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**Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 12 March 2019 commencing at 6.00pm**

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**Members attendance**

Cr Jan Bonde (Mayor)  
Cr Cheryl Fuller  
Cr Philip Viney

Cr Garry Carpenter  
Cr Tony van Rooyen  
Ms Sandra Ayton

**Members apologies**

Nil

**Employees attendance**

Director Community Services (Mr Cor Vander Vlist)  
Land Use Planning Group Leader (Ms Mary-Ann Edwards)

**Employee apologies**

Nil

**Public attendance**

Three members of the public attended during the course of the meeting.

**CONFIRMATION OF MINUTES OF THE COMMITTEE**

**1/2019 Confirmation of minutes**

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 8 October 2018 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

- Cr Viney moved and Cr Carpenter seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 8 October 2018 be confirmed.”

Carried unanimously

## MAYOR’S COMMUNICATIONS

### 2/2019 Mayor’s communications

The Mayor reported as follows:

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

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

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

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

Carried unanimously

## DECLARATIONS OF INTEREST

### 3/2019 Declarations of interest

The Mayor reported as follows:

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

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The Director Community Services reported as follows:

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

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

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

No interests were declared at this time.

#### **ADJOURNMENT OF MEETING**

#### **4/2019      Adjournment of meeting**

The Mayor reported as follows:

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

The workshop commenced at 6.01pm. The workshop having been concluded, the Mayor resumed the meeting at 6.08pm.

#### **DEPUTATIONS**

#### **5/2019      Deputations**

The Director Community Services reported as follows:

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

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## OPEN REPORTS

6/2019      **Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin – Application No. DA2018143**

The Director Community Services reported as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>DEVELOPMENT APPLICATION No.:</i>	DA2018143
<i>PROPOSAL:</i>	Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity
<i>APPLICANT:</i>	Alan Dodds
<i>LOCATION:</i>	48 White Hills Road, Penguin
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	26 January 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	12 February 2019
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	6 March 2019 (extension granted until 18 March 2019)
<i>DECISION DUE:</i>	12 March 2019
<i>PURPOSE</i>	

The purpose of this report is to consider an application to subdivide a 3.521 ha parcel of vacant land that is zoned “Rural Living” to form six residential allotments.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2019/00083-CC;

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- . Annexure 6 – Statement of Compliance from Road Authority and Stormwater Authority; and
  - . Annexure 7 – letter from TasGas.

*BACKGROUND*

*Development description –*

Application is made to subdivide a 3.521ha parcel of rural living land into six allotments. The subsequent allotments would comprise the following:

- . Lot 1 with an area of 6,640m<sup>2</sup> would have a 47.73m frontage to White Hills Road. A portion of Lot 1 would accommodate the Tasmanian Gas Pipeline easement;
- . Lot 2 with an area of 6,408m<sup>2</sup> would have a 40.26m frontage to White Hills Road. A portion of Lot 2 would accommodate the Tasmanian Gas Pipeline and its associated easement;
- . Lot 3 with an area of 6,097m<sup>2</sup> would have a 54.08m frontage to White Hills Road;
- . Lot 4 with an area of 4,785m<sup>2</sup> would be an internal allotment accessed via an access strip with a 9.16m wide frontage to White Hills Road;
- . Lot 5 with an area of 5,107m<sup>2</sup> would be an internal allotment accessed via an access strip with a 6.03m wide frontage to White Hills Road; and
- . Lot 6 with an area of 6,486m<sup>2</sup> would have a 65m wide frontage to, and access over, a parcel of Crown land. A 30m long portion of the Crown land would become Council road.

All lots would be able to connect to a reticulated water supply, although only Lots 1 and 2 would have access to a fire hydrant for fire-fighting purposes. Dedicated on-site water storage would be required for Lots 3, 4, 5 and 6 in that regard.

Lots 1, 2, 3, 4 and 6 would be connected to TasWater's reticulated sewer supply.

Any future development on Lot 6 would require the installation of a pump chamber, macerator pump and additional sewer line to access the sewer main. The volume of a future pump chamber would need to be determined at building stage, depending on the final building design and volume of waste.

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If required, all lots would have sufficient area for on-site wastewater disposal.

*Site description and surrounding area -*

The land falls 30m from south to north and lies within a “Rural Living” zone.

The land is located approximately 600m east of Penguin town boundary, accessed via South Road to White Hills Road.

The Tasmanian gas pipeline transects the site, with the gas pipeline corridor encompassing much of the land.

The land is able to be serviced with reticulated water and sewer services. TasWater sewer infrastructure transects the northern portion of the site and water infrastructure is located in White Hills Road.

Land to the north and east of the site is also zoned “Rural Living” and is characterised by single dwelling development, often on sub-minimal parcels of land. A large parcel of adjoining land to the south is Crown land, zoned Rural Resource.

The land falls with a bushfire-prone overlay area and is subject to the recommendations of a bushfire hazard management plan.

*History -*

No history relevant to this application.

*DISCUSSION*

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

**Rural Living**

CLAUSE	COMMENT
<b>13.3 Use Standards</b>	
<b>13.3.1 Discretionary permit use</b>	
<p>13.3.2-(A1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone.</p>	<p>Not applicable.</p> <p>Residential use class is Permitted.</p>
<b>13.3.2 Impact of use</b>	
<p>13.3.2-(A1) Use that is not in a dwelling must not occur on more than two adjoining sites.</p>	<p>Not applicable.</p> <p>Use would be residential.</p>
<p>13.3.2-(A2) The site for a use that is not in a dwelling must not require pedestrian or vehicular access from a no-through road.</p>	<p>Not applicable.</p> <p>Use would be residential.</p>

<p>13.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>	<p>Not applicable. Use would be residential.</p>
<p><b>13.4.1 Suitability of a site or lot for use or development</b></p>	
<p>13.4.1-(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p>(i) 1.0 hectares; or</p> <p>(ii) if in a locality shown in Table A1 to this clause, not less than the site area shown for that locality.</p> <p>(b) If intended for a building, contain a building area of:</p> <p>(i) not more than 1,000m<sup>2</sup>;</p> <p>(ii) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p>(iii) clear of any applicable setback from a zone boundary;</p> <p>(iv) clear of any registered easement;</p> <p>(v) clear of any registered right-of-way benefiting other land;</p>	<p>(a)(i) Non-compliant. Application is made to subdivide a 3.521 ha parcel of rural living land into six allotments comprising:</p> <ul style="list-style-type: none"> <li>. Lot 1 = 6,640m<sup>2</sup></li> <li>. Lot 2 = 6,408 m<sup>2</sup></li> <li>. Lot 3 = 6,097 m<sup>2</sup></li> <li>. Lot 4 = 4,785 m<sup>2</sup></li> <li>. Lot 5 = 5,107 m<sup>2</sup></li> <li>. Lot 6 = 6,486 m<sup>2</sup></li> </ul> <p>Refer to the "Issues" section of this report.</p> <p>(a)(ii) Not applicable. Locality not shown in Table A.</p> <p>(b)(i) Compliant. All lots able to accommodate a building area not more than 1,000m<sup>2</sup>.</p>

