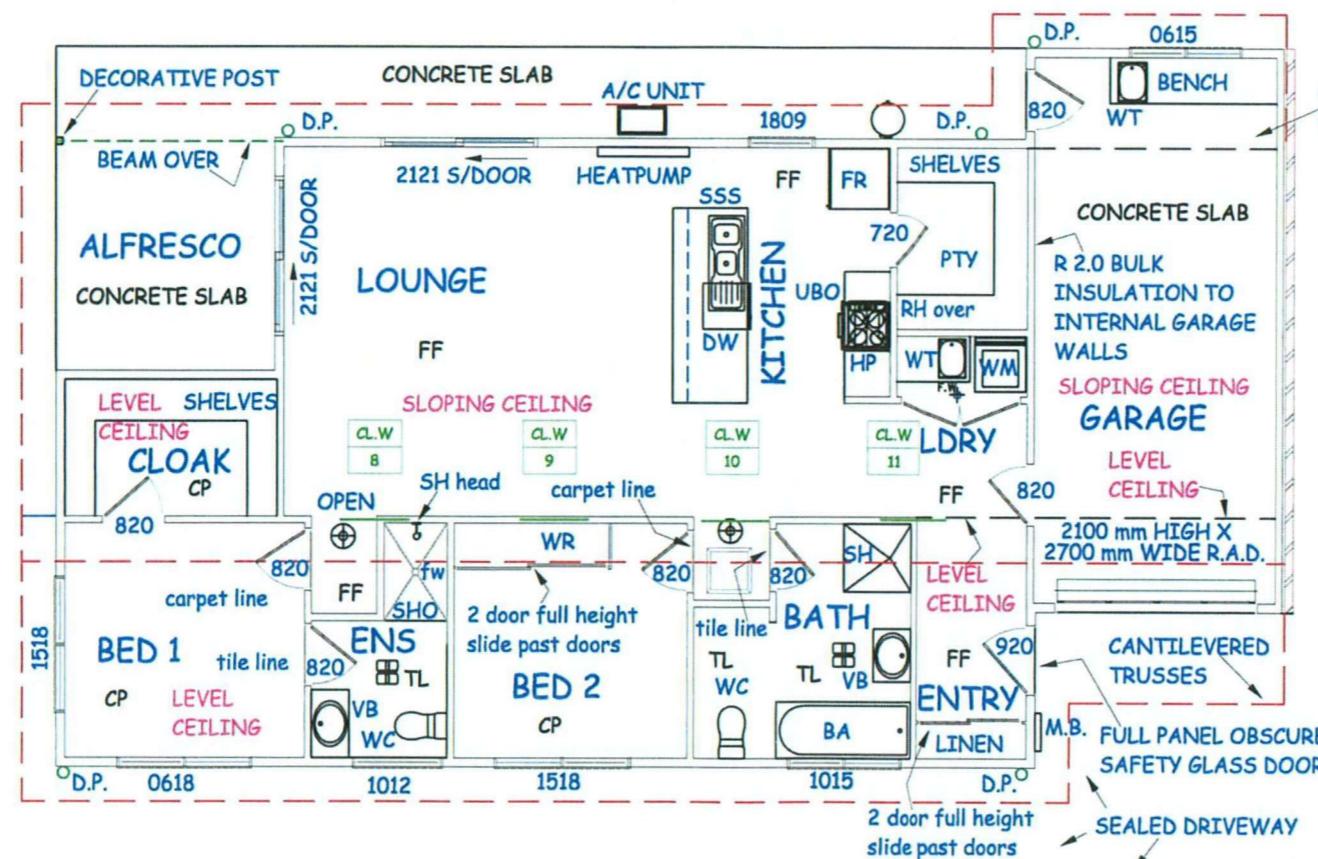
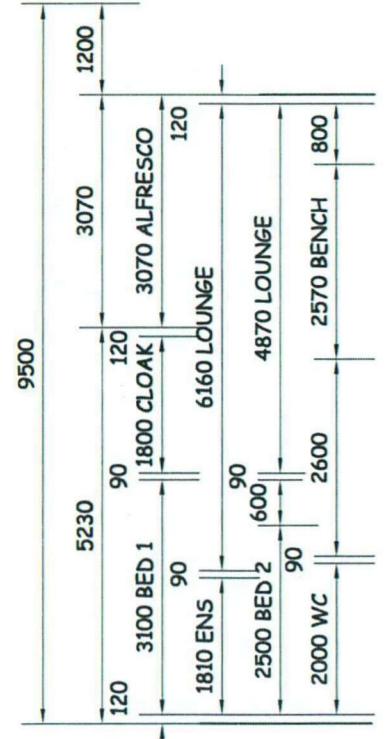
WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS:
JAKE: CC 670 C Cat BMRI BD & CMHR
AND ADAM: CC 5317 P Cat BD



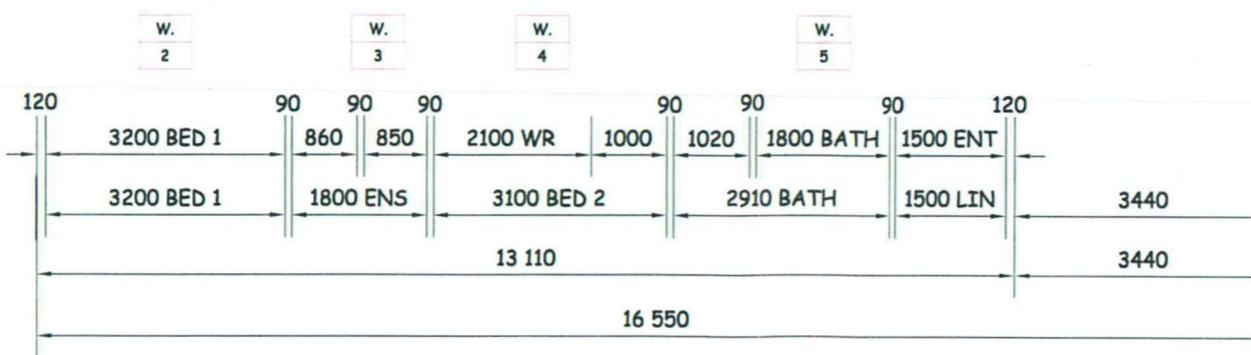
TRUE NORTH



PLANNING ONLY



- NOTE:**
1. BATHROOM FAN & KITCHEN RANGEHOOD MUST BE VENTED TO OUTSIDE AIR WITH REVERSE AIR DAMPER
 2. MAKE PROVISION FOR A LAUNDRY DRYER VENTED TO OUTSIDE AIR.
 3. WINDOW NUMBERS 3 & 5 SHALL BE OBSCURE SAFETY GLASS.
 4. RECOMMENDED FINISHED FLOOR LEVEL R.L. 10.20 OR AS DETERMINED ON SITE WITH THE OWNERS. REFER TO NOTES REGARDING O.R.G. & FALLS TO THE SEWER POINT.



PROPOSED FLOOR PLAN 1:100

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AREA:

DWELLING 99.80 m²
10.74 sq.

GARAGE 25.80 m²
9.00 m²

TOTAL 134.60 m²
14.48 sq.

PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE FOR Mr. & Mrs. B.R. & M.L. PARSONS	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	31/05/17	1:100	J WEEDA	A WEEDA	6517 - 1 OF 8

NOTES:

1. PROVIDE CONTROL JOINTS AS INDICATED OR AS INDICATED ON THE ENGINEER'S DRAWINGS
2. PROVIDE FLY WIRE SCREENS TO OPENING SASHES & SECURITY DOORS TO SLIDER DOORS
3. FORM A 30 mm SLAB EDGE REBATE FOR THE "PANELIFT" DOOR
4. DO NOT CHANGE THE WINDOW SIZES OR SPECIFIED TYPE OF GLAZING WITHOUT REFERENCE TO THE BUILDING SURVEYOR
5. UNDER NO CIRCUMSTANCES SHALL THE PVC WINDOW SEAL STRIP BE REMOVED
6. FINISHED FLOOR LEVEL SHALL BE DETERMINED ON SITE. REFER TO THE PLUMBING NOTES RE O.R.G.
7. SUGGESTED FINISHED FLOOR LEVEL R.L. 10.20 FROM PROJECT DATUM



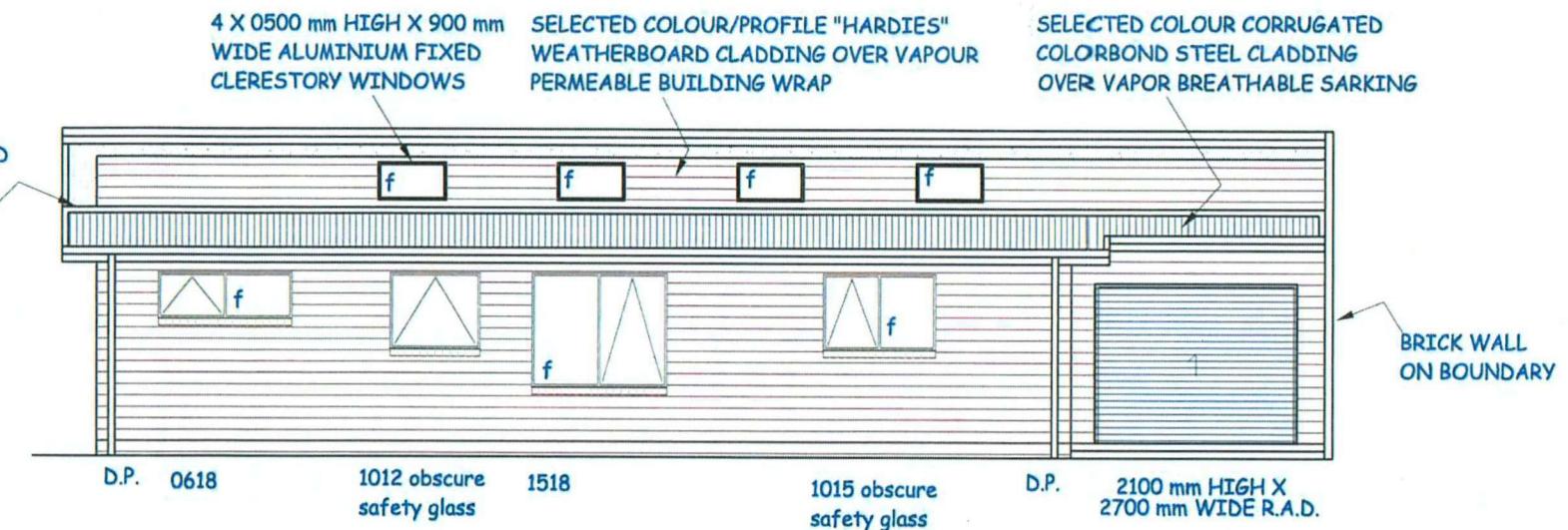
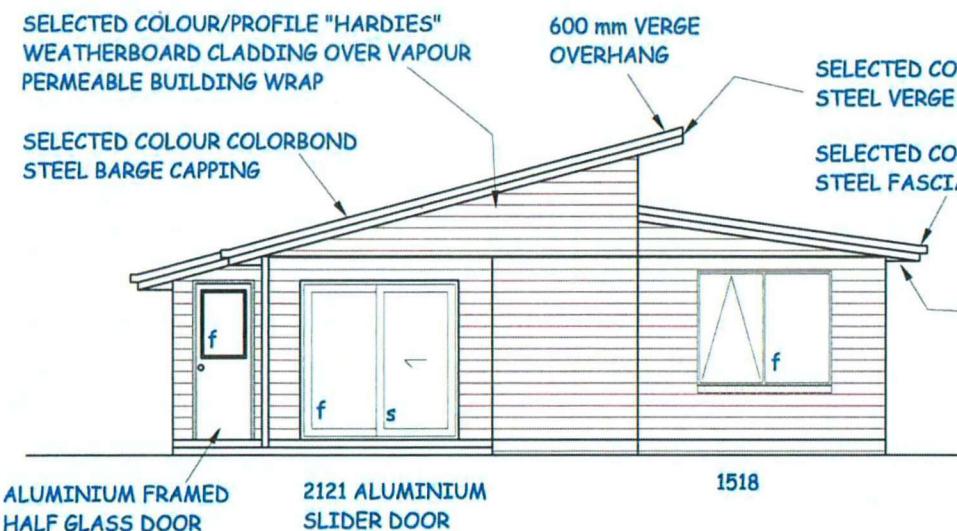
CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

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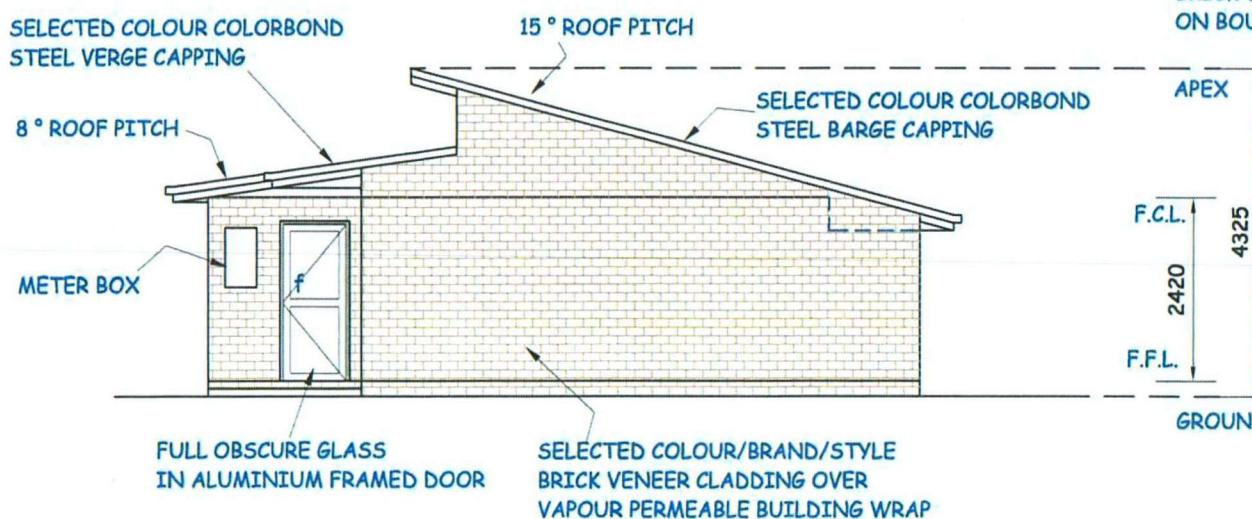
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NORTHERN ELEVATION

WESTERN ELEVATION



SOUTHERN ELEVATION

EASTERN ELEVATION

PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE
FOR Mr. & Mrs. B.R. & M.L. PARSONS

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
31/05/17	1:100	J WEEDA	A WEEDA	6517 - 2 OF 8



51 Leighlands Avenue, Ulverstone TAS 7315.

Phone (03) 6425 2862

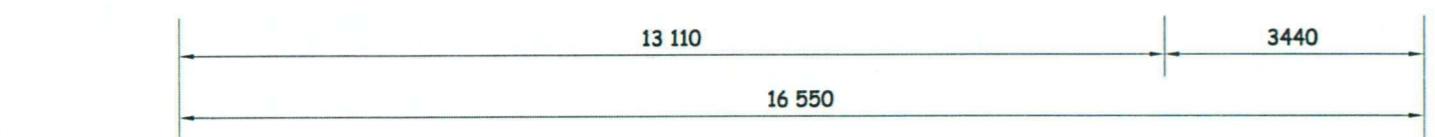
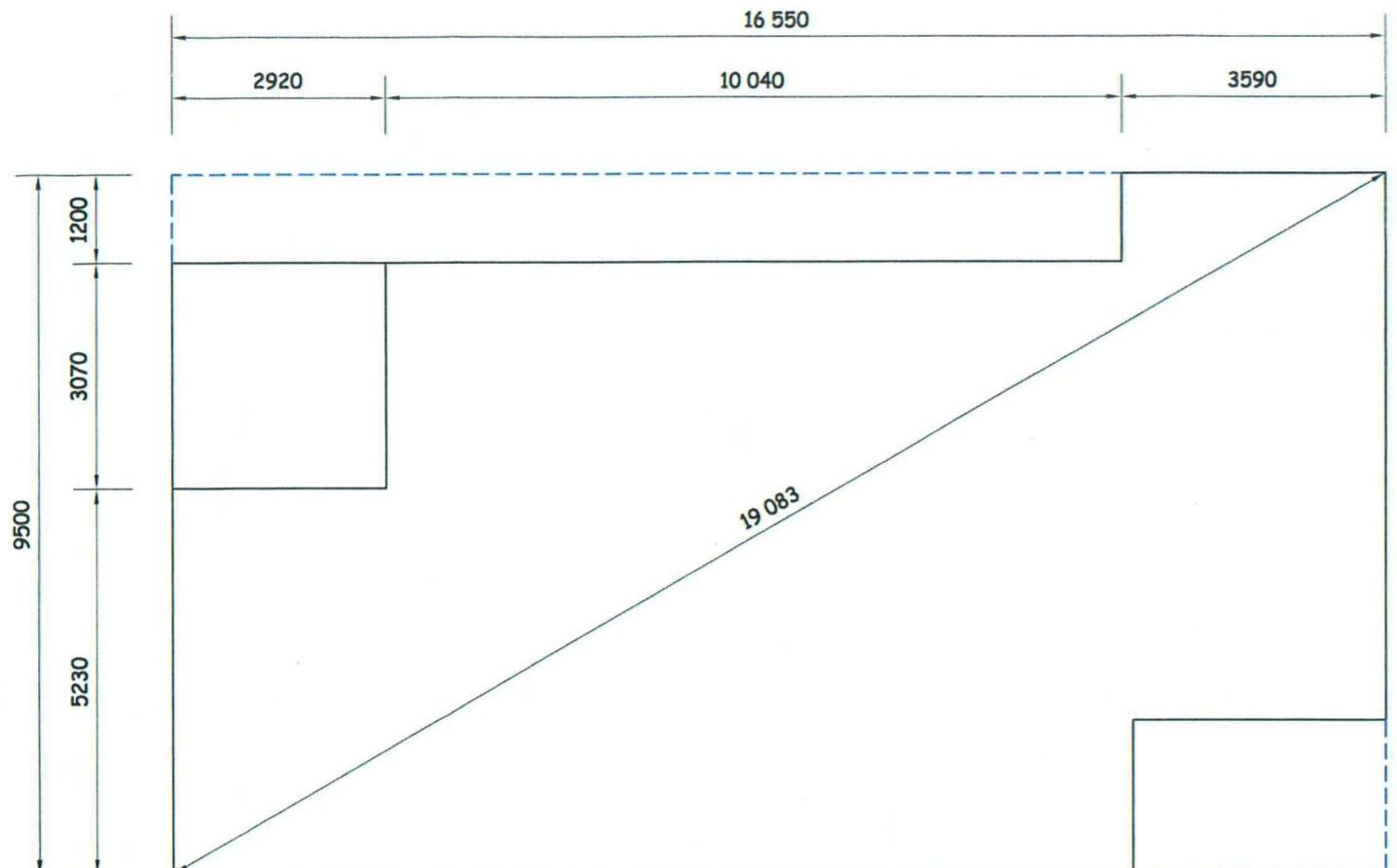
Mobile: Adam 0427 383 120 Jake 0418 252 861

Email: jweeda@bigpond.com

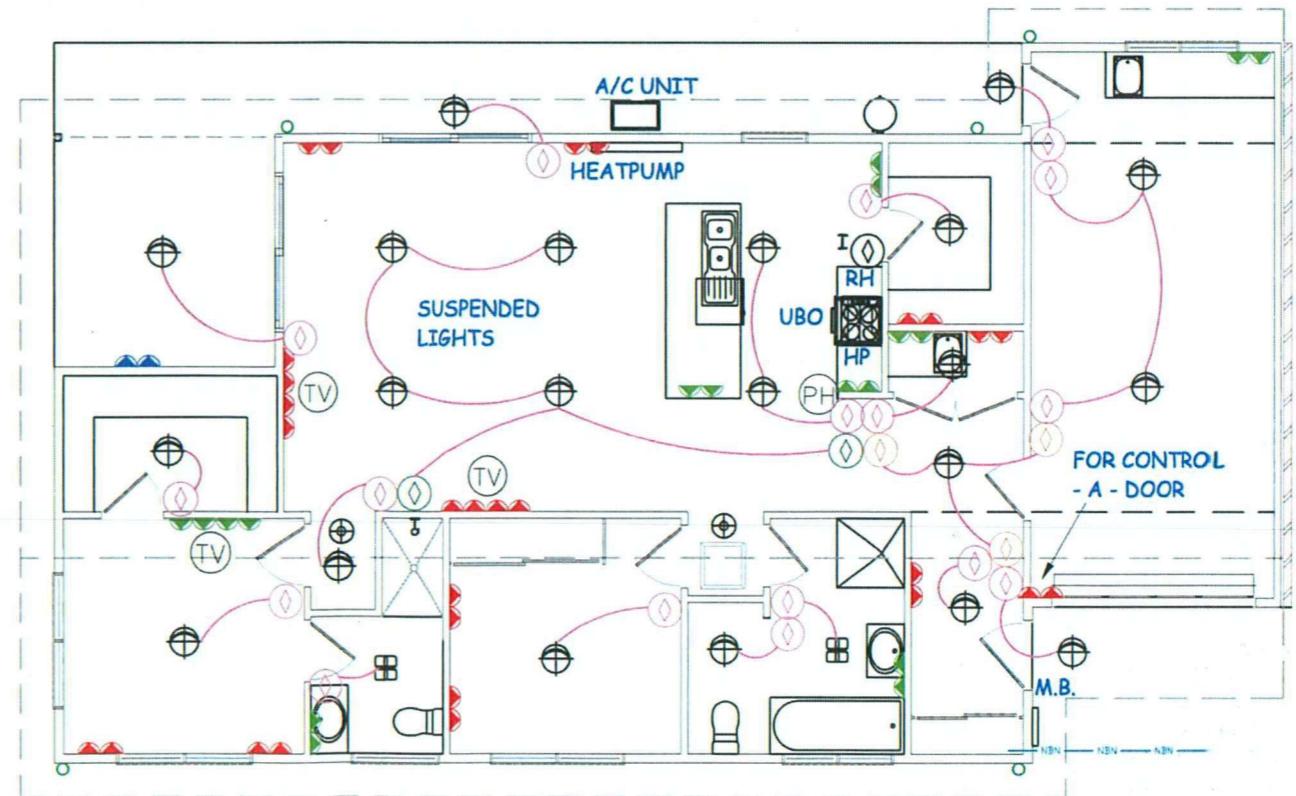
WORKPLACE STANDARDS TASMANIA BUILDING
PRACTITIONER ACCREDITATION NUMBERS
JAKE, CC 670 C Cat BMR, BD & CMMR
AND ADAM, CC 5317 P Cat BD**ELECTRICAL LEGEND**

- 275 mm HIGH DOUBLE POINTS
- 1125 mm HIGH DOUBLE POINTS
- EXTERNAL POWER POINTS
- DATA CONNECTION POINT
- G.P.O. WITH U.S.B. RECHARGE
- SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
- DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
- SENSOR LIGHT
- BATTEN LIGHT
- DOWNLIGHTS SHALL BE "LOOMI 12C" LED's
- SWITCH
- 2 WAY SWITCH
- 3 WAY SWITCH
- ISOLATION SWITCH (STOVE)
- SENSOR OVERRIDE
- DIMMER SWITCH
- BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
- CEILING FAN
- INTERNAL FAN
- VENT FANS OUT TO SOFFIT
- 240 VOLT HARD WIRED INTERCONNECTED SMOKE DETECTOR
- PHONE POINT
- TELEVISION POINT
- ROOF SPACE ACCESS HATCH
- AC - AIR CONDITIONING UNIT
- PH - PANEL HEATER HARD WIRED IN 6.5 kW
- ST - STOVE HARD WIRED IN
- UBO - UNDER BENCH OVEN
- HP - HOT PLATES
- RH - RANGE HOOD
- DW - DISHWASHER
- HW - HOT WATER
- MB - METER BOX
- NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
- NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

NOTES:
 DOWNLIGHTS MAKE AND MODEL AS SPECIFIED, INSTALL AS PER MANUFACTURER'S SPECIFICATIONS
 ALL VENTS MUST BE VENTED TO THE SOFFIT OF OUTSIDE AIR



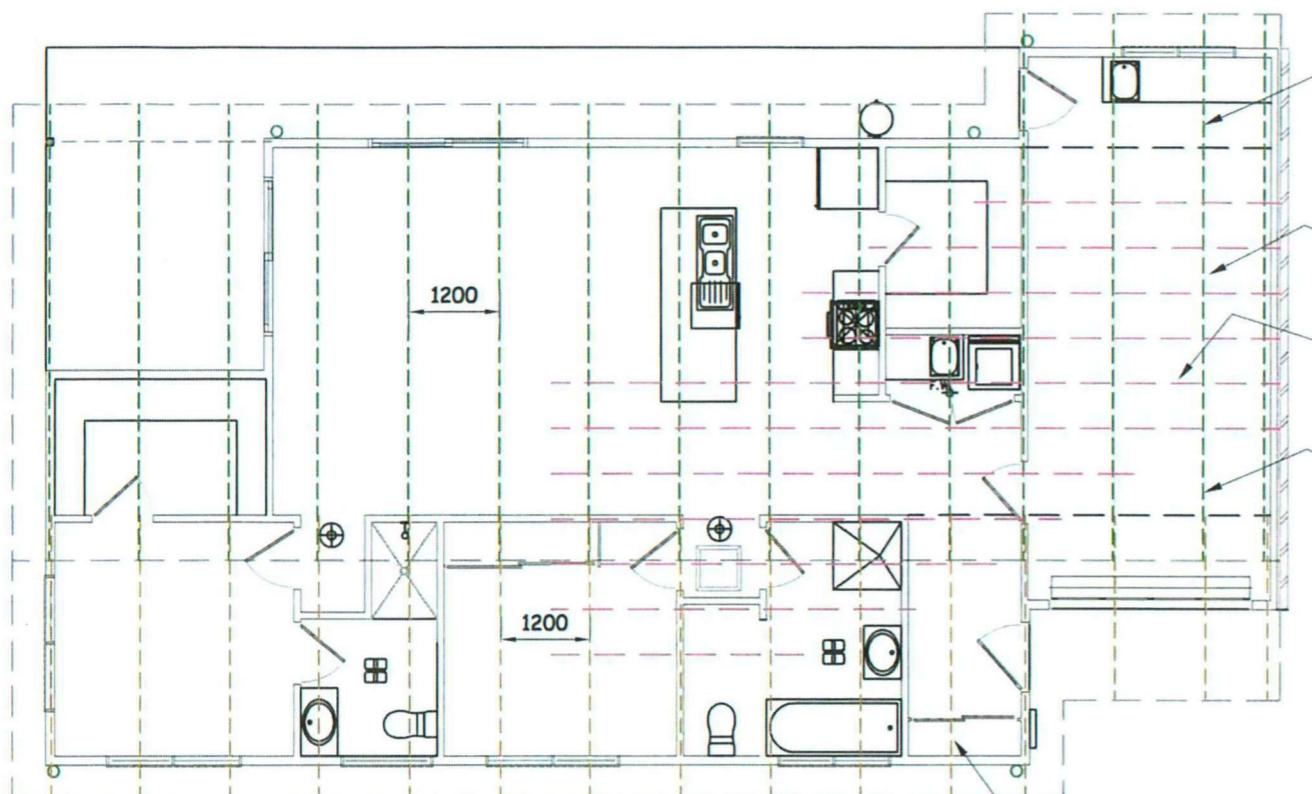
SETTING OUT PLAN 1:100



DWELLING ELECTRICAL PLAN 1:100

PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE
 FOR Mr. & Mrs. B.R. & M.L. PARSONS

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
31/05/17	1:100	J. WEEDA	A. WEEDA	6517 - 3 OF 8



RAFTER CONFIGURATION SHOWN IS INDICATIVE ONLY
 MANUFACTURER ENGINEER CERTIFIED TIMBER RAFTERS
 @ 1200 mm CENTRES. ROOF STRUCTURE TO FOLLOW
 AUSTRALIAN BUILDING CODE DESIGN PROTOCOL AS PER
 A.S. 3.5.1. (ROOF) 3.5.1.0 PERFORMANCE REQUIREMENTS
 3.5.1.1 APPLICATION 3.5.1.2 ROOF TILING 3.5.1.3 ROOF
 SHEETING.

