

CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

28 OCTOBER 2019

To all members

NOTICE OF MEETING

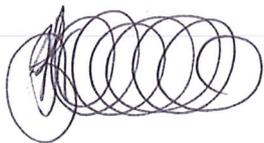
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Development Support Special Committee which will be held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 28 October 2019. 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 Saturday, 5 January 2019.

Dated at Ulverstone this 23rd day of October 2019.

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

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke on the left side.

Lou Brooke
EXECUTIVE SERVICES OFFICER

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 this Development Support Special Committee agenda 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

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 8 April 2019 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 8 April 2019 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.”

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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.”

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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.”

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6 OPEN REPORTS

6.1 Residential (subdivision to create two lots and construction of a dwelling) – variation to lot size and dwelling density requirements, variation to front and side setback standards and use of overhead electricity at 88 Esplanade, Turners Beach – Application No. DA2018097

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>DEVELOPMENT APPLICATION No.:</i>	DA2018097
<i>PROPOSAL:</i>	Residential (subdivision to create two lots and construction of a dwelling) – variation to lot size and dwelling density requirements, variation to front and side setback standards and use of overhead electricity
<i>APPLICANT:</i>	EnviroPlan
<i>LOCATION:</i>	88 Esplanade, Turners Beach
<i>ZONE:</i>	Low Density Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	25 September 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	9 October 2019
<i>REPRESENTATIONS RECEIVED:</i>	Three
<i>42-DAY EXPIRY DATE:</i>	1 November 2019
<i>DECISION DUE:</i>	28 October 2019
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a two lot subdivision and a single dwelling on Low Density Residential land located at 88 Esplanade, Turners Beach.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater’s Submission to Planning Authority Notice; and
- . Annexure 6 –Statement of Compliance from the Road Authority and the Stormwater Authority.

BACKGROUND

Development description -

Application is made for two components:

1 Residential (subdivision) -

Proposal is for a two lot subdivision. Lot 1 is to accommodate the existing single dwelling and would have a land area of 671m². Lot 2 would accommodate the proposed single dwelling and would have a land area of 453m². Each lot would be accessed off Esplanade, via the existing crossover for the existing dwelling and a new crossover for Lot 2.

2 Residential (single dwelling) -

Proposal includes the construction of a two-storey dwelling on Lot 2. The dwelling would comprise the following:

- . Ground floor would include a double garage, two bedrooms, bathroom, separate toilet, laundry and stairs for access to the first floor.
- . First floor would include two bedrooms (master bedroom with an ensuite and walk-in-robe), bathroom, separate toilet, open plan dining/kitchen/family room, pantry and eastern facing deck.

Site description and surrounding area -

The site is a 1,124m² corner lot and contains an existing two-storey dwelling located to the far western portion of the site. The site is zoned Low Density Residential and is subject to the Turners Beach Specific Area Plan.

The site has two road frontages, being Esplanade and Fenton Street. Fenton Street would be considered the primary frontage as the Scheme defines the shortest frontage to be the primary frontage. Esplanade is considered the secondary frontage.

Surrounding land is also zoned Low Density Residential and accommodates dwellings of both single and double-storey.

History -

The existing single dwelling was approved in July 2011.

DISCUSSION

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

Low Density Residential

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

<p>12.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>	<p>Not applicable. Residential use is not subject to hours of operation.</p>
<p>12.4 Development Standards</p>	
<p>12.4.1 Suitability of a site or lot for use or development</p>	
<p>12.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of:</p> <p style="padding-left: 40px;">(i) not less than 500m² excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown on Table A1 to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p> <p style="padding-left: 40px;">(i) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iii) clear of any registered easement;</p> <p style="padding-left: 40px;">(iv) clear of any registered right-of-way benefiting other land;</p>	<p>(a)(i) Non-compliant. Lot 2 would have an area of 453m². Lot 1 is compliant with an area of 671m². Refer to the “Issues” section of this report.</p> <p>(a)(ii) Not applicable. The site is not in a locality shown on Table A1.</p> <p>(b)(i) Non-compliant. The development would be 3.19m from the primary frontage setback and 1.05m from the western side setback. Please refer to discussion under Clause 13.4.3 in relation to front and side setback standards.</p> <p>(b)(ii) Not applicable. No zone boundary.</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No right-of-way.</p> <p>(b)(v) Not applicable. No utility.</p> <p>(b)(vi) Not applicable. No access strip.</p>

<ul style="list-style-type: none"> (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage, or access strip; and (viii) if a new residential lot with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>(b)(vii) Compliant. The site is accessible from Esplanade.</p> <p>(b)(viii) Compliant. Lot 2 would have a long axis within the range 30 degrees east of north and 20 degrees west of north.</p>
<p>12.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road <ul style="list-style-type: none"> (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 has an existing access from Esplanade. Lot 2 would have an access from Esplanade. Refer to the Statement of Compliance issued by the Road Authority in relation to the new crossover at Annexure 6. (b) Not applicable. Not an internal lot. (c) Not applicable. Satisfied by (a). (d) Compliant. Lot 1 frontage to Esplanade would be 26.88m. Lot 2 frontage to Esplanade would be 39m. (e) Compliant. The Road Authority has issued a Statement of Compliance. Refer to Annexure 6.

<p>(d) with a width of frontage and any access strip or right-of-way of not less than:</p> <ul style="list-style-type: none"> (i) 3.6m for a single dwelling development; or (ii) 6.0m for multiple dwelling development or development for a non-residential use; and <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right-of-way to the site or each lot on a proposed subdivision plan.</p>	
<p>12.4.1-(A3) 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 ^{R4} 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) Compliant. The site is connected to the reticulated water system. The application was referred to TasWater for comment. Refer to the Submission to Planning Authority Notice at Annexure 5. (b) Not applicable. The development has satisfied (a).

<ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>12.4.1–(A4) 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 c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and 	<ul style="list-style-type: none"> (a) Compliant. The site is connected to the reticulated sewerage system. The application was referred to TasWater for comments. Refer to the Submission to Planning Authority Notice at Annexure 5. (b) Not applicable. The development has satisfied (a).

<p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip.</p>	
<p>12.4.1-(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(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 5,000m²;</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>d. the disposal area is not within any access strip; and</p>	<p>(a) Not applicable. The development has satisfied (b).</p> <p>(b)(i) Not applicable. Addressed in (b)(ii) and (iii).</p> <p>(b)(ii)a. Non-compliant. The site would have an area of 453m².</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(ii)b. Compliant. Area for on-site stormwater disposals are clear of proposed building areas.</p> <p>(b)(ii)c. Compliant. Area for on-site stormwater disposals are clear of sewage disposal.</p> <p>(b)(ii)d. Compliant. Area for on-site stormwater disposals are clear of access strips.</p> <p>(b)(ii)e. Compliant. Lot 1 would have approximately 49% area free from impervious surfaces. Lot 2 would have approximately 80% area free from impervious surfaces.</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>12.4.2 Dwelling density</p>	
<p>12.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 500m² if the site has:</p> <p>(i) connection to a reticulated water supply;</p> <p>(ii) connection to a reticulated sewer system; and</p> <p>(iii) connection to a stormwater system; or</p> <p>(b) if the site is in a locality shown on Table 1 to this clause, not less than the site area for that locality.</p>	<p>(a) Non-compliant. Lot 2 would be 453m². Refer to the "Issues" section of this report.</p> <p>(a)(i) Compliant. Site is connected to reticulated water supply.</p> <p>(a)(ii) Compliant. Connected to sewer system.</p> <p>(a)(iii) Non-compliant. Site has the provisions for on-site stormwater disposal. Refer to the "Issues" section of this report.</p> <p>(b) Not applicable. The development has satisfied (a).</p>
<p>12.4.3 Location and configuration of development</p>	
<p>12.4.3-(A1) The wall of a building must be set back from a frontage:</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p>	<p>(a) Non-compliant. The dwelling would be setback 3.19m from the primary frontage (Fenton Street). Refer to the "Issues" section of this report.</p>

<p>(c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>(b) Compliant. The dwelling would be setback 4.29m from the secondary frontage (Esplanade).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. No other buildings on the site.</p> <p>(e) Not applicable. No building area on a Sealed Plan.</p> <p>(f) Not applicable. Site does not abut the Bass Highway.</p>
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown on Table A2, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are set back:</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if wall height is not more than 3.0m; and:</p>	<p>(a) Non-compliant. The dwelling would be setback 3.19m from the primary frontage. Refer to the “Issues” section of this report.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c)(i) Not applicable. Addressed (c)(ii).</p> <p>(c)(ii) Non-compliant. The dwelling would be 1.05m from the western side boundary with a wall height greater than 3m and wall length of 9.39m. Refer to the “Issues” section of this report.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>

<ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls: <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: <ul style="list-style-type: none"> a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or 	
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<p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
<p>12.4.3–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage or stormwater; or</p> <p>(d) not be more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. Lot 1 would have a site coverage of approximately 37%. Lot 2 would have a site coverage of approximately 42%.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Not applicable. Site is connected to reticulated services.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>
<p>12.4.3–(A4) A garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be located behind the primary frontage of a building.</p>	<p>Compliant.</p> <p>Due to the site having two road frontages with Fenton Street being the primary frontage, combined with the shape of the lot and design of the dwelling, the garage would be positioned behind the primary frontage of the dwelling.</p>
<p>12.4.3–(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding, or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>(a) Compliant. Garage would have a total width of openings of 5.95m.</p> <p>(b) Not applicable. Satisfied by (a).</p>

12.4.4 Visual and acoustic privacy for residential development

12.4.4-(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport of a building must:

- (a) if the finished floor level is more than 1.0m above natural ground level:
 - (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;
 - (ii) be not less than 3.0m from a side boundary;
 - (iii) be not less than 4.0m from a rear boundary;
 - (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or
- (b) if less than the setbacks in clause A1(a):
 - (i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling;
 - (ii) have a window sill height of not less than 1.8m above finished floor level;

- (a)(i) Compliant. There would only be one dwelling per site. The proposed deck satisfies all setback requirements set out in this Clause.
- (a)(ii) Not applicable. Satisfied by (b)(i).
- (a)(iii) Not applicable. Satisfied by (b)(i).
- (a)(iv) Not applicable. Satisfied by (b)(i).
- (b)(i) Compliant. There would be a window located along the western elevation (master bedroom) on the first level of the proposed dwelling. Due to the position of the proposed dwelling and position of the existing dwelling to be accommodated in Lot 1, the window for the master bedroom would be off-set by at least 1.5m to the windows along the eastern elevation.
- (b)(ii) Not applicable. Satisfied by (b)(i).
- (b)(iii) Not applicable. Satisfied by (b)(i).
- (b)(iv) Not applicable. Satisfied by (b)(i).

<ul style="list-style-type: none"> (iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
<p>12.4.4–(A2) An access strip, or shared driveway, including any pedestrian pathway and parking area must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access strip or shared driveway.</p>
<p>12.4.5 Private open space for residential use</p>	
<p>12.4.5–(A1) Each dwelling must provide private open space:</p> <ul style="list-style-type: none"> (a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area: <ul style="list-style-type: none"> (i) located adjoining the rear or side of the dwelling; (ii) accessible from the dwelling; 	<ul style="list-style-type: none"> (a)(i) Compliant. Lot 1 has existing private open space located to the side and rear of the dwelling. Lot 2 would have private open space located to the side and rear of the dwelling. (a)(ii) Compliant. Private open space would be accessible from the ground floor of each dwelling.