<ul style="list-style-type: none"> <li>(vi) clear of any restriction imposed by a utility;</li> <li>(vii) not including any access strip; and</li> <li>(viii) clear of any area required for the on-site disposal of sewage or stormwater; and</li> <li>(ix) accessible from a frontage or access strip.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(ii) Compliant. All lots able to accommodate a building area clear of applicable front, side and rear boundary setbacks.</li> <li>(b)(iii) Non-compliant. Lots 4, 5 and 6 would have building envelopes that would be closer than 50m from a Rural Resource zone boundary that lies to the west and south of the lots.  Refer to the "Issues" section of this report.</li> <li>(b)(iv) Non-compliant. Building envelopes would be within the Tasmanian pipeline corridor that is 170m each side of the pipeline (but clear of the pipeline easement that is 50m each side of the pipeline).  Refer to the "Issues" section of this report.</li> <li>(b)(v) Compliant. No registered right of way.</li> <li>(b)(vi) Compliant. Proposed building envelopes would be clear of TasGas and TasWater utilities.</li> <li>(b)(vii) Compliant. Building envelopes would be clear of proposed access strips.</li> <li>(b)(viii) Not applicable. Lots able to connect to reticulated sewer.</li> </ul>
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	(b)(ix) Compliant. Lots would be accessed from White Hills Road and over Crown land, a portion of which would become Council road.
<p>13.4.1-(A2) Each site or a lot on a plan of subdivision must have:</p> <p>(a) a frontage upon a road of not less than 6.0m;</p> <p>(b) access provided by a right-of-way to a road over land not required as the sole or principal means of access to any other land of a width not less than 6.0m; or</p> <p>(c) an access strip to a road not required as the sole or principal means of access to any other land of a width not less than 6.0m; and</p> <p>(d) vehicular access between the carriageway of a road and the frontage or access strip provided in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> <sup>R5</sup>.</p>	<p>(a) Compliant. Road frontages of all lots would have a minimum width of 6.03m.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Compliant. A Statement of Compliance has been provided by the Council in its capacity as the Road Authority and Stormwater Authority. Refer to Annexure 6.</p>
<p>13.4.1-(A3) A site or each lot on a plan of subdivision must have a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p>	<p>(a) Compliant. Lots are able to connect to a reticulated water supply.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) from a rechargeable drinking water system <sup>R6</sup> with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	
<p>13.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p>	<p>(a) Compliant. Lots are able to connect to a reticulated sewer system.</p> <p>(b) Not applicable. Satisfied by (a)</p>

<p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip.</p>	
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater:</p> <p>(a) or discharge to a stormwater system provided in accordance with the <i>Drains Act 1954</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p>	<p>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Not applicable. No natural drainage line, water body or watercourse.</p> <p>(b)(ii)a. Non-compliant. Land area of Lot 4 would be less than 5,000m<sup>2</sup>. A Statement of Compliance has been provided by the Council in its capacity as the Road Authority and Stormwater Authority. Refer to Annexure 6.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(ii)b. Compliant. Stormwater disposal is able to be clear of building envelopes.</p> <p>(b)(ii)c. Compliant. Stormwater disposal is able to be clear of areas required for sewerage disposal.</p>

<p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	<p>(b)(ii)d. Compliant. Stormwater disposal is able to be clear of access strips.</p> <p>(b)(ii)e. Compliant. Sites are pervious.</p> <p>(b)(iii) Not applicable. No dwelling development proposed.</p>
<p><b>13.4.2 Dwelling density</b></p>	
<p>13.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 1.0 hectare; or</p> <p>(b) if the site is in a locality shown on Table A1 to this clause, the site area for that locality.</p>	<p>(a) Non-compliant. Lot sizes range from 4,785m<sup>2</sup> to 6,640m<sup>2</sup>.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b) Not applicable. Not a locality shown in Table A1 to this Clause.</p>
<p><b>13.4.3 Location and configuration of development</b></p>	
<p>13.4.3-(A1) A building, utility structure, garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be set back from a frontage;</p> <p>(a) not less than 20.0m;</p>	<p>Not applicable.</p> <p>No building, utility structure, garage, carport or external car parking area proposed.</p>

<ul style="list-style-type: none"> <li>(b) not less or not more than the setbacks for any existing building on each of the immediate adjoining sites;</li> <li>(c) not less than for any building retained on the site;</li> <li>(d) in accordance with any building area shown on a sealed plan of subdivision; or</li> <li>(e) not less than 50.0m if the site abuts the Bass Highway.</li> </ul>	
<p>13.4.3-(A2) All buildings must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> <li>(a) the applicable frontage setback;</li> <li>(b) a setback of not less than 10.0m from each side boundary;</li> <li>(c) a setback of not less than 10.0m from the rear boundary;</li> <li>(d) a setback of not less than 20.0m from any designated building area on each adjacent site; or</li> <li>(e) any building area shown on a sealed plan of subdivision; and</li> <li>(f) building height of not more than 8.5m.</li> </ul>	<p>Not applicable.</p> <p>No buildings proposed.</p>
<p>13.4.3-(A3) Site coverage must:</p> <ul style="list-style-type: none"> <li>(a) be not more than 500m<sup>2</sup>; and</li> </ul>	<p>Not applicable.</p> <p>No buildings proposed.</p>

<p>(b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan of subdivision.</p>	
<p>13.4.3-(A4) A building or utility structure must be:</p> <p>(a) not less than 15.0m below the level of any adjoining ridgeline;</p> <p>(b) not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland; and</p> <p>(c) clad and roofed in non-reflective materials.</p>	<p>Not applicable.</p> <p>No building or utility structure proposed.</p>
<p><b>13.4.4 Acoustic and visual privacy for residential development</b></p>	
<p>13.4.4-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space, or carport of a building must:</p> <p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>Not applicable.</p> <p>No residential development proposed.</p>

<p>13.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable. No residential development proposed.</p>
<p><b>13.4.5 Private open space for multiple dwelling residential use</b></p>	
<p>13.4.5–(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <ul style="list-style-type: none"> <li>(a) is accessible from the dwelling;</li> <li>(b) comprises an area of not less than 50.0m<sup>2</sup>;</li> <li>(c) has a minimum dimension of 5.0m;</li> <li>(d) has a gradient of not more than 1 in 10.</li> </ul>	<p>Not applicable. No multiple dwellings proposed.</p>
<p>13.4.5–(A2) The required minimum private open space area must receive not less than two hours of continuous sunlight between 9.00am and 5.00pm on 21 June.</p>	<p>Not applicable. No multiple dwellings proposed.</p>
<p><b>13.4.6 Setback of sensitive use development</b></p>	
<p>13.4.6–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> <li>(a) the setback distance from the zone boundary as shown on the Table to this clause; and</li> </ul>	<p>Not applicable. No sensitive use buildings proposed.</p>

<p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary.</p>	
<p>13.4.6–A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) the Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Proposed setback to the Bass Highway would be approximately 780m.</p> <p>(b) Compliant. No railway within 50m of the site.</p> <p>(c) Not applicable. No land designated for future road or rail purposes.</p> <p>(d) Compliant. The closest proclaimed wharf is located at Burnie approximately 15km to the west.</p>
<p><b>13.4.7 Subdivision</b></p>	
<p>13.4.7–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority, or a corporation, all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority; or</p> <p>(c) for a purpose permissible in the zone.</p>	<p>(a) Compliant. Lots are intended for Residential use.</p> <p>(b) Not applicable.</p> <p>(c) Compliant. Satisfied by (a).</p>