190 X 45 F17 RAFTERS
 @ 1200 mm MAXIMUM CENTRES

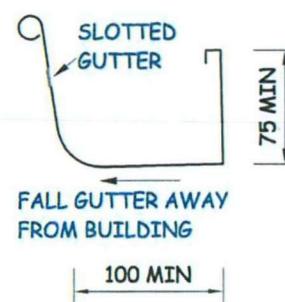
75 X 45 F8 BATTENS TO RAFTERS &
 TRUSSES @ 1200 mm CENTRES

SELECTED COLOUR CORRUGATED COLORBOND STEEL
 CLADDING FIXED TO 75 X 45 mm F8 BATTENS
 SCREWED TO PINE TRUSSES & HARD WOOD RAFTERS
 WITH 75 mm BUGLE SCREWS OVER VAPOR PERMEABLE
 BUILDING WRAP. BATTENS 900 mm END SPANS 1200
 mm INTERNAL SPANS INTERMEDIATE SPANS ADDED
 FOR SAFETY

DWELLING ROOF FRAMING PLAN 1:100

GUTTER & DOWNPipe NOTES & CALCULATIONS:

THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN
 STANDARDS AS/NZS 3500.3.2003
 CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE
 >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE
 ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER.
 THEREFORE Ae IS 6400 m² 90 mmØ ROUND DOWNPipe OR 100 X 50 mm SQUARE
 DOWNPipe OR 6700 mm 100 mmØ ROUND DOWNPipe OR 75 X 70 mm SQUARE DOWNPipe.
 FROM FIGURE H2 MAXIMUM AREA PER 90 mmØ IS 52 m² & 100 mmØ IS 57 m².



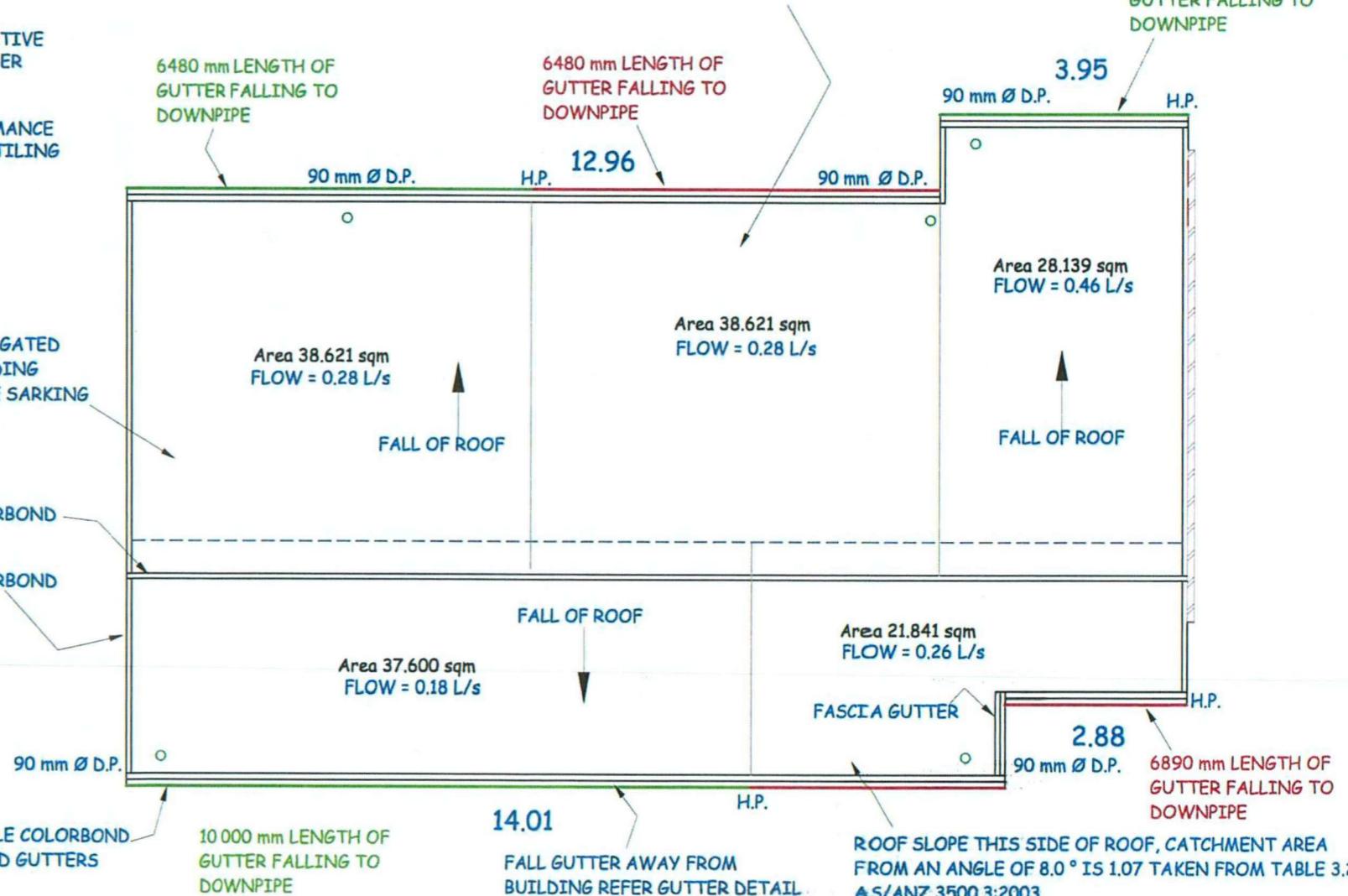
EXAMPLE GUTTER DETAIL
 REFER TO GUTTER & DOWNPipe
 NOTES & CALCULATIONS.
 ALL GUTTERS MUST BE SLOTTED
 ALL GUTTERS MUST FALL FROM
 THE BUILDING & TO THE DESIGNATED
 DOWNPipe AS INDICATED ON THE ROOF PLAN

SELECTED COLOUR CORRUGATED
 COLORBOND STEEL CLADDING
 OVER VAPOR BREATHABLE SARKING

SELECTED COLOUR COLORBOND
 STEEL VERGE CAPPING

SELECTED COLOUR COLORBOND
 STEEL BARGE CAPPING

SELECTED COLOUR/PROFILE COLORBOND
 STEEL FASCIAS & SLOTTED GUTTERS



DWELLING ROOF PLAN 1:100

PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE
 FOR Mr. & Mrs. B.R. & M.L. PARSONS

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31/05/17	1:100	J WEEDA	A WEEDA	6517 - 4 OF 8

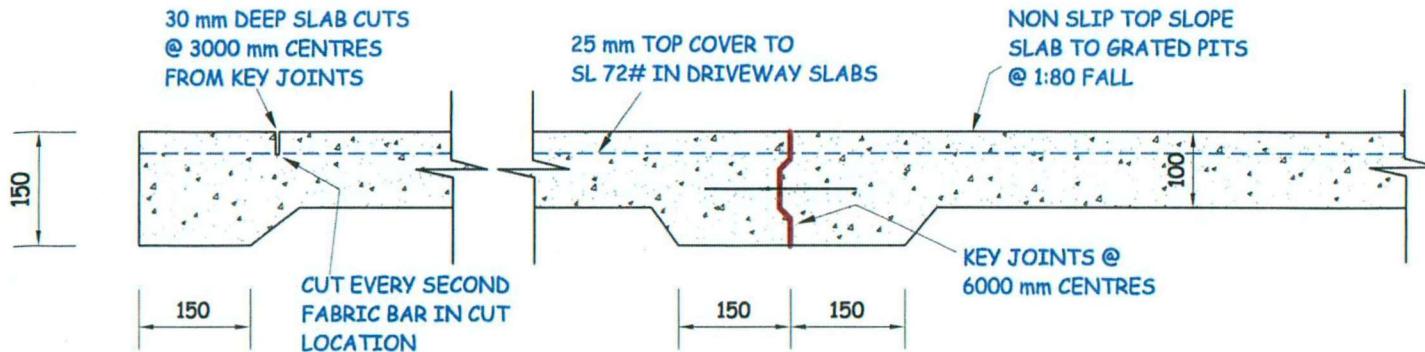
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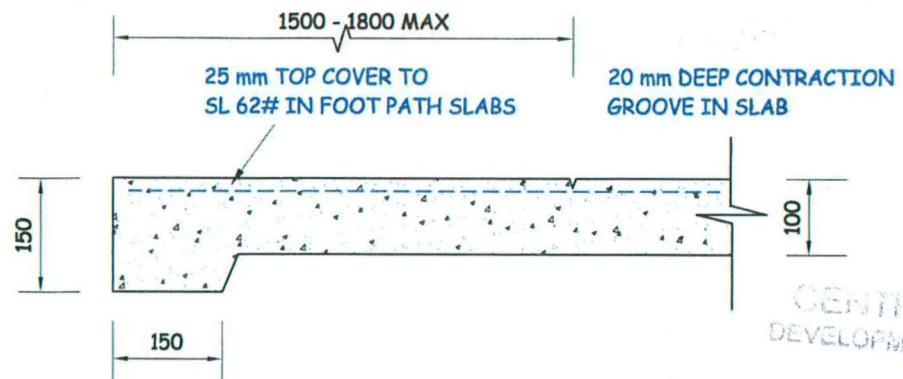
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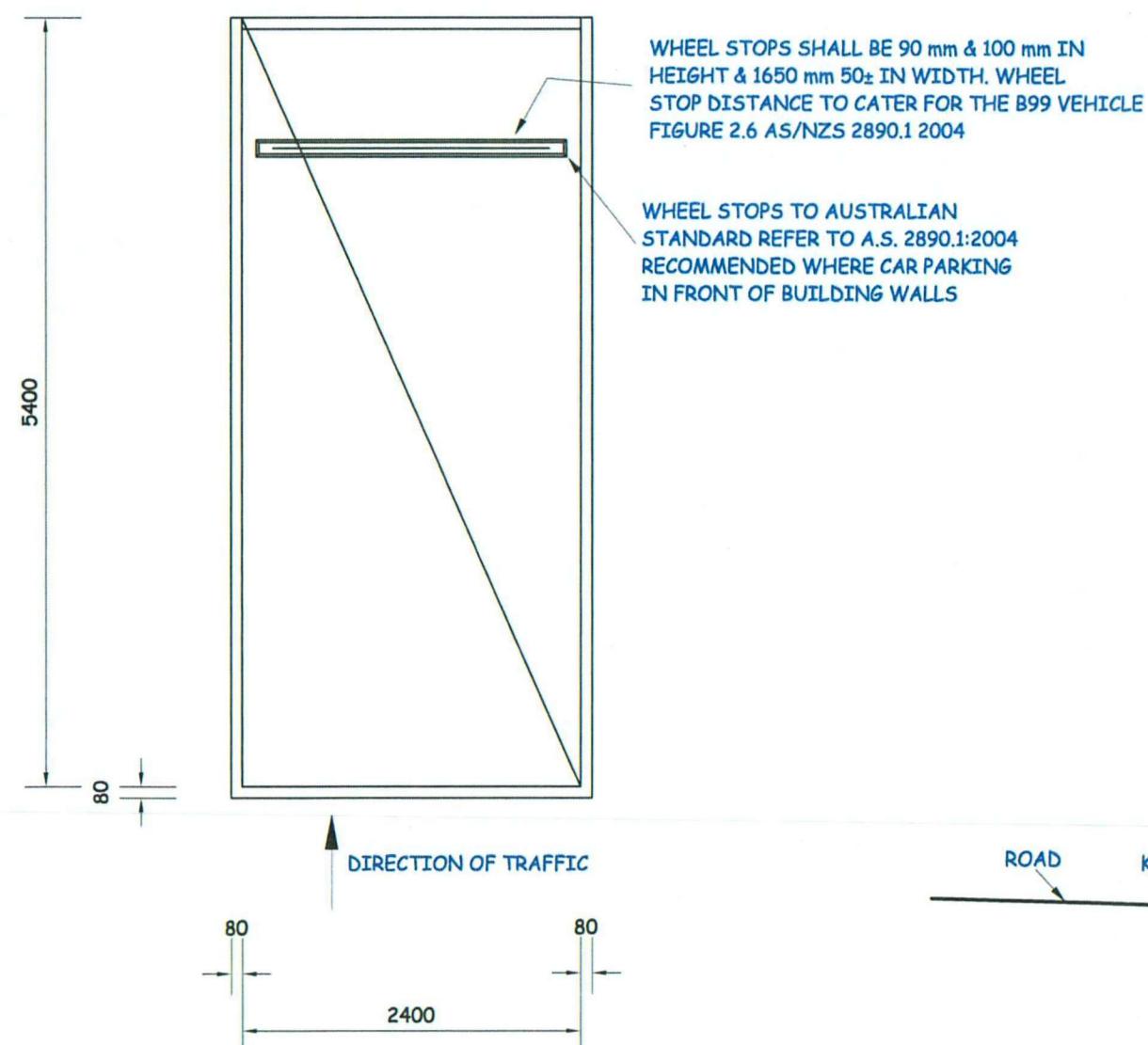
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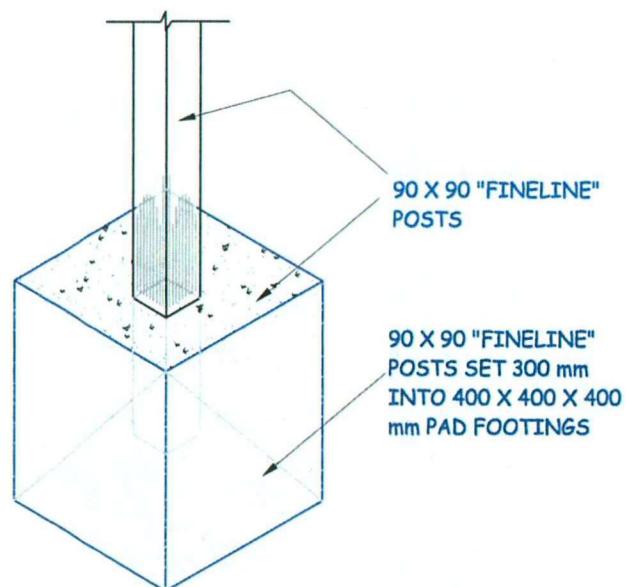
DRIVEWAY DETAIL 1:10



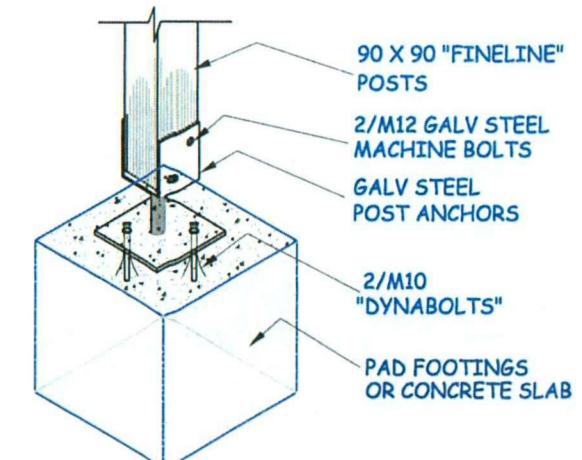
FOOTPATH DETAIL 1:10



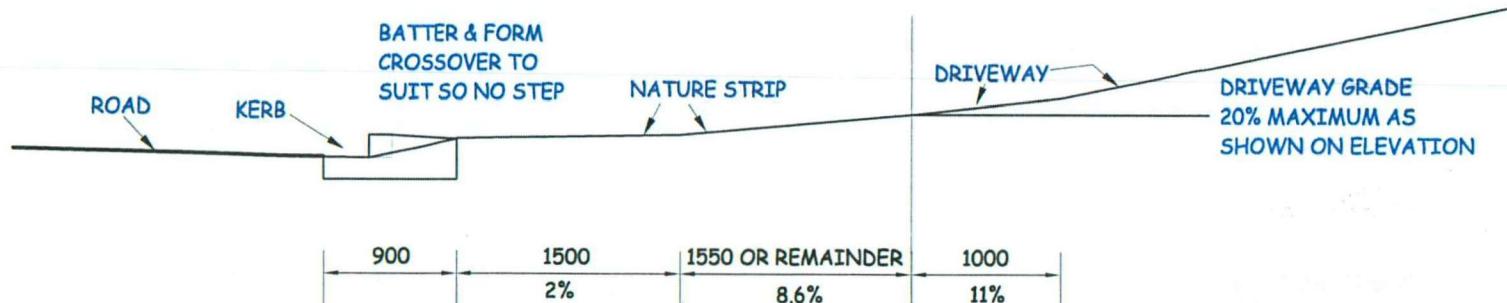
EXAMPLE CAR PARKING 1:50



ALTERNATIVE POST DETAIL 1:20



POST DETAIL 1:20



DRIVEWAY CROSSOVER SLOPE RATIO DETAIL 1:50



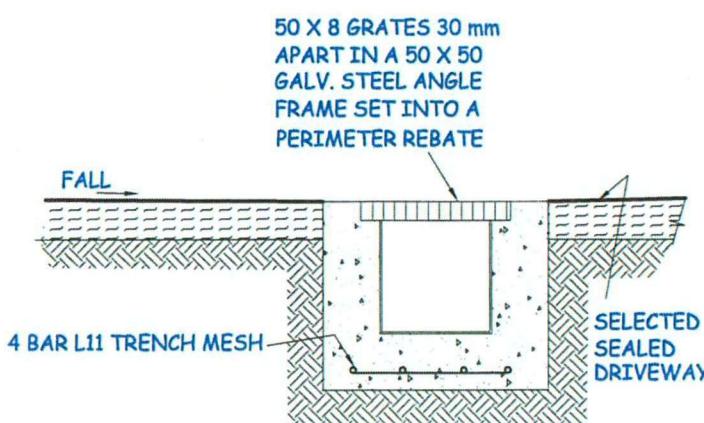
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DEVELOPMENT & REGULATORY SERVICES

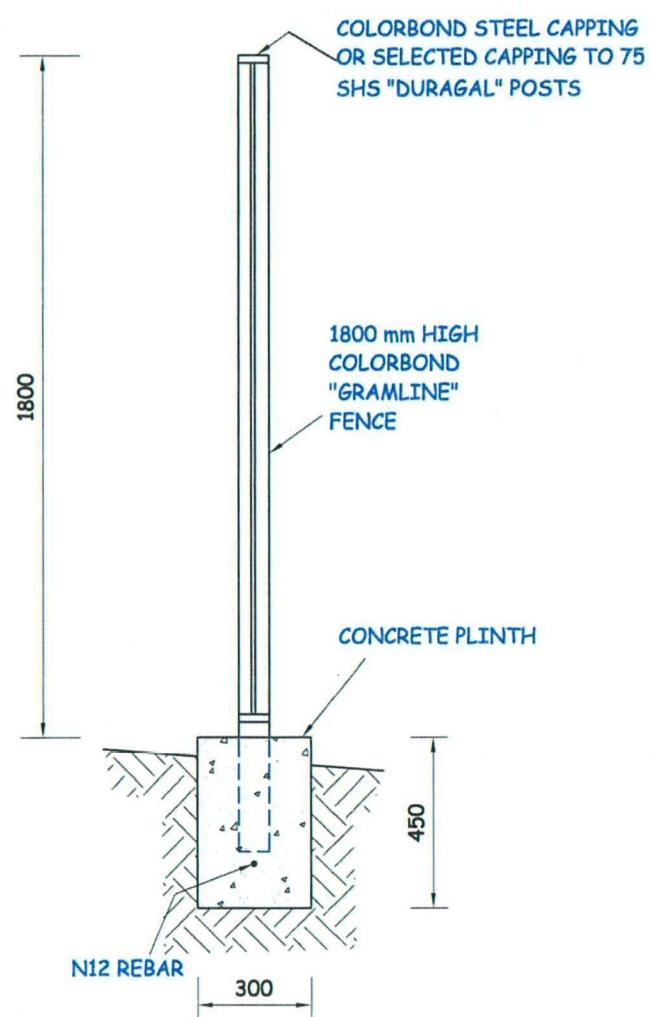
Received: 31 MAY 2017

Application No:

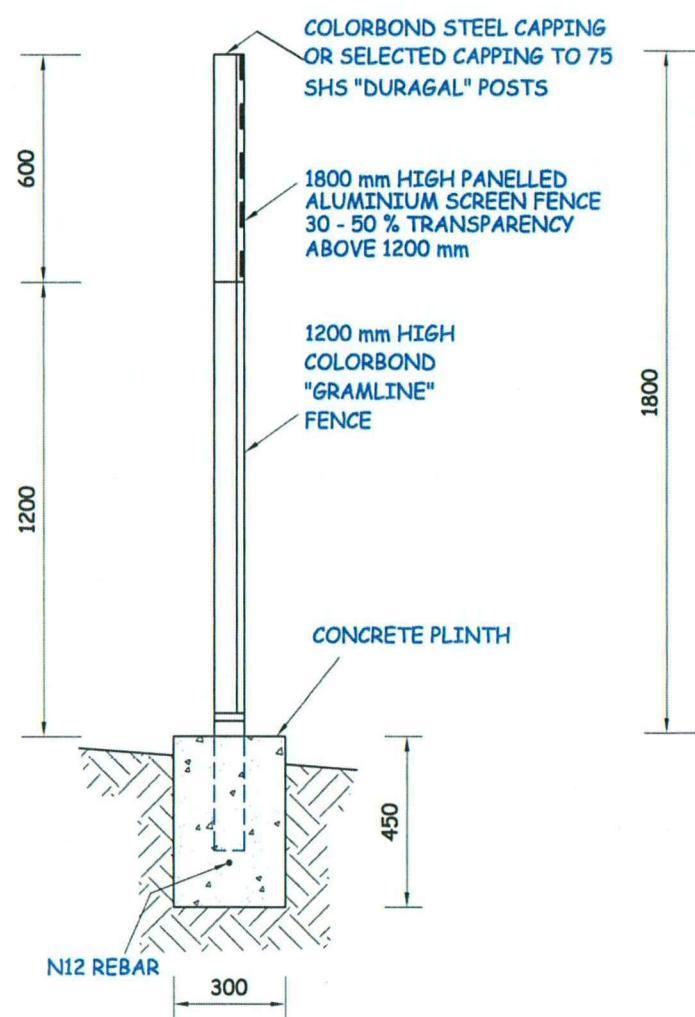
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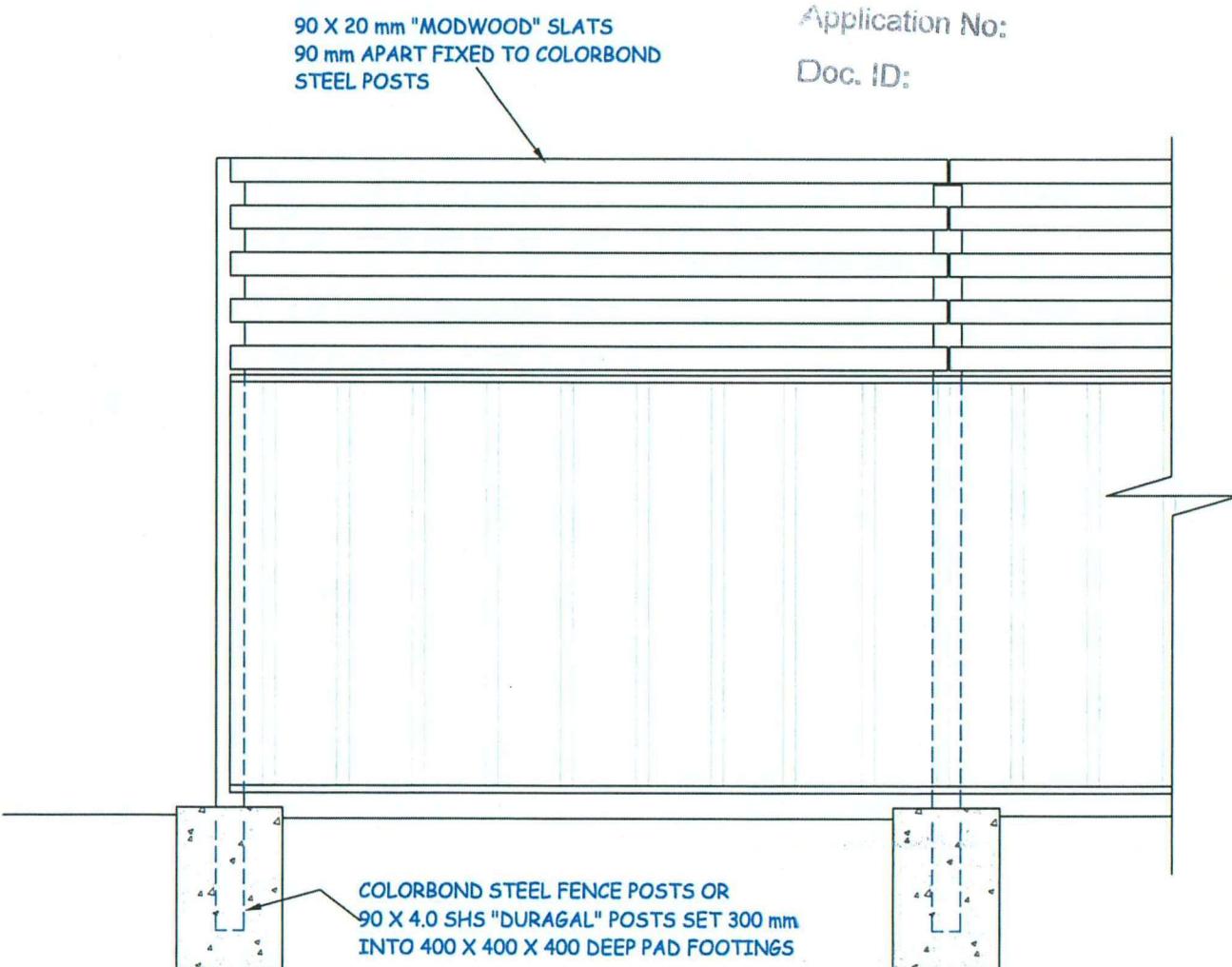
GRATED PIT DETAIL 1:20