<ul style="list-style-type: none"> (iii) of not less than 25.0m²; (iv) with a minimum dimension of 4.0m; (v) on a single level; and (vi) with a gradient of not more than 1 in 10; and <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace, or roof garden:</p> <ul style="list-style-type: none"> (i) of not less than 25.0m²; (ii) with a minimum dimension of 4.0m; and (iii) accessible from the dwelling. 	<ul style="list-style-type: none"> (a)(iii) Compliant. Lot 1 has approximately 67m² of private open space located to the west side and rear of the dwelling. Lot 2 would have approximately 90m² of private open space located to the east side and rear of the dwelling. (a)(iv) Compliant. Minimum dimension approximately 15m for Lot 1 and approximately 35m for Lot 2. (a)(v) Compliant. Private open space would be on a single level. (a)(vi) Compliant. Site is flat. (b) Not applicable. Dwelling would not have a floor level of more than 2.5m above finished ground level.
<p>12.4.5-(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>The required private open space would be located to the north of the dwelling and would achieve three continuous hours of sunlight between the hours of 9.00am and 3.00pm on 21 June.</p>
<p>12.4.5-(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area:</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<ul style="list-style-type: none"> (a) located behind the applicable frontage setback; (b) of not less than 1.5m² per dwelling; (c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and (d) not less than 6.0 from a window, door, balcony, deck, roof garden, or private open space area of a dwelling. 	
12.4.5 Frontage fences	
<p>12.4.6–(A1) The height of a fence, including any supporting retaining wall on a frontage or within a frontage setback must be:</p> <ul style="list-style-type: none"> (a) not more than 1.2m if the fence is solid; or (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>Not applicable. No fence proposed. Will include condition regarding front and side fences.</p>
12.4.7 Setback of development for sensitive use	
<p>12.4.7–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown on the Table to this clause; and 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) No applicable setbacks. (b) No applicable setbacks.

<p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	
<p>12.4.7-(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>Compliant.</p> <p>(a) Compliant. Site is 688m to Bass Highway.</p> <p>(b) Compliant. Site is 530m to a railway.</p> <p>(c) Not applicable. No land designated for road or rail purposes.</p> <p>(d) Not applicable. Nearest proclaimed wharf area is in Devonport; some 15km to the east.</p>
<p>12.4.8 Subdivision</p>	
<p>12.4.8-(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. Subdivision is for residential use.</p> <p>(b) Not applicable. Satisfied by (a).</p>

12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision	
12.4.9-(A1) Electricity reticulation and site connections must be installed underground.	Non-compliant. Proposal is for overhead electricity. Refer to the "Issues" section of this report.
CODES	
E1 Bushfire-Prone Areas Code	Code applies for Subdivision. Compliant. Application was accompanied by a Bushfire Risk Assessment Report & Certificates as prepared by EnviroPlan. This report includes a Hazard Management Plan. The report, certificate and Hazard Management Plan will all form a condition of this Permit.
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.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	The site has been identified as having a High coastal inundation risk, however the coastal inundation mapping does not form part of the Scheme and the Code cannot be applied. Regardless, the application was accompanied by a Site Classification and Hazard Risk Assessment as prepared by ES&D and supplementary report by Frontier Engineers.

	<p>This report was required as a risk mitigation mechanism.</p> <p>It is concluded that there is an acceptable level of risk associated with the proposed subdivision and development at 88 Esplanade. Frontier Engineers have identified areas that require prompt coastal erosion protection. These areas are located outside the property boundary under Crown jurisdiction.</p> <p>Submission and assessment of the area for coastal inundation hazard means the application is consistent with statutory matters identified in the body of the Turners Beach - Leith Coastal Adaptation Pathways Final report.</p>
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	<p>Not exempt.</p> <p>No Local Area Parking Scheme applies to the site.</p>
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be:	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The existing dwelling has a double

<p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>garage. The proposed dwelling would have a double garage.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Not applicable.</p>
<p>E9.6 Development Standards</p>	
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant by a Condition to be placed on the Permit.</p>
<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> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking</p>	<p>Not applicable.</p>

<p>Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p>	
<p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned Low Density Residential.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.</p>

TURNERS BEACH SPECIFIC AREA PLAN	
F4.2 Application of Code	The site is subject to the Turners Beach Specific Area Plan.
F4.4 Exemption	Not exempt.
F4.7 Development Standards	
F4.7.1 Building height	
F3.5.1-(A1) Building height must not be more than 5.5m.	Compliant. Dwelling would be 5.45m high.
F4.7.2 Vegetation management	
F4.7.2-(A1) There must be no clearing or conversion of vegetation within the littoral, riparian, and road reserves.	Compliant. Condition will be placed on the Permit.
F4.7.3 Landscaping	
F4.7.3-(A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	Compliant. Landscaping plans shows compliance with this Clause. This plan will form part of a condition for the Permit.

F4.7.4 Beach access	
F4.7.4-(A1) New vehicular or pedestrian accesses to the beach or Forth River must not be created.	Not applicable. Site does not adjoin the beach or Forth River riparian land.

Issues –

1 *Variation to lot size –*

Land area –

Clause 12.4.1–(A1)(a)(i) states that a site or each lot on a plan of subdivision must have an area of not less than 500m².

Lot 1 complies with this provision as the lot size would be 671m². Lot 2 would not comply with the Acceptable Solution as the lot size would be 453m². The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.1–(P1) states that a site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for erection of a building; access to the site; use or development of adjacent land; a utility; and an easement or lawful entitlement for access to other land and if a new residential lot, be orientated to maximise opportunity for solar access to a building area.

The proposed Lot 2 would be only short by 47m². The application includes the proposal for a single dwelling on Lot 2. This demonstrates that the site is capable to accommodate residential use in the form of a two-storey dwelling. Lot 2 would be accessed via a new crossover from Esplanade as per the requirements set out in the Statement of Compliance issued by the Road Authority. The proposed dwelling would be consistent with the existing characteristics of the surrounding land which are all developed with both one-storey and two-storey dwellings, with many along the Esplanade similar in style, size and shape of the proposed dwelling for Lot 2. The site is not hindered by a utility or easements. Lot 2 is positioned so that the proposed dwelling would optimise all northern solar access due to the location of the proposed habitable rooms and eastern facing deck.

The proposal has satisfied the Performance Criteria for Clause 12.4.1–(P1).

Stormwater disposal –

Clause 12.4.1–(A5)(b)(ii) states that a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater on-site if the site has an area of not less than 5,000m².

Lot 2 would have a land area of 453m². The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.1-(P5)(a) states that a site must drain and dispose of stormwater to accommodate the anticipated stormwater from the proposed development without likelihood for concentration on adjacent land, without creating an unacceptable level of risk from the safety of life or for use or development on the land and on adjacent land, manage the quantity and rate of discharge of stormwater to receiving waters, manage the quality of stormwater discharged to receiving waters and to provide positive drainage away from any sewer pipe, on-site sewage disposal system or building area.

Plan 03 by EnviroPlan shows the on-site stormwater disposal area for both the existing and proposed dwelling. Each site has ample area for on-site stormwater disposal clear of buildings and access areas.

A Statement of Compliance has been issued by the Stormwater Authority which states that the disposal of concentrated stormwater drainage from all buildings and hard surfaces on each of the lots 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.

The proposal has satisfied the Performance Criteria for Clause 12.4.1-(P5).

2 *Variation to dwelling density -*

Clause 12.4.2-(A1)(a) states that the site area per dwelling must be not less than 500m² if the site has connection to a reticulated water supply, connection to a reticulated sewer system and connection to a stormwater system.

Lot 2 would have a land area of 453m² and both Lot 2 and Lot 1 rely on on-site stormwater disposal. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.2-(P1) states that the number of dwellings on-site must be consistent with the capability of the land for residential use in terms of a suitable building area; access from a road; provision of a water

supply; disposal of sewage; disposal of stormwater and a tolerable level of risk from a natural hazard.

As per Plan 03 by EnviroPlan, Lot 1 has ample area for on-site stormwater disposal clear of buildings and access areas.

Lot 2 is also shown to have ample area for on-site stormwater disposal clear of buildings and access areas. The application includes the proposal for a single dwelling on Lot 2. This demonstrates that the site is capable to accommodate residential use in the form of a two-storey dwelling. Lot 2 would be accessed via a new crossover from Esplanade as per requirements set out in the Statement of Compliance issued by the Road Authority. The proposed dwelling would be consistent with the existing characteristics of the surrounding land which are all developed with both one-storey and two-storey dwellings, with many along the Esplanade similar in style, size and shape of the proposed dwelling on Lot 2. Both Lot 1 and Lot 2 are connected to a reticulated water and sewer system.

The site has been identified as having a High coastal inundation risk, however the coastal inundation mapping does not form part of the Scheme and the Code cannot be applied. Regardless, the application was accompanied by a Site Classification and Hazard Risk Assessment as prepared by ES&D and supplementary report by Frontier Engineers.

It is concluded that there is an acceptable level of risk associated with the proposed subdivision and development at 88 Esplanade. Frontier Engineers have identified areas that require prompt coastal erosion protection. This is outside the property boundary and under a separate jurisdiction.

This report was required as a risk mitigation mechanism.

The proposal has satisfied the Performance Criteria for Clause 12.4.2-(P1).

3 *Variation to front boundary setback standard -*

Clause 12.4.3-(A1)(a)(b) states that the wall of a building must be setback from a frontage of not less than 4.5m from a primary frontage and not less than 3m from a secondary frontage.

If a site has two frontages, the primary frontage is determined by the shortest frontage. Fenton Street is the shortest frontage and therefore

considered the primary frontage with Esplanade the secondary frontage.

The proposed dwelling on Lot 2 would be 3.19m from the primary frontage (Fenton Street). The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application. The proposed dwelling satisfies the secondary frontage setback (Esplanade) which would be 4.29m.

Clause 12.4.3-(P1) states that the setback of a wall of a building from a frontage must be consistent with the streetscape and required by a constraint imposed by size and shape of the site; orientation and topography of land; arrangements for a water supply and for the drainage and disposal of sewage and stormwater; arrangements for vehicular or pedestrian access; any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; a utility or any lawful and binding requirement by the state or a council.

Dwellings that front the northern side of Fenton Street are constructed closer than the 4.5m setback standard. The proposed dwelling for Lot 2 would be in line with both the dwelling at 88 Esplanade and 1 Fenton Street as shown in the image below. Furthermore, the dwelling at 3 Fenton Street is also positioned closer than 4.5m from Fenton Street. It is therefore considered that the proposed dwelling on Lot 2 would be consistent with the streetscape within the vicinity.



The proposed dwelling has been designed to accommodate the constraint imposed on the site due to the triangular shape of the lot. The position of the dwelling has also taken into account the required access from Esplanade and to accommodate an area sufficient for on-site stormwater disposal.

The proposal has satisfied the Performance Criteria for Clause 12.4.3-(P1).

4 *Variation to side boundary setback standard -*

Clause 12.4.3-(A2)(c)(ii) states that all buildings must be contained within a building envelope that includes a wall being less than 1.5m from a side boundary if the wall height is not more than 3m and wall length is no longer than 9m.

The dwelling would be 1.05m from the western side boundary with a wall height greater than 3m and wall length of 9.39m. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.3-(P2) states that a building height and location of a building in relation to site boundaries must minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; minimise the apparent scale, bulk, massing and proportion relative to any adjacent building; be consistent with the streetscape; respond to the effect of the slope and orientation of the site; and provide separation between buildings to attenuate impact.