<p>13.4.7-(A2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) an internal lot on a plan of subdivision must be:</p> <p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <p>a. slope, shape, orientation, and topography of land;</p> <p>b. an established pattern of lots and development;</p> <p>c. connection to the road network;</p> <p>d. connection to available or planned utilities;</p> <p>e. a requirement to protect ecological, scientific, historic, cultural, or aesthetic values including vegetation or a watercourse; or</p> <p>f. exposure to an unacceptable level of risk from a natural hazard; and</p> <p>(ii) without likely impact on the amenity of adjacent land.</p>	<p>(a) Non-compliant. All lots have frontage to White Hills Road, however Lots 4, 5 and 6 require access to White Hills Road over Crown land. A 30m long section of road will be formed over Crown land, to create frontage to White Hills Road.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i)a. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)b. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)c. Compliant. Internal Lots 5 and 6 allow for the allotments to have direct frontage and connection to White Hills Road, which would, otherwise be restricted by the layout of the existing road network and the location of Crown land.</p> <p>(b)(i)d. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)e. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)f. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(ii) Compliant. Internal lots are not likely to impact on the amenity of adjacent land.</p>
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<b>13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
13.4.8-(A1) Electricity reticulation and site connections must be installed underground.	Non-compliant. Overhead electrical reticulation proposed. Refer to the “Issues” section of this report.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	
E1.2 Application of Code	Code applies. Site is identified as a bushfire-prone area. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018.
E1.4 Exemption	Not exempt. Site is identified as a bushfire-prone area.
<b>E1.5.1 Vulnerable Uses</b>	Not applicable. Not a vulnerable use.
<b>E1.5.2 Hazardous uses</b>	Not applicable. Not a hazardous use.

<b>E1.6.1 Subdivision</b>	
<b>E1.6.1.1 Subdivision: Provision of hazard management areas</b>	
E1.6.1.1-(A1)	
<p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) the proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; and</p> <p>(ii) shows the building area for each lot; and</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959 - 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided; and</p>	<p>(a) Not applicable. Application relies on E1.6.1.1-(A1)(b).</p> <p>(b)(i) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certificate No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.</p> <p>(b)(ii) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certification No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.</p>

<p>(iv) 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>(b)(iii) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certification No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.</p> <p>(b)(iv) Not applicable. Hazard management area would not be located on an area that is external to the proposed subdivision.</p>
<p><b>E1.6.1.2 Subdivision: Public access</b></p>	
<p>E1.6.1.2-(A1)</p> <p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in 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 private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</p>	<p>(a) Not applicable. Application relies on E1.6.1.2-(A1)(c).</p> <p>(b) Not applicable. Application relies on E1.6.1.2-(A1)(c).</p> <p>(c)(i) Compliant. Proposed plan of subdivision shows all building areas are within 200m of a road.</p> <p>(c)(ii) Compliant. Lots would have dedicated, separate access to White Hills Road and over a parcel of Crown land that is to be dedicated as Road.</p> <p>(c)(iii) Not applicable. No new roads are to be constructed.</p>

<p>(c) a proposed plan of subdivision:</p> <ul style="list-style-type: none"> <li>(i) shows that, at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road; and</li> <li>(ii) shows a perimeter road, private access, or fire trail between the lots and bushfire-prone vegetation, which road, access or trail is linked to an internal road system; and</li> <li>(iii) shows all roads as through roads unless: <ul style="list-style-type: none"> <li>a. they are not more than 200m in length and incorporate a minimum 12.0m outer radius turning area; or</li> <li>b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and</li> </ul> </li> <li>(iv) shows vehicular access to any water supply point identified for fire fighting.</li> </ul>	<p>(c)(iv) Compliant. Bushfire Risk Assessment Report makes recommendation in relation to the construction of access to be constructed in accordance with NCC 2014.3.7.4.1 Vehicular Access.</p>
<p>E1.6.1.2-(A2) Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3.</p>	<p>Bushfire Risk Assessment Report makes recommendation accesses to be constructed in accordance with NCC 2014.3.7.4.1 Vehicular Access.</p>

<b>E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
<p>E1.6.1.3-(A1) In areas serviced with reticulated water by a Regional Corporation:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or</p> <p>(b) a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 –Fire hydrant installations.</p>	<p>(a) Not applicable. Compliant with E1.6.1.3-(A2)(b).</p> <p>(b) Compliant for Lots 1 and 2. Whilst the area is serviced by TasWater reticulated water supply, the Bushfire Risk Assessment Report identifies that only Lots 1 and 2 have access to reticulated fire-fighting water supply.</p> <p>There are <u>no</u> compliant fire hydrants within 120m of Lots 3, 4, 5 &amp; 6. These lots will require on-site collection and storage of stormwater for fire-fighting purpose.</p>
<p>E1.6.1.3-(A2) In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or</p>	<p>(a) Not applicable. Compliant with E1.6.1.3-(A2)(d).</p> <p>(b) Not applicable. Compliant with E1.6.1.3-(A2)(d).</p> <p>(c) Not applicable. Compliant with E1.6.1.3-(A2)(d).</p> <p>(d)(i) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p>

<p>(b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) it can be demonstrated that:</p> <p>(i) a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10,000 litres per building area and is connected to fire hydrants; and</p> <p>(ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa; or</p> <p>(d) it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10,000 litres that is:</p> <p>(i) dedicated solely for the purposes of firefighting; and</p> <p>(ii) accessible by fire fighting vehicles; and</p> <p>(iii) is within 3.0m of a hardstand area.</p>	<p>(d)(ii) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p> <p>(d)(iii) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p>
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**E1.6.2 Habitable buildings on approved lots**

**E1.6.2.1 Approved Lots: Provision of hazard management area for habitable buildings**

**E1.6.2.1-(A1)**

- (a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to a habitable building to warrant the provision of hazard management areas; or
- (b) habitable buildings are within a building area on an approved lot:
  - (i) that is on a plan of subdivision that has been approved by the granting of a permit in accordance with this Code; and
  - (ii) that satisfies the requirements of E1.6.1.1 A1 (b); or
- (c) there are hazard management areas, in relation to habitable buildings, that:
  - (i) 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

- (a) Not applicable. Compliant with E1.6.2.1-(A1)(c).
- (b) Not applicable. Compliant with E1.6.2.1-(A1)(c).
- (c)(i) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.
- (c)(ii) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.
- (c)(iii) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.