COLORBOND BOUNDARY
FENCE DETAIL 1:20



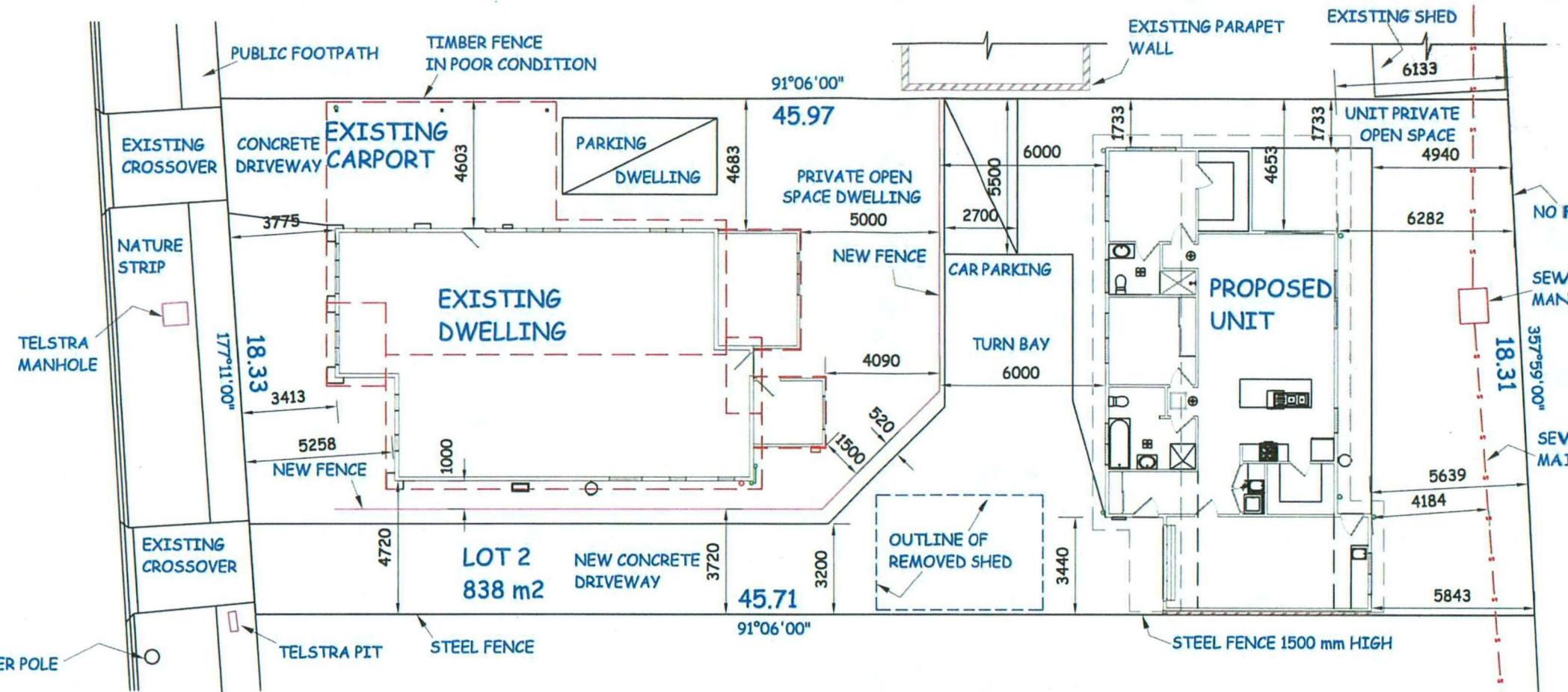
FRONT BOUNDARY & INTERNAL
SCREEN FENCE DETAIL 1:20



FRONT BOUNDARY & INTERNAL
SCREEN FENCE ELEVATION 1:20



WALKER



SITE LOCATION & SETTING OUT PLAN 1:200

PLANNING ONLY

**RECOMMENDED FINISHED FLOOR
LEVEL R.L. 10.20 OR AS
DETERMINED ON SITE WITH THE
OWNERS. REFER TO NOTES
REGARDING O.R.G. & FALLS TO THE
SEWER POINT.**

**EXISTING SEWER LINE
FROM EXISTING DWELLING
TO BE REDIRECTED AS PART
OF BUILDING WORKS**

EXISTING LOT AREA
838.00 m²

EXISTING DWELLING
170.50 m²

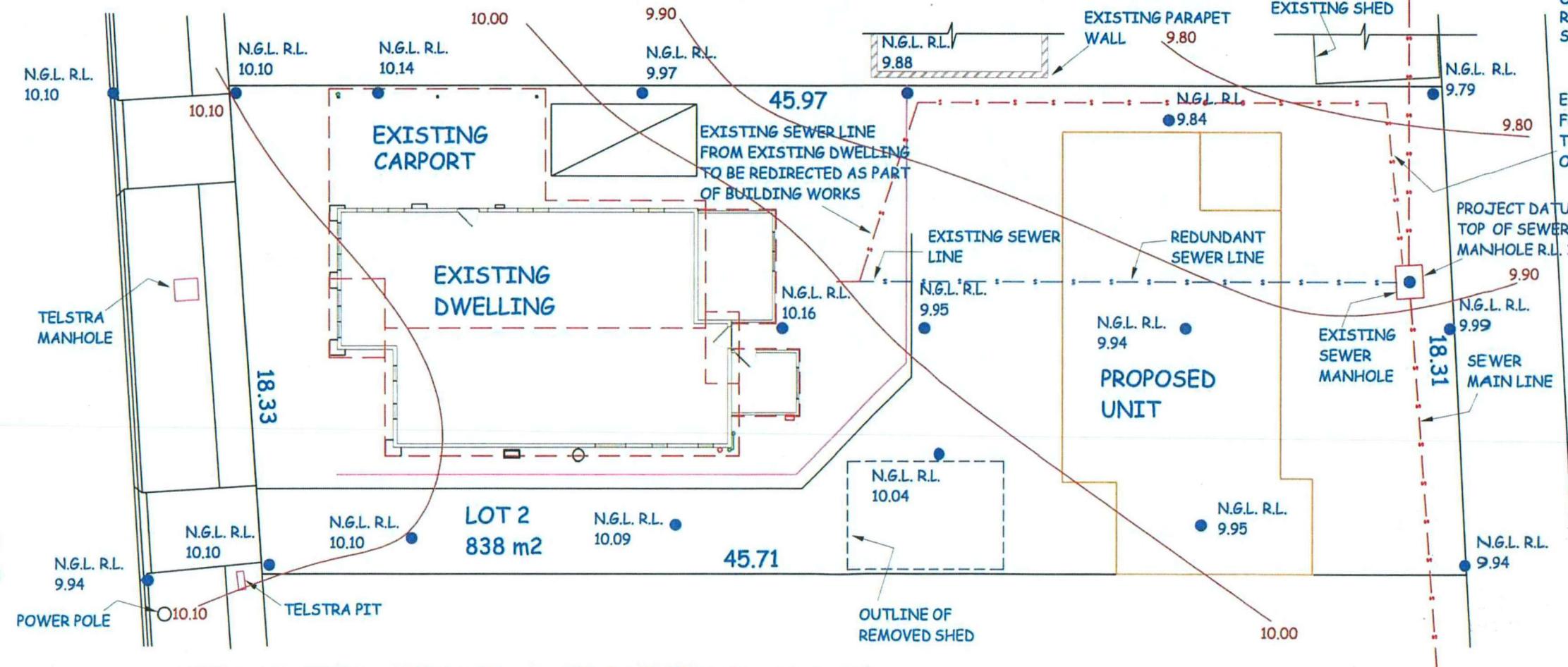
PROPOSED UNIT
134.60 m²

TOTAL AREA
305.10 m²

SITE COVERAGE
36.41% m²



WALKER



SITE LOCATION, SERVICES & SITE LEVELS PLAN 1:200

**PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE
FOR Mr. & Mrs. B.R. & M.L. PARSONS**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
31/05/17	1:200	J WEEDA	A WEEDA	6517 - 7 OF 8



PLANNING ONLY

WEEDA Drafting



& Building Consultants Pty Ltd

51 Leighlands Avenue, Ulverstone TAS 7315

Phone (03) 6425 2862

Mobile: Adam 0422 333 129, Jake 0438 252 861

Email: jnweeda@bigpond.com

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER ACCREDITATION NUMBERS JAKE, CC 670 C Cat BMR, BD & CHMR, AND ADAM, CC 5317 P Cat BD

DEDICATED OPEN SPACE AREA AS SHOWN ONLY		
DWELLING	73.00 m ²	
UNIT ONE	91.50 m ²	
TOTAL	164.50 m ²	

PAVED AREA	
DWELLING UNIT ONE	3.50 m ²
TOTAL	7.00 m ²

CONCRETE SEALED DRIVEWAY	
EXISTING PROPOSED	15.70 m ²
TOTAL	160.40 m ²

CONCRETE SEALED CARPARKING	
EXISTING PROPOSED	14.00 m ²
TOTAL	28.00 m ²

4 m Ø CIRCLE AS PART OF D.O.S.	
1500 mm HIGH "GRAMLINE" SCREEN FENCE	
(a) = 10 000 mm	
TOTAL = 10 000 mm	
1800 mm HIGH "GRAMLINE" SCREEN FENCE	

(a) = 17 400 mm	
(b) = 5900 mm	
(c) = 10 300 mm	
TOTAL = 33 600 mm	

A. LOMANDRA TILGA SHRUBS	
B. ACACIA LIMELIGHT SHRUBS	

SEALED AREAS:	
AREA DRIVEWAY	176.10 m ²
AREA CARPARKING	28.00 m ²
AREA PATTENPAVED	7.00 m ²
AREA TOTAL	<u>211.10 m²</u>
SITE COVERAGE	
SEALED AREA	25.19 %

EXISTING LOT AREA	838.00 m ²
DWELLING AREAS	305.10 m ²
SITE COVERAGE	36.41 %

TOTAL DWELLINGS & HARDSTAND AREA	516.20 m ²
SITE COVERAGE	

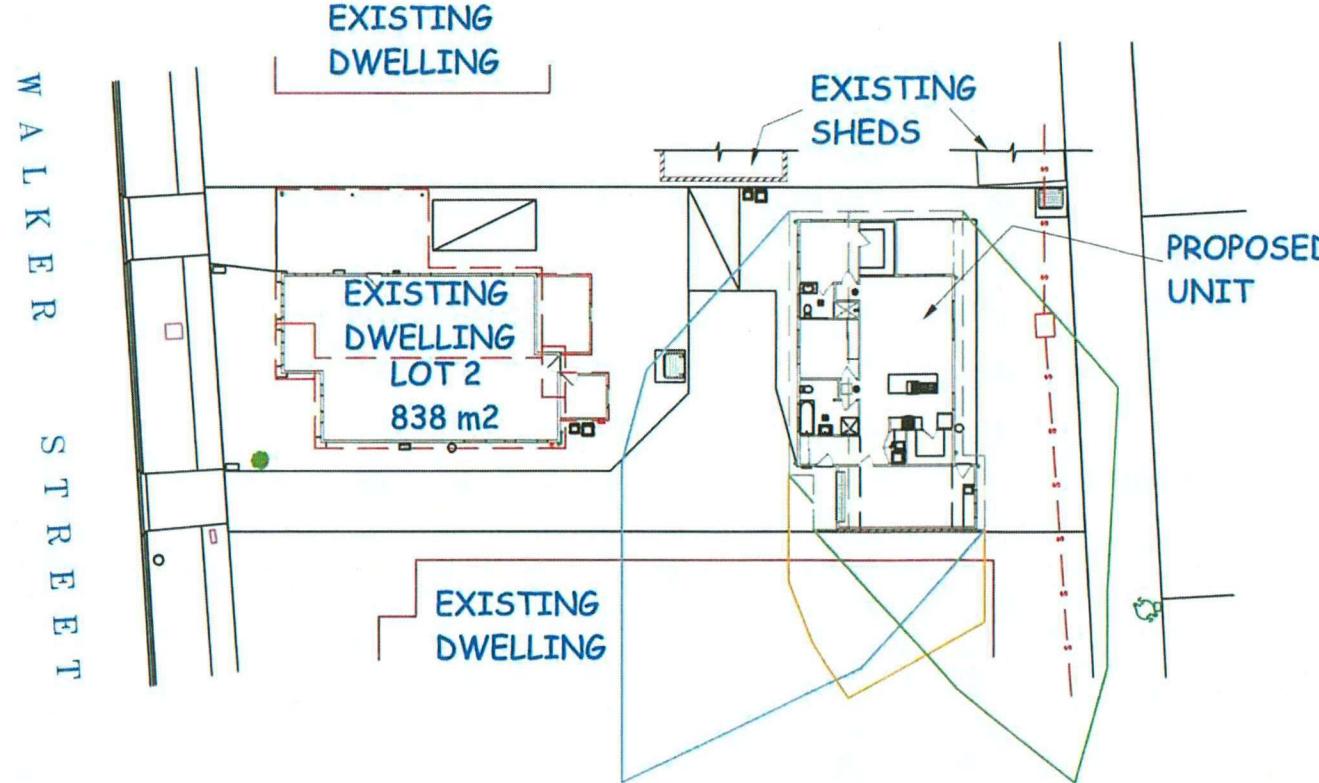
HARDSTAND AREA	61.60 %
----------------	---------

SHADING LEGEND

SHADOW CASTING @ 0900 JUNE 21st

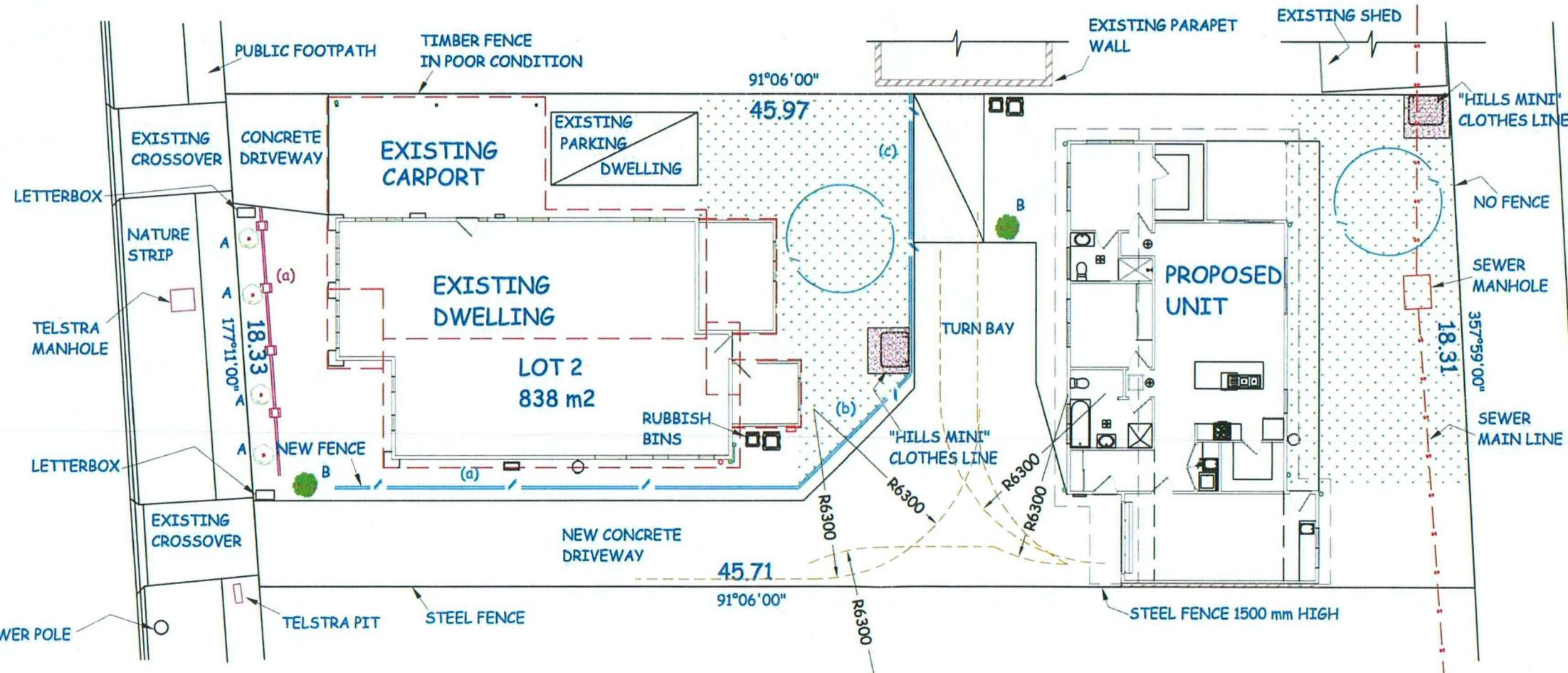
SHADOW CASTING @ 1200 JUNE 21st

SHADOW CASTING @ 1500 JUNE 21st



31 MAY 2017
Application No:
Doc. ID:

SITE LOCATION & SHADING PLAN 1:400



SITE LOCATION & LANDSCAPING PLAN 1:200

PROPOSED DETACHED LIGHTWEIGHT CLAD DWELLING AT 13 WALKER STREET ULVERSTONE
FOR Mr. & Mrs. B.R. & M.L. PARSONS

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
31/05/17	1:200/1:400	J WEEDA	A WEEDA	6517 - 8 OF 8

Phone: 1300 363 789

Email: classifieds@theadvocate.com.au



Fairfax Media

Church Notices

SASSAFRAS BAPTIST
10.30 am - Worship Service
Mr Michael Rowles

PRESBYTERIAN
Main St, ULLVERSTONE
10am Bible Centred Worship followed by morning tea.
All welcome

PRESBYTERIAN
Edward St,
DEVONPORT
Sunday 10am Service
Rev. Andrew Satchell
Enquiries 6424 7115.

ST DAVID'S
7 Hamilton St, Latrobe
Sunday Worship 5pm
Rev. Ian McKendrick
Friday Youth Clubs
Juniors 4pm Seniors 7pm
Bible Study:
Monday 7pm
Phone 0417 524 609
Independent Presbyterian

SPRING CLEANING

Why not have a

Garage SALE

Call the Classifieds team on

1300 363 789**Local Government****Local Government****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 2016/52

Site: 14 – 16 Reid Street, Strahan - C1 23209/2

Proposal: Proposed Office and Storage and single dwelling

Discretionary Matters: Reliant on performance criteria for grant permit - Clause 20.3.1 (P1)

The application and documentation may be viewed at the West Coast Council Offices, 11 Sticht St, Queenstown, during office hours.

Representations regarding the proposal should be in writing addressed to the General Manager, West Coast Council, PO Box 63, Queenstown 7467 to be received no later than 5.00pm on 27 June 2017.

Dated: 10 June 2017

Dirk Dowling
GENERAL MANAGER**APPLICATIONS FOR PLANNING PERMITS**

Notice is given that applications have been made for the following discretionary permits:

No: DA 147/2016 & SD 2017

Location: 22 Ransleys Road Table Cape

Applicant: Narelle Woodhouse

Zoning: Rural Resource & Environmental Management

Use Class: Visitor Accommodation, Food Services & Community Meeting and Entertainment

Proposal: Resort, Restaurant & Function Centre

Discretionary Matter: Requirement for discretionary non-residential use to locate on rural resource land (26.3.1 P1), Suitability of a site or lot on plan of subdivision for use or development (26.4.1 P3), Location and configuration of development (26.4.2 P1, P3.1), Location of development for sensitive uses (26.4.3 P1), Subdivision (26.4.4 P1), Subdivision (29.4.4 P1), Protection of operational airspace (E2.6.2 P1) & Provision for parking (E9.5.1 P1)

No: DA 62/2017

Location: 39 Raglan Street Somerset

Applicant: Michelle Pearce

Zoning: General Residential

Use Class: Residential

Proposal: Outbuilding (Garage) & Dwelling Extension (Deck)

Discretionary Matter: Setbacks and building envelope for all dwellings (10.4.2 P3)

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.warwyrn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approval 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@warwyrn.tas.gov.au by Monday 26 June 2017.

Dated at Wynyard this 10th day of June 2017

Michael Stretton
General Manager
PO Box 168
Wynyard 7325

**Local Government****NOTICE OF APPLICATION FOR PLANNING PERMIT**

A planning application has been made for the following proposals:

Application No: PA2017.0066

Proposal: 2 lot subdivision (1 additional lot).

The application is being advertised in accordance with Part 6 of the Historic Cultural Heritage Act 1995.

Address: 66 Murray Street, East Devonport

Application No: PA2017.0067

Proposal: Residential (garage) - assessment under clause 9.1

Address: 9 Douglas Street, East Devonport

Application No: PA2017.0071

Proposal: New residential use and development (shed and building envelope for single dwelling) in the Rural Resource zone

Address: 383 Melrose Road, Eugenana

Application No: PA2017.0073

Proposal: Two lot subdivision (house excision)

Address: 94 Cutts Road, Don

Application No: PA2017.0074

Proposal: Residential (shed) - assessment against performance criteria for setbacks and building envelope

Address: 1 Dana Drive, Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 27 June 2017.Paul West
GENERAL MANAGER**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 69/2017 (revised proposal)

Site: 69 Reibey Street & 25 Gerrard Street, Latrobe (CT's 133326/1, 133326/2, 133326/3, 123879/1, 123879/2 & 61310/13)

Proposal: Proposed 129 lot staged subdivision with reliance on Performance Criteria under the General Residential zone provisions

Application No: DA 77/2017

Site: 8 Cherry Grove, Latrobe
Proposal: Proposed shed with reliance on Performance Criteria under the General Residential zone provisions (reduced setback)

Application No: DA 78/2017

Site: 5 Firth Street, Latrobe
Proposal: Proposed demolition of sheds

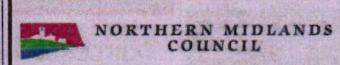
Application No: DA 81/2017

Site: Lot 6 off Reibey Street, Latrobe (CT 172868/6)
Proposal: Proposed dwelling and shed with reliance on Performance Criteria under the General Residential zone provisions (reduced setback)

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days (not including 12 June 2017) from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au.

Dated at Latrobe this 10th day of June 2017.

Gerald Monson
General Manager

**Local Government****WOOLMERS BRIDGE LIMIT**

Council wish to advise that a 12 tonne Load Limit has been applied, effective immediately, to the WOOLMERS BRIDGE on Woolmers Lane, Longford. Vehicles over 12 tonne can access Woolmers Lane from either Longford or the Midlands Highway - but are NOT permitted to cross the Bridge.

Council apologises for any inconvenience caused due to the new load limit. Please direct all enquiries to Leigh McCullagh at the Works Department on 0400 120 158 during business hours.

Des Jennings
GENERAL MANAGER

KENTISH COUNCIL**SHIELDFIELD TOWN ENHANCEMENT PROJECT****PUBLIC EXHIBITION NOTICE**

Following consideration of the public submissions received in regard to the first draft of the Sheffield Town Enhancement Project report Council considered a revised report at its meeting on 06 June 2017 and resolved to:

1. Receive the document Draft "Sheffield Refresh" Sheffield Township Enhancement Project 2016: Town Entries, Tourist Opportunities, Commercial and Light Industrial Area Extension and Urban Design Review (V2);

2. Place it on public exhibition for a period of 30 days, and

3. Review it at the end of the 30 day exhibition period taking into consideration the content of any additional public submissions received.

The report is available for perusal on Council's website at www.kentish.tas.gov.au or at the Kentish Council Office, 69 High Street, Sheffield between the hours of 8.00am and 4.30pm Monday to Friday.

Any person may make representation in respect of the report and its recommendations.

Representations must be submitted in writing to The General Manager, Kentish Council, PO Box 63, Sheffield 7306 or emailed to council@kentish.tas.gov.au. All representations must be received by close of business on 10th July 2017.

Dated this 10th day of June 2017

Gerald Monson
GENERAL MANAGER

**Local Government**

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

APPLICATION FOR PLANNING PERMIT

S.5.7 Land Use Planning and Approvals Act 1993. The following application has been received:

- Location: 13 Walker Street, Ulverstone Residential - Multiple dwellings x 2 - variation to car parking and vehicle manoeuvring standards
Application No.: DA216245

The application 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 26 June 2017.