Shadow Plan 08 (21 June) shows that any shadow from the proposed dwelling would not unreasonably impact any adjoining habitable room and/or area for private open space. The Shadow Plan shows shadow that would occur behind the proposed dwelling across the southern portion of the site and clear of any adjoining properties along Fenton Street. The Shadow Plans show some shadow that would be cast into both Lot 1 and Lot 2 private open space, however that is from each dwelling located on the lot respectively. Each lot still has ample area for private open space that would not be unreasonably shadowed.

The proposed dwelling is of similar shape, size and location of the majority of dwellings along Esplanade and within the vicinity of the lot which are all developed for single dwellings in forms of one and two-storey buildings. It is considered that the proposed dwelling would not

be dissimilar to the existing characteristics of the surrounding area in terms of scale, bulk, mass and proportion. The site has extensive vegetation located within the road reserve which would remain (apart from vegetation required to be removed for a new access to Lot 1) which also contributes to the reduction in any potential negative visual impacts.

The proposal has satisfied the Performance Criteria for Clause 12.4.3-(P2).

5 *Overhead electricity -*

Clause 12.4.9-(A1) states that electricity reticulation and site connections must be installed underground.

The proposal is for the continuation of overhead electricity to serve Lot 2. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.9-(P1) states that it must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground.

As mentioned, the proposal is for the continuation of overhead electricity to serve Lot 2. Overhead electricity is established all along Esplanade and Fenton Street as well as over 50% of Turners Beach. It would be unreasonable to require the proposal to have underground electricity when the surrounding area has overhead provision for electricity.

The proposal has satisfied the Performance Criteria for Clause 12.4.9-(P1).

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 the Statement of Compliance at Annexure 6.
TasWater	Refer to TasWater's Submission to Planning Authority Notice TWDA 2019/01386-CC at Annexure 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	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 -

Three representations were received within the prescribed time, a copy of which is provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Variation to setback standards and potential impacts to traffic vision and natural coastal environment.</p>	<p>Refer to comments made in the variation to front and side setback standards in the “Issues” section of this report.</p> <p>A Statement of Compliance has been issued by the Council acting as the Road Authority. No concerns were raised regarding site distances along the subject site. The Statement of Compliance sets out requirements regarding the proposed new access to Lot 2.</p> <p>The proposal includes landscaping along both frontages of the site. This is compliant with the requirements of the Scheme.</p>
<p>2 Variation to lot size and lack of area for visitors to park.</p>	<p>Refer to comments made in the variation to the lot size in the “Issues” section of this report.</p> <p>As outlined in the Traffic Generating Use and Parking Code, both the existing and proposed dwelling complies with the car parking requirements for single dwellings. The Scheme does not require visitor car parking provisions for single dwellings. The proposal is compliant in relation to car parking standards.</p>
<p>3 Dwelling density.</p>	<p>Refer to comments made in the variation to dwelling density in the “Issues” section of this report.</p>

<p>4 Concern proposal does not satisfy the Turners Beach Specific Area Plan.</p>	<p>As discussed above in this report, under the assessment against the Turners Beach Specific Area Plan, the proposal complies with all Acceptable Solutions for this Specific Area Plan. No aspect of the proposal relied upon assessment of any Performance Criteria within this Specific Area Plan.</p>
<p>5 Clearing of vegetation not within the property boundary.</p>	<p>The proposal does not indicate any removal of vegetation will occur. It is understood concern arises from the owner of 88 Esplanade, Turners Beach removing vegetation outside the property boundary previously.</p> <p>A condition has been placed on this Permit that no vegetation is allowed to be removed outside the property boundary except where required for the new access to Lot 2. Refer to condition 9. Any removal of vegetation outside the property boundary would result with a breach of the Planning Permit and appropriate enforcement action would be undertaken by the Planning Authority as set out in the <i>Land Use Planning and Approvals Act 1993</i>.</p>
<p>REPRESENTATION 2</p>	
<p>1 Variation to lot size.</p>	<p>Refer to comments made in the variation to the lot size in the "Issues" section of this report.</p>
<p>2 Variation to setback standards.</p>	<p>Refer to comments made in the variation to front and side setback standards in the "Issues" section of this report.</p>

<p>3 Size of private open space.</p>	<p>Private open space for the existing and proposed dwellings are compliant with the Acceptable Solution for Clause 12.4.5 as detailed above in the assessment section.</p>
<p>4 Lack of privacy and potential to overlook into southern property (located on southern side of Fenton Street).</p>	<p>The proposed dwelling complies with all privacy standards as outlined in the assessment section of this report for Clause 12.4.4 of the Scheme. This assessment included that there would be a window located along the western elevation (master bedroom) on the first level of the proposed dwelling. Due to the positioned of the proposed dwelling and position of the existing dwelling to be accommodated in Lot 1, the window for the master bedroom would be off-set by at least 1.5m to the windows along the eastern elevation of the existing dwelling to be accommodated in Lot 1.</p> <p>The property known as 4 Fenton Street would be setback 20m from the property boundary for Lot 2. Furthermore, the proposed dwelling would be setback approximately 33m from the existing dwelling at 4 Fenton Street. There is sufficient separation distance between the dwellings to mitigate any negative potential privacy issues.</p>
<p>5 Potential overshadowing of 88 Esplanade.</p>	<p>Refer to comments made in the variation to side boundary setback in the "Issues" section of this report.</p>

6 Visual intrusion from overhead electricity.	Refer to comments made in the overhead electricity section in the "Issues" section of this report.
7 Lack of parking and removal of vegetation.	<p>As outlined in the Traffic Generating Use and Parking Code both the existing and proposed dwellings comply with the car parking requirements for single dwellings.</p> <p>The Scheme does not require visitor car parking provisions for single dwellings. The proposal is compliant in relation to car parking standards.</p> <p>The proposal does not indicate any removal of vegetation would occur. It is understood concern arises from the owner of 88 Esplanade, Turners Beach removing vegetation outside the property boundary previously.</p> <p>A condition has been placed on this Permit that no vegetation is allowed to be removed outside the property boundary except where required for the new access to Lot 2. Refer to condition 9. Any removal of vegetation outside the property boundary would result with a breach of the Planning Permit and appropriate enforcement action would be undertaken by the Planning Authority as set out in the <i>Land Use Planning and Approvals Act 1993</i>.</p>

<p>8 Believed the development breaks many more provisions of the Scheme.</p>	<p>As outlined in the assessment section of this report, all variations to the Acceptable Solutions have been identified and then addressed under the Performance Criteria in the “Issues” section of the report.</p>
<p>REPRESENTATION 3</p>	
<p>1 Variation to lot size.</p>	<p>Refer to comments made in the variation to the lot size in the “Issues” section of this report.</p>
<p>2 Variation to setback standards and dwelling density.</p>	<p>Refer to comments made in the variation to front and side setback standards in the “Issues” section of this report.</p> <p>Refer to comments made in the variation to dwelling density in the “Issues” section of this report.</p>
<p>3 Size of private open space and removal of vegetation.</p>	<p>Private open space for the existing and proposed dwellings are compliant with the Acceptable Solution for Clause 12.4.5 above.</p> <p>The proposal does not indicate any removal of vegetation would occur. It is understood concern arises from the owner of 88 Esplanade, Turners Beach removing vegetation outside the property boundary previously.</p> <p>A condition has been placed on this Permit that no vegetation is allowed to be removed outside the property boundary except where required for the new access to Lot 2. Refer to condition 9. Any removal of vegetation outside the property</p>

	<p>boundary would result with a breach of the Planning Permit and appropriate enforcement action would be undertaken by the Planning Authority as set out in the <i>Land Use Planning and Approvals Act 1993</i>.</p>
<p>4 On-site stormwater disposal and potential for wastewater to leach into the river system.</p>	<p>The site has the provisions for on-site stormwater disposal as per Plan 03 by EnviroPlan. A Statement of Compliance has been issued by the Stormwater Authority which states that the disposal of concentrated stormwater drainage from all buildings and hard surfaces on each of the lots 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.</p> <p>The site is connected to a reticulated sewage system.</p>
<p>5 Potential overshadowing of 88 Esplanade.</p>	<p>Refer to comments made in the variation to side boundary setback in the "Issues" section of this report.</p>
<p>6 Visual intrusion from overhead electricity.</p>	<p>Refer to comments made in the overhead electricity section in the "Issues" section of this report.</p>
<p>7 Lack of parking on the site.</p>	<p>As outlined in the Traffic Generating Use and Parking Code both the existing and proposed dwelling complies with the car parking requirements for single dwellings. The Scheme does not require visitor car parking provisions for single dwellings. The proposal is compliant in relation to car parking standards.</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. However, there may be an impact on Council resources in relation to ensuring compliance with Permit conditions.

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 condition to a Permit issued, or refusal of the development.

The proposed subdivision and dwelling is Permitted in the Low Density Residential zone. The application was discretionary due lot size, dwelling density, variation to front and side setback standards and overhead electricity. The proposed development is considered to have satisfied the applicable Scheme's Performance Criteria.

The proposed development is considered to be a reasonable development on the Low Density Residential zoned land and would be keeping within the characteristics of the surrounding area. It is considered appropriate that the proposed subdivision and dwelling be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (subdivision to create two lots and construction of a dwelling) – variation to lot size, dwelling density requirements, variation to front and side setback standards and use of overhead electricity at 88 Esplanade, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by EnviroPlan, Project No. 218162, Drawing Nos. 01, 02, 03, 04, 05, 06, 07, 08 and 09, revision A dated 29 March 2019 unless modified by a condition of this Permit.

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- 2 The development must be in accordance with the conditions of the Statement of Compliance, dated 11 October 2019.
 - 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2019/01386-CC dated 23 September 2019.
 - 4 Bushfire Risk Assessment Report & Certificates (including Hazard Management Plan) as prepared by EnviroPlan dated 19 September 2019.
 - 5 Site Classification and Hazard Risk Assessment as prepared by ES&D, Project No. 6715 dated 16 July 2019.
 - 6 Natural Hazard Risk Assessment Statement as prepared by Frontier Engineers dated 8 July 2019.
 - 7 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
 - 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
 - 9 No removal of vegetation outside the property boundaries is allowed, except where required for the new access to Lot 2.
 - 10 The final height of the new dwelling must not be any higher than 5.5m.
 - 11 A cash-in-lieu of public open space contribution of \$3,022.55 for Lot 2 must be paid prior to the sealing of the Final Survey Plan.
 - 12 Prior to the sealing of a Final Plan of Survey, TasNetworks is to advise that the proximity of existing hydroelectricity poles means that no additional installations, other than a line direct to a new dwelling from an existing pole, would be required for installation of an electrical service to Lot 2.

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.

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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.
 - 3 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
 - 4 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 4 – Plumbing Permit Work when assessed against the Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Plumbing Permit is to be made to the Council’s Plumbing Permit Authority.’

The Town Planner’s 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 (subdivision to create two lots and construction of a dwelling) – variation to lot size, dwelling density requirements, variation to front and side setback standards and use of overhead electricity at 88 Esplanade, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by EnviroPlan, Project No. 218162, Drawing Nos. 01, 02, 03, 04, 05, 06, 07, 08 and 09, revision A dated 29 March 2019 unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Statement of Compliance, dated 11 October 2019.
- 3 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA 2019/01386-CC dated 23 September 2019.
- 4 Bushfire Risk Assessment Report & Certificates (including Hazard Management Plan) as prepared by EnviroPlan dated 19 September 2019.
- 5 Site Classification and Hazard Risk Assessment as prepared by ES&D, Project No. 6715 dated 16 July 2019.