<p>(ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that demonstrates how hazard management areas will be managed consistent with the objective; and</p> <p>(iii) if the hazard management areas are to be located on land external to the lot where the habitable building is located, the application is 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><b>E2 Airport Impact Management Code</b></p>	<p>Not applicable - no Code in this Scheme.</p>
<p><b>E3 Clearing and Conversion of Vegetation Code</b></p>	<p>Code applies to Rural Living zone. Development is exempt under section E3.4.1 because land has been previously cleared of vegetation.</p>
<p><b>E4 Change in Ground Level Code</b></p>	<p>Not applicable. There is no change in ground level.</p>
<p><b>E5 Local Heritage Code</b></p>	<p>Not applicable. No places of local heritage listed in Code.</p>
<p><b>E6 Hazard Management Code</b></p>	<p>Not applicable. The site is not shown on a Hazard Map.</p>

<b>E7 Sign Code</b>	Not applicable. No signs proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	Code applies to all development.  Compliant. Each lot has sufficient area to accommodate car parking for residential purpose.
<b>E10 Water and Waterways Code</b>	Not applicable – site is not within 30.0m of a water course.
SPECIFIC AREA PLANS	
<b>F1.0 Forth Specific Area Plan</b>	Specific Area Plan does not apply to the land.
<b>F2.0 Ulverstone Wharf Specific Area Plan</b>	Specific Area Plan does not apply to the land.
<b>F3.0 Penguin Specific Area Plan</b>	Specific Area Plan does not apply to the land.
<b>F4.0 Turners Beach Specific Area Plan</b>	Specific Area Plan does not apply to the land.
<b>F6.0 Revel Lane Precinct Specific Area Plan</b>	Specific Area Plan does not apply to the land.

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*Issues –*

1 *Suitability of a lot for use and development and dwelling density –*

The *Central Coast Interim Planning Scheme 2013* (the Scheme) Acceptable Solution 13.4.1–(A1)(a)(i) and 13.4.2–(A2) require that each lot on a plan of subdivision in the Rural Living zone have an area not less than 1ha.

Application is made to subdivide the 3.521ha parcel of rural living land into six allotments, each less than 1ha. The following lot areas are proposed:

- . Lot 1 = 6,640m<sup>2</sup>
- . Lot 2 = 6,408 m<sup>2</sup>
- . Lot 3 = 6,097 m<sup>2</sup>
- . Lot 4 = 4,785 m<sup>2</sup>
- . Lot 5 = 5,107 m<sup>2</sup>
- . Lot 6 = 6,486 m<sup>2</sup>

Where application is made to vary the Scheme's Acceptable Solution lot size, the proposal is assessed against the suitability of the proposed land area(s) for future use and development.

The Scheme's Performance Criteria 13.4.1–(A1) – Suitability of a lot for use and development and 13.4.2–(A1) – Dwelling density require that the intended lots be of sufficient size to be consistent with the zone Objectives and Future Desired Character Statements and have regard to:

- a(i) the number, size and distribution of existing and approved lots on land in the vicinity;
- a(ii) the pattern, intensity and character of established use and development on other lots in the vicinity;
- (a)(iii) the capacity of any available or planned utilities; and
- (a)(iv) the capability of the land to accommodate residential use; and

- 
- (a)(v) be of sufficient size for the intended use having regard to the effect of one or more of the following –
    - (b)(i) topography of the land;
    - (b)(ii) natural drainage of the land;
    - (b)(iii) the desirability of protecting native vegetation, landscape features, natural and cultural values;
    - (b)(iv) provision for management of exposure to natural hazards;
    - (b)(v) provision of an accessible building area;
    - (b)(vi) compliance with standards for the location and separation of a building;
    - (b)(vii) arrangements for the convenient provision of roads and access to the land;
    - (b)(viii) arrangements for the provision a water supply and for the drainage and disposal of sewage and stormwater;
    - (b)(ix) any restriction imposed by a lawful easement or statutory interest;
    - (b)(x) opportunity for solar access to a building area.

The proposal satisfies the zone Objectives and Future Desired Character Statements that promote the subdivision of land for residential purpose, whilst optimising any available road network and service infrastructure.

The more specific and relevant Performance Criteria standards that are to be satisfied are examined below:

*(a)(i) Number, size and distribution of existing and approved lots on land in the vicinity –*

Numerous lots in the vicinity of 48 White Hills Road, Penguin have been subdivided into sub-minimal parcels that now accommodate single dwellings. The sub-minimal land areas have been able to be supported by the Planning Authority in the past due to the availability of reticulated services in this area.

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TasWater’s water and sewer infrastructure services are located in the White Hills Road locality and, thus, allotments that are substantially less than the standard 1ha for the “Rural Living” zone have been established.

Examples of such Lots are: 40 White Hills Road (1,184m<sup>2</sup>), 45 White Hills Road (1,457m<sup>2</sup>), 57 White Hills Road (1,343m<sup>2</sup>), 58 White Hills Road (1,440m<sup>2</sup>), 63 White Hills Road (3,381m<sup>2</sup>) and 68 White Hills Road (1,457m<sup>2</sup>).

The aerial image below shows the location of sub-minimal lots in the vicinity of 48 White Hills Road and the location of TasWater’s water main (straight blue line) and sewer gravity main (red line).



*13.4.1-(P1)(a)(ii), (iii) & (iv) Pattern, intensity and character of established use and development on other lots in the vicinity, the capacity of any available or planned utilities and the capability of the land to accommodate residential use –*

Refer to comments made above in relation to the size and distribution of lots in the vicinity.

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*13.4.1-(P1)(b)(iv) Provision for management of exposure to a natural hazard -*

The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, Accreditation No. BFP-128 dated 28 September 2018. The accredited person has issued Certificate No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.

The Bushfire Risk Assessment Report identifies that, whilst the area is serviced by TasWater's reticulated water supply, only Lots 1 and 2 have access to a fire hydrant water supply. There are no compliant fire hydrants within 120m of Lots 3, 4, 5 and 6. Consequently, these lots will require on-site collection and storage of stormwater for fire-fighting purpose.

*13.4.1-(P1)(b)(viii) The provision of a water supply and for the drainage and disposal of sewage and stormwater -*

The application is accompanied by a "Water, On-Site Wastewater and Stormwater Disposal" report by Environmental Service and Design dated 22 March 2018. The report identifies that there is a reticulated water system available and that all lots would be connected to TasWater's water supply network. However, as discussed above, only Lots 1 and 2 would have access to a fire hydrant for fire-fighting purposes and dedicated on-site water storage would be required for Lots 3, 4, 5 and 6 in this regard.

There are existing reticulated sewer connections for Lots 1, 2 and 3.

The draft plan of subdivision shows that new sewer connections would be established for Lots 4 and 5.

The slope of Lot 6, relative to the existing sewer gravity main, does not allow for a gravity feed to the main line. This means Lot 6 would require a pump chamber, macerator pump and new sewer line to the main; the design of which would be determined at the building design stage, based on dwelling size.

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*13.4.1-(P1)(b)(ix) Any restriction imposed by a lawful easement or statutory interest –*

The Scheme's Acceptable Solution 13.4.1-(A1)(b)(vi) requires that proposed building envelopes on each lot be clear of any restriction imposed by a Utility.

The Tasmanian Gas Pipeline and its associated corridor passes through this parcel of land. All six lots proposed would be within the pipeline corridor, with the actual pipeline passing through proposed Lot 2 and the associated easement to be over Lots 1 and 2.

The application was referred to Tasmanian Gas Pipeline planning staff for comment and feedback. TasGas have advised they are satisfied the subdivision for residential purposes can proceed. Refer to Annexure 7. TasGas have requested that the following advice be applied to any permit issued in relation to Lots 1 and 2:

- (a) Any fencing should be wire fence only which can be temporarily removed, if required, for future access to the pipeline easement.
- (b) No planting of trees on the easement and the easement to be kept clear for ongoing access to operations.