Dated at Ulverstone this 8th day of June, 2017.

SANDRA AYTON
General Manager

CIRCULAR HEAD COUNCIL**TTEMPORARY ROAD CLOSURE NEWHAVEN ROAD**

Council is pleased to advise that works have been scheduled to commence replacement of the old timber bridge on Newhaven Road/Newhaven Creek on Monday 19th June 2017. Our new bridge at this location will be a single lane concrete structure with guard rails. It is anticipated that these works will be completed by Friday 23 June 2017 (subject to weather conditions).

This section of Newhaven Road will be closed during the above mentioned period to allow for bridge replacement works to proceed. Access from Mawbanna area to Bass Highway will be via Mawbanna Road during the closure of this section of Newhaven Road. Council would like to thank the motorists for their cooperation and understanding during these bridgeworks.

If you have any queries, please contact Council's Engineering Services Department on 6452 4840.

DH Quilliam
MAYOR

Tony Smart
GENERAL MANAGER
PO Box 348 Smithton 7330
Phone: 03 6452 4800
E-mail: council@circularhead.tas.gov.au
Web: www.circularhead.tas.gov.au

**ARE YOU STARTING A NEW BUSINESS?**

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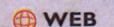


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designlink@fairfaxmedia.com.au



WEB
designlink.fairfax.com.au

Annexure 3

H W & R F Hennessy
PO Box 136
ULVERSTONE TAS 7315

14 June 2017

"Hand Delivered"

Ms Sandra Ayton
General Manager
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

CENTRAL COAST COUNCIL
Division *Plan-lan.s.*
Rec'd 15 JUN 2017
File No
Doc. Id *270484*.

Dear Ms Ayton,

**APPLICATION FOR PLANNING PERMIT UNDER
S.57 LAND USE PLANNING AND APPROVALS ACT 1993
13 WALKER STREET, ULVERSTONE
APPLICATION NUMBER: DA216245**

We have only one comment on this application and it is that the required new rear boundary fence must not encroach in any way on the existing laneway which must be fully assessable at all times for vehicular traffic and the weekly mowing and maintenance of the laneway.

We noted that the plans show there is "no fence" on the rear boundary line which is true now. However, it needs to be noted that there was a solid iron fence on the rear boundary line when the property was sold on the death of one of the previous owners, namely Darrell & Betty Smith, and the Purchaser of the property, for whatever reasons?, promptly removed the rear boundary fence.

Further it needs to be noted that in 2007, by agreement, the owners of properties 13,15 and 15A in Walker Street and 16 Hope Street re-aligned their respective rear boundary fences to their correct survey alignments.

I then removed all the fruit trees, 14 in number, laid 10 tons of soil in the laneway prior to opening up the laneway to vehicular traffic. Also, for the last 10 years I have mowed and maintained the laneway each week.

Thanking you for your attention to this matter.

Yours sincerely,

H. Hennessy

Hugh Hennessy

Annexure 4



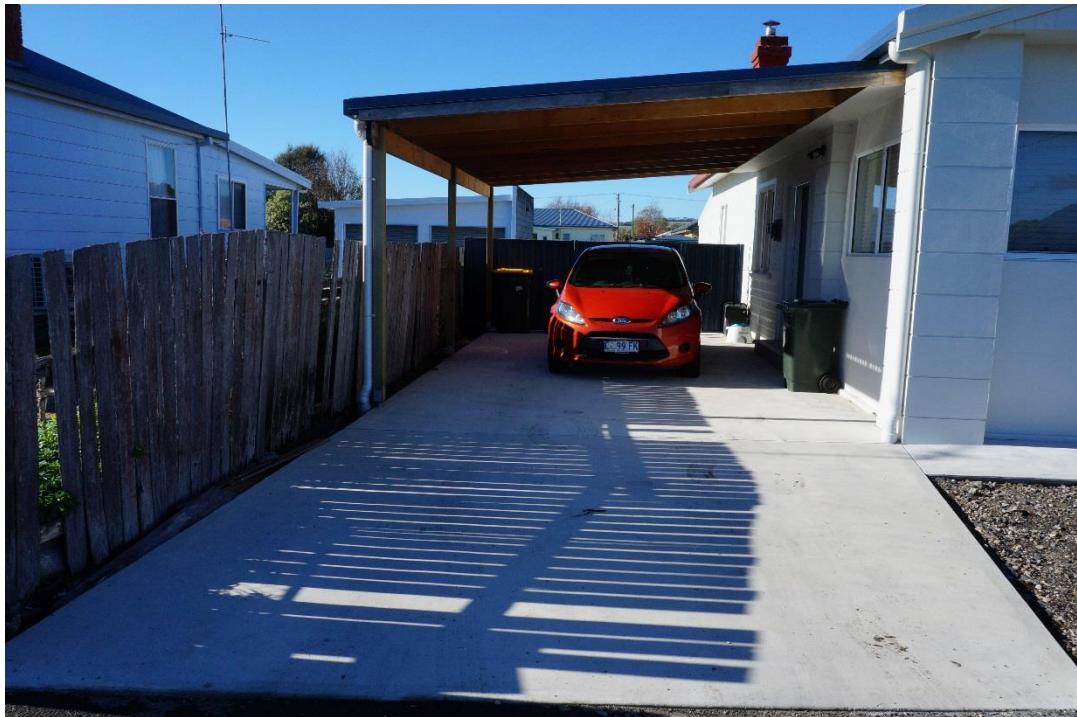
Aerial View – 13 Walker Street, Ulverstone



Existing dwelling – 13 Walker Street, Ulverstone



Proposed access to additional dwelling – 13 Walker Street, Ulverstone



Existing carport and driveway of existing dwelling - 13 Walker Street, Ulverstone

Submission to Planning Authority Notice

Council Planning Permit No.	DA216245		Council notice date	8/06/2017
TasWater details				
TasWater Reference No.	TWDA 2017/00870-CC		Date of response	19 June 2017
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242	
Response issued to				
Council name	CENTRAL COAST COUNCIL			
Contact details	planning.cmw@centralcoast.tas.gov.au			
Development details				
Address	13 WALKER ST, ULVERSTONE		Property ID (PID)	6953769
Description of development	Multiple dwellings x 2, variation to carparking			
Schedule of drawings/documents				
Prepared by	Drawing/document No.		Revision No.	Date of Issue
Weeda Drafting	Site Location and Setting Out Plan			
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater, as follows: <ol style="list-style-type: none"> a. \$201.93 for development assessment; and b. The payment is required within 30 days of the issue of an invoice by TasWater. 				
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 developer's 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 6

20 June 2017

Our ref.: DA216245, paa:kaa
Doc ID:

B R & M L Parsons
PO Box 12
ULVERSTONE TAS 7315

Dear Mr & Mrs Parsons

**LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
MULTIPLE DWELLING DEVELOPMENT – 13 WALKER STREET, ULVERSTONE**

I refer to your application DA216245 for multiple dwellings at 13 Walker Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 13 Walker Street, Ulverstone, subject to the following:

- R1 The existing access point located at the northern end of the Walker Street frontage may be used as the access to the existing dwelling;
- R2 A new 3.6 metre wide concrete driveway apron (section between the back of the kerb crossover and the front property boundary) must be constructed at the existing access at the northern end of the Walker Street frontage in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R3 The existing access point located at the southern end of the Walker Street frontage may be used as the access to the proposed new dwelling;
- R4 A new 3.6 metre wide kerb crossover must be constructed to replace the existing kerb crossover at the southern end of the Walker Street frontage in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed) by a contractor or person approved by the Council's Director Infrastructure Services or his representative to undertake such work. Please contact the Council's Environmental Engineer on 6429 8977 prior to any work on the access being undertaken;
- R5 A new 3.6 metre wide concrete driveway apron must be constructed at the southern end of the Walker Street frontage in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R6 The set-out of the both driveway aprons must be inspected at least 24 hours prior to concrete placement and be approved for construction by the Council's Public Safety Coordinator, who can be contacted on 0419 103 887;

- R7 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's Public Safety Coordinator on 0419 103 887;
- R8 Any fence, vegetation or other structure on the northern boundary of the access to the existing dwelling that is within 2.5 metres of the Walker Street boundary must be less than 1.0 metre in height, unless otherwise approved by the Council's Director Infrastructure Services or his representative;
- R9 The front fence between the southern side of the access to the existing dwelling and the northern side of the access to the proposed new dwelling must be less than 1.0 metre in height and must be constructed such that it does not completely obstruct visibility to the footpath, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 Any fence, vegetation or other structure on the southern boundary of the access to the proposed new dwelling that is within 2.5 metres of the Walker Street boundary must be less than 1.0 metre in height, unless otherwise approved by the Council's Director Infrastructure Services or his representative;
- R11 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;
- R12 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;
- R13 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R14 All works or activity listed above shall be at the developer's/property owner's cost.

Access can be provided to the Council's stormwater network for 13 Walker Street, Ulverstone to drain stormwater from the development subject to the following:

- S1 A new DN100 underground stormwater connection must be provided from the main located in the 'laneway' at the rear of the property for the disposal of stormwater from the dwellings and associated hard surfaces on the lot, unless it can be demonstrated to the satisfaction of the Council's Director Infrastructure Services or his representative that the lot is already connected to this main;

- S2 An Install Stormwater Connection Point authorisation form must be signed by the developer/property owner for the Council to undertake the work relating to the installation of any new stormwater connection point, prior to the issuing of the Plumbing Certificate of Likely Compliance;
- S3 Kerb connections in Walker Street may be considered as an option for the disposal of stormwater, as individual connections to the each dwelling, at the discretion of the Council's Director Infrastructure Services or his representative;
- S4 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S5 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S6 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S7 All works or activity listed above shall be at the property owner's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216245.

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

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

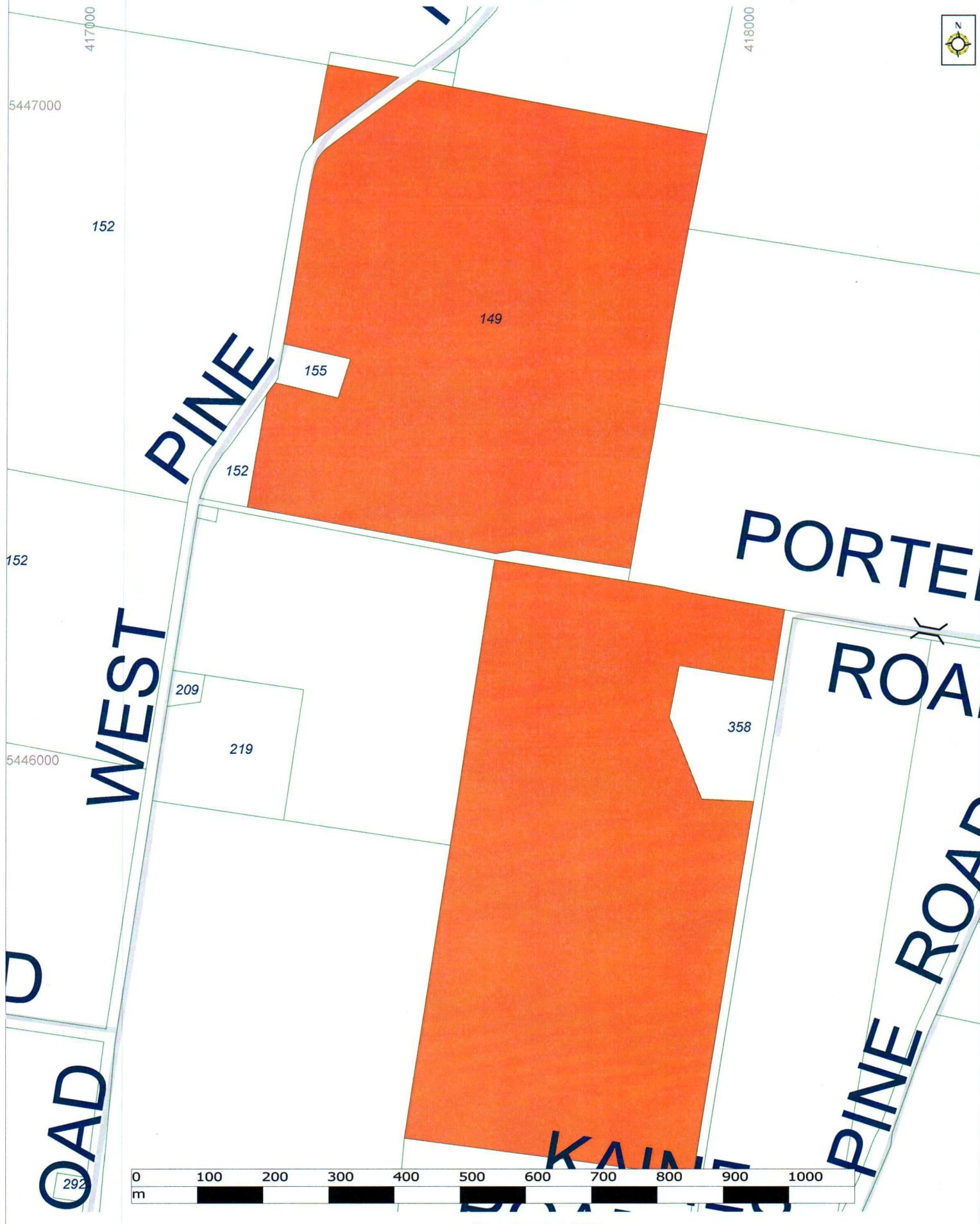
Encl.

Administrative Assistant – Planning
Regulatory Services Administration Officer
Public Safety Coordinator

Mr J Weeda
51 Leighlands Avenue
ULVERSTONE TAS 7315

A COPY FOR YOUR INFORMATION

Annexure 1 149 West Pine Road & CT121265/2 Pine Road, Penguin



Copyright © 2015, Central Coast Council

The information shown on this plan has been generated from digital data.

Central Coast Council accepts no responsibility for the accuracy of the data.

Boundary locations should be checked at the State Titles Office.

GDA94 (Zone 55)

Annexure 2

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph : (03) 6429 8900
Email : planning@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

CENTRAL COAST COUNCIL

Received: 20 MAR 2017

Application No:

Doc. ID:

Office use only

Application No OA 216187

Date Received 20/3/17

Permit Pathway - Permitted/Discretionary Permitted

Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PERMIT APPLICATION

Use or Development Site:

Street Address 149 West Pine Road, Penguin

Certificate of Title Reference

Title Reference 121265/1
Title Reference 121265/2

Applicant/s

First Name

Second Name

Surname or Company name

Derek Gee Installations Pty Ltd

Postal Address:

746 Cuprona rd Cuprona

Phone No:

6437 5334

Cuprona

7316

Mobile

0409289187

Email address:

derekgee@dgi.net.au

Owner (Note – if more than one owner, all names must be indicated)

First Name

D Gee Installation Pty Ltd
(owner of property title 121265/1)
Derek Gee
(Owner of property title 121265/2)

Second Name

Postal

6437 5358

689 We

As above

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Residential use on property title 121265/1, agricultural land use on property title 121265/2

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or removal of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development

1. Undertake a subdivision of the property title 121265/1 (PID 3379730) with the excision of the existing dwelling, labelled as the house lot (approximately 0.4 hectares), and retained as property title 121265/1
2. Adherence of the balance lot of property title 121265/1 (PID 3379730) to the adjoining title that comprises property title 121265/2 (PID 3379749), and retained for agricultural land use activities

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$..... Estimate/ Actual

Total floor area of the development N/A..... m²**Notification of Landowner****If land is NOT in the applicant's ownership**

I, Derek Gee, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application

General Managers Signature

Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicants Declaration

I/ we, -----
Derek Gee
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s



Date 20/3/17

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Office Use Only	\$
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
TOTAL	\$
Receipt No.	
Date	

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
121265	2
EDITION	DATE OF ISSUE
4	03-Jul-2015

SEARCH DATE : 11-Apr-2017

SEARCH TIME : 06.12 PM

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**DESCRIPTION OF LAND**

Parish of ASHWATER, Land District of DEVON
Lot 2 on Sealed Plan 121265 Received: 23 MAY 2017
Derivation : Part of Lot 30797 Gtd to L A Ling, part of Lot
5902 Gtd to C Plapp and part of 4 Acres Gtd to C F Plapp
Prior CT 45690/5 Application No:
 Doc ID:

SCHEDULE 1

M523357 TRANSFER to DEREK GEE INSTALLATIONS PTY LTD
Registered 03-Jul-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E14265 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Jul-2015 at 12.02 PM

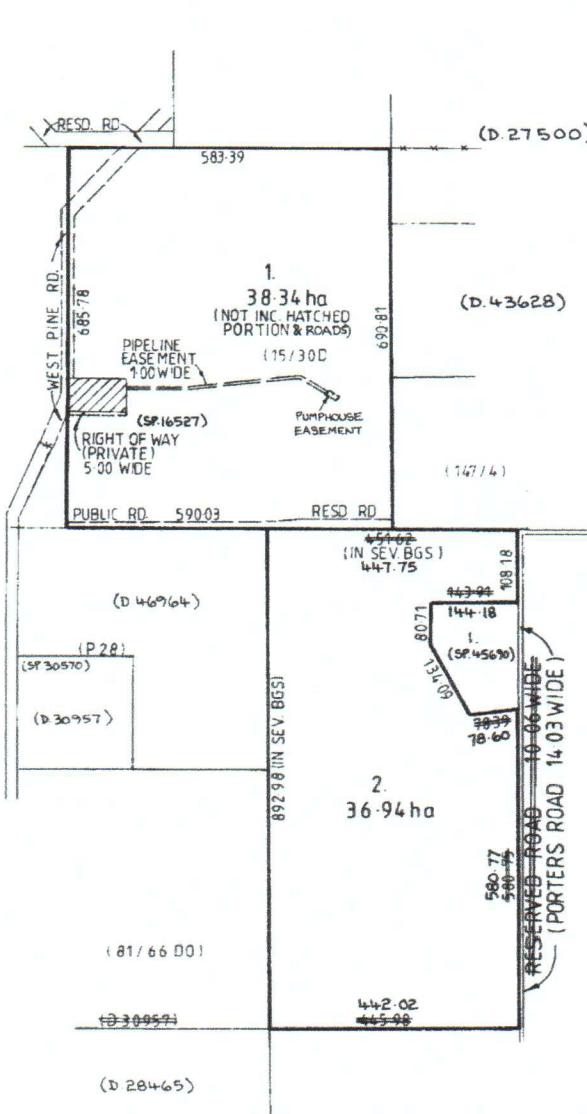
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER L C & J P PLAPP	PLAN OF SURVEY		REGISTERED NUMBER
FOLIO REFERENCE CT45690/5	BY SURVEYOR K R MICHELL OF K R MICHELL & ASSOCIATES PTY 64 BEST ST, DEVONPORT, 7310.		SP 121265
PART OF GRANTEE LOT 30797, 98A-OR-24P, LEOPOLD ALFRED LING, PUR LOT 5902, 95 Acs CATHERINE PLAPP, PUR PART OF 4 Acs. STD TO CHARLES FREDERICK PLAPP	LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER		APPROVED EFFECTIVE FROM 15 NOV 1995 <i>[Signature]</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104	SCALE 1: 8000	LENGTHS IN METRES	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
LAST UPI No. 5709454 LAST PLAN No. SP45690			

COMPILED PLAN

Lots 1& 2 are compiled from CT45690/5 & SP45690.



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 121265**EASEMENTS AND PROFITS**

PAGE 1 OF 1 PAGES

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

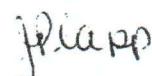
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.

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

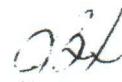
Lot 1 is SUBJECT TO:-

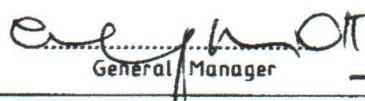
1. A right of carriageway (appurtenant to the land in SP 16527) over the right of way 5.00 wide marked private as shown on the plan.
(as defined in Sealed Plan 16527)
2. A pipeline easement (appurtenant to the land in SP 16527) over the pipeline easement 1.00 wide marked and shown on the plan.

SIGNED by LINDSAY CHARLES)
PLAPP and JENNIFER PATRICIA)
PLAPP the registered)
proprietors of the land in)
Certificate of Title Volume)
45690 Folio 5 in the)
presence of:)



(zls/plapp.sce)


L.C.
JENNIFER
BURNIE

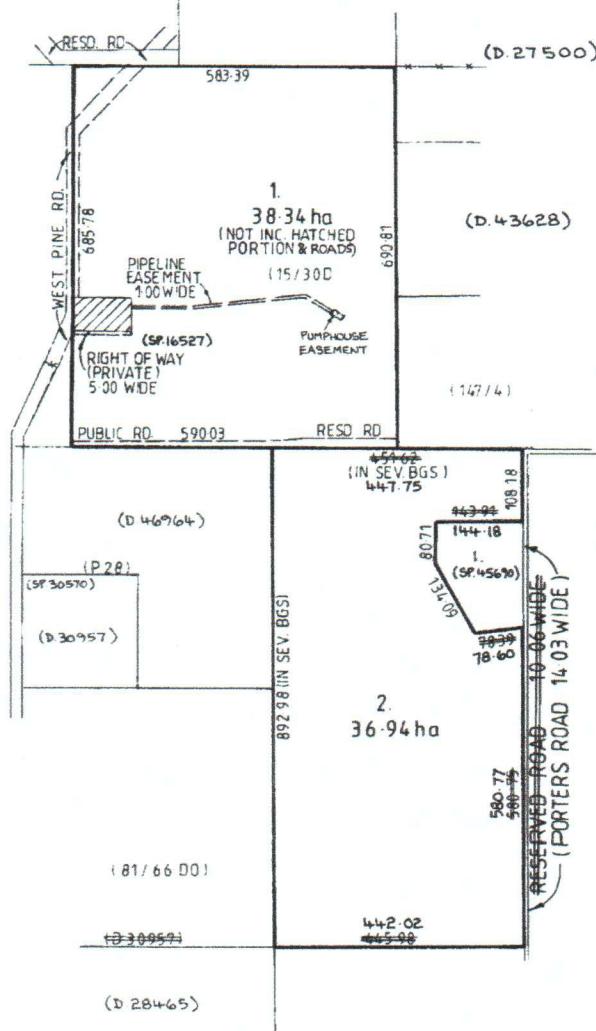
SUBDIVIDER : L.C. & J.P. PLAPP FOLIO REF : C/T 45690/ 5 SOLICITOR & REFERENCE : CRISP, HUDSON & MANN (MR Z. SAMEC)	PLAN SEALED BY : Central Coast Council DATE : 30th October 1995 SUB94517.  REF No. _____ General Manager
NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.	

"Early Issue"

OWNER L E & J P PLAPP		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T45690/5		BY SURVEYOR K R MICHELL OF K R MICHELL & ASSOCIATES P/L 64 BEST ST, DEVONPORT, 7310.			SP 121265
PART OF GRANTEE "LOT 30797, 98A-0R-24P, LEOPOLD ALFRED LING, PUR LOT 5902, 95 Acs CATHERINE PLAPP, PUR PART OF 4 Acs. GTD TO CHARLES FREDERICK PLAPP		LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER	SCALE 1: 8000	LENGTHS IN METRES	APPROVED EFFECTIVE FROM 15 NOV 1995 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104	LAST UPI No. 5709454		LAST PLAN No. SP45690	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

COMPILED PLAN

Lots 1& 2 are compiled from C.T45690/5 & SP45690.



A-168

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
121265	1
EDITION	DATE OF ISSUE
5	08-Jun-2016

SEARCH DATE : 11-Apr-2017

SEARCH TIME : 06.04 PM

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**DESCRIPTION OF LAND**

Received: 23 MAY 2017

Parish of ASHWATER, Land District of DEVON

Lot 1 on Sealed Plan 121265

Application No:

Derivation : Part of Lot 30797 Gtd to L A Ling part of Lot
5902 Gtd to C Plapp and part of 4 Acres Gtd to C F Plapp
Prior CT 45690/5

Doc. ID:

SCHEDULE 1M575315 TRANSFER to DEREK GEE INSTALLATIONS PTY LTD
Registered 08-Jun-2016 at 12.01 PM**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP121265 EASEMENTS in Schedule of Easements

C441259 SUBJECT to the Gas Pipeline right set forth in
Memorandum of Provisions No. M260 acquired by the
Crown in accordance with the Land Acquisition Act
1993 freed and discharged from all estates, statutory
reservations and dedications in so far as they affect
the said Gas pipeline right over the land marked "Gas
Supply Easement" shown on Plan No. 137040 as passing
through the said land within described. Registered
26-Oct-2004 at noonD4401 Transfer of the "Gas Pipeline Right" created by
Instrument C441259 in favour of Tasmanian Gas
Pipeline Pty Ltd Registered 02-May-2012 at noonC289256 NOTICE of Notified Corridor under Section 15 of the
Major Infrastructure Development Approvals Act 1999
affecting the land therein described Registered
19-Mar-2001 at noonC596191 Notice of Permit Corridor under S15 of the Major
Infrastructure Development Act 1999 affecting the
said land within described. Registered 15-Nov-2004
at noonE50308 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 08-Jun-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

149 West Pine Road & CT121265/2 Pine Road, Penguin



417000

5447000

152

PINE
152

155

152

149

152

WEST

D

OAD
292

292

A horizontal timeline scale from 0 to 1000. Major tick marks are labeled at 0, 100, 200, 300, 400, 500, 600, 700, 800, 900, and 1000. Minor tick marks are present every 20 units. The timeline is segmented into several black rectangular blocks of varying widths, indicating specific events or periods.

DA216187

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The information shown on this plan has been generated from digital data.

The information shown on this plan has been generated from digital data. Central Coast Council accepts no responsibility for the accuracy of the data.

Boundary locations

Land District of Devon
Parish of Ashwater
Part of Lot 5902, 95a-Dr-Op,
Catherine Plapp, pur; part of
4a-Or-Op gtd to Charles
Frederick Plapp, & part of
Lot 30797, 98a-Or-24p,
Leopold Alfred Ling, pur.