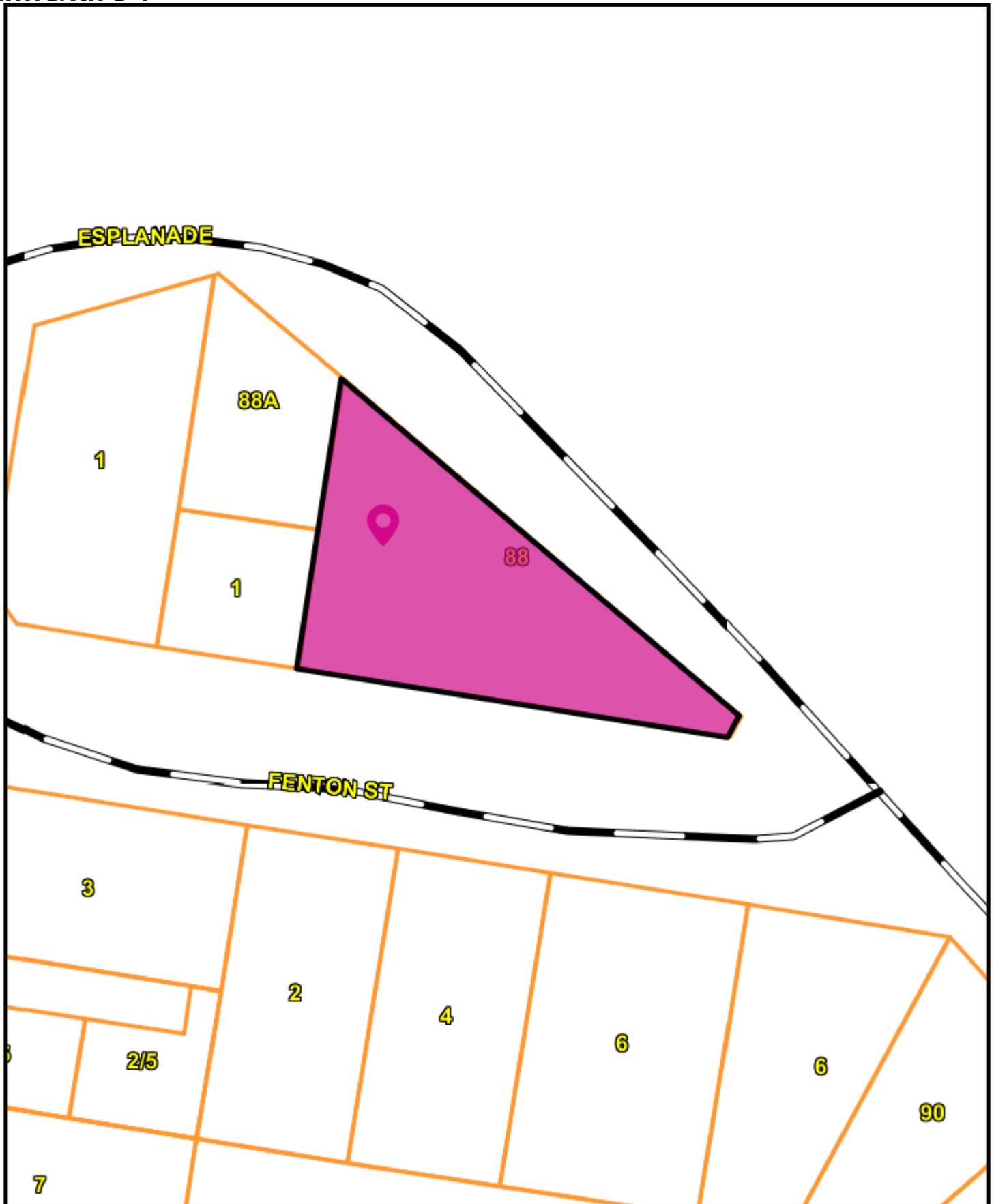
-
- 6 Natural Hazard Risk Assessment Statement as prepared by Frontier Engineers dated 8 July 2019.
 - 7 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
 - 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
 - 9 No removal of vegetation outside the property boundaries is allowed, except where required for the new access to Lot 2.
 - 10 The final height of the new dwelling must not be any higher than 5.5m.
 - 11 A cash-in-lieu of public open space contribution of \$3,022.55 for Lot 2 must be paid prior to the sealing of the Final Survey Plan.
 - 12 Prior to the sealing of a Final Plan of Survey, TasNetworks is to advise that the proximity of existing hydroelectricity poles means that no additional installations, other than a line direct to a new dwelling from an existing pole, would be required for installation of an electrical service to Lot 2.

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 does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 4 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 4 – Plumbing Permit Work when assessed against the Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Plumbing Permit is to be made to the Council’s Plumbing Permit Authority.”

Associated Reports And Documents

Annexure 1



20 m



**CENTRAL COAST
COUNCIL**

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au

Scale = 1 :
653.940



23-Sep-2019

Important

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Disclaimer

This map is not a precise survey document

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This map is not a precise survey document

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**88 ESPLANADE,
TURNERS BEACH
DA2018097**

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



Land Use Planning and Approvals Act 1993
Central Coast Interim Planning Scheme 2013
PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted

Discretionary

NPR

Use or Development Site:

Site Address

Certificate of Title Reference

Land Area Heritage Listed Property YES NO

Applicant/s

First Name Middle Name

Surname or Company name Mobile

Postal Address: Phone No:

Email address:

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

First Name Middle Name

Surname 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

Use Class
Office use only

"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

Subdivision and new dwelling

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

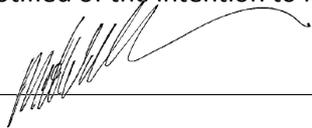
\$..250,000..... Estimate/ Actual

Total floor area of the developmentm²

Notification of Landowner

If land is NOT in the applicant's ownership

I, **Micheal Wells (EnviroPlan)**, 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 **19/09/2018**

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 Micheal Wells (EnviroPlan)

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 19/09/2018

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	

SEARCH OF TORRENS TITLE

VOLUME 47831	FOLIO 1
EDITION 6	DATE OF ISSUE 21-Jun-2018

SEARCH DATE : 01-Oct-2018

SEARCH TIME : 12.01 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH
 Lot 1 on Diagram 47831
 Derivation : Whole of Lot 1 (Section C) The Crown (Section 27A
 of the Land Titles Act)
 Prior CT 4740/72

SCHEDULE 1

M657011 TRANSFER to COSOSA PTY LTD Registered 21-Jun-2018
 at 12.05 PM

SCHEDULE 2

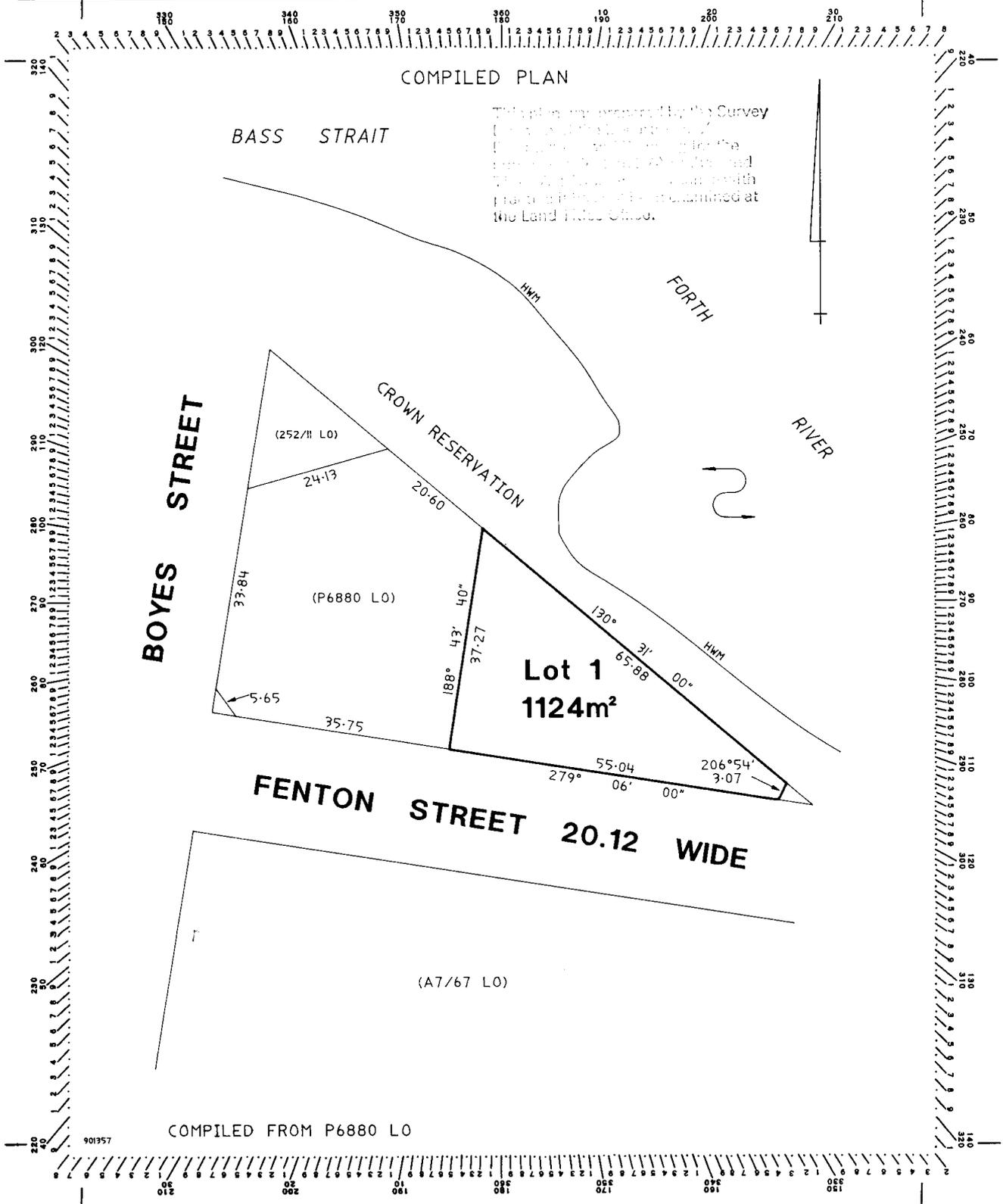
B402617 APPLICATION: Land is limited in depth to 15 metres,
 excludes minerals and is subject to reservations
 relating to drains sewers and waterways in favour of
 the Crown
 E123464 MORTGAGE to Secure Funding Pty Ltd Registered
 21-Jun-2018 at 12.06 PM