2 *Access to a road –*

The Scheme's Acceptable Solution 13.4.7-(A2) requires that each lot on a plan of subdivision have frontage to a road. The application is accompanied by a letter from the Crown, consenting to the lodgment of an application that relies on establishing an access over Crown land for Lots 4, 5 and 6. In assessing and determining the application, the Council, in its capacity as the Road Authority, will require the that portion of Crown land be transferred to Council as a Road.

3 *Reticulation of electricity –*

The Scheme's Acceptable Solution 13.4.8-(A1) requires that electricity reticulation and site connections must be installed underground. The White Hills Road area currently has overhead electricity reticulation and it is proposed that this be extended to incorporate the new subdivision. It is considered unreasonable to require that the new subdivision must be serviced with underground electrical connections, with the option to do so to be left to the developer.

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4 *Setback of building envelopes from Rural Resource zone boundary –*

The Scheme's Acceptable Solution 13.4.4–(A1)(b)(iii) requires that a proposed building envelope be setback 50m from a Rural Resource zone boundary.

The draft plan of subdivision shows that Lots 4, 5 and 6 would have building envelopes that would be closer than 50m from a Rural Resource zone boundary that lies to the west and south of the lots.

The adjoining area of Rural Resource land is not viable agricultural land. The land is a large parcel of Crown land that is heavily vegetated, with past use as a gravel quarry. The proximity of rural living allotments, just north of the parcel of Crown land, is not considered to result in a negative impact, fettering or potential nuisance to the activity that occurs on the Crown land parcel.

5 *Local Government (Building and Miscellaneous Provisions) Act 1993 –*

The *Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP)* provides that the Council may refuse to approve a plan of subdivision if it is of the opinion that the road and likely pedestrian network is unsuitable, the lot cannot be satisfactorily serviced or that the lots by reason of their shape, size or contours are unsuitable for accommodation of a building envelope.

The proposed subdivision has demonstrated that it is able to satisfy the land characteristic matters required under LGBMP.

6 *Public Open Space Contributions Policy 2019 –*

Central Coast Council, in January 2019, ratified the Public Open Space Contributions Policy 2019.

The Policy was developed with consideration to the contemporary legislative requirements to do with the approval of subdivisions under LGBMP and for the approval of permits for development, including subdivision, under the Planning Scheme.

There is a clear statutory basis for a Council to require open space to be created in the course of approving a subdivision where a Council has formed a view that open space would be desirable. Similarly, a Council can, where it has formed the view that the mandatory provision of open space is not warranted, instead call for the subdivider to make

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a mandatory cash contribution to the Council in lieu of the provision of open space.

Section 85 of LGBMP gives the Council an unfettered discretion about the allocation of open space.

It provides for a number of circumstances in which "(a) Council may refuse to approve a plan of subdivision"... paragraph (d)(iii) provides that:

*"The council may refuse to approve a plan of subdivision if it is of the opinion*

*(d) that the layout should be altered to include or omit ...*

*(iii) public open space."*

LGBMP Section 117 provides that instead of requiring the provision of public open space, a Council can require the payment of a cash sum. It is specially provided that this amount is to be held by the Council "for the acquisition or improvement of land for public open space for the benefit of the inhabitants of the municipal area". The cash in lieu contribution does not need to be locality specific. This is because an increased density of lots for dwellings would create a greater demand for new and improved public areas, including both District and Regional areas, and thus these areas can be part funded by a cash-in-lieu contribution.

No requirement for the dedication of open space land has been identified by the Council in the assessment of the division of land at 48 White Hills Road, Penguin. Consequently, a cash-in-lieu contribution is to be paid for the acquisition or improvement of land for District and Regional public open space for the benefit of the inhabitants of the municipal area.

The methodology for determining the value of the contribution, for a subdivision greater than five lots, is to be determined by a registered land valuer.

*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 for Road Authority and Stormwater Authority at Annexure 6.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2019/00083-CC at Annexure 5.
TasGas	Refer to letter received at Annexure 7.
Crown Land Services	No comment.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral 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 –*

Two representations were received within the prescribed time, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTERS RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Strongly opposed to the application for subdivision. Representor purchased 63 White Hills Road due to the "Rural Living" zoning in this area. It was suggested at the time that any subsequent development would be limited to 2,000m<sup>2</sup>. Plot sized will be under 660m<sup>2</sup>.</p> <p>Urges Council to limit the subdivision to three lots.</p>	<p>There is a misunderstanding of the proposed lot size as a result of the subdivision.</p> <p>New lots would range from 6,640m<sup>2</sup> to 4,785m<sup>2</sup>, substantially greater in size than the land area of 63 White Hills Road which is 3,381m<sup>2</sup>.</p>
<p>2 White Hills Road is quite narrow, with unformed edges. Approaching cars passing already generates risk. This is particularly so at the right angle at the top of the rise from South Road, which breaks away at the edges, and, in Winter, often has an amount of gravel washed across it.</p>	<p>White Hills Road is a 2km long sealed road and is typical of rural roads in the Penguin area. The first 600m (straight section to the right angle bend) has a seal width of 4.8m with 0.6m gravel shoulders. A requirement of the Road Authority is for a formal intersection is to be constructed at the 'right angle' bend to facilitate access to three of the lots, which will improve the road network at this point.</p>
<p>3 A specific concern generated by the proposal is the blocks with internal access, which I presume will exit to White Hills Road. This then implies five additional access points to the road.</p>	<p>Six lots will require access to White Hills Road. The proposal is for three directly and three via the new intersection which is an upgrade of an existing access point to White Hills Road for a residential lot and "Sullocks Hill" (large crown land property). All accesses will be constructed in accordance with the Tasmanian Standard Drawings.</p>

<p>4 The intersection with South Road is largely blind to traffic approaching from Ulverstone. Again a near miss issue with increased frequency with increasing traffic.</p>	<p>The White Hills Road/South Road intersection represents an existing situation. Traffic approaching from Ulverstone are travelling in a 60km/hr zone. There is no crash history for this intersection.</p> <p>White Hills Road provides access to over 40 lots capable of being developed residentially (most already contain a dwelling) and the Penguin Water Treatment Plant.</p> <p>The development will create five additional lots.</p>
<p>5 Should any changes (<i>subdivision</i>) be approved, I expect Council to commit to a widening of the sealed section of White Hills Rd, and significant works to reduce risk at the bend at the top of the hill.</p>	<p>There are no works listed for White Hills Road in the Long Term Financial Plan. Any consideration of widening White Hills Road would depend on the relative priority of this work compared to work on similar roads, and the available funds.</p> <p>Significant works will be undertaken at 'the bend' as part of the required intersection construction.</p>
<p>6 In relation to the advertising of the proposed subdivision; is there a way of not being 'caught by surprise' as the notice on the property was hard to see.</p>	<p>Requirements for Public Notification of a permit application are prescribed under the <i>Land Use Planning and Approvals Regulations 2014</i>. The Council adheres to the requirements that include:</p> <ul style="list-style-type: none"> <li>- A notice placed in the Public Notice's section of the Advocate newspaper;</li> <li>- adjoining property owners and occupiers are notified by letter;</li> </ul>

	<ul style="list-style-type: none"> <li>- a copy is placed on display at Council offices. A copy of the development is also placed on the Council's website, although this is not a legislative requirement; and</li> <li>- an A3 sized notice is placed on the property boundary.</li> </ul>
REPRESENTATION 2	
1 Alarmed that six new residences are to be such small lots.	Refer to response to Representation 1 above.
2 White Hills Road is a narrow and actually quite dangerous road and cannot take more traffic. At the moment in the area where the building will occur cars have to each pull over to the side to actually pass each other. To now have access for six more residences on this narrow strip would appear to be making this narrow road even more dangerous.	White Hills Road is a 2km long sealed road and is typical of rural roads in the Penguin area. The first 600m (straight section to the right angle bend) has a seal width of 4.8m with 0.6m gravel shoulders. White Hills Road provides access to over 40 lots capable of being developed residentially (most already contain a dwelling) and the Penguin Water Treatment Plant. The development will create five additional lots.
3 Noise of construction in rural area.	Access crossovers and service connections will need to be established, and in the future, dwelling construction. Such activity would not result in a noise nuisance.
4 Concern that local infrastructure of sewerage and electricity will not be able to handle six new residences.	TasWater have advised they are satisfied the proposed lots would be able to be serviced by connections to reticulated water and sewer infrastructure.