MGA Centroid:
E 417700
N 5446200

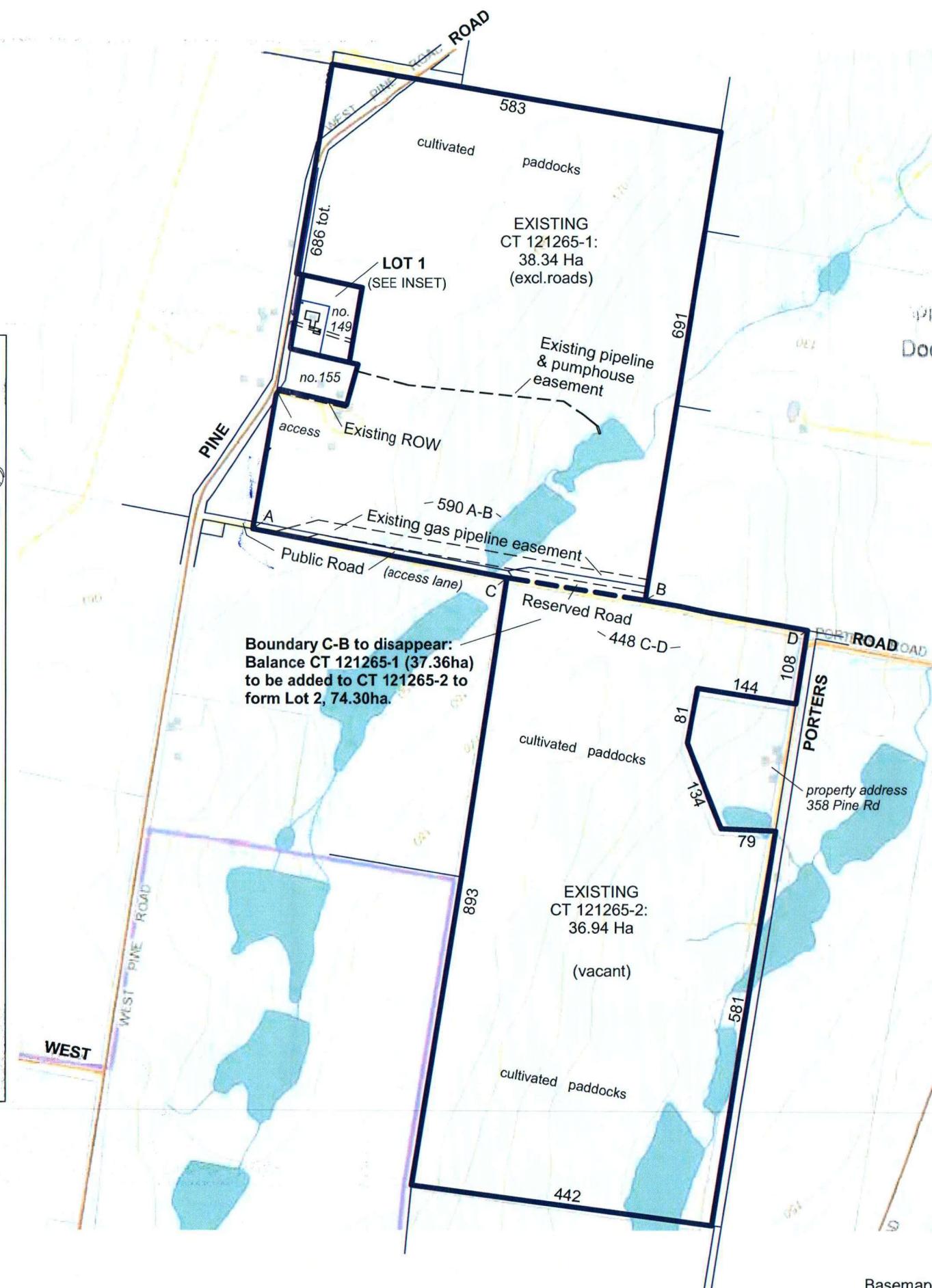
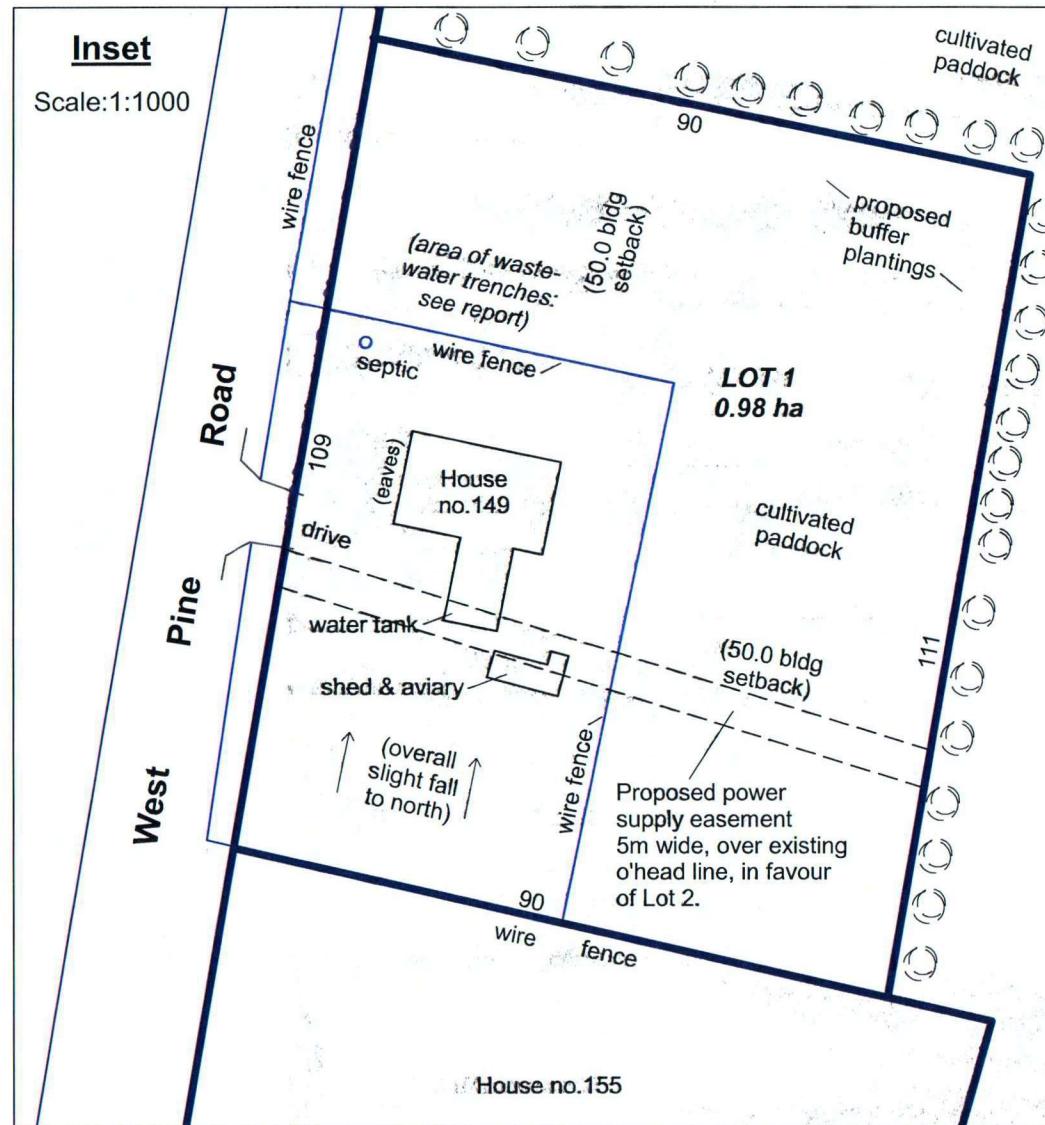
PID 3379730,
3379749.
10m contours shown.

N

REGULATORY SERVICES

ed: 24 MAY 2017

Application No:



Basemap courtesy DPIPWE ListMap: approximate in parts.

Note: Proposed boundary dimensions, areas, etc, are approximate only, and are subject to council approval, engineering design & final survey.
This plan is for the purpose of obtaining planning approval only, and is not to be used for other purposes.

This plan is for the purpose of obtaining planning approval only, and is not to be used for other purposes.

A horizontal scale bar with markings at 0, 375, and 750. The word "SCALE" is printed below the bar.

Development Application Proposal Plan

Subdivision (Boundary Adjustment), at 149 West Pine Rd Penguin, for Derek Gee Installations Pty Ltd, owner, CT's 121265-1 & -2.

DWG No:
1684-P02
Sheet: 1 of 1
Scale (at A3 size):
1 : 7500



391 Melrose Road, Eugenana, 7310
Michael Ward, Ph. 0419 878 830

D Gee Installation Pty Ltd

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 02 JUN 2017

Application No:

Doc. ID:

Assessment of Proposed Development at 149 West Pine Road Penguin



19th December 2016



Consultants for business, agriculture and environment

Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.

Macquarie Franklin Head Office

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Report authors: Jason Lynch B.App.Sci.(hort)
Senior Consultant

An appropriate citation for this report is: Macquarie Franklin, December 2016, D Gee Installations Pty Ltd - *Assessment of Proposed Subdivision at 149 West Pine Road, Penguin, TAS.*

Date	Issue number	Document Status	Authorised by
19/12/2016	1	Final	J Lynch
1/6/2017	1	Final - revised	J Lynch

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

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1 Purpose

This report has been undertaken on behalf of D Gee Installations Pty Ltd as trustee of the Derek and Noelene Gee Family Trust (the proponent) and will accompany an application to the Central Coast Council seeking approval to excise land at 149 West Pine Road, Penguin.

This document reports on the land capability of the subject lot and an assessment of how the proposal complies with provisions of the Central Coast Interim Planning Scheme 2013.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

For the purposes of the assessment;

Agricultural land is defined as *all land that is in agricultural use or has the potential for agricultural use that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.*

Agricultural use means *use of the land for propagating, cultivating and harvesting plants or for the keeping and breeding of animals, excluding domestic animals and pets. It includes the handling and packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.*

In providing my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 18 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Burnie, Central Coast, Circular Head, Kentish, Latrobe, Launceston, Southern Midlands, Meander Valley and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Protection of Agricultural Land Policy (PAL Policy) and Planning Schemes.

1.2 Central Coast Interim Planning Scheme 2013

The Scheme (operative date 19th October 2013) sets out the requirements for use and development of land in the Central Coast municipality in accordance with the Land Use and Approvals Act 1993.

2 Property location and land use

The subject lot has a surveyed area of 38 hectares and is located at 149 West Pine Road, Penguin. The property is zoned Rural Resource according to the Central Coast Interim Coast Planning Scheme and is surrounded on all sides by land zoned Rural Resource. The lot adds to the proponent's existing holdings in the area (Figure 1).

PID	Owner	Titles	Hectares (Approx)
3379730	Derek Gee Installations Pty Ltd (subject lot)	121265/1	38.34
3379749	Derek Raymond Gee	121265/2	36.94

Note: the hectares in this Table are derived from mapping and may vary with actual surveyed figures.



Figure 1: Property location and configuration

3 Land capability

The original land capability assessment of the area was undertaken by DPIWE at a scale of 1:100,000 and reported in their Inglis Report in 1999, and the land within the subject lots was classified as Class 2, 3 and 4.

A more detailed assessment by Macquarie Franklin has that property title 121265/1 is consistent the 1999 DPIWE assessment, and property title 121265/2 has Class 5 land present on the steep sloping strip of land in the centre and far south eastern are of the property.



Figure 2: property land capability

The soils present on the property consist of clay loam ferrosol, as per the Lapoinya and Burnie soil associations both of which are derived from tertiary basalt, with occasional stone and rock fragments present.



Figure 3; typical red/brown clay loam soil, as per the Burnie soil association present on the property

4 Proposed development

The proposed development involves;

1. Subdividing property PID 3379730, with the excision of the existing dwelling, labelled as the Lot 1 (approximately 0.98 hectares).
2. Adherence of the balance lot of property PID 3379730 to the adjoining title that comprises PID 3379749
3. Establishing additional vegetation to provide privacy and shelter for the excised Lot 1 along the northern and eastern boundaries of the area. This should consist of evergreen species with dense foliage from ground level up to a height of 5m, with the vegetation planted on land external to the Lot 1 boundaries.

4.1 Agricultural purpose

There is a sound agricultural purpose for the proposed development. The newly acquired property has a surveyed area of 38 hectares and is too small to justify a house in its own right. It is also excessive to the anticipated future requirements of the business. The combined farming operations of the proponent are successfully managed from elsewhere.

The proponent has committed to the agricultural development of these West Pine Road properties, as title 121265/1 and 121265/2. This represents a large and strategic financial investment which is designed to substantially improve the longer term sustainability of the farming enterprise, and includes irrigation infrastructure, fencing, laneway developments and the removal and tidying up of out buildings. The excision and subsequent sale of the dwelling will provide a portion of the funds to back this initiative.

4.2 Agricultural activities conducted

The agricultural activities conducted on the new acquired property are consistent with that of the wider Penguin/Cuprona district, that being mixed cropping for various vegetable crops (potatoes, brassicas, onions etc...), broad acre crops (wheat, barley and poppies), pyrethrum and for pastoral use (dairy and beef production).

It is anticipated that the excision of the house block would have no negative impact on the currently undertaken and/or future agricultural activities.

It is important to point out that by excising the house block, the proponent will free up capital which are to be invested into property developments, and this would provide a greater opportunity to undertake more frequent cropping activities, fully irrigate crops to enable them to be suitably finished off in order to achieve greater crop yields and would offer a great level of contingency when dealing with lower rainfall cropping seasons and securing crop yields.

4.3 Proposed Excision

The proposed area for excision, as Lot 1, is illustrated in Figure 5 (see Appendix-1). The area of land associated with the proposed Lot 1 has been chosen to provide reasonable buffers to the

surrounding agricultural land but at the same time, to maximise the area of productive agricultural land on the balance lot.

4.4 Impact on agricultural activities and residential amenity

The dwelling proposed for excision has trees/shrubs on its southern and western sides.

The risk area is to the north and east where agricultural activities are closest (although the boundaries have been deliberately located to maximise the area of agricultural land on the balance lot).

Residential dwellings are located adjacent to the south (67m) and west (40m) of the proposed development (see Figure 4), and therefore these dwellings already provide a level of existing constraint on the agricultural activities conducted on the land in the vicinity.



Figure 4; location of the proposed Lot 1 development to the adjacent residential dwellings

After inspecting the site, I have concluded that the proposed buffer distances are sufficient to prevent unreasonable impact on agricultural activities and residential amenity and vice versa. To strengthen the protection of the dwelling from noise, dust and the possibility of spray drift, I propose that additional vegetation be planted on the balance of the lot along the eastern and northern boundaries of the excised Lot 1 (see Figure 5 in Appendix-1).

The area actually lost to agriculture under this proposal is negligible.

4.5 Impact of agricultural activity on neighbouring land on proposed development

Extensive agricultural activity is conducted on land to the west, east and north of the proposed development. However, normal agricultural activities in both cases are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks is summarised below. This has been compiled on the basis that the neighbouring farm activities could possibly include irrigated and dryland crops as well as pasture for livestock grazing purposes.

Potential Risk from Neighbouring Agricultural Land/Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing trees and the proposed new vegetative barrier will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not practiced in the vicinity of the dwelling; ground or spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional machinery traffic will occur when working adjacent land and accessing the balance land. I have been informed that farm machinery will not normally be stored in the outbuildings.
3. Irrigation water over boundary	Risk = low-medium, however as the prevailing wind direction is westerly, this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.
6. Bushfire	Risk = low. Flammable materials will not be stored in the adjacent outbuildings.

4.6 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints being made residents of the dwelling against issues identified in Section 4.5. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in the following table. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible as the dwelling already has an established garden that seems to be well maintained. Some of the yard consists of hard stand material (gravel).
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the

4.7 Impact of proposed development on amenity of dwellings on nearby land

The nearest dwelling to the subject dwelling on the proposed Lot 1 is at least 40m away to the west across West Pine Road, with another residential dwelling located 67 m to the south which is separated by extensive gardens.

The proposed development is not likely to create any negative impact on the residential amenity of these existing residential dwellings.

4.8 Storm and waste water disposal on excised house lot

The storm water generated on the proposed excised Lot 1, as produced from hard surfaces present and the roof surfaces of the residential dwelling and out buildings, is to be disposed of by in-ground absorption which is a sufficient means to handle the quantity and flow rates of run-off generated.

It is not anticipated that the excision of the proposed Lot 1 will increase the amount of storm water generated, and as such it reasonable to suggested that all storm water will be able to be retained within the confines of this proposed lot.

The Seam Environmental report (job #17034) provides a detailed analysis of the waste water disposal management considerations and location of the waste water trenches to the north of the residential dwelling on the proposed Lot 1.

5 Central Coast Interim Planning Scheme 2013

5.1 Purpose of the rural resource zone

Zone Purpose Statements	Response
26.1.1.1 To provide for the sustainable use and development for resources for agriculture, aquaculture, forestry, mining and other primary industries including opportunities for resource processing.	The proposed development will enable the business to excise a surplus and unproductive asset in order to redirect funds into the agricultural development of the balance of the property. This will improve the performance and long term sustainability of the farm business.
26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.	The proposed use of the excised dwelling is residential. The design of the proposed development will not unreasonably impact the farm business or the amenity of the dwelling.

5.2 Local Area Objectives

Local Area Objectives	Response
(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;	The proposed development will create a residential use that is not connected with a rural use. It will have a negligible impact on the area of land available to the neighbouring farm business.
(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;	The proposed excision can be achieved with no unreasonable impacts on the use of the neighbouring land for agricultural activities.
(c) Air, land and water resources are protected against - i. Permanent loss to a use or development that has no need or reason to locate on land containing such a resource, and	The proposed development will not cause any loss of agricultural land. The proposed development includes an existing residential dwelling present on the land in question. The proposal represents a sound agricultural initiative by redirecting funds from a surplus asset to the agricultural development on the balance of the property.
ii. Use or development that has the potential to exclude or unduly conflict, constrain or interfere with the practice of primary industry or any other use	This is not applicable in this case. The area of the proposed excised Lot 1 is 0.98 ha and includes a residential dwelling, garden area and outbuildings.

Local Area Objectives	Response
dependent on access to a naturally occurring resource;	Additional vegetation should mitigate the risk of conflict with neighbouring farming activities.
(d) Primary industry is a diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;	If the proposal is approved, the remaining farming area will become more productive and more sustainable for the longer term because of the agricultural development that would be undertaken, in particular those associated with irrigation infrastructure.
(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;	No agricultural land will be lost in this development. The proposal will improve the economic sustainability of the farm business in this case.
(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;	This is not applicable in this case.
(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	This is not applicable in this case.
(h) Residential use and development on rural land is appropriate only if - <ul style="list-style-type: none"> i. Required by primary industry or a resource based activity; or 	See (a) above. The dwelling proposed for excision is now surplus to requirements and no longer necessary to continue the farm business.
ii. Without permanent loss of land significance for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.	See (c)ii above. The proposed development boundaries have been deliberately located to maximise the area of agricultural land on the balance lot. The presence of the adjacent existing residential dwellings already constrains agricultural activities in the vicinity, and it is not anticipated the proposed development will create any additional constraint and/or interference.

5.3 Desired Future Character Statements

Desired Future Character Statements	Response
Use or development on rural land - <ul style="list-style-type: none"> (a) May create a dynamic, extensively cultivated, highly modified and relatively sparsely settled working landscape featuring - <ul style="list-style-type: none"> i. Expansive areas for agriculture and forestry; ii. Mining and extraction sites; iii. Utility and transport sites and extended corridors; and iv. Service and support buildings and work areas of substantial size, utilitarian character and visual prominence that are 	Whilst the proposal excision creates a residential use, it enables the agricultural business to improve its financial performance and long term sustainability.

Desired Future Character Statements	Response
sited and managed with priority for operational efficiency.	
(b) May be interspersed with - <ul style="list-style-type: none"> <li data-bbox="298 367 790 398">i. Small scale settlement nodes; <li data-bbox="298 407 790 458">ii. Places of ecological and scientific, cultural, or aesthetic value; and <li data-bbox="298 467 790 499">iii. Pockets of remnant native vegetation. 	The proposal represents a sound business initiative to promote the longer term sustainability of the farm operation.
(c) Has a high level of likelihood to create disturbance to - <ul style="list-style-type: none"> <li data-bbox="298 568 790 600">i. Physical terrain; <li data-bbox="298 609 790 660">ii. Natural biodiversity and ecological systems; <li data-bbox="298 669 790 700">iii. Scenic attributes; and <li data-bbox="298 709 790 741">iv. Expectation for bucolic residential and visitor amenity. 	<p>The parent farm is currently used for irrigated and dryland crops and livestock.</p> <p>The proposed development will not negatively impact a continuation of this use, rather it will actually result in additional investment into the agricultural productivity and sustainability of the property</p>
(d) May involve sites of varying size - <ul style="list-style-type: none"> <li data-bbox="298 837 790 868">i. In accordance with the type, scale and intensity of primary industry; and <li data-bbox="298 900 790 1025">ii. To reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources; 	Currently the property title 121265/1 is relatively small and is over-capitalised by the dwelling. The proposal is an ideal opportunity to remove this constraint and benefit its longer term future.
(e) Is significantly influenced by temporal nature, character, scale, frequency & intensity of external factors, including changes in technology, production techniques and in economic, management & marketing systems.	Continued investment in technology and infrastructure is crucial if farming operations are to remain viable and competitive. The excision of the proposed Lot 1 will facilitate in providing additional investment in this regard.

5.4 Clause 26.3.3

Clause 26.3.3 of the Scheme outlines the requirement for a residential use that is not required as part of another use.

It is noted that the proposal does not comply with the Acceptable Solutions, hence the concentration on the Performance Criteria here.

Objective	
Residential use that is not required as part of another use – a) Does not result in the permanent loss of land for resource development or an extractive industry; and b) Does not interfere or constrain the existing or potential use of land for resource development or an extractive industry.	
Performance Criteria	Response
P1 Residential use that is not required as part of other use must - (a) Be consistent with local area objectives;	The proposed development is consistent with the Local Area Objectives.
(b) Be consistent with any applicable desired future character statement;	The proposed development is consistent with the desired future character of the zone.
(c) Be on a site that - i. Has been assessed by a land capability assessment to have no potential for primary industry use; ii. Is unduly restricted in potential for primary industry by its size and shape and is not capable of inclusion with any rural resource land regardless of ownership, for resource development or extractive industry use; or	As the subject lot is within a rural resource zone, it has been assessed for land capability and has been found to be composed of Class 2, 3 and 4 land. The dwelling proposed for excision is existing but is no longer required as part of the agricultural operation. The site is impractical for use as agricultural land. The proposed development involves the excision of the existing residential land on 0.98 ha of land which is impractical for use as agricultural land, and is a surplus asset and no longer required to manage and operate the property. The proposal to excise the dwelling and small parcel of land, as Lot 1, and adhere the balance lot to the neighbouring title (title 121265/2) signifies the proponent's commitment to establishing a sound foundation for future farming activities on the land.

iii. Cannot be redeemed or returned to primary industry use by reason of an existing use or development or by proximity to an adjoining non-rural resource use; and	This is not applicable in this case.
iv. Is not land with a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit for the application of broad-scale irrigation development;	In this case, the subject land is located within the Dial Blythe Irrigation Scheme. The proposed development will enable funds from the sale of the excised lot to go towards the irrigation infrastructure.
v. Does not constrain or interfere with existing or potential resource development or extractive industry use of land; and	The proposed development will have minimal or no unreasonable impact on the agricultural activities on the neighbouring farmland.
(d) Not be likely to impose an immediate or contribute to a cumulative requirement for public provision or improvement in reticulated or alternative arrangements for utilities, road access, or community services.	This is not applicable in this case.

5.5 Clause 26.4.3

Clause 26.4.3 of the Scheme outlines the requirement for location of sensitive use development in the Rural Resource Zone.

Objective	
The location of sensitive use development on rural land does not unreasonably interfere with or otherwise constrain –	
Performance Criteria	Response
A1 New sensitive use development must – a) Be located from any agricultural land I. 200m from any agricultural land	P1 New sensitive use development must minimise - a) Permanent loss of land for existing and potential primary industry use;
II. 200m from aquaculture or controlled environment agriculture	b) Likely constraint or interference to existing and potential primary industry on the site and on adjacent land;
III. 500m from extractive industry or intensive animal husbandry;	c) 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; and
IV. 100m from land under a reserve management plan;	d) Adverse effect on the operability and safety of a major road, a railway or a utility.

V. 100m from land designated for production forestry;	
VI. 50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and	
VII. Clear of any restriction imposed by a utility; and	
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;	
Response:	
1. Objective	The subject Lot 1 has minimal to no practical use for agriculture and will provide no unreasonable constraint to future primary industry use on the neighbouring farmland.
2. Acceptable Solution	The proposed dwelling is non-compliant with section a)i. The location of the proposed dwelling is around 11m from actively farmed land.
3. Performance Criteria	<p>The proposed excised lot has no practical use for agriculture.</p> <p>The development will not unreasonably constrain primary industry activities on the neighbouring property. To reduce the risk to an absolute minimum, additional vegetative buffers are proposed (Figure 5).</p> <p>The lot complies with the specified buffers to extractive industries, intensive animal husbandry, reserved land and productive forestry.</p> <p>The property is within the Dial Blythe irrigation district and the proposed development is designed to exploit the availability of irrigation water and the investment into irrigation infrastructure will maximise the productivity and sustainability of the balance of the property.</p> <p>The proposed development will not impact any major roads, railways or utilities.</p>

5.6 Clause 26.4.4

Clause 26.4.4 of the Scheme outlines the requirement for a subdivision.

It is noted that there is no Acceptable Solution, hence the concentration on the Performance Criteria here.

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. It is noted that the purpose of the Rural Resource zone is to:	
Performance Criteria	Response
P1	
(a) A plan of subdivision to reconfigure land must - I. Be required to restructure, resize or reconfigure land for primary industry use; and primary industry use; and II. Not create a new lot.	The proposed development is consistent with this clause. The proposal is compliant with this clause.
(b) A plan of subdivision to create 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 must retain the balance area for primary industry use;	This is not applicable in this case.
(c) 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;	The proposal is compliant with this clause. The proposal is compliant with this clause.
III. Retain the balance area for primary industry use;	The proposal is compliant with this clause.
IV. Minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;	The proposal is compliant with this clause.