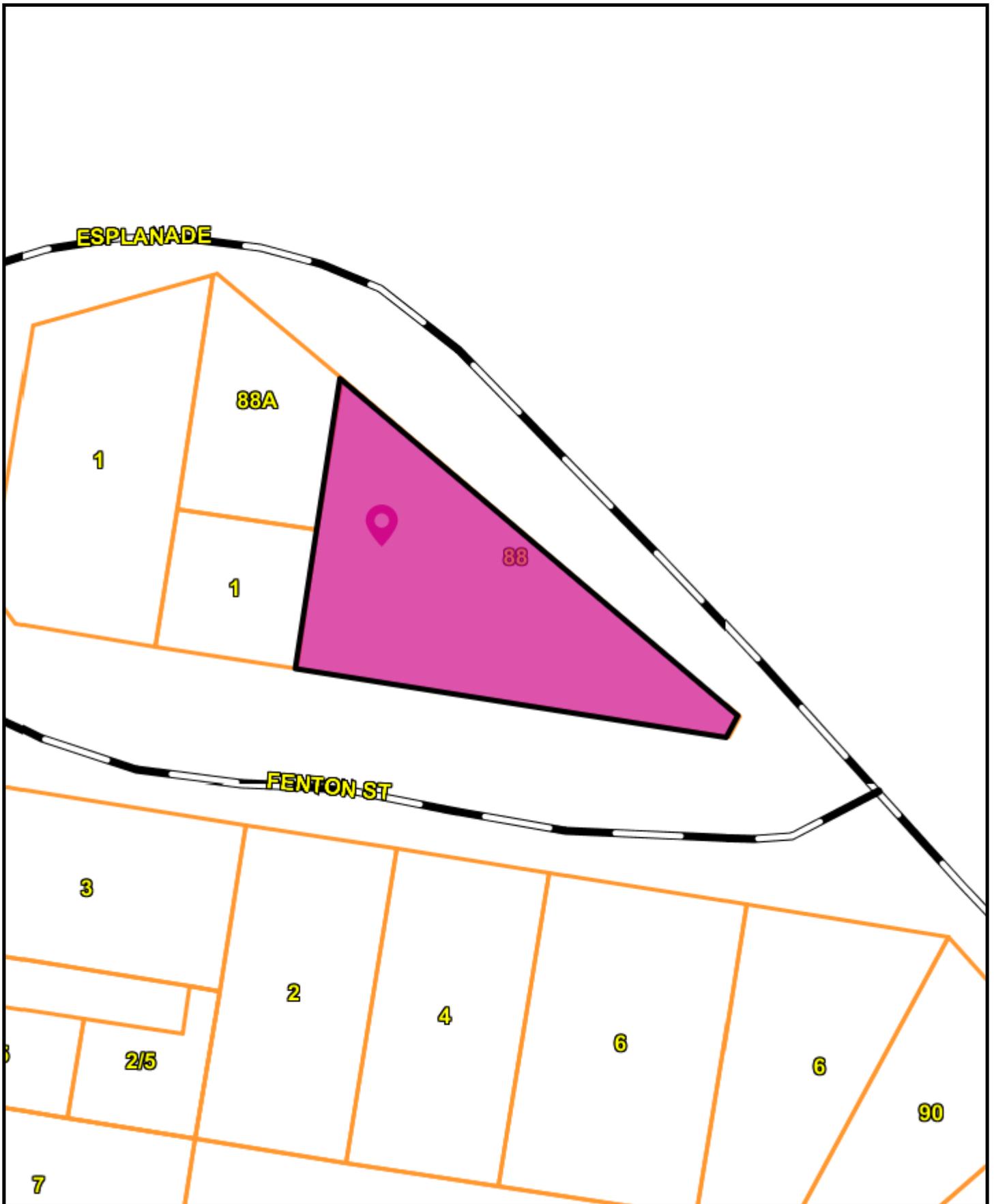
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D. 47831

<p>Owner: THE CROWN</p>	<p>PLAN OF SURVEY by Surveyor.....J.C...SUITOR..... of land situated in the</p>	<p>Registered Number: D47831</p>
<p>Title Reference: (SECTION 27A) B.402617</p>	<p>DEPARTMENT OF ENVIRONMENT & PLANNING</p>	<p>Approved Effective from:</p>
<p>Grantee: WHOLE OF LOT 1, 1124m², THE CROWN.</p>	<p>TOWN OF TURNERS BEACH SECTION C</p>	<p>Recorder of Titles</p>
<p>SCALE 1:1000 MEASUREMENTS IN METRES</p>		





20 m



CENTRAL COAST
COUNCIL

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au

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**88 ESPLANADE,
TURNERS BEACH
DA2018097**

Scale = 1 :
653.940



23-Sep-2019

Cososa Pty Ltd

88 Esplanade, Turners Beach

19 September 2018

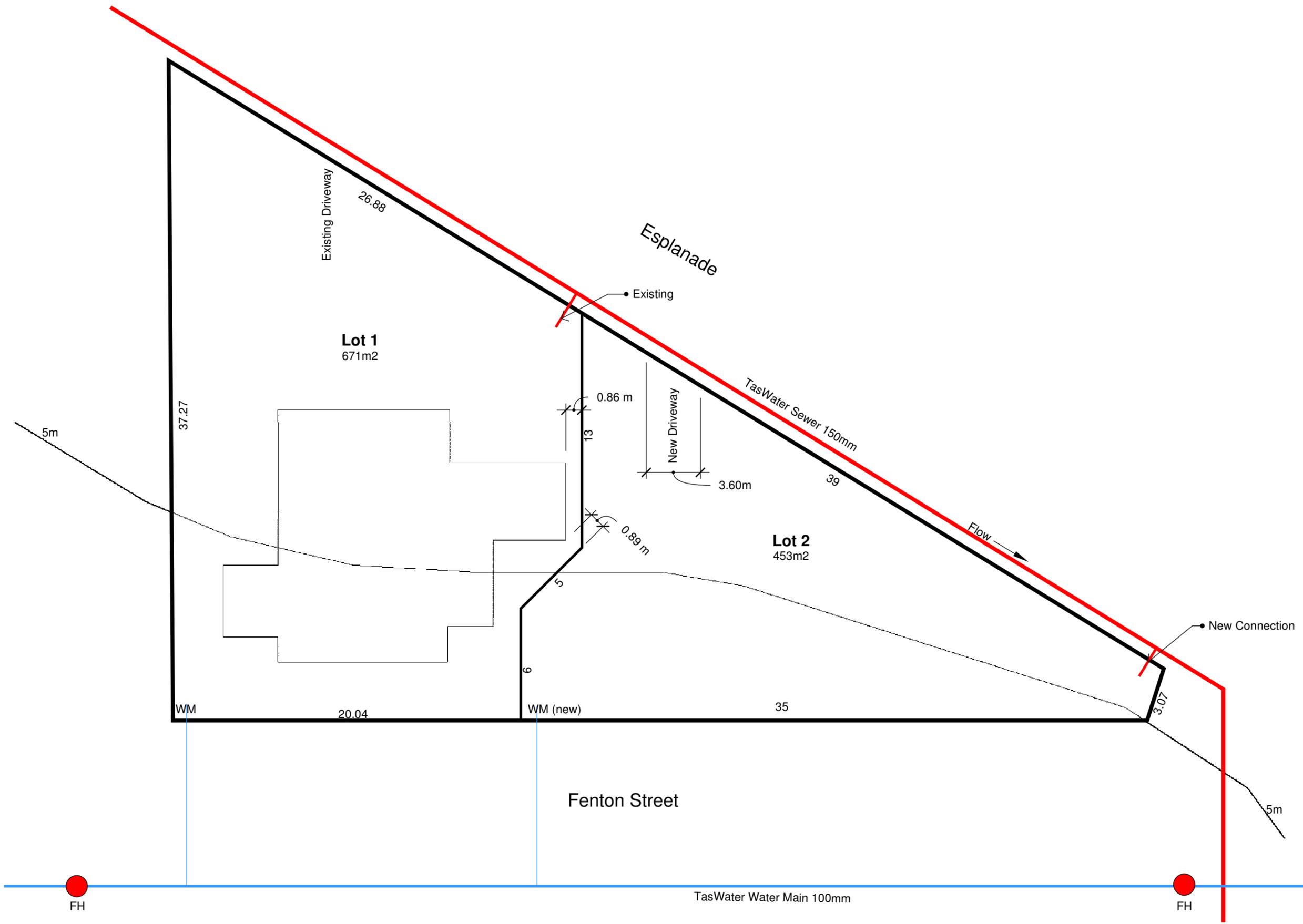
Drawing Index

1	A	Cover Page & Site Map
2	A0.1	Subdivision Plan
3	A0.2	Site Plan
4	A0.3	Ground Floor Plan
5	A0.4	First Floor Plan
6	A0.5	Elevations 1
7	A0.6	Elevations 2
8	A0.7	Shadow Plans Winter
9	A0.8	Shadow Plans Summer



Location Map
NTS

Site Plan
Scale - 1:



EnviroPlan
 PO Box 546, Somerset TAS 7322
 Office: 71a Bass Highway, Somerset
 Phone: (03) 6411 1931
 Email: admin@enviroplanaustralia.com.au



Scale @ A3
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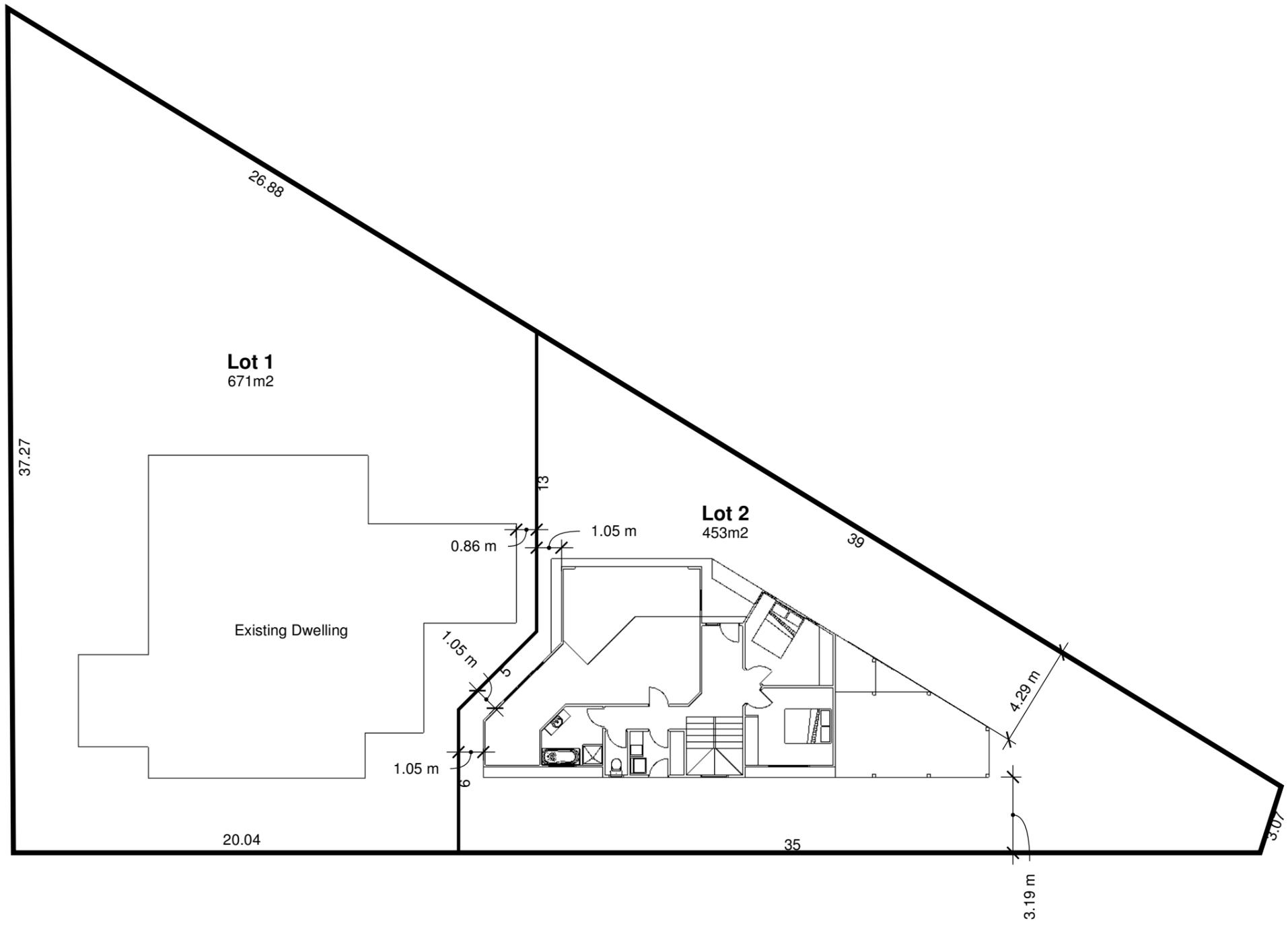
CLIENT
 Cososa Pty Ltd
 88 Esplanade, Turners
 Beach