	<p>On-site wastewater systems will not be required, although it will be an option for Lot 6, with a land area of 6,486m<sup>2</sup>, to have an on-site wastewater treatment system. Refer to the “Issues” section of this report.</p> <p>Aurora is the authority that is to determine the size of an electrical supply to the land and to ensure that the capacity and supply to the whole of the White Hills locality is satisfactory.</p>
<p>5 Not happy that such short notice was given for locals to make comment.</p>	<p>Refer to response to Representation 1 above in relation to Public Notification of the proposed development.</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 representations do not contain sufficient merit to justify the addition of any restrictive conditions to a Permit issued, or refusal of the proposed subdivision of land at 48 White Hills Road, Penguin.

The division of land will offer the Central Coast community increased opportunity for residential development in a rural locality, on land that is able to be serviced with existing reticulated water and sewer infrastructure and an existing road network.

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It is considered that the proximity of the proposed building envelopes to a Rural Resource zone boundary will not result in the fettering of activity on adjacent rural land, although the proximity to the zone may result in a higher standard of construction detail than is generally the case, to mitigate the risk of bushfire.

It is considered the proposal satisfies the Scheme's relevant Performance Criteria and approval of the subdivision to form six lots is justified.

*Recommendation –*

It is recommended that the application for Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the draft plan of subdivision by Alan Dodds, Plan Reference 17503–R5 dated 22 May 2018.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2019/00083–CC dated 31 January 2019 (copy attached).
- 3 The development must be in accordance with the Bushfire Risk Assessment Report and Certificates by Michael Wells of EnviroPlan Australia, Accreditation No. BFP–128, Certificate No. 217261–5 dated 29 September 2019.
- 4 The development must be in accordance with the Water, Wastewater and Stormwater Disposal report by Environmental Service and Design dated 22 March 2018.
- 5 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 25 January 2019 issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).
- 6 A cash-in-lieu of public open space contribution of 3% of the unimproved value of the new lots must be paid prior to the sealing of the Final Survey Plan. The value of the lots must be determined by a registered valuer and the public open space contribution paid prior to the sealing of the Final Survey Plan.

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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 Lots 1 and 2 contain the Tasmanian Gas Pipeline and associated easements. TasGas requires the following in relation to Lot 1 and 2:
  - (a) Any fencing should be wire fencing only which can be temporarily removed, if required, for future access to the pipeline easement.
  - (b) No planting of trees within the pipeline easement and the easement to be kept clear of structures for ongoing access to operations.’

The report is supported.”

The Director Community Services reports as follows:

“A copy of the Annexures referred to in the Land Use Planning Group Leader’s report have been circulated to all Councillors.”

■ “Cr van Rooyen moved and Cr Carpenter seconded, “That the application for Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the draft plan of subdivision by Alan Dodds, Plan Reference 17503–R5 dated 22 May 2018.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2019/00083–CC dated 31 January 2019 (copy attached) (a copy being appended to and forming part of these minutes).

- 
- 3 The development must be in accordance with the Bushfire Risk Assessment Report and Certificates by Michael Wells of EnviroPlan Australia, Accreditation No. BFP-128, Certificate No. 217261-5 dated 29 September 2019.
  - 4 The development must be in accordance with the Water, Wastewater and Stormwater Disposal report by Environmental Service and Design dated 22 March 2018.
  - 5 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 25 January 2019 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 these minutes).
  - 6 A cash-in-lieu of public open space contribution of 3% of the unimproved value of the new lots must be paid prior to the sealing of the Final Survey Plan. The value of the lots must be determined by a registered valuer and the public open space contribution paid prior to the sealing of the Final Survey Plan.

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 Lots 1 and 2 contain the Tasmanian Gas Pipeline and associated easements. TasGas requires the following in relation to Lot 1 and 2:
  - (a) Any fencing should be wire fencing only which can be temporarily removed, if required, for future access to the pipeline easement.
  - (b) No planting of trees within the pipeline easement and the easement to be kept clear of structures for ongoing access to operations."

Carried unanimously

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## **Closure**

There being no further business, the Mayor declared the meeting closed at 6.09pm.

CONFIRMED THIS                      DAY OF                      , 2019.

## **Chairperson**

(cvv:km)

## **Appendices**

- Minute No. 6/2019 - Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2019/00083-CC - 48 White Hills Road, Penguin - Application No. DA2018143
- Minute No. 6/2019 - Statement of Compliance for Vehicular Access and Drainage Access dated 25 January 2019 - 48 White Hills Road, Penguin - Application No. DA2018143

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*QUALIFIED PERSON'S ADVICE*

The *Local Government Act 1993* (the Act), Section 65 provides as follows:

- “(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
- (a) the general manager certifies, in writing –
- (i) that such advice was obtained; and
- (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
- (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.”

In accordance with Section 65 of the Act, I certify:

- (i) that the reports within these Development Support Special Committee minutes contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (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 another person's general advice who is appropriately qualified or experienced; and
- (ii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Development Support Special Committee members.

  
Sandra Ayton  
GENERAL MANAGER

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# Associated Reports And Documents

## Submission to Planning Authority Notice

Council Planning Permit No.	DA2018143	Council notice date	24/01/2019	
<b>TasWater details</b>				
TasWater Reference No.	TWDA 2019/00083-CC	Date of response	31/01/2019	
TasWater Contact	David Boyle	Phone No.	6345 6323	
<b>Response issued to</b>				
Council name	CENTRAL COAST COUNCIL			
Contact details	planning.cmw@centralcoast.tas.gov.au			
<b>Development details</b>				
Address	48 WHITE HILLS RD, PENGUIN	Property ID (PID)	2212699	
Description of development	Residential (Subdivision - six lots)			
<b>Schedule of drawings/documents</b>				
	Prepared by	Drawing/document No.	Revision No.	Date of Issue
	Frontier Engineers	180552 C-08 (Water Supply)	0	24/08/2018
	Frontier Engineers	180552 C-12 (Sewer Layout)	0	24/08/2018
<b>Conditions</b>				
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:				
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>				
1. A suitably sized water supply with metered connections / sewerage system and connections to each lot 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.				
3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.				
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>				
4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.				
5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.				
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.				
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.				