V.	Minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and	The proposal is compliant with this clause.
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 for the application of broad scale irrigation development; or	The property is within a proclaimed irrigation district. The proposal maximises the area of agricultural land that will benefit from additional irrigation infrastructure water purchased from the Dial Blythe Irrigation Scheme.
(d)	A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use, including a residential use, must -	
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;	I am informed that is not applicable in this case.
II.	Incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles;	The balance of the title will be amalgamated with property title 121265/2 that have the collective PID 3379749.
III.	Minimise likelihood for the existing use on the reduced area to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and	The proposed development will have no unreasonable impact on the agricultural activities on the balance farmland.
IV.	Retain the lot with a size and shape that -	
a)	Can accommodate the lawful and existing use or development in accordance with the applicable standards for that use; and	I have been informed that the excised lot is capable of containing all water runoff and waste water within its boundaries.
b)	Does not further increase any non-compliance for use or development on the existing lot.	The proposal is compliant with this clause.

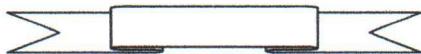
6 Compliance with relevant planning scheme codes

6.1 6.1 Code E1 – bushfire prone areas code

Definitions	Response
<p>A bushfire prone area is defined as;</p> <p>Land that is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bush-prone area shown on an overlay of such a map, land that is within 100m of an area of bushfire vegetation equal to or greater than 1 hectare.</p> <p>Bushfire-prone vegetation is defined as;</p> <p>Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.</p>	<p>There are no maps of bushfire prone areas on the Central Coast Council website.</p> <p>The location of the dwelling on the proposed Lot 1 is within 100m of an area of bushfire vegetation and bushfire management plan is required</p>

7 Conclusions

1. The overall objective of the proposal is to excise a dwelling and around 0.98 ha of land, as Lot 1, that is not required as part of the farm business and is an impediment to its financial performance and longer term sustainability. The funds will be redirected into agricultural development on the balance of the property, including irrigation infrastructure.
2. The proposal is designed to maximise the area of balance land that will continue to be used for agricultural activities. There will be a negligible loss of agricultural land.
3. The excision will create a residential use in a rural resource zone. However the configuration of the excised lot and the proposed buffers will alleviate any unreasonable interference of neighbouring farming activities and vice versa.
4. The proposal is consistent with the purpose, the local area objectives and the desired future character statements of the rural resource zone.
5. The proposal complies with the performance criteria of Clause 26.3.3 of the Central Coast Interim Planning Scheme 2013.
6. The proposal also complies with the performance criteria of Clause 26.4.3 and 26.4.4.
7. Central Coast Council Code E1 (bush fire risk) does apply to this proposal, and a Bushfire Hazard Report (report no. 17000058) has been prepared by Castellan Consulting outlining the preventative bushfire management requirements and recommendations.



8 Appendix-1

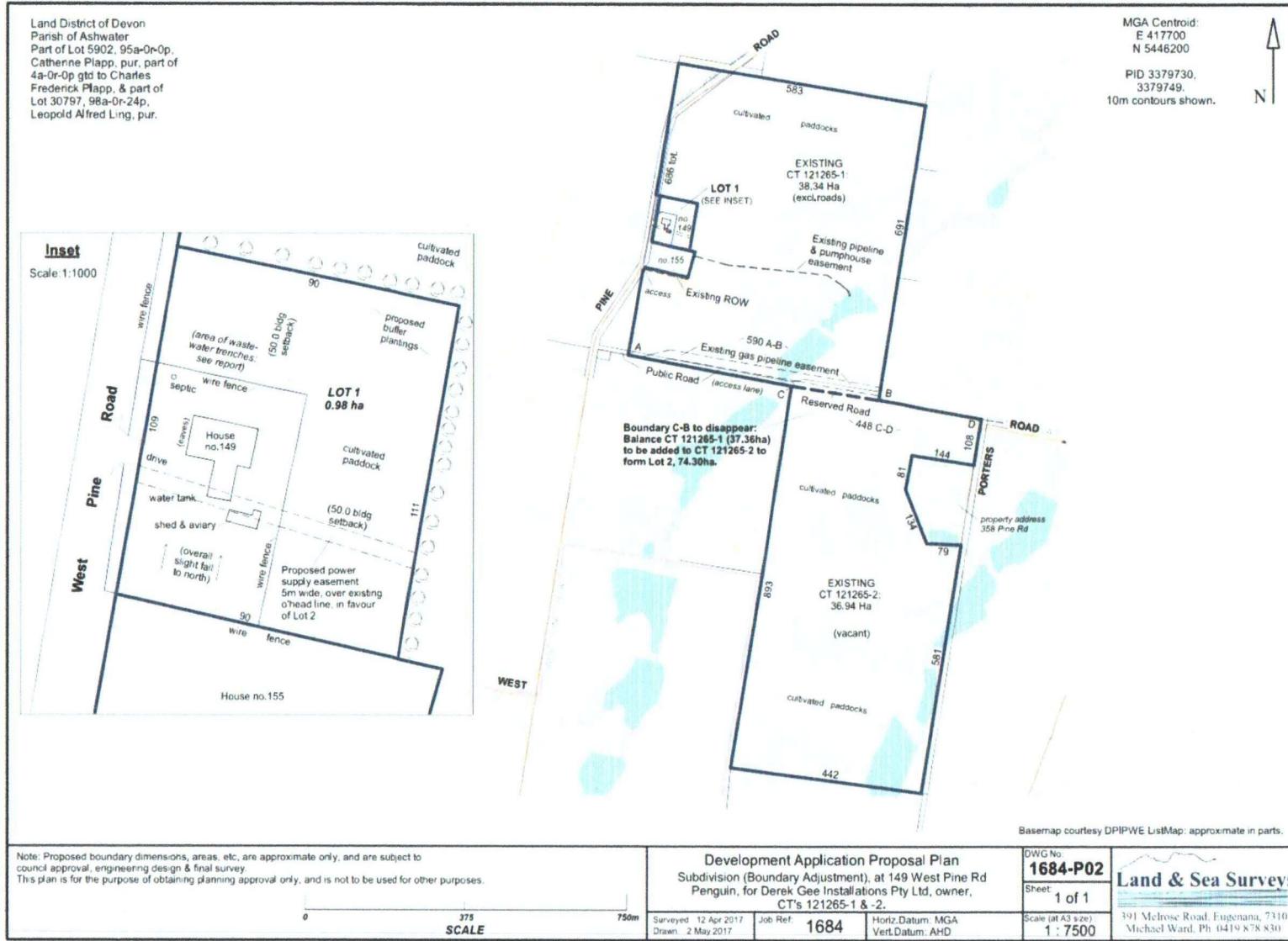


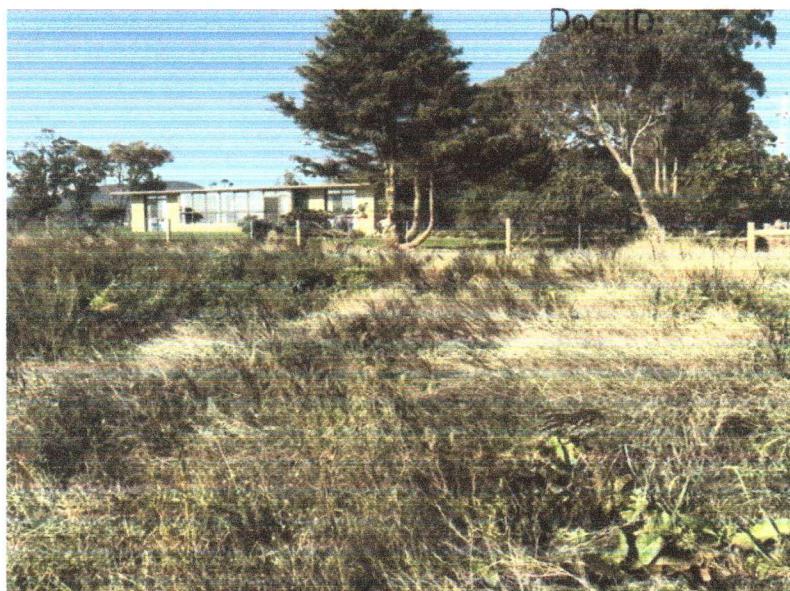
Figure 5; property subdivision and adherence of adjoining property titles (source; Land & Sea Surveys)

SITE SUITABILITY ASSESSMENT FOR A PROPOSED 2 LOT SUBDIVISION

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 23 MAY 2017

Application No:



149 West Pine Road, Penguin

May 2017

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Introduction

This assessment follows a request to ascertain if the land proposed for the 2 lot subdivision is suitable for the installation of onsite wastewater disposal systems & to ensure that the subdivision will not impact upon the existing wastewater disposal system on the proposed Lot 1. The request was on behalf of the owner Mr Derek Gee.

The proposed site plan with preferred lots is presented in Figure 1. The assessment provides an appraisal of suitability of onsite wastewater disposal system for the proposed lot 1.

Methodology

This wastewater assessment is based on the subdivision plan prepared by Land & Sea Surveys. A site visit was undertaken on the 19th April 2017 and the soil was assessed on each of the proposed lots. The approximate location of these test holes are illustrated on the subdivision plan (Figure 1), and a soil profile index is attached (Appendix D).

The assessment was carried out in accordance with AS 1547 – 2012 and using the AIEH recognised *Trench 3™* program. The methodology for the assessment is in Appendix A. The modelling results are representative of the proposed lot only and a detailed design will be required for each new lot when Building approval is sought.

In preparing the assessment, the following documentation has been reviewed:

- Google Earth/Maps Imagery
- Subdivision plan prepared by Lester Franks
- Tasmania Department of Mines Geological Atlas
- Bureau Of Meteorology Rainfall Data

Site and Soil Evaluation Results

Topography

Due to the size of the lots, the slopes vary significantly from 2 to 8 degrees. The aspect of both lots is north/north easterly with both lots receiving good amounts of air movement and sunlight. The soils consist of clay loam & appear to drain well.

Vegetation

The vegetation consists of a mixture of crops (potatoes), grassland and exotic trees and shrubs surrounding the existing dwelling.

Soils and Geology

The soils throughout the site consist of Category 4 – clay loams (soil profile attached in Appendix D). The assessment concurs with the Tasmania Department of Mines Geological map – Tertiary Basalt.

Site Limitations and Constraints

We have conducted a site evaluation for both proposed lot 1 and the balance plot.

There were some site features may restrict wastewater disposal. The issues that were identified were:

- Potentially a large volume of wastewater
- Cation exchange capacity

Positive aspects for the land overall include:

- Large land areas (for wastewater disposal)
- Good drainage
- Low - Medium density of other wastewater systems
- Deep soils

Existing Wastewater Disposal System (Lot 1)

The existing disposal system consists of a septic tank (size unknown) and absorption trenches. At the time of the inspection the system appeared to be working **ineffectively** with some areas of seepage towards the north of the existing dwelling.

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides a recommended preliminary design.

This assessment assumes a 4 bedroom dwelling on tank water. The design assumes 2 people per bedroom generating 120L of wastewater / person / day = $8 \times 120 = 960\text{L} / \text{day}$. This is a large potential loading and has been used to provide a level of conservatism into the design.

This assessment has determined that a conventional septic system with a trench based disposal area is sustainable for the proposed balance lot in the subdivision. The use of an AWTS with a surface / sub-surface irrigation field is a second option. The disposal area was calculated using Clay Loam (soil category 4).

For the preliminary design, the primary disposal area would comprise of three adsorption beds each 20m long x 1m wide at 600mm deep (or equivalent length) requiring a primary disposal area of 360m². A further 360m² is available as a backup area if required. Therefore a total disposal area of 720m² is required. This includes a viral dieback setback distance of 8m. A new 300 L septic tank is recommended also.

For the second option for onsite wastewater disposal would involve treating the wastewater in an AWTS system, and disposing of the treated effluent by either surface or sub-surface irrigation. The area required for this is $A=Q/\text{DIR}$; $A=960/3.5$; $A=274.28$ (Therefore the irrigation area would need to be 280m²).

In summary our assessment recommends that for the proposed balance lot, there is more than ample land available for onsite wastewater management. The methods of treatment and disposal will depend on a separate SSE being prepared for the new lot and could include:

- Conventional septic tank systems with trenches
- Conventional septic tank systems with evapo-transpiration beds
- Aerated wastewater treatment systems with surface irrigation
- Aerated wastewater treatment systems with subsurface irrigation

Conclusion

It is concluded that the land assessed is suitable for a subdivision of the proposed two lots (including the balance lot) with the use of either a conventional septic or an AWTS.

If 3-4 bedroom dwelling is constructed on the proposed new lot with the use of a conventional septic system, a minimum disposal area of 720m² (with 100% backup area included) is required for each lot. Given that the proposed larger lot is over 38 hectares it is deemed that there is sufficient area for a dwelling other outbuildings and access.

Lot 1 – Existing dwelling.

To allow for the wastewater system to be replaced on the existing dwelling, as well as allowing for a 100% reserve area, it is recommended that the proposed boundary to the north of the existing dwelling be a minimum of 34m from the northern wall of the dwelling.

There is more than adequate room to the north of the dwelling as the proposed boundary is 50m from the existing dwelling (due to the recommendations contained within the bushfire assessment).

This will allow for new trenches to be constructed (with a 4m separation distance between trenches) a 100% reserve area as well as the required 9m viral dieback setback distance to a downslope boundary.

See site plan for proposed layout.

A separate wastewater assessment should be conducted for the existing dwelling to correct the current failing wastewater disposal system.

Appendix A – Site and Soil Evaluations Methodology

The SSE is a report that identifies any significant issue that may inhibit or retard wastewater disposal. When an issue is identified then ways to ameliorate the impacts are considered. The outcomes of this process may result in the development being modified to try and resolve the issue. A SSE consists of 3 components: site capability, environmental sensitivity and assessment report

Site Capability

Site capability parameters include:

- Design area
- Density of disposal systems
- Slope angle
- Slope form
- Surface drainage
- Flood potential
- Heavy rain events
- Aspect
- Frequency of strong winds
- Wastewater volume
- Sodium Absorption Ratio (SAR) of septic tank effluent
- SAR of sullage
- Soil thickness
- Depth to bedrock
- Surface rock outcrop
- Cobbles in soil
- Soil pH
- Soil bulk density
- Soil dispersion
- Adopted permeability
- Long term acceptance rate and Design loading

Environmental Sensitivity

Environmental Sensitivity parameters include:

- Cation exchange capacity
- Phosphorus absorption capacity
- Annual rainfall
- Minimum depth to water table
- Annual nutrient load
- Groundwater environmental values
- Minimum separation distance required
- Risk to adjacent bores
- Surface water environmental values
- Distance to nearest surface waters
- Distance to nearest other features
- Risk of slope instability
- Distance to landslip

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides a recommended design including the size of the disposal field. In this case the design is indicative only, and the design is not be used for any particular dwelling or lot.

Appendix B – Trench 3 Assessment Results

Sustainable Environmental Assessment & Management (SEAM)

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

Site Capability Report **Proposed Subdivision**

Assessment for	Derek Gee derekgee@dgi.net.au	Assess. Date	26-Apr-17
Assessed site(s)	149 West Pine Road, Penguin 7316	Ref. No.	17034
Local authority	Central Coast Council	Site(s) inspected	19-Apr-17

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

Alert	Factor	Units	Value	Coefid		Limitation		Remarks
				level	Trench	Amended		
	Expected design area	sq m	3,400	V. high	Very low			
	Density of disposal systems	/sq km	5	Mod.	Very low			
	Slope angle	degrees	5	V. high	Very low			
	Slope form	Straight simple		V. high	Low			
	Surface drainage	Good		High	Very low			
	Flood potential	Site floods <100 yrs		Mod.	Very low			
	Heavy rain events	Infrequent		Mod.	Moderate			
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low			
	Frequency of strong winds	Common		High	Low			
	Wastewater volume	L/day	960	Mod.	High	Moderate	Other factors lessen impact	
	SAR of septic tank effluent		2.0	Mod.	Low	No change		
	SAR of sludge		2.5	Mod.	Moderate	No change		
	Soil thickness	m	1.2	High	Very low	Moderate		
	Depth to bedrock	m	2.0	Mod.	Low	No change		
	Surface rock outcrop	%	0	V. high	Very low			
	Cobbles in soil	%	0	V. high	Very low			
	Soil pH		7.0	Guess	Very low		Other factors lessen impact	
	Soil bulk density	gm/cub. cm	15	Guess	Low			
	Soil dispersion	Emerson No.	8	High	Very low			
	Adopted permeability	m/day	0.27	High	Low			
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact	

Sustainable Environmental Assessment & Management (SEAM)

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

Environmental Sensitivity Report Proposed Subdivision

Assessment for	Derek Gee derekgee@dgi.net.au	Assess. Date	26-Apr-17
Assessed site(s)	149 West Pine Road, Penguin 7316	Ref. No.	17034
Local authority	Central Coast Council	Site(s) inspected	13-Apr-17

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

Alert	Factor	Units	Value	Confid		Limitation		Remarks
				Level	Trench	Amended		
A	Cation exchange capacity	mmol/100g	40	Mod.	High	No change		
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate			
	Annual rainfall excess	mm	283	High	Moderate			
	Min. depth to water table	m	2	High	Low			
	Annual nutrient load	kg	10.7	Guess	Moderate	No change		
	G'water environ. value Agric sensit/dom irrig			High	Moderate			
	Min. separation dist. required	m	9	High	Very low	Low	Other factors increase impact	
	Risk to adjacent bores						Factor not assessed	
	Surf. water env. value Agric sensit/dom drink			High	Moderate			
	Dist. to nearest surface water	m	300	High	Low			
	Dist. to nearest other feature	m	100	High	Low			
	Risk of slope instability		Very low	High	Very low			
	Distance to landslip	m	1000	High	Very low			

Cation exchange capacity has been noted in the design.

Sustainable Environmental Assessment & Management (SEAM)

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

Assessment Report Proposed Subdivision

Assessment for	Derek Gee	Assess. Date	26-Apr-17
	derekgee@dgi.net.au	Ref. No.	17034
Assessed site(s)	149 West Pine Road, Penguin 7316	Site(s) inspected	19-Apr-17
Local authority	Central Coast Council	Assessed by	Jamie Wood

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental Suitability issues are reported separately, where Alert column flag factors with high (H) or very high (HH) indicate which probably require special consideration for system design. Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 960 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 320

Sullage volume (L/day) = 640

Total nitrogen (kg/year) generated by wastewater = 6.9

Total phosphorus (kg/year) generated by wastewater = 3.9

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	61	37	43	73	91	101	116	127	114	80	72	68
Adopted rainfall (R, mm)	67	41	54	80	100	111	130	140	125	88	79	75
Retained rain (R _r , mm)	60	37	43	72	90	100	117	126	113	79	71	68
Max. daily temp. (deg. C)	21	21	20	18	15	14	13	13	14	16	18	20
Evapotrans (ET, mm)	78	65	62	53	43	50	48	46	50	60	65	74
Evapotr. less rain (mm)	18	28	13	-19	-42	-50	-63	-78	-62	-20	-6	7

Annual evapotranspiration less retained rain (mm) = -283

Soil characteristics

Texture = Clay Loam

Category = 4 Thick. (m) = 12

Adopted permeability (m/day) = 0.27

Adopted LTAR (L/sq m/day) = 17

Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed off on the site

The preferred method of on-site primary treatment: In dual purpose septic tank(s)

The preferred method of on-site secondary treatment: In-ground

The preferred type of in-ground secondary treatment: Trench(es)

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 60

Width (m) = 1

Depth (m) = 0.6

Total disposal area (sq m) required = 720

comprising a Primary Area (sq m) of: 360

and a Secondary (backup) Area (sq m) of: 360

Sufficient area is available on site

Comments

See full report for details

Appendix C – Site Photos

Looking over Lot 1 (Existing dwelling)



Looking East over the proposed Balance Lot (Potatoes)



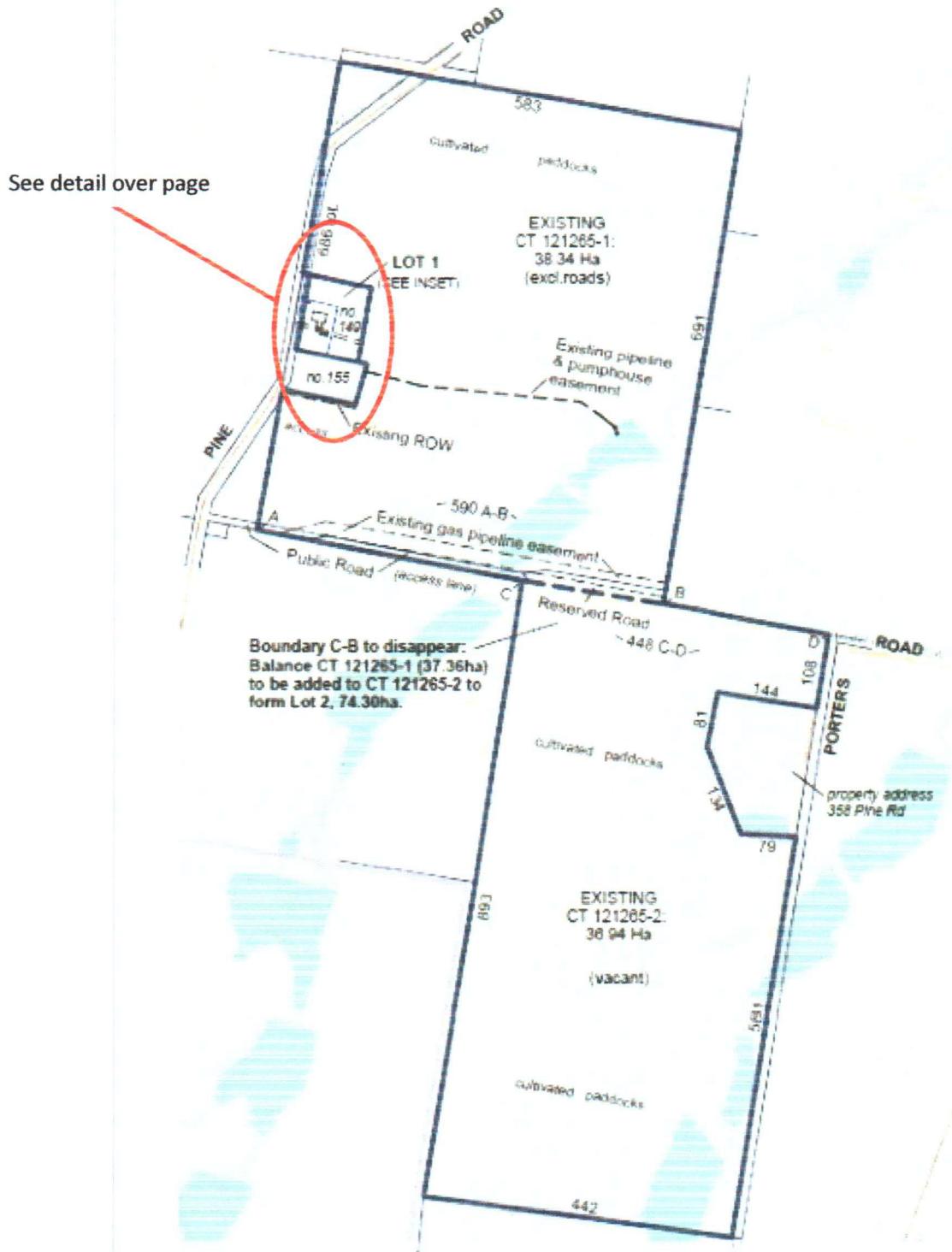


Figure 1: Subdivision Layout (By Land & Sea Surveys)