ISSUE
 19 Sep 2018
 RE - ISSUE
 29/03/2019

PROJECT NO.
 218162
 PROJECT
 Subdivision &
 New Dwelling

DRAWN BY
 M Wells
 DESCRIPTION
 Subdivision Plan





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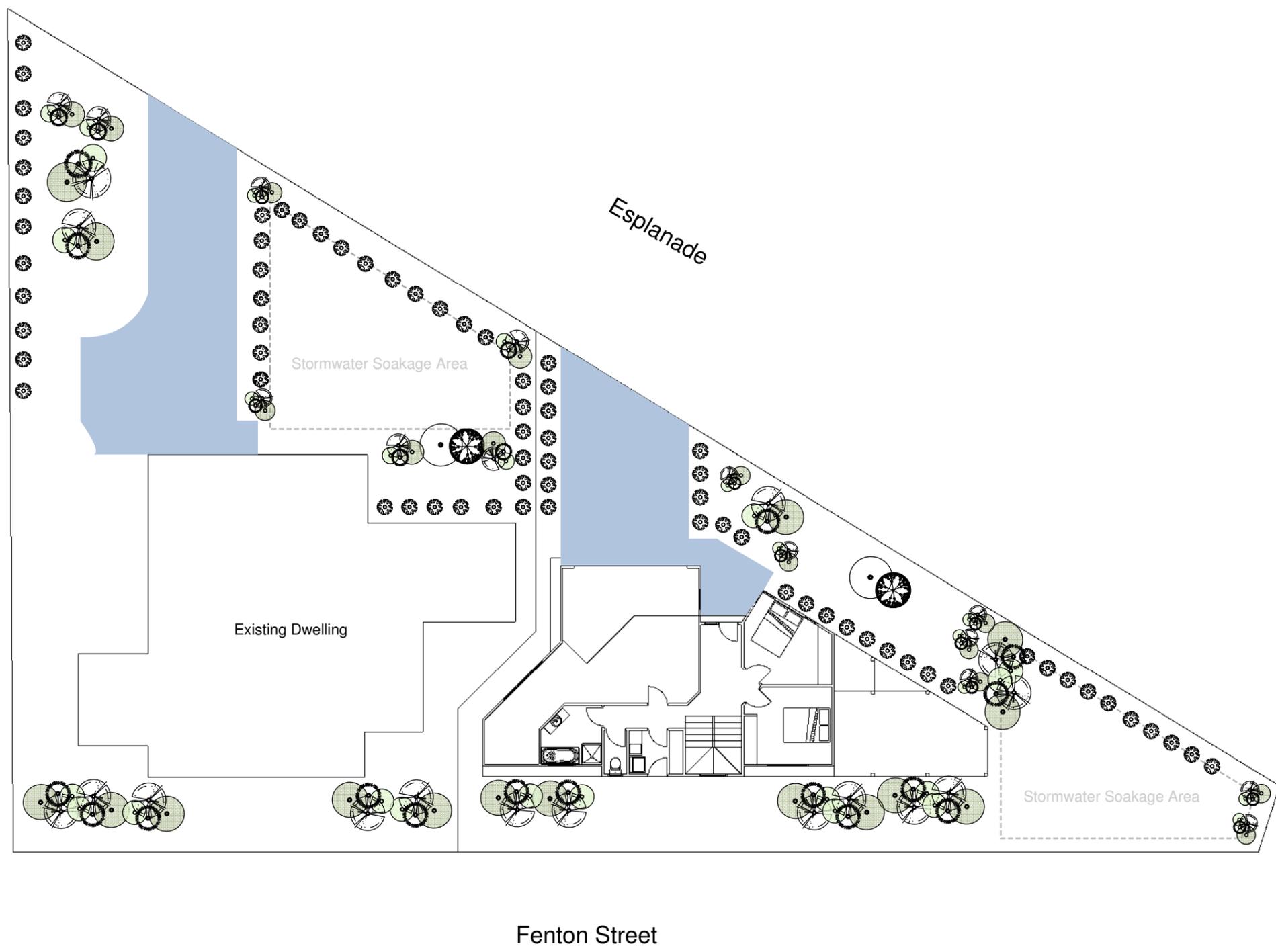
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 PROJECT
 Subdivision &
 New Dwelling

DRAWN BY
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 Site Plan





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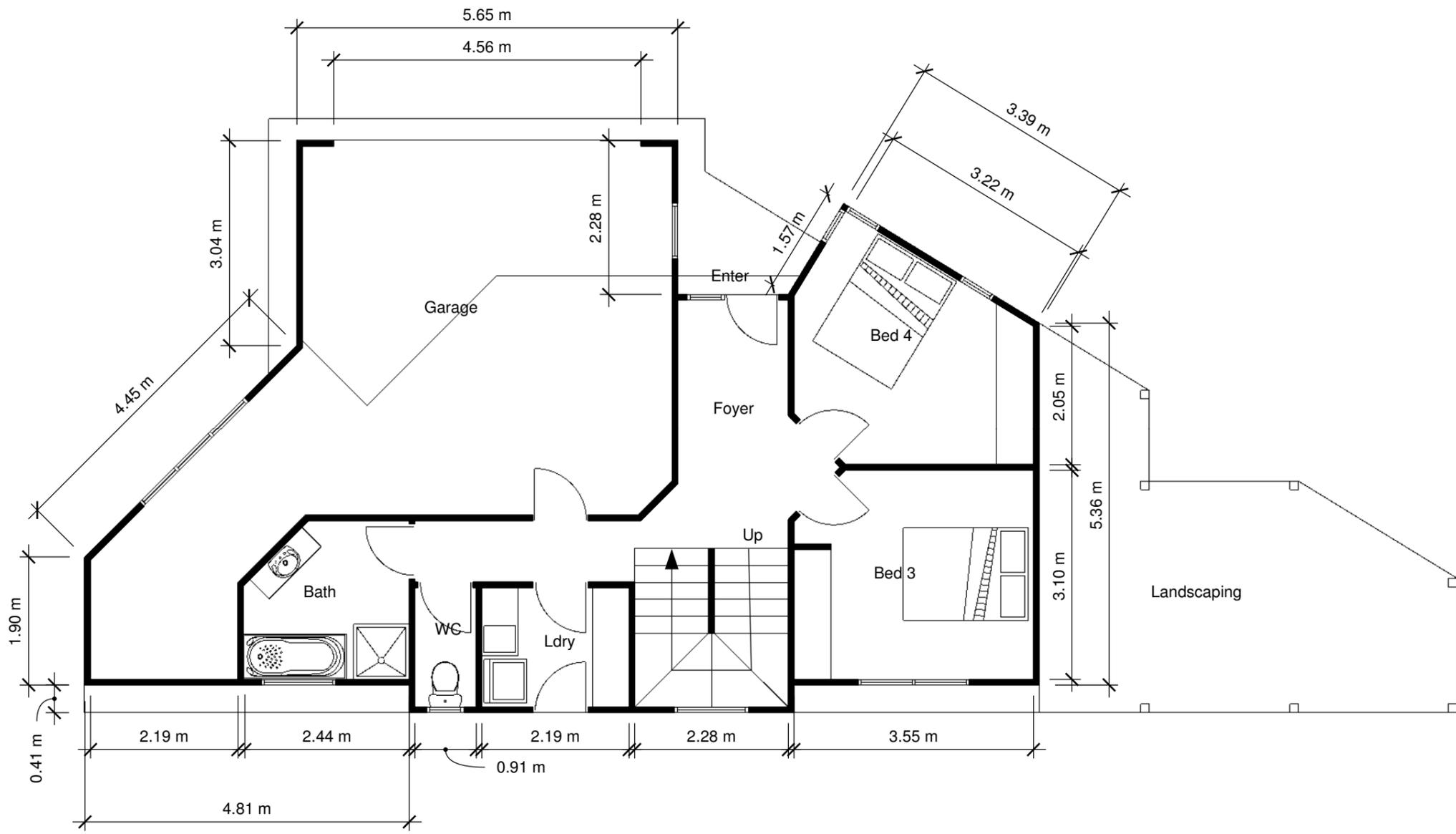
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 Subdivision &
 New Dwelling

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 DESCRIPTION
 Landscaping Plan





Ground Floor Area = 91.62m²



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 DESCRIPTION
 Ground Floor Plan