8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "180552 C-08 & C12", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

16. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

*Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*

#### **DEVELOPMENT ASSESSMENT FEES**

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

- a. \$351.28 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

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

18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### **Advice**

##### **General**

For information on TasWater development standards, please visit

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

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

##### **Advice to Planning Authority (Council) and developer on fire coverage**

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

*Results of Hydrant test in the vicinity of the subdivision*

- Hydrant elevation 108.5 m AHD
- Static pressure: 550 kPa
- Pressure at 9.2 L/s: 200 kPa
- Fully open hydrant flow: 11.5 L/s

#### **Declaration**

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

##### **Authorised by**



**Jason Taylor**

Development Assessment Manager

#### **TasWater Contact Details**

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

**CENTRAL COAST COUNCIL**

the Taswater Submission

I certify that this is .....  
to Planning Authority Notice  
48 White Hills Road, Penguin  
DA 2018113 .....referred to in

Minute No. 6/2019 of a meeting of the  
DEVELOPMENT SUPPORT SPECIAL COMMITTEE  
held on 12 / MARCH 2019.

  
Executive Services Officer



25 January 2019

Our ref.: DA2018143, paa:kaa

Doc ID: 313358

Mr A E Dodds  
PO Box 5009  
ULVERSTONE TAS 7315

Dear Alan

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013  
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS  
6 LOT SUBDIVISION - 48 WHITE HILLS ROAD, PENGUIN

I refer to your application DA2018143 for a 6 lot subdivision at 48 White Hills Road, Penguin, and based on the information supplied with the application make the following determination in respect to vehicular access, stormwater disposal and Council infrastructure.

Access can be provided to the road network at 48 White Hills Road, Penguin subject to the following:

- R1 Road infrastructure must be extended as necessary to service each lot;
- R2 An asphalt vehicular access must be provided to each lot and must be constructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access (and TSD-R04-v1 Rural Roads - Typical Driveway Profile (copies enclosed));
- R3 A separate conditioned approval (Road Reserve Permit) 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 subdivision being undertaken. Please contact the Council's Public Safety Officer on 0419 103 887;
- R4 A suitably qualified person, must certify that the approved accesses have been constructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access and TSD-R04-v1 Rural Roads - Typical Driveway Profile;
- R5 Any work associated with roads, verges, roadside vegetation, roadside drains or drainage infrastructure resulting from activity associated with the development will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;

PO Box 220 / DX 70506  
19 King Edward Street  
Ulverstone Tasmania 7315  
Tel 03 6429 8900  
Fax 03 6425 1224  
admin@centralcoast.tas.gov.au  
www.centralcoast.tas.gov.au

- R6 Any damage or disturbance to roads, verges, roadside vegetation, roadside drains or drainage infrastructure or other infrastructure and services resulting from activity associated with the development must be rectified;
- R7 All works or activity listed above must be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R8 All works or activity listed above shall be at the property owner's cost.

Access cannot be provided to a Council stormwater network for the development at 48 White Hills Road, Penguin. The disposal of concentrated stormwater drainage from buildings and hard surfaces should be contained on-site and be dealt with by in-ground absorption to the satisfaction of the Council's Regulatory Services Group Leader or his representative.

In general the following shall apply in respect to the provision of infrastructure associated with the subdivision and to any existing Council infrastructure.

- I1 Engineering design drawings, including supporting documentation and calculations, for all road and stormwater infrastructure associated with the subdivision that will become an asset of the Council, must be submitted for the in principle approval of the Council's Director Infrastructure Services;
- I2 Construction is not to commence on any aspects of the subdivision until the relevant design drawings have been approved in principle by the Council's Director Infrastructure Services;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, must be done in accordance with the relevant standards and any Council in principle approved drawings, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be at the property owner's/developer's cost;
- I5 Any damage or disturbance to existing services resulting from activity associated with the subdivision development must be rectified at property owner's/developer's cost;
- I6 Drainage and/or pipeline easements must be aligned along property boundaries, to the satisfaction of the Council's Director Infrastructure Services or his representative.

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 subdivision and should not be taken in any way as approval of

engineering drawings. This 'Statement of Compliance' is valid for a period of two 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 DA2018143, with a copy also provided to the property owner.

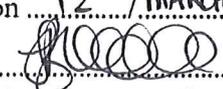
Please contact me on tel. 6429 8977 should you have any further enquires.

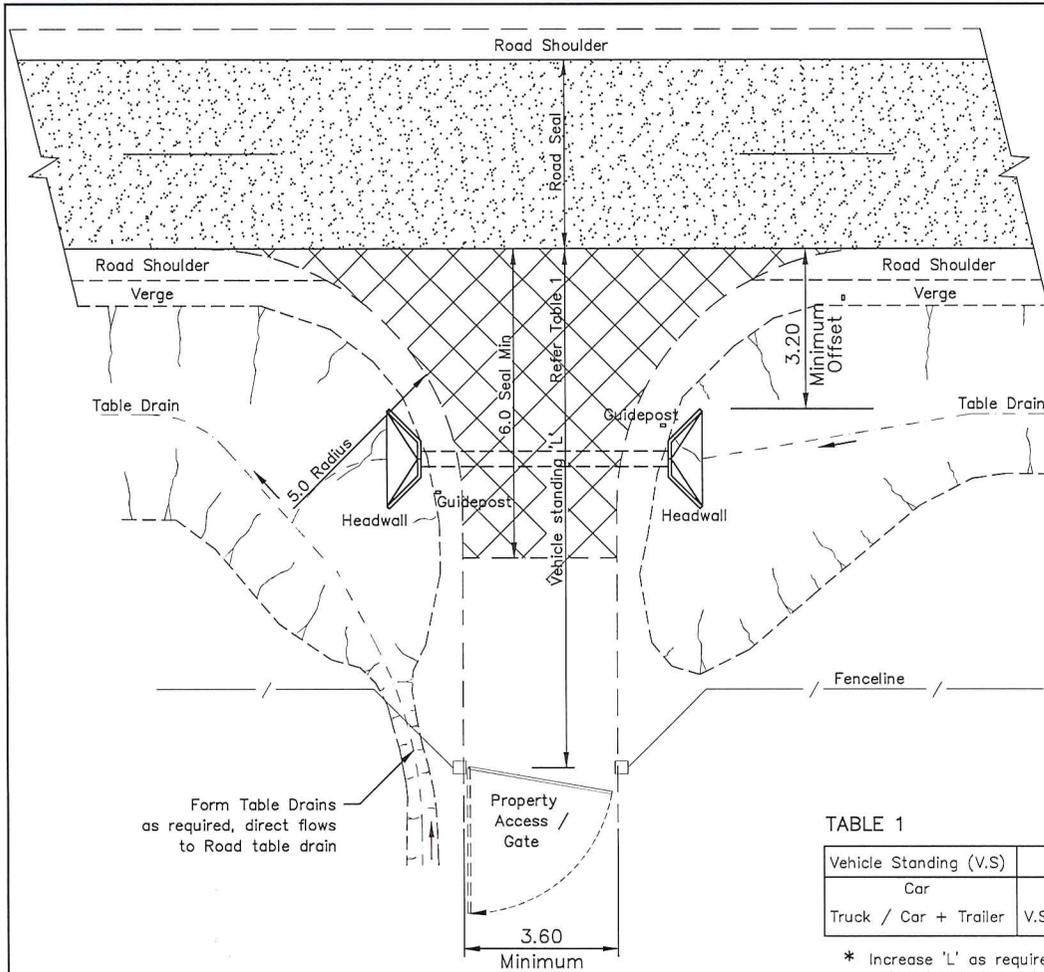
Yours sincerely



Philip Adams  
ENVIRONMENTAL ENGINEER

Encl

<b>CENTRAL COAST COUNCIL</b>	
I certify that this is the <u>Statement of</u>	
<u>Compliance for Vehicular &amp; Drainage</u>	
<u>Access @ 48 White Hills Road Pen.</u>	
..... <u>DA 2018 143</u> .....	referred to in
Minute No. <u>6/2019</u> .....	of a meeting of the
<u>                    </u> held on <u>12</u> .....	<u>MARCH 2019</u>
	