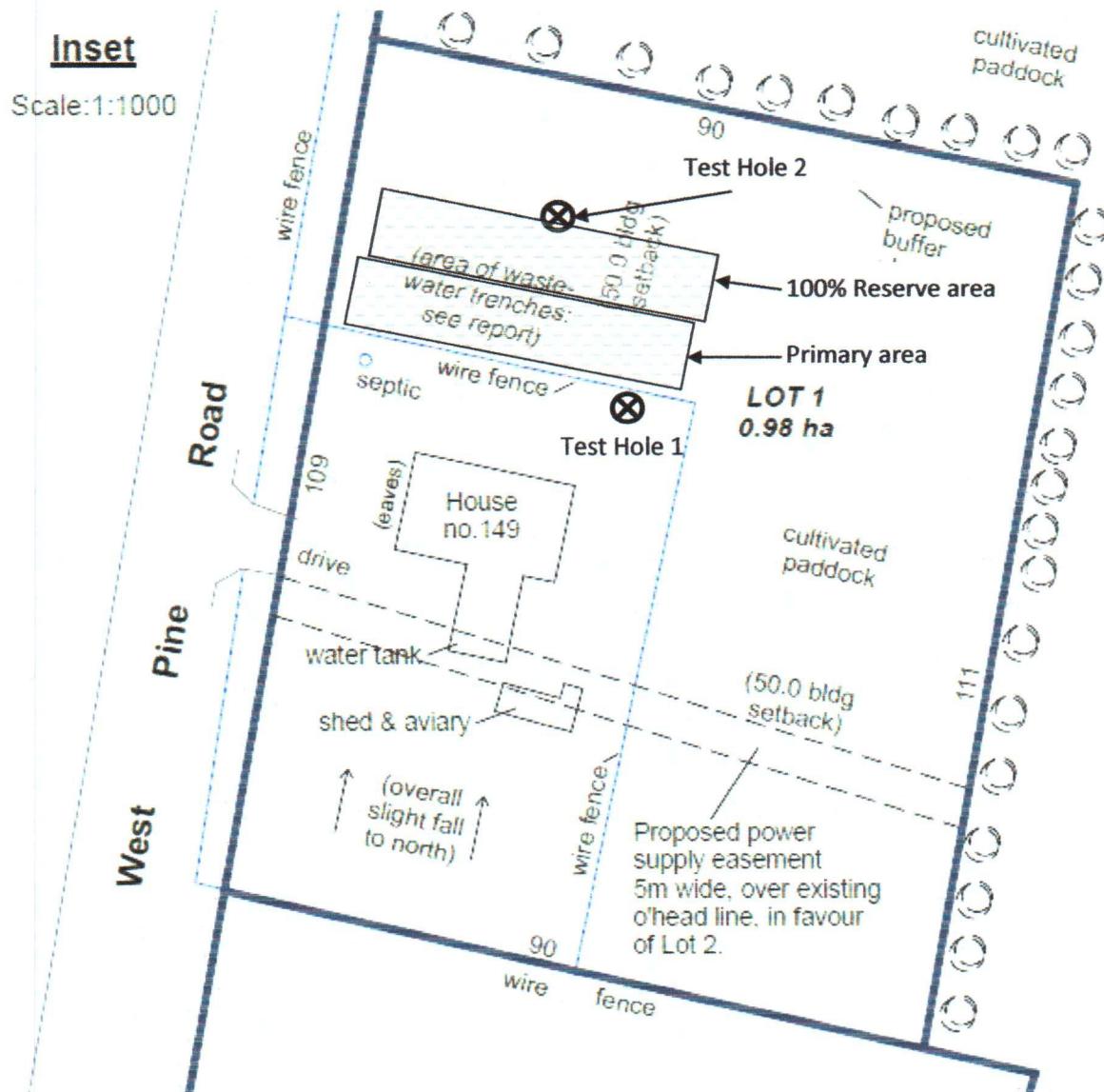
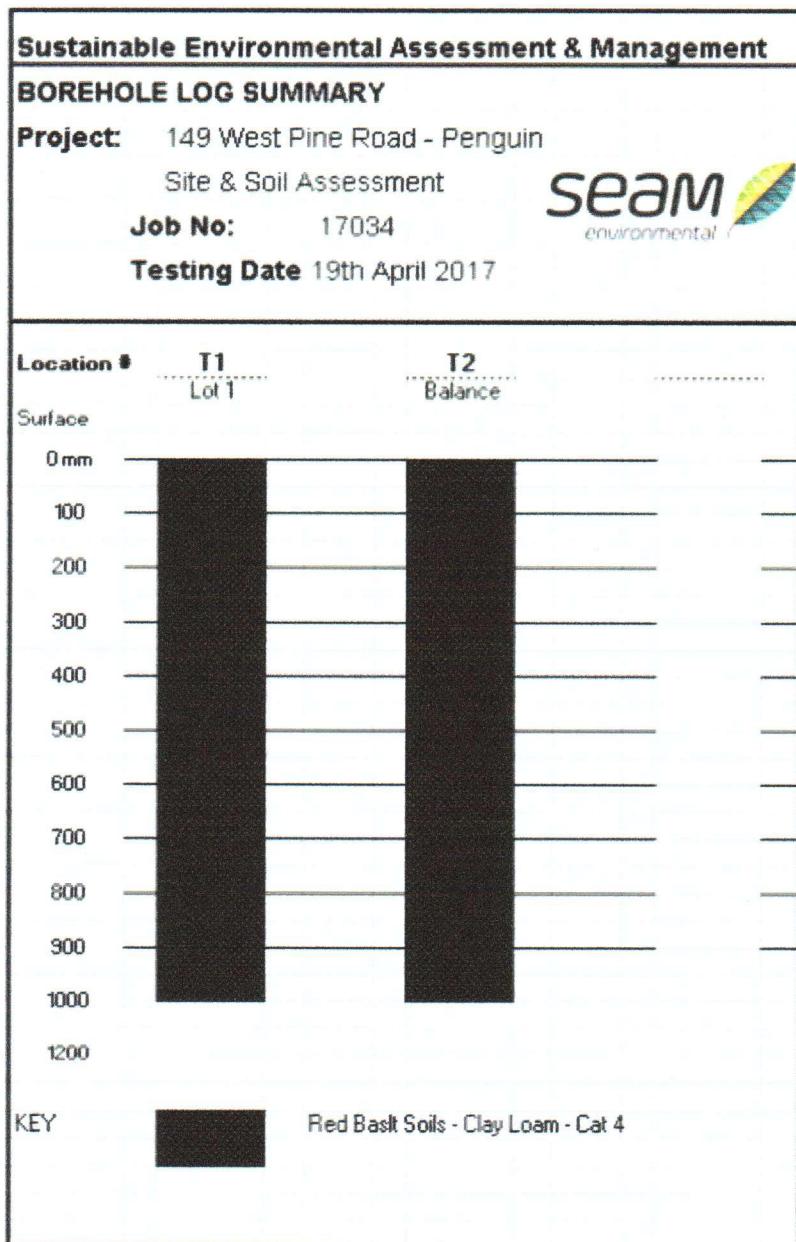


Figure 2: Subdivision Layout Detail (By Land & Sea Surveys)

Appendix D – Soil Profiles



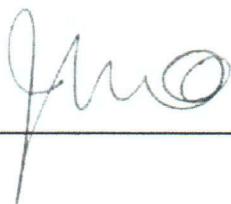
RECOMMENDED SYSTEMS DESIGNS

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

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

DESIGNER	
Name of Organisation	Sustainable Environmental Assessment and Management (SEAM)
Address	PO Box 2064, Lower Sandy Bay TAS 7005
Phone	(03) 6228 1600
Mobile	0419 330 686
Designed By	J.Wood
Reviewed By	J.Wood

Signed



Date 3rd May 2017



Bushfire Hazard Report

**149 West Pine Road
Penguin
TAS 7316**

Report No. 17000058

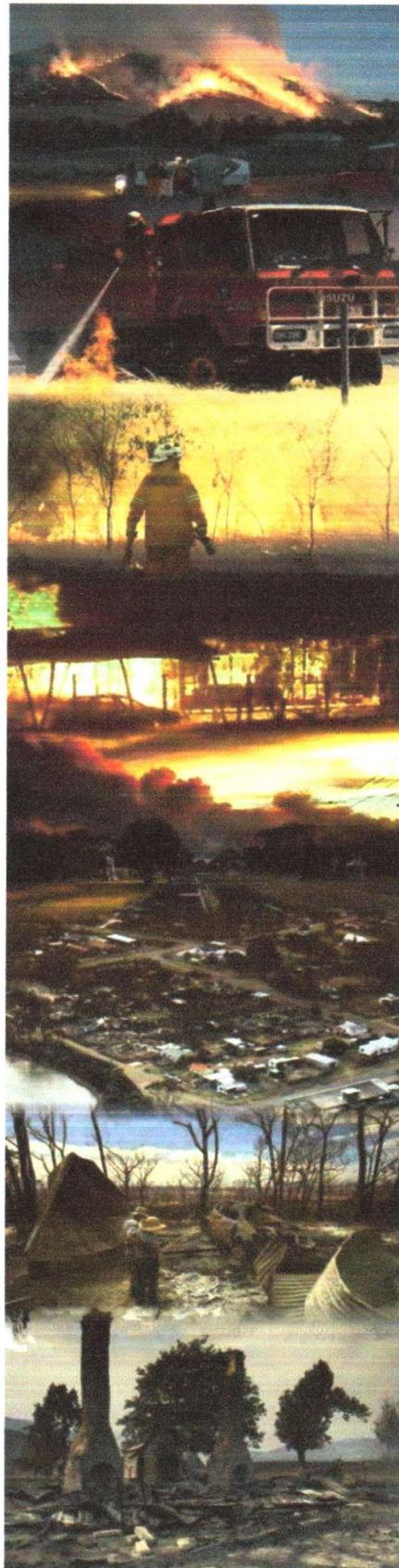
Date: May 2, 2017

**CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**

Received: 23 MAY 2017

Application No:

Doc. ID:



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Revision No	Date	Content
0	3/05/2017	

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ATTACHMENT 1: DEVELOPMENT APPLICATION PROPOSAL PLAN

ATTACHMENT 2: BUSHFIRE HAZARD MANAGEMENT PLAN

1. EXECUTIVE SUMMARY

The Bushfire Hazard Report has been prepared to provide advice and assess the risk of bushfire for the proposed development with reference to the provisions of the Interim Planning Directive No. 1.1 Bushfire Prone Area Code given effect on the 23 February 2017.

A Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100m of the development site and the slope of the land; using the simplified method specified in AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas*.

The established Bushfire Attack Level (BAL) has a direct reference to the construction methods and techniques to be implemented for the construction of buildings, road access and water supply on the site. Further it provides specified distances for vegetation Hazard Management Areas to be established around the buildings and maintained in perpetuity.

The proposed development is for the sub-division of CT121265 -1 to form a new allotment comprising the existing dwelling and approximately 0.98 hectares of land, to be known as CT121265 -1, with the balance of the original allotment to be consolidated with CT121265-2, as shown on the Development Application Proposal Plan at Attachment 1.

The vegetation on the allotment currently comprises unmanaged grassland. There is an existing dwelling with managed garden.

Subject to the recommendations listed below being implemented in the design and construction of the development; the proposal will achieve the objectives of the acceptable solutions and/or performance criteria of the Bushfire-Prone Areas Code, and satisfy the requirements of the Tasmanian Building Regulations and Building Code of Australia.

- 1. HAZARD MANAGEMENT AREA:** - The establishment and ongoing maintenance of vegetation management areas for **BAL-LOW** in accordance with AS3959 as specified and shown on the Bushfire Hazard Management Plan (Attachment 2);
- 2. BUILDING CONSTRUCTION REQUIREMENTS:** - All buildings are constructed in accordance with Australian Standard 3959-2009 for the Bushfire Attack Level (BAL) specified in recommendation 1 (above).

3. STANDARDS FOR PROPERTY ACCESS:

Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres;
---	---

	<p>(9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</p> <p>(10) Terminate with a turning area for fire appliances provided by one of the following:</p> <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
--	---

4. STATIC WATER SUPPLY FOR FIRE FIGHTING: -

Distance between building area to be protected and water supply	The following requirements apply:
Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) 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; (3) 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; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) 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 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times;

	<ul style="list-style-type: none"> (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (8) 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 (9) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (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 water connections	<ul style="list-style-type: none"> (1) 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: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: <ul style="list-style-type: none"> (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

5. BUSHFIRE PROTECTION MEASURES: - To reduce the risks associated with bushfire attack ongoing maintenance of bushfire protection measures, including the water supply and private access construction, are to be undertaken by successive owners in accordance with the Bushfire Hazard Management Plan (Attachment 2).

6. OWNERS RESPONSIBILITIES: - Owners are obligated to maintain the specified protection measures and ensure a copy of the report is provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures in to the future.

2. INTRODUCTION

Bushfire is a continual part of the Tasmanian environment, members of the community living in and around an area of bushfire risk need to be prepared for the inevitable. Good planning, preparation and maintenance will minimise the threat.

The Bushfire Hazard Report has been prepared to provide advice and assess the risk of bushfire for the proposed development with reference to the provisions of the Interim Planning Directive No. 1.1 Bushfire Prone Area Code given effect on the 23 February 2017, on land defined as;

- (a) *land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *where there is no overlay on a planning scheme map, land that is within 100 metres of an area of bushfire-prone vegetation equal to or greater than one hectare. (Interim Planning Directive No. 1.1.)*

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100m of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas*; and includes;

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land
- Orientation and predominant fire risk
- Other features contributing to bushfire risk.

The proposed development is for the sub-division of CT121265-1 to form a new allotment comprising the existing dwelling and approximately 0.98 hectares of land, to be known as CT121265-1, with the balance of the original allotment to be consolidated with CT121265-2, as shown on the Development Application Proposal Plan at Attachment 1.

3. SCOPE & LIMITATIONS

Scope - This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016, Regulations 2016, the Directors Determination 2017, the Building Code of Australia, Australian Standard AS 3959-2009, Construction of buildings in bushfire-prone areas, and Interim Planning Directive No. 1.1 Bushfire Prone Area Code* given effect on the 23 February 2017.

Limitations - The site assessment has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. TasWater Corporation indicates flow rates and water pressure from existing fire hydrants may fail to comply with minimum specified requirements. It cannot be assumed that access to existing Water Corporation infrastructure and hydrants will meet the standards.

5. Although water supply as specified above may be in compliance with the requirements of the Building Code of Australia and Australian Standards the supply flows and pressures may not be attainable under heavy demand.
6. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or future occupants in the event of a Bushfire.
7. No warranty is offered or inferred for any buildings constructed within the subdivision in the event of a bushfire.

No action or reliance is to be place on this report; other than for which it was commissioned.

4. EXISTING PROPERTY

Site Aerial
Photo:



Property address:	149 West Pine Road, Penguin
Certificate of Title:	Volume: 121265 Folio: 1 & 2
Council:	Central Coast Council
Site Context:	The allotment is zoned Rural Resource in the Central Coast Interim Planning Scheme 2013. The vegetation on the subject Lot for a distance of more than 100m from the existing dwelling is unmanaged grassland.
Road access	There is an existing unsealed private access road from West Pine Road approximately 20 m in length. This will comply with the design and construction requirements for property access.
Water supply	There is no existing compliant firefighting water supply and a reticulated water supply is not available.

5. PROPOSED USE AND DEVELOPMENT

Description / Type of work: The proposed development is for the sub-division of CT121265 -1 to form a new allotment comprising the existing dwelling and approximately 0.98 hectares of land, to be known as CT121265 -1, with the balance of the original allotment to be consolidated with CT121265 -2, as shown on the Development Application Proposal Plan at Attachment 1.

The existing access road is in accordance with Section 9 of this report.

The vegetation on the new allotment surrounding the dwelling will be managed to provide a minimum fuel condition.

6. VEGETATION ANALYSIS

Vegetation analysis has been undertaken from the site for a distance of greater than 100 metres. The following vegetation description and information was current at the time of the site inspection.

Vegetation photos.

Northern Aspect



Eastern Aspect



Southern Aspect



Western Aspect



Fire Danger Index (FDI) of 50 (1090°K) for Tasmania.

Vegetation Classification	North	x	East	x	South	x	West	x
	North-East		South-East		South-west		North-West	
Group A - Forest								
Group B - Woodland								
Group C - Shrub-land								
Group D - Scrub								
Group E - Mallee/Mulga								
Group F - Rainforest								
Group G - Grassland	x		x		x		x	

Exclusions (see below)				
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Distance to Classified Vegetation	<13m	<12m	>50m	>50m
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Effective Slope	Upslope/0°		Upslope/0°	x	Upslope/0°	x	Upslope/0°	x
	Downslope							
Slope under classified vegetation	>0 to 5	x	>0 to 5		>0 to 5		>0 to 5	
	>5 to 10		>5 to 10		>5 to 10		>5 to 10	
	>10 to 15		>10 to 15		>10 to 15		>10 to 15	
	>15 to 20		>15 to 20		>15 to 20		>15 to 20	

Exclusions - AS3959 Clause 2.2.3.2

The Bushfire Attack Level shall be classified BAL—LOW where the vegetation is one or a combination of any of the following:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

BAL value for each orientation on the site	19	19	LOW	LOW
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7. BUSHFIRE ATTACK LEVEL (BAL) Existing Vegetation

BAL—LOW The risk is considered to be **VERY LOW**. - There is insufficient risk to warrant any specific construction requirements but there is still some risk.

BAL—12.5 The risk is considered to be **LOW**. - There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m²

BAL—19	The risk is considered to be MODERATE. - There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m ²
BAL—29	The risk is considered to be HIGH. - There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m ²
BAL—40	The risk is considered to be VERY HIGH. - There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m ²
BAL—FZ	The risk is considered to be EXTREME. - There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m ²

Taking into account the vegetation assessment in Section 6 the Bushfire Attack Level for the existing vegetation on the site is **BAL – 19**

8. SPECIFIED HAZARD MANAGEMENT AREA

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than, the separation distance specified for the Bushfire attack levels (BAL) in Table 2.4.4 of *Australian Standard 3959-2009 Construction of Buildings in Bushfire Prone Areas*. Where the Hazard Management Areas can be increased between the building and the classified vegetation the risk from bushfire attack can be reduced.

The separation distance for the specified Hazard Management Area is shown on the attached Bushfire Hazard Management Plan measured from the external walls of the building, or supporting posts or columns as detailed in AS3959 Cl 2.2.4 Note 1, in metres along the ground to the bushfire hazard vegetation.

A copy of the Bushfire Hazard Management Plan is to be provided to all current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property in to the future.

Distance from Predominant vegetation for BAL-LOW	North	East	South	West
	>50m	>50m	>50m	>50m
	metres	metres	metres	metres

Hazard Management Areas

Hazard Management Area includes the area to protect the buildings as well as the access and water supplies. The minimum setback distances between the perimeter of the building and the edge of the classified vegetation are as detailed above and on the BHMP. The vegetation in the Hazard Management Area must be maintained as 'low threat vegetation'. A definition extracted from AS3959-2009 is provided below.

Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of a bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm).

Maintenance Schedule

- Removal of fallen limbs, leaf and bark litter
- Cut lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch
- Complete under-brushing and thin out the understorey
- Prune low hanging trees to 1.5 metres above ground to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation of 3 metres.
- Minimise storage of petroleum fuels
- Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building
- Ensure 10,000 litres of dedicated water supply for firefighting is available
- Check and test firefighting pumps and hoses

While you should remove all trees next to buildings, it is advantageous to retain some established trees in the Hazard Management Area. Leaving some trees helps to trap embers and reduce wind speeds around the building.

Remove selected small trees to create clumps separated by open area, rather than continuous strips of vegetation. Prune lower branches and shrubs. Minimise fine fuels at ground level, Mow, slash and rake.

9. PROPERTY ACCESS

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the buildings or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Photo:
Existing access road from West Pine Road



Access Location:	The property is accessed directly from West Pine Road.
Access Type:	An existing access road is provided that incorporates a turning area.
Assessment Result:	Internal access roads are to be constructed as specified below;

STANDARDS FOR PROPERTY ACCESS:

Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
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10. WATER SUPPLY

Access must be provided at all times to a sufficient supply for fire fighters and residents to defend buildings on the site.

The exterior elements of a building in a designated Bushfire prone area must be within reach of -

- (i) A 120m long hose (lay) connected to a fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A 90m long hose (lay) of a stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

Water Supply: On-site "Private" water storage supply is to be provided.

Firefighting Supply Type: There is no existing compliant firefighting water supply.

Assessment Result: **A NEW stored water supply is to be installed as specified below:**

STATIC WATER SUPPLY FOR FIRE FIGHTING: -

Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <p>(1) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</p> <p>(2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</p>
Static Water Supplies	<p>A static water supply:</p> <p>(1) May have a remotely located offtake connected to the static water supply;</p> <p>(2) 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;</p> <p>(3) 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;</p> <p>(4) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(5) 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 400 mm of the tank exterior is protected by:</p> <p>(a) metal;</p> <p>(b) non-combustible material; or</p> <p>(c) fibre-cement a minimum of 6 mm thickness.</p>

Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (8) 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 (9) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (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 water connections	<ul style="list-style-type: none"> (1) 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 Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: <ul style="list-style-type: none"> (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

11. OUTBUILDINGS

Outbuildings are to be a minimum of 6 metres from the main building or shall be located and contained within a specified Hazard Management Area and designed, constructed and maintained in accordance with AS3959-2009.

12. INCREASED RISK

Not applicable

13. BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

The following conditions are to be incorporated into any Bushfire Hazard Management Plan and subsequently the design of any building on the subject site.

1. **HAZARD MANAGEMENT AREA:** - The establishment and ongoing maintenance of vegetation management areas for **BAL-LOW** in accordance with AS3959 as specified and shown on the Bushfire Hazard Management Plan (Attachment 2);
2. **BUILDING CONSTRUCTION REQUIREMENTS:** - The Bushfire Attack Level for the proposed development has been assessed as BAL-LOW and in accordance with Section 4 of AS3959 no specific bushfire construction requirements are applicable.
3. **STANDARDS FOR PROPERTY ACCESS:**

Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to the property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
---	--

4. STATIC WATER SUPPLY FOR FIRE FIGHTING: -

Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) 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; (3) 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; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) 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 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (8) 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 (9) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (a) Visible;

	<ul style="list-style-type: none"> (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 water connections	<ul style="list-style-type: none"> (1) 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: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) The following requirements: <ul style="list-style-type: none"> (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

5. **BUSHFIRE PROTECTION MEASURES:** - To reduce the risks associated with bushfire attack ongoing maintenance of bushfire protection measures, including the water supply and private access construction, are to be undertaken by successive owners in accordance with the Bushfire Hazard Management Plan (Attachment 2).

6. **OWNERS RESPONSIBILITIES:** - Owners are obligated to maintain the specified protection measures and ensure a copy of the report is provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures in to the future.

14. CONCLUSIONS AND RECOMMENDATIONS

Based on the above assessment it is concluded that the following elements are required as shown on the BHMP (Attachment 2);

- Hazard management areas are to be provided as shown on the BHMP and detailed in Section 8 of this report,
- Property access is to be provided in accordance with Section 9 of this report, and
- A fire fighting water supply is provided in accordance with Section 10 of this report.

With these elements in place the BHMP provides an acceptable level of performance for bushfire protection and is provided to the responsible designer to satisfy the requirements of Interim Planning Directive 1.1.

15. REFERENCES

Building Act 2016 (Tas)

Building Regulations 2014 (Tas)

Building Regulations 2016 (Tas)

Central Coast Interim Planning Scheme 2013

Australian Building Codes Board, *National Construction Code Volume 2 - Class 1 and 10 Buildings*. 2016.

Department of Justice - Building Standards and Occupational Licensing, *Determination - Director of Building Control - Requirements for Building in Bushfire-Prone Areas - Building Act 2000*.

Department of Justice - Building Standards and Occupational Licensing, *Determination - Director of Building Control – Application of Requirements for Building in Bushfire-Prone Areas - Building Act 2000*.

Standards Australia, *AS 3959-2009 - Construction of buildings in bushfire-prone areas - Incorporating 3 Amendments*. 2009, Standards Australia.

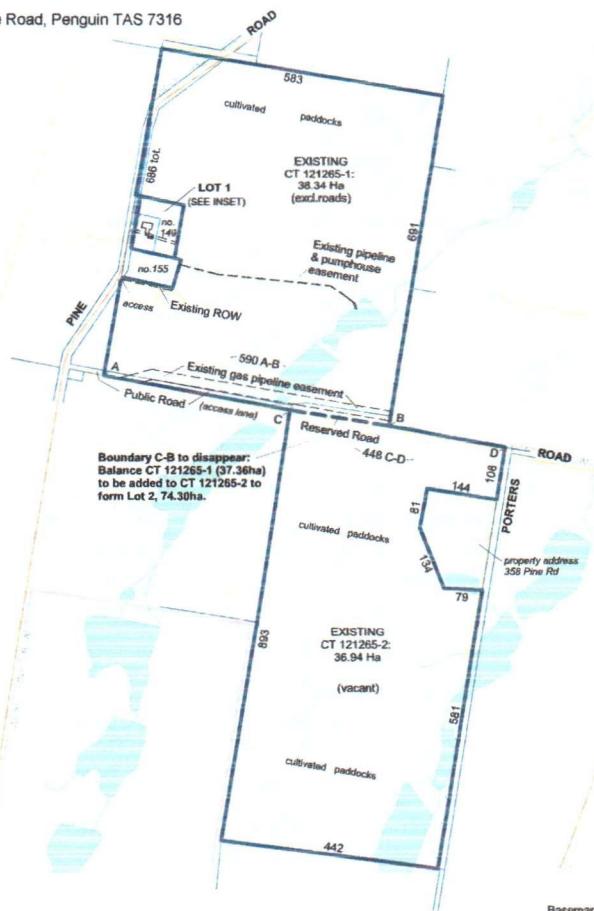
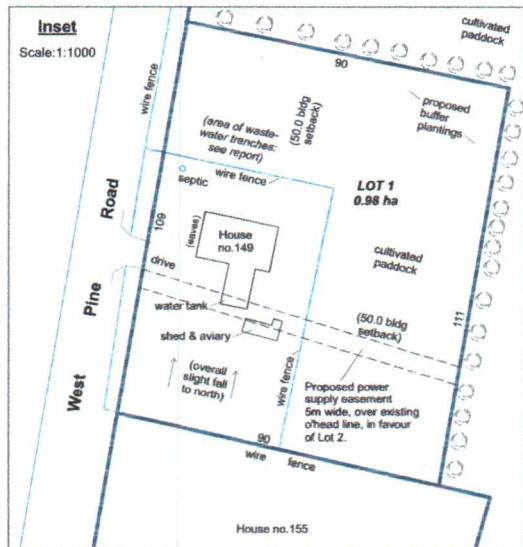
Tasmania Fire Service - Chief Officer, *Bushfire Hazard Advisory Note No 4 - 2016*.

Draft Planning Directive No. 5.1, Bushfire Prone Areas Code (issued as Interim Planning Directive No. 1.1)

Land District of Devon
 Parish of Ashwater
 Part of Lot 5902, 95a-0r-0p,
 Catherine Plapp, pur, part
 4a-0r-0p gld to Charles
 Frederick Plapp, & part of
 Lot 30797, 98a-0r-24p,
 Leopold Alfred Ling, pur.

Attachment 1
 Development Application Proposal Plan for 149 West Pine Road, Penguin TAS 7316

MGA Centroid:
 E 417700
 N 5446200
 PID 3379730,
 3379749.
 10m contours shown.



Basemap courtesy DPI/PWE ListMap: approximate in parts.

Note: Proposed boundary dimensions, areas, etc, are approximate only, and are subject to council approval, engineering design & final survey.
 This plan is for the purpose of obtaining planning approval only, and is not to be used for other purposes.

0 375 750m
 SCALE

Development Application Proposal Plan
 Subdivision (Boundary Adjustment), at 149 West Pine Rd
 Penguin, for Derek Gee Installations Pty Ltd, owner,
 CT's 121265-1 & -2.