a

04



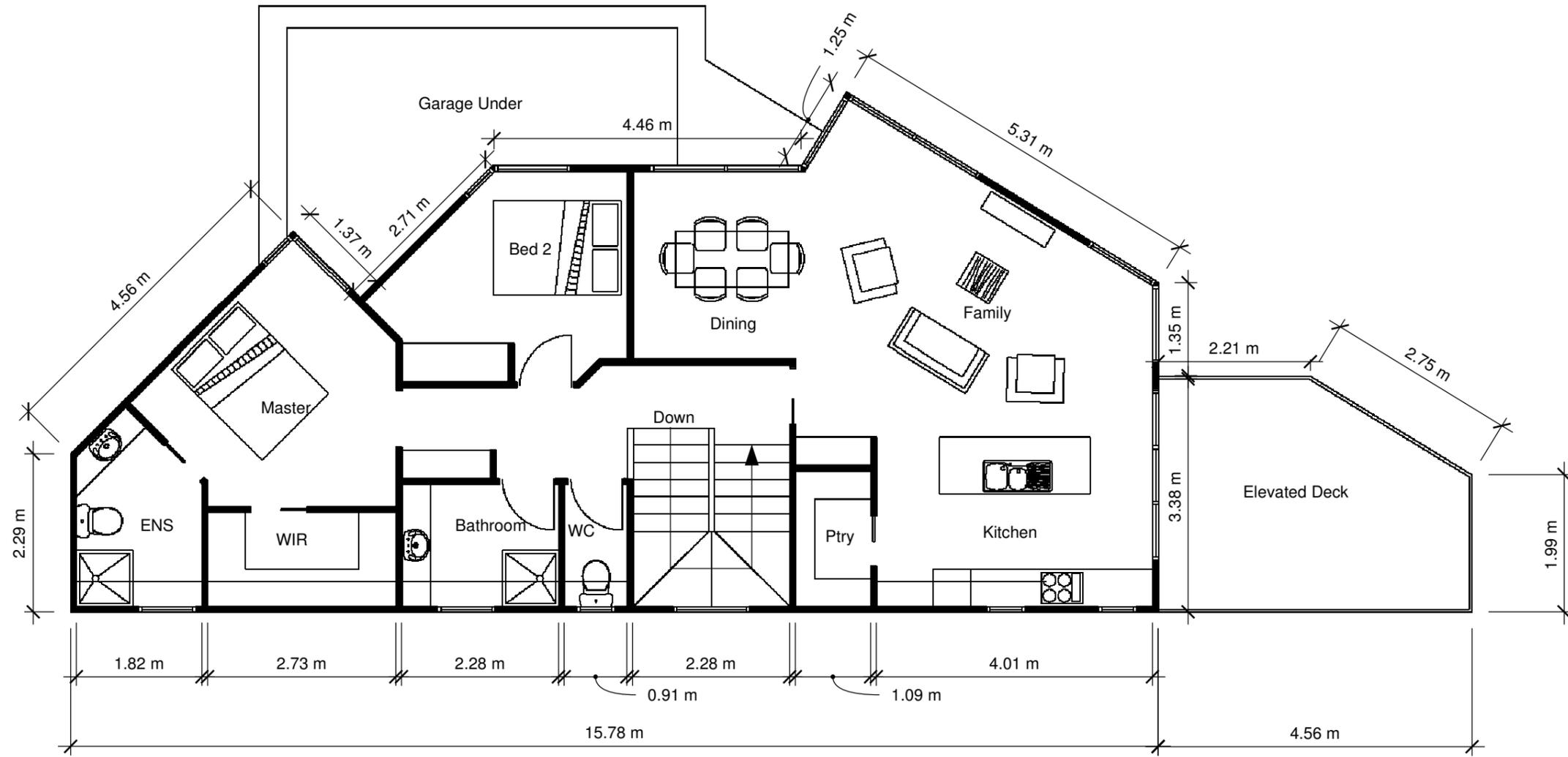
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 1: 75

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 88 Esplanade, Turners
 Beach

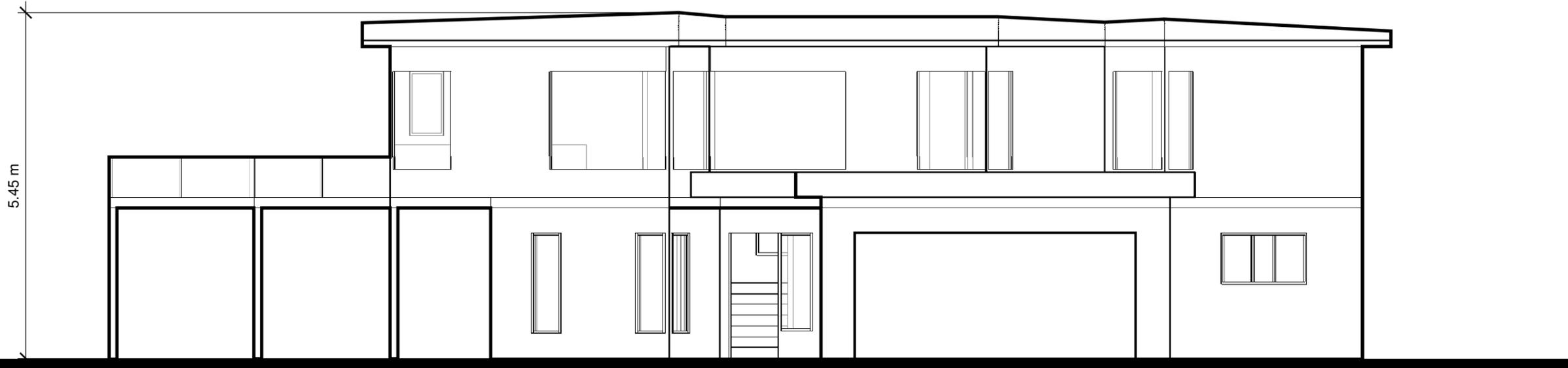
ISSUE
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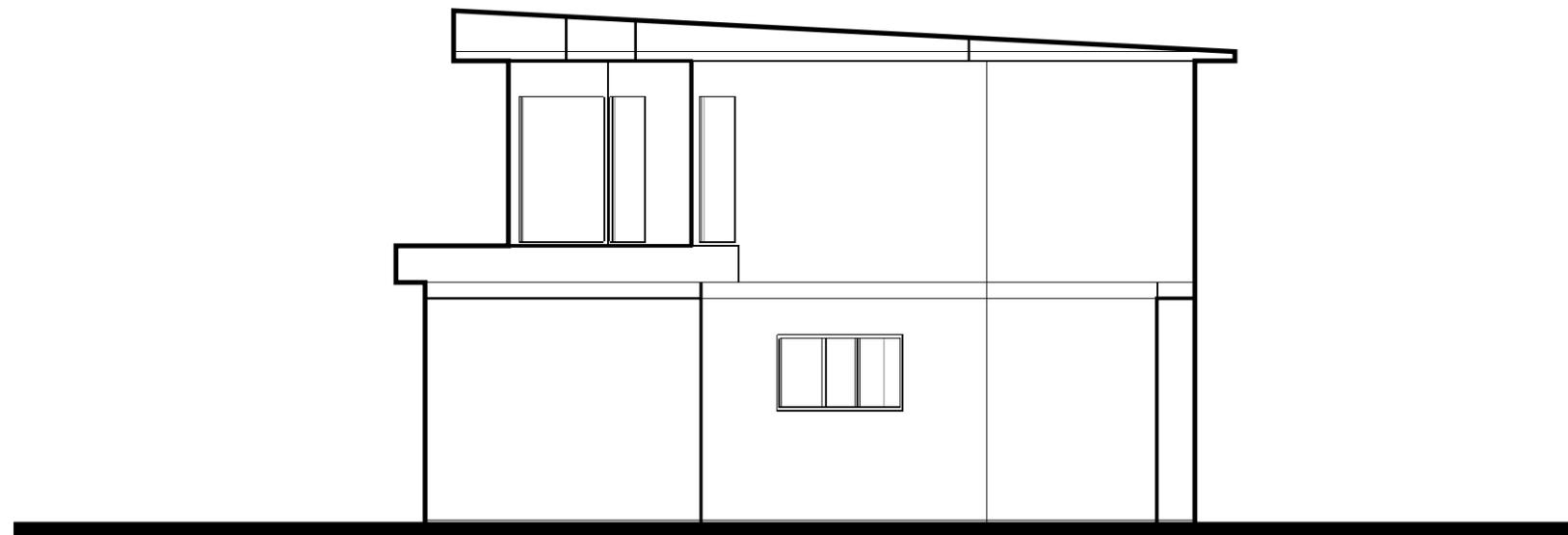
DRAWN BY
 M Wells
 DESCRIPTION
 First Floor Plan



First Floor Area = 103.45m²



North Elevation



West Elevation



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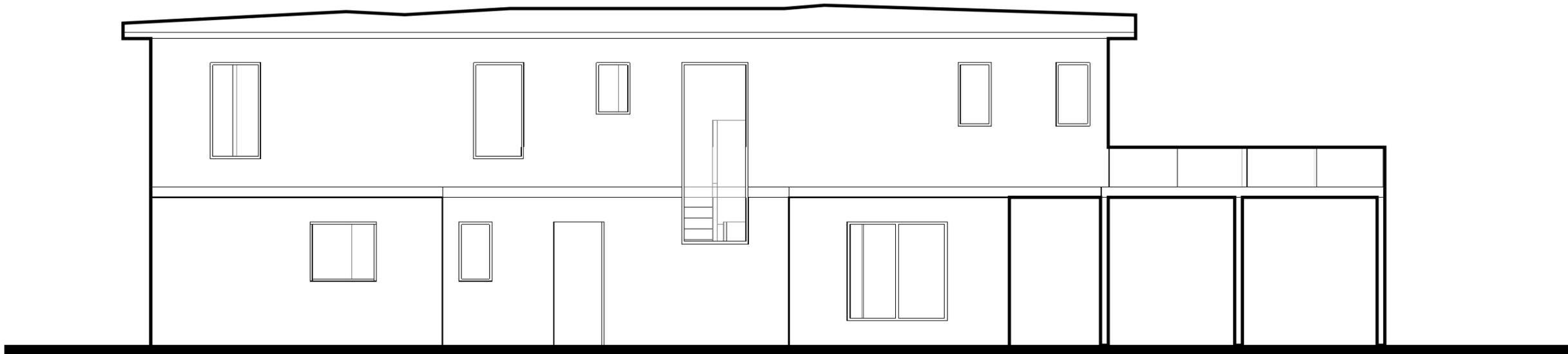
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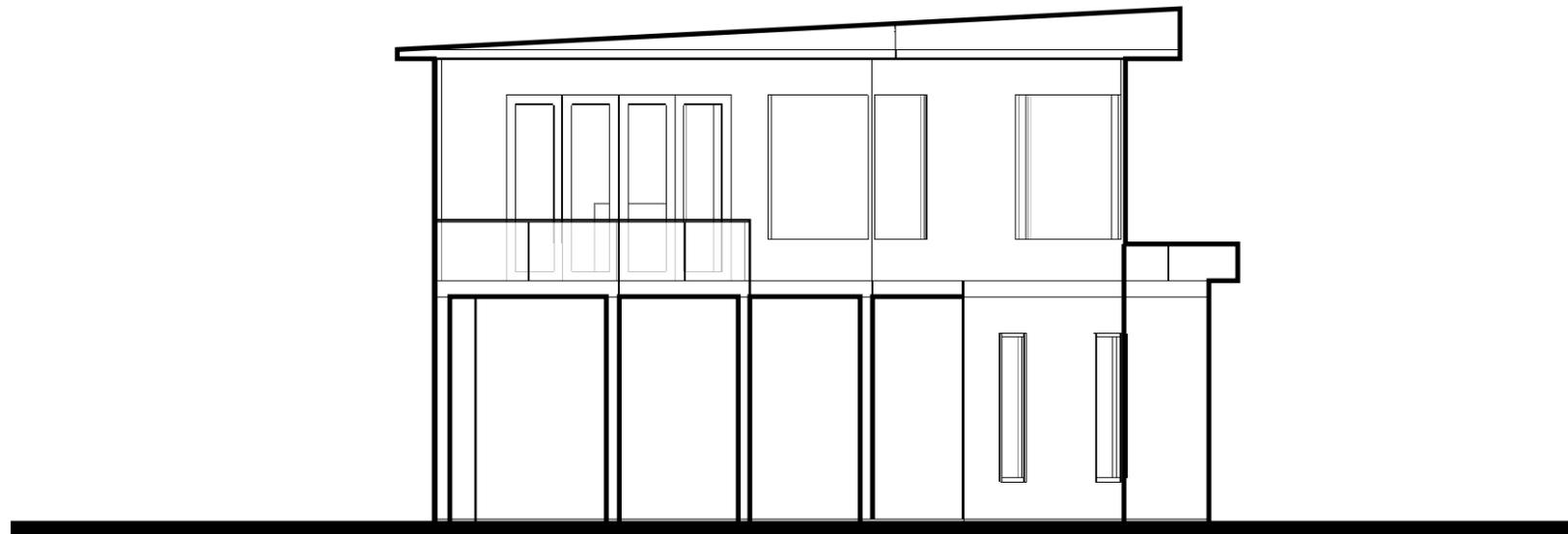
PROJECT NO.
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 PROJECT
 Subdivision &
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DRAWN BY
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 DESCRIPTION
 Elevations 1





South Elevation



East Elevation



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 1: 75

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 88 Esplanade, Turners
 Beach

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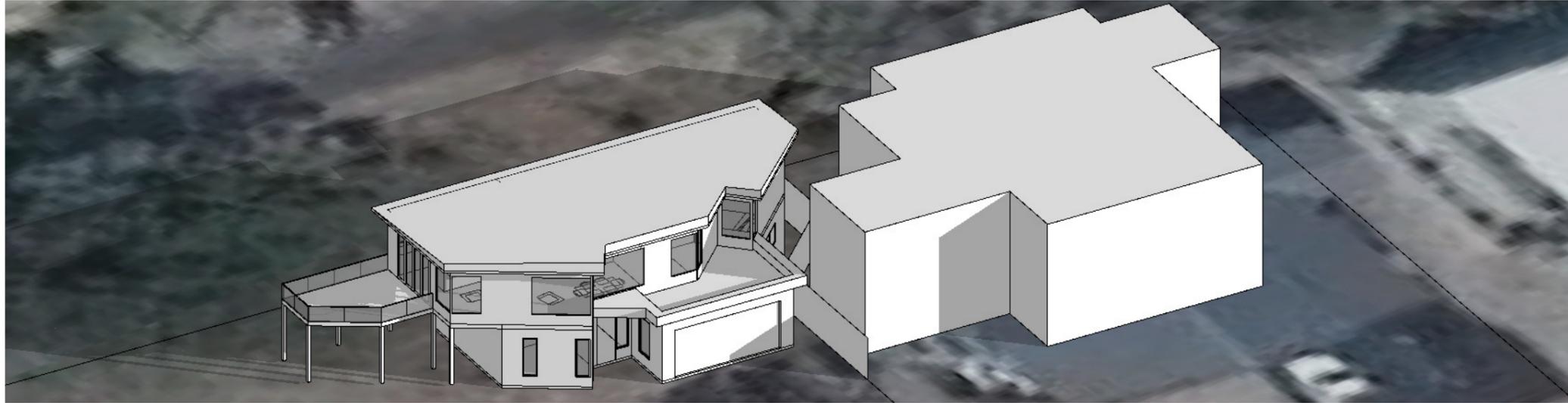
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 PROJECT
 Subdivision &
 New Dwelling

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 DESCRIPTION
 Elevations 2

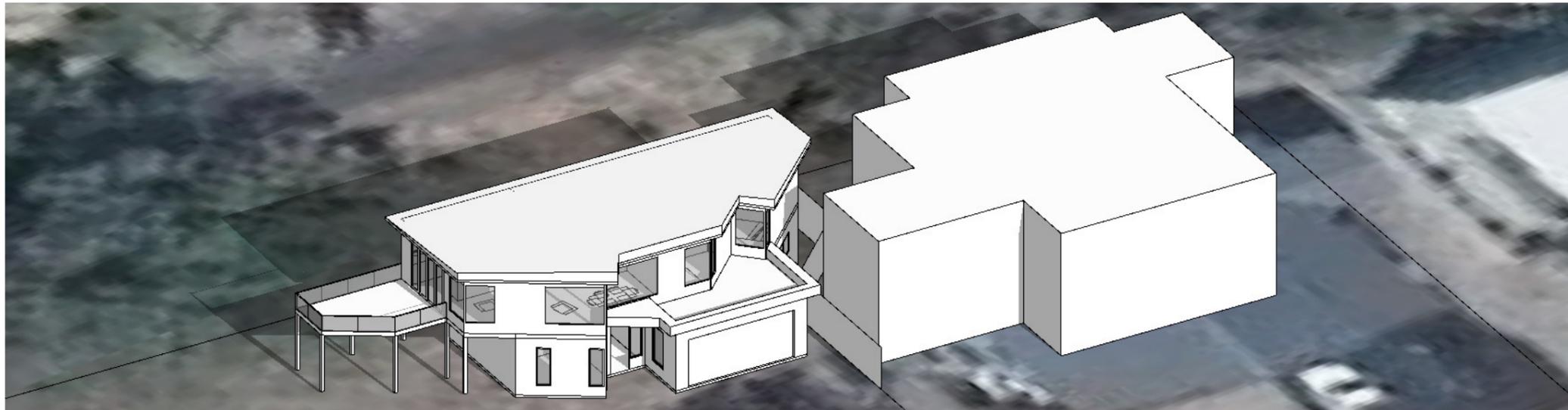


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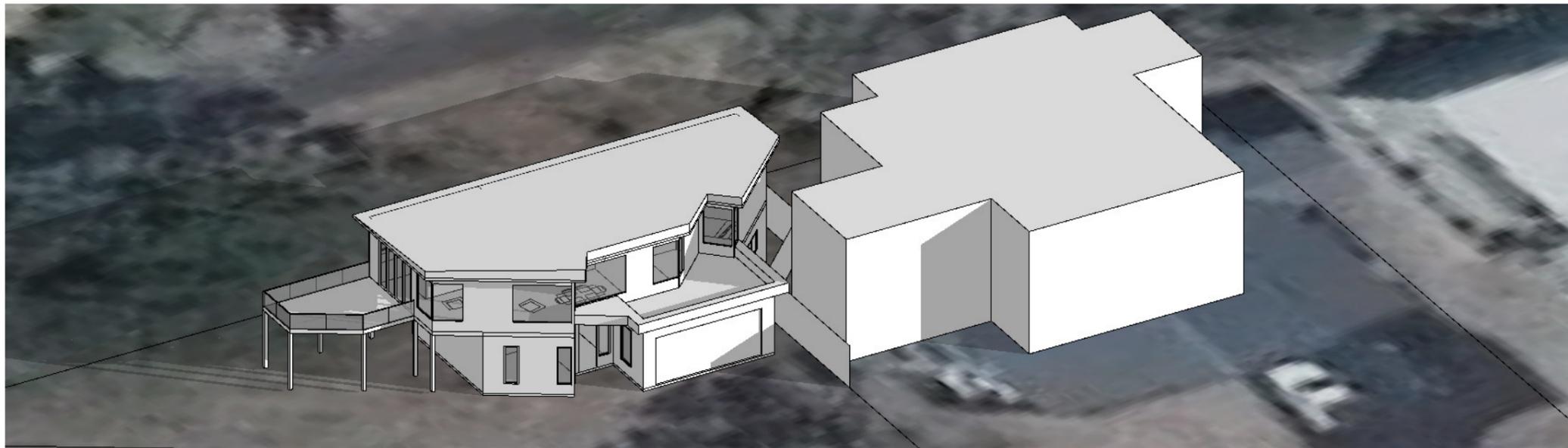
9am



12pm



3pm



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Office: 71a Bass Highway, Somerset
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Email: admin@enviropianaustralia.com.au



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Cososa Pty Ltd
88 Esplanade, Turners
Beach

ISSUE
19 Sep 2018
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29/03/2019

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PROJECT
Subdivision &
New Dwelling

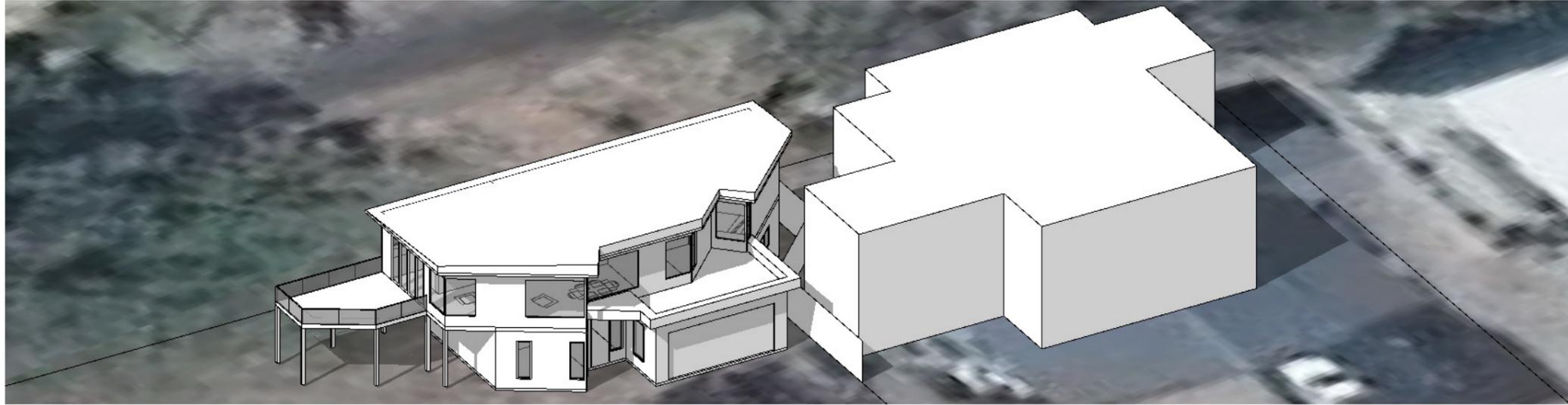
DRAWN BY
M Wells
DESCRIPTION
Shadow Plans Winter

a

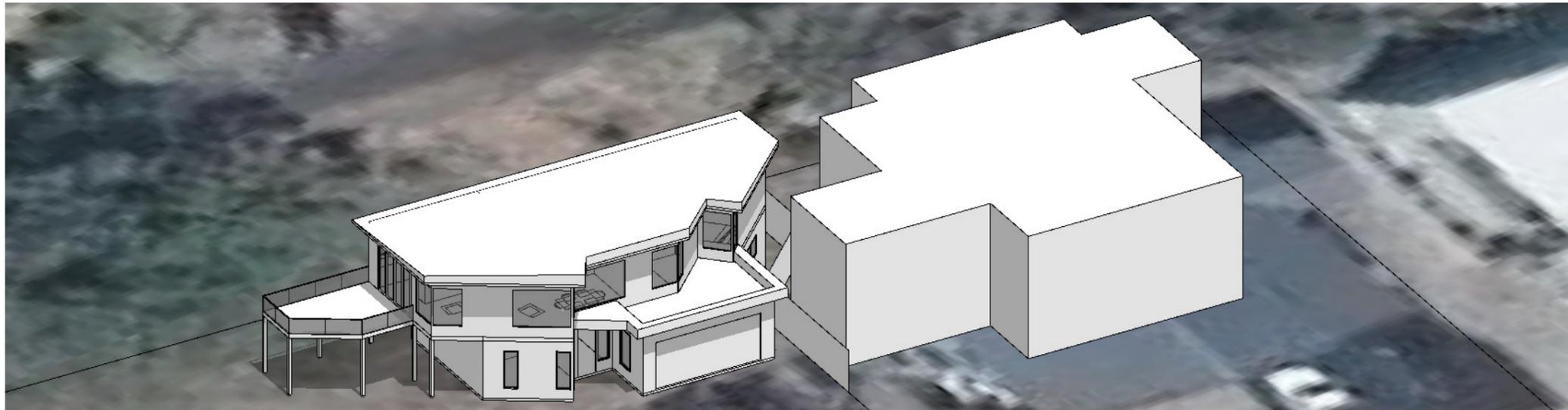
08

21 Dec