Executive Services Officer	



**TYPE HW**  
SCALE 1: 10

**KEY**

HW - Head Wall

DCE - Driveable Culvert Endwall

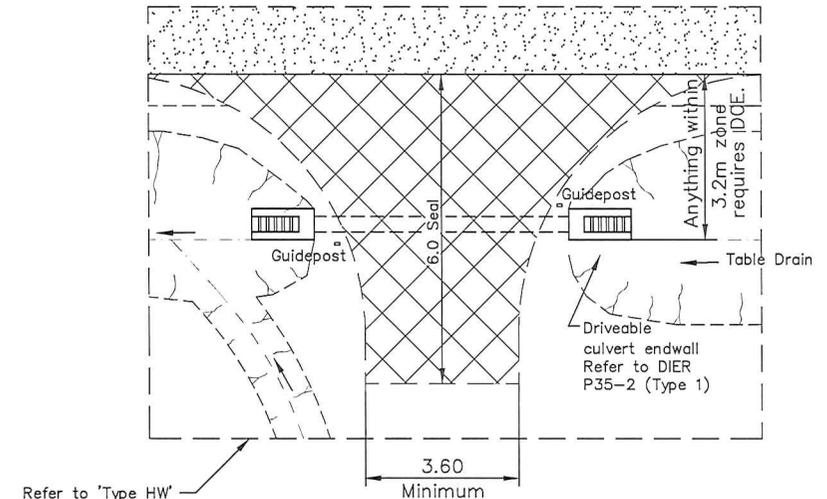


SCALE - 1 : 10

**TABLE 1**

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

\* Increase 'L' as required to suit outward swinging gates.



**TYPE DCE**  
SCALE 1: 10

**NOTES**

- Property Access Seal Types:
  - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
  - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
  - culvert end walls.
  - the start of the access ('nearside' lane approach only).
- Pipe Culvert.
  - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
  - Minimum pipe size - 300 dia.
  - Minimum grade - 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Applicable for design speed zones in excess of 60km/hr.

SCALES: AS SHOWN  
(All scales are correct at A3)

XRef File: TSD-R03-v1.dwg

REFERENCES

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TAS Division  
**IPWEA**  
INSTITUTE OF PUBLIC WORKS  
ENGINEERING AUSTRALIA



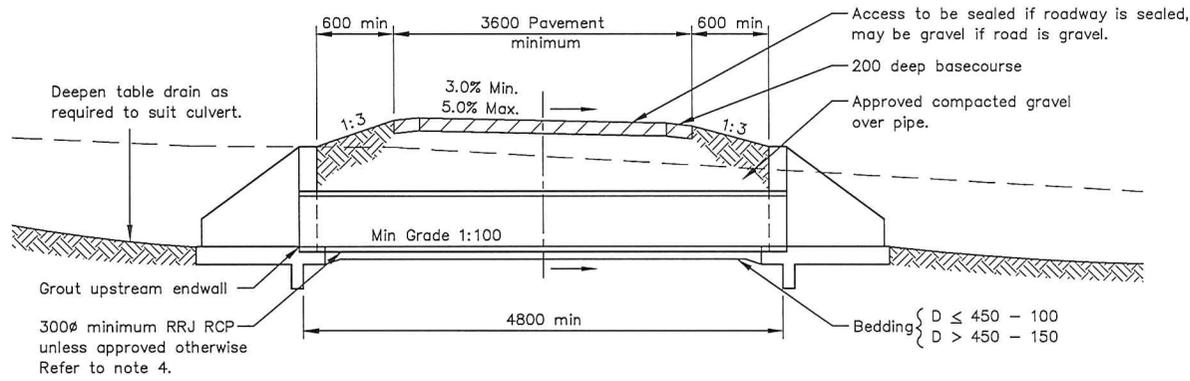
**STANDARD DRAWING**  
RURAL ROADS  
TYPICAL PROPERTY ACCESS

GPO Box 1521, Hobart Tasmania 7001 1326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 5966 F: 03 6233 5986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

ISSUE DATE:  
30-11-2013

DWG No.

TSD-R03-v1



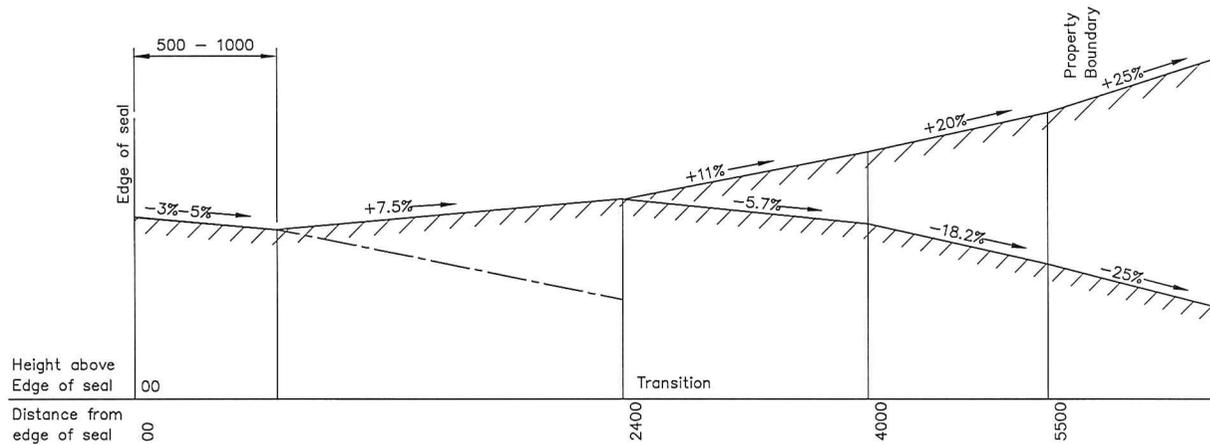
**CROSS SECTION**

**NOTES**

1. All dimensions in millimetres (mm) unless noted
2. Precast endwall to be winged type or other approved type.
3. Shallow dish crossing may be used as an alternative
4. Min clear cover over driveway culverts shall be:
 

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
5. Install guideposts at culvert ends.
6. Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.



**DRIVEWAY PROFILE**

Culvert removed for clarity

SCALES: AS SHOWN  
(All scales are correct at A3)

XRef File: TSD-R04-v1.dwg

REFERENCES

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Local Government Association Tasmania

**STANDARD DRAWING**  
RURAL ROADS  
TYPICAL DRIVEWAY PROFILE

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 5966 F: 03 6233 5986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

ISSUE DATE: 30-11-2013

DWG No.

TSD-R04-V1