DWG No:
1684-P02
 Sheet:
 1 of 1

Land & Sea Surveys
 391 Meiros Road, Eugenana, 7310
 Michael Ward, Ph. 0419 878 830

Surveyed: 12 Apr 2017 Job Ref: 1684 Horiz.Datum: MGA

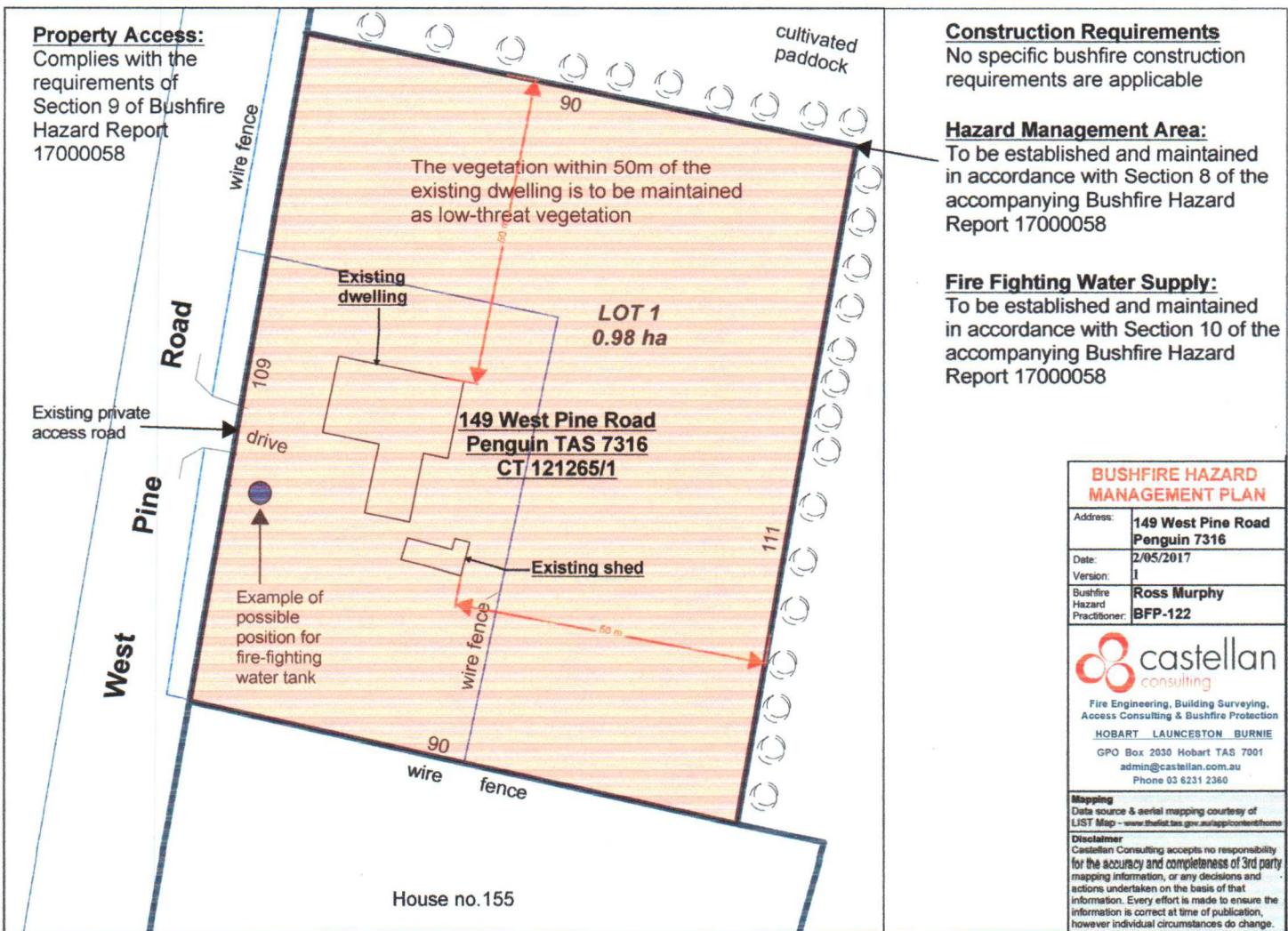
Drawn: 2 May 2017 Vert.Datum: AHD

Scale (at A3 size):
 1 : 7500

Attachment 2

Bushfire Hazard Management Plan for 149 West Pine Road, Penguin TAS 7316

1 of 2



Attachment 2

Bushfire Hazard Management Plan for 149 West Pine Road, Penguin TAS 7316 2 of 2

Bushfire Hazard Management Plan



HAZARD MANAGEMENT AREA

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to:

- Prevent flame impingement on the building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

The Bushfire Prone Areas Code, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire attack levels (BAL) in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Refer to the Bushfire Hazard Management Plan for specific details on the Hazard Management Area as it relates to the buildings on the site.

All vegetation will burn under the influence of bushfire, shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimisation of flammable ground litter such as leaves, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire.

Fuels within the Hazard Management Area can be controlled by:

Manual Fuel Removal: - Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of any fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

Mowing &/or Continual Grazing: - Grass needs to be kept short (less than 50mm) and, where possible, green.

Removal or Pruning: - The control of existing trees, shrubs and understorey vegetation involves selective fuel reduction through removal, thinning and pruning.

- Remove noxious and environmental weeds.
- Remove those species with the greater flammability such as those with rough, fakey or stringy bark.
- Remove or thin understorey plants, trees and shrubs less than three metres in height.
- No trees or shrubs within 10 metres of the building.
- Prune or remove trees to separate continuous tree canopy. Separate tree crowns by **3 to 5 metres**:
- Prune low branches **two (2) metres** from the ground to prevent a ground fire from spreading into trees;
- Remove tree canopies overhang the building, general rule of thumb remove any tree near the building for a distance the same as the tree is high at maturity.
- Native trees and shrubs should be retained as clumps or islands and should be maintained so as not to cover more than 20% of the area.

ON-GOING SITE MANAGEMENT & MAINTENANCE

On-going maintenance is required to the buildings and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.



Specified Hazard Management Areas as specified in the BHMP are only a minimum distance required; Owners are encouraged to establish a greater management area where land area and opportunity permits.

LANDSCAPING

Your buildings and garden can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. The gardens and landscaping are integral parts of the Bushfire Hazard Management Area.

When designing include features such as fire resistant plants, radiant heat barriers and windbreaks, also:

Ensure vegetation does not provide a continuous path to the building

1. Ensure that shrubs and other plants do not directly abut the building;
2. Plant vegetation in clumps rather than continuous rows;
3. Locate vegetation far enough away from the building so that plants will not ignite the building by direct flame contact or radiant heat emission;
4. Plant and maintain short green grass around the house as this will slow the fire and reduce intensity;
5. Construct non-flammable pathways directly around the building;
6. Use low-flammability plants and non-flammable ground mulch such as pebbles and crushed tile or brick; and
7. Avoid erecting brush type fencing and planting "pencil pine" type trees, as these are highly flammable.

Maintenance

1. Keep wood heaps or other flammable storage at least 20 metres from the building
2. Solid non-combustible fencing such as steel can provide a fire and heat radiation shield
3. Metal fly-wire screens to windows prevent sparks and embers from entering the building
4. All gaps are sealed up or protected with ember proof mesh including under floor spaces, roof space under eaves, external vents, skylights, chimneys and wall cladding
5. Remove ladder fuels from the under storey of trees to a height of 1.5 metres. Prune canopies horizontally and vertically to provide a minimum 3 metre canopy separation between crowns
6. Rake up and remove fallen limbs, leaf & bark litter and vegetation debris
7. Cut grass and maintain to less than 10 cm
8. Keep garden beds well away from buildings. Use non-combustible garden mulches including rock or stones, establish plantings of low flammability shrub species
9. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain, install gutter guards to assist
10. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire
11. Outbuildings to be at least 6m from the main building
12. Ensure hoses provide coverage to the whole site. Use metal hose fittings
13. Flammable liquid fuels and the like to be stored in minimum volumes well away from the building
14. Water supply for fire fighting purposes non-combustible water tank of 10,000 litre minimum dedicated fire fighting is to be full and pumps and pipes serviced and maintained

BUSHFIRE HAZARD MANAGEMENT PLAN General Notes:

Disclaimer
The information contained within is for general reference ONLY individual circumstances will vary. Castellan Consulting undertakes no duty to update or correct any information contained within this document. No person may rely upon the general information contained within this document.

 Castellan Consulting



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Email: classifieds@theadvocate.com.au

Fairfax Media

Local Government



Notification of Making Rates

In accordance with Section 118 of the Local Government Act 1993, notice is hereby given that Council made its rates and charges for the 2017/18 financial year at its meeting held on 16 May 2017.

General Rate Varied

Lands predominantly used for residential purposes, primary production or is vacant land not used for any purpose

- Quarrying & Mining
- Quarrying & Mining Remote
- Mining
- Industrial
- Vacant Land
- All other lands

Fire Protection Rate

- Urban (Volunteer)
- Rural (General)

Waste Management Service Rate Varied

Lands predominantly used for residential, primary production or vacant land not used for any purpose

All other lands

Waste Management Charge Varied

- Lands predominantly used for residential purposes
- Vacant Land
- All other lands

Garbage Collection & Recycling Service Charge

For each bin collected or a single charge per land

Garbage - General

Garbage - Other

Recycling - Residential

Recycling - Other

Storm water Service Charge

Lands within the town boundaries of Cormanton, Tullah, Rosebery, Zeehan, Strahan and Queenstown used or predominantly used for residential, Industrial, Commercial, Mining and Quarry purposes

All other lands

Tenement Charges

2017/18

5.97¢ - charge \$261.95
75.99¢ - charge \$261.95
88.06¢ - charge \$261.95
85.38¢ - charge \$261.95
13.66¢ - charge \$261.95
3.90¢ - charge \$261.95
13.87¢ - charge \$261.95

0.5975¢ (min \$39.00)
0.5245¢ (min \$39.00)

0.003¢ (min \$5.40)
3.13¢ (min \$187.20)

\$187.20
\$18.45
\$5.40

\$110.00

\$164.25

\$18.85

\$28.35

\$128.21

\$10.90

100%

Notification of Animal Control Charges

ANIMAL CONTROL CHARGES FEE 2017/18

- Dog Registrations if paid by 31 July 2017 -

Whole of life for each un-sterilised dog \$502.00

Concession \$244.95

Whole of life for each sterilised dog \$251.00

Concession \$125.50

Annual charge for each un-sterilised dog \$51.50

Concession \$44.00

Annual charge for each sterilised dog (certificate required) \$25.75

Concession \$21.00

Puppy (under 6 months of age) - no concession available \$14.15

- Annual charge for each classified dog if paid after 31 July 2017 -

Working Dogs & Pure Breeds \$25.75

Working Dogs & Pure Breeds Concession annual charge per dog (max 2 dogs only) \$19.20

Guard dogs declared under s30 Dog Control Act 2000 \$76.00

Registration for dangerous dog declared under s29 Dog Control Act 2000 \$314.00

Guide dogs or Hearing dog (or any other certified medical reason) proof required Free

- Dog Registrations if paid after 31 July 2017 -

Whole of life for each male or female un-sterilised dog \$507.00

Concession \$252.50

Whole of life for each male or female sterilised dog \$253.50

Concession \$44.45

ANIMAL CONTROL CHARGES FEE 2017/18

Annual charge for each male or female un-sterilised dog \$74.75

Annual charge for each male or female sterilised dog (certificate required) \$26.00

Puppy (under 6 months of age) \$21.20

- Annual charge for each classified dog if paid after 31 July 2017 -

Working Dogs & Pure Breeds \$32.75

Working Dogs & Pure Breeds Concession annual charge per dog (max 2 dogs only) \$26.50

Guard dogs declared under s30 Dog Control Act 2000 \$83.00

Registration for dangerous dog declared under s29 Dog Control Act 2000 \$344.00

Guide dogs or Hearing dog (or any other certified medical reason) proof required Free

- Other Charges -

Application for Kennel Licence 3 or more dogs plus registration fee per dog (includes inspection of site) \$113.00

Renewal of Kennel Licence (includes inspection of site) \$76.75

Appeal in respect of a Kennel Licence \$34.35

Surrender Fee \$200.00

Daily fee for each impounded dog \$28.30

Dog release fee (office hours) \$38.90

Dog release fee (after hours) \$125.25

Inspection of register (per 10 minutes of staff time) \$9.60

Printout of certificate of particulars from register \$11.60

Replacement of registration tag \$11.60

Complaint lodgement (refunded, if complaint confirmed) \$23.25

Notification of Trust Funds

Pursuant to Section 139A of the Local Government Act 1993, the West Coast Council advises that it has the following unclaimed funds held in trust from previous unpaid rates auctions, conducted under Section 137 of the Local Government Act 1993.

PID	Previous Title Owner	Title Reference	Address	Amount
2941146	George Alfred Edwards FENNER	208950/9	Buller Street, Zeehan	\$ 119.01
5986569	Richard HILDEBRANDT	205875/21	Hamilton Street, Strahan	\$ 3,781.90
5989516	Lucy ROGERS	232096/2	10 Reid Street, Strahan	\$ 36,630.66
5990672	Annie MANHOOD	206936/1	58 Henty Road, Strahan	\$ 73,130.86
6022025	Maxwell Derek & Jeanette Mary WEBB	241709/1	22 Smith Street, Zeehan	\$ 1,552.18
1757531	Mary Ann REID	204736/4	Reid Street, Strahan	\$ 9,189.53
1757558	John Walter TOPLIS	234302/3	Reid Street, Strahan	\$ 11,289.51
6012707	Harry Roderick WILLIAMS	205450/6	Chirsp Street, Zeehan	\$ 155.72
6026738	Heinz SPUDIG & Usa SPUDIG	29519/18	14 Murchison Street, Rosebery	\$ 12,588.18
5987617	Frederick Thomas BAKER	205789/3	24 Herbert Street, Strahan	\$ 18,288.42
6020678	Aberfoyle Exploration Proprietary Limited	233043/1	Tarleton Street, Zeehan	\$ 2,307.32
				TOTAL \$172,291.47

Any persons who claims to be entitled to any of the funds must apply to the General Manager. Claims must be submitted in writing with proof of identity or proof of claim of the estate with any documentation that will support such claim.

For further information please contact Council's Corporate & Strategic Services Coordinator, Eleanor Strang who will be pleased to assist you further.

Dirk Dowling
GENERAL MANAGER
PO Box 63
QUEENSTOWN TAS 7467

Local Government



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

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location: 149 West Pine Road & CT121265/2 Pine Road, Penguin

Proposal: Subdivision (dwelling excision and consolidation of titles) - discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land

Application No.: DA216187

Location: 10 Patrick Street, Ulverstone

Proposal: Change of Use - Community meeting and entertainment & General retail and hire - variation to the car parking standard

Application No.: DA216244

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 22 June 2017.

Dated at Ulverstone this 5th day of June 2017.

SANDRA AYTON
General Manager



DEVONPORT CITY COUNCIL
17 Fenton Way, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No: PA2017.0072

Proposal: Demolition (existing buildings)

Address: 22 Thomas Street, East Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 22 June 2017.

DRAFT COUNCIL BUDGET 2017/18 INFORMATION SESSION

Devonport residents and ratepayers are invited to attend an information session on the Draft 2017-18 Council Budget. It will be held in the Council Chambers, 17 Fenton Way, Devonport commencing 4pm, Wednesday 14 June.

NOTICE OF INTENTION TO DISPOSE OF PUBLIC LAND

In accordance with Section 178 of the Local Government Act 1993, notice is hereby given that it is Council's intention to sell the land at 80-82 River Road, Ambleside in Tasmania being 1.8730 hectares of land and more particularly described in Certificate of Title Volume 145087 Folio 1.

A Plan of the land is available for public inspection at the Council Offices during normal business hours or on Council's website. Objections to the proposed disposal may be made in writing to the General Manager, PO Box 604, Devonport 7310, by Monday, 26 June 2017.

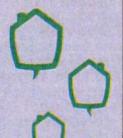
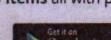
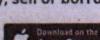
Dated this 7th day of June 2017.

Paul West
GENERAL MANAGER

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Public Notices

NOTICE FOR CLAIMS

PATRICK HAROLD COOK formerly of 62

Gawler Road, Ulverstone in

Tasmania and late of

Mount St Vincent

Nursing Home, South

Road, West

Ulverstone in

Tasmania, Retired

Farmer/Divorced, who

died on the 30th day

of December 2016.

Creditors, next of kin

and others having

claims in respect of

the property of the

abovenamed deceased

are required by the

Executor, Lee James

Edwards, C-Friend &

Edwards Lawyers,

28a King Edward

Street, Ulverstone in

Tasmania, to send

particulars of their

claim in writing to

the Registrar of the

Supreme Court of

Tasmania, Salamanca

Place, Hobart in

Tasmania on or

before the 7th day of

July next. Particulars

of assets held by

any person are also

required.

Public Notices

WATER BORES

NO WATER, NO CHARGE
300 gallons per hour

MOORE DRILLING

Ph. 0419 504 789



Notice For Claims

All persons having claims against the undermentioned deceased estates are required to lodge the same with the Public Trustee, Hobart on or before the 7th day of July next. Particulars of assets held by any person are also requested.

Beverley Christena Cameron late of Wynyard in Tasmania

David Benbow

Chief Executive Officer

Public Trustee

116 Murray Street, Hobart

in the City Edward and Best

Streets, Devonport Complex, 22 Wilmet Street, Burnie

1800 068 784

www.publictrustee.tas.gov.au

Queen's Birthday Holiday

The Advocate's Burnie and Devonport offices will be closed on Monday, June 12, 2017 for the Queen's Birthday holiday.

Advocate Classifieds phone lines will be open from 1.30pm till 5.30pm.

Phone 1300 363 789

email: classifieds@theadvocate.com.au

The Advocate

AnewINSIGHT

Administration and Probate Act 1935

NOTICE OF INTENTION TO APPLY FOR LETTERS OF ADMINISTRATION (WITH THE WILL ANNEXED)

Notice is hereby given that after the expiration of fourteen (14) days from the publication hereof application will be made to the Supreme Court of Tasmania in its Ecclesiastical Jurisdiction that Letters of Administration (with the Will Annexed) of the estate of EDNA JEAN STONEHOUSE late of Mt St Vincent Home, Ulverstone in Tasmania, home duties, widowed, deceased, may be granted to Michael McLeod Stonehouse, of 13 Adrian Street, Glen Iris in Victoria, retired engineer, married man and Simon Hilton Stonehouse, of 1 Highfield Crescent, Ulverstone in Tasmania, business owner, married man, the sons of the said deceased. Dated this 7th day of June 2017.

Eleanor Esme James, Director

Walsh Day James Mihal Pty,

Solicitors for the Applicant

Annexure 3

Friday, 9 June 2017

Central Coast Council
PO BOX 220
Ulverstone TASMANIA 7315
admin@centralcoast.tas.gov.au

Re: Development Property Application Proposal for 149 West Pine Road Penguin CT:121265/1 and CT121265/2

DA216187 – 149 West Pine Road & CT121265/2 Pine Road, Penguin – Subdivision (dwelling excision and consolidation of titles) – discretionary use and development in the Rural Resource zone and proximity of a sensitive use to agricultural land

Dear Sir/Madam

As the neighbouring resident of the above property application, I have concerns over the Boundary of CT12165/1.

I am in favour of the applicant excising the said property. My concerns relate specifically to the proposal prepared by Macquarie Franklin Consultants as follows:

Page 10

4. Proposed Development

(3) Establishing additional vegetation to provide privacy and shelter for the excised Lot 1 along the northern and eastern boundaries of the area. This should consist of evergreen species with dense foliage from ground level up to a height of 5m, with the vegetation planted on the land external to Lot 1 boundaries.

The nearest dwelling on the proposed Lot 1 is at least 40m away to the west across West Pine Road, with another residential dwelling located 67m to the south which is separated by extensive gardens.

4.7 The Proposed development is not likely to create a negative impact on the residential amenity to these dwellings.

The proposed “reasonable buffers”, 5 Metre trees that are referred to in the application to be erected in the northern and eastern boundaries of the property are at a height that will block a majority, if not all of the current water views from my property that my family and I currently experience and enjoy, hence, decrease the overall market value of my property.

It should also be noted that these views have not been disturbed for over 120 years.

The above proposal increases the fire risk to our immediate residence and neighbouring properties due to non-compliance with the Bushfire Hazard Management Plan.

I understand the owner of the said properties, has an interest in agricultural development in the area. I have no inclination to disrupt this progress. However, I trust that council will consider my genuine concerns as and consider a (fully matured) 2 metre tall tree buffer, which meets the canopy distance requirements for removal and pruning outlined in the Bushfire Hazard

Friday, 9 June 2017

Management plan undertaken by Castellan Consulting as contained in the applicant's proposed application to council.

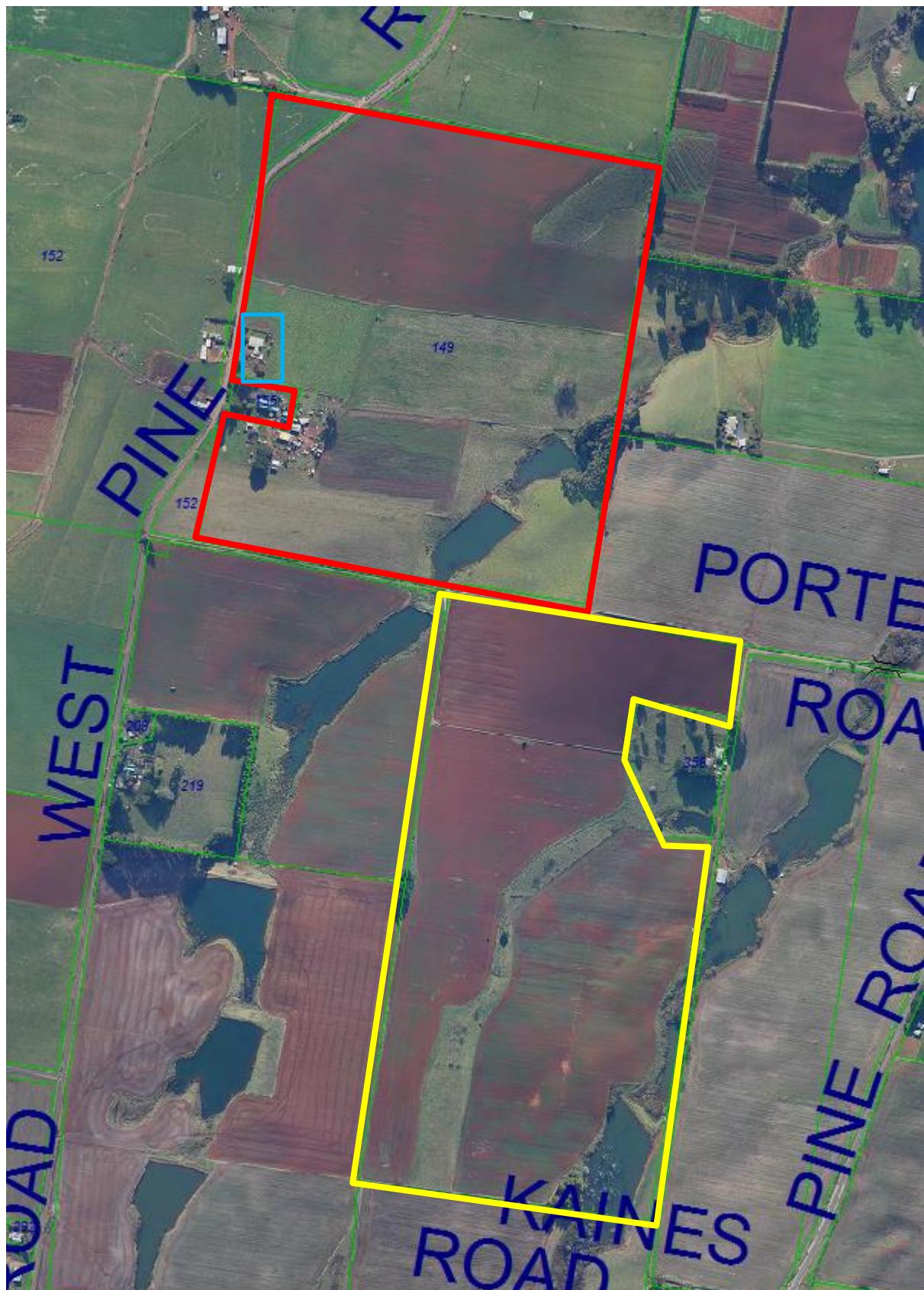
I am hopeful that this is viewed as a reasonable solution that can be agreed upon by all parties.

We look forward to your response.

Kind regards

Marcus & Jodi Jones
155 West Pine Road
Penguin Tasmania 7316

Annexure 4



149 West Pine Road and CT121265/2 Pine Road, Penguin



Location of proposed Lot 1



Existing dwelling that would be excised to form Lot 1



The dwelling currently supports a 38ha rural property



Portion of rural land that will need to be incorporated into Lot 1 to create a greater setback from activity on agricultural land, area for wastewater management and for bushfire management



Lot 1 – outbuildings and access driveway



Adjoining dwelling directly to the south on a 6,187m² residential allotment excised in 1981



The dwelling directly opposite is a 'required' dwelling on a 60ha property at
152 West Pine Road, Penguin

Annexure 5

15 June 2017

Our ref.: DA216187, paa:kaa

Doc ID:

Derek Gee Installations Pty Ltd
689 West Pine Road
WEST PINE TAS 7316

Dear Mr Gee

**LOCAL GOVERNMENT (HIGHWAYS) ACT 1982
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS
SUBDIVISION (DWELLING EXCISION AND CONSOLIDATION OF TITLES)
– 149 WEST PINE ROAD, WEST PINE**

I refer to your application DA216187 for a subdivision (dwelling excision and consolidation of titles) at 149 West Pine Road, West Pine, 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 for the property at 149 West Pine Road, West Pine, subject to the following:

- R1 The existing property access located on West Pine Road for lot 1 (existing house lot), must be upgraded and sealed in accordance with Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access (culvert not required) and TSD-R04-v1 Rural Roads – Typical Driveway Profile. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R2 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's Public Safety Coordinator on 0419 103 887;
- R3 Any damage or disturbance to roads, verges or roadside drains resulting from activity associated with the development must be rectified;
- R4 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R5 All works or activity listed above shall be at the developer's/property owner's cost.

This 'Statement of Compliance' is not an approval to work on any access or work in the road reservation, nor is it a planning permit for subdivision. This 'Statement of Compliance' is valid for a period of 2 years from the date of this letter.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216187.

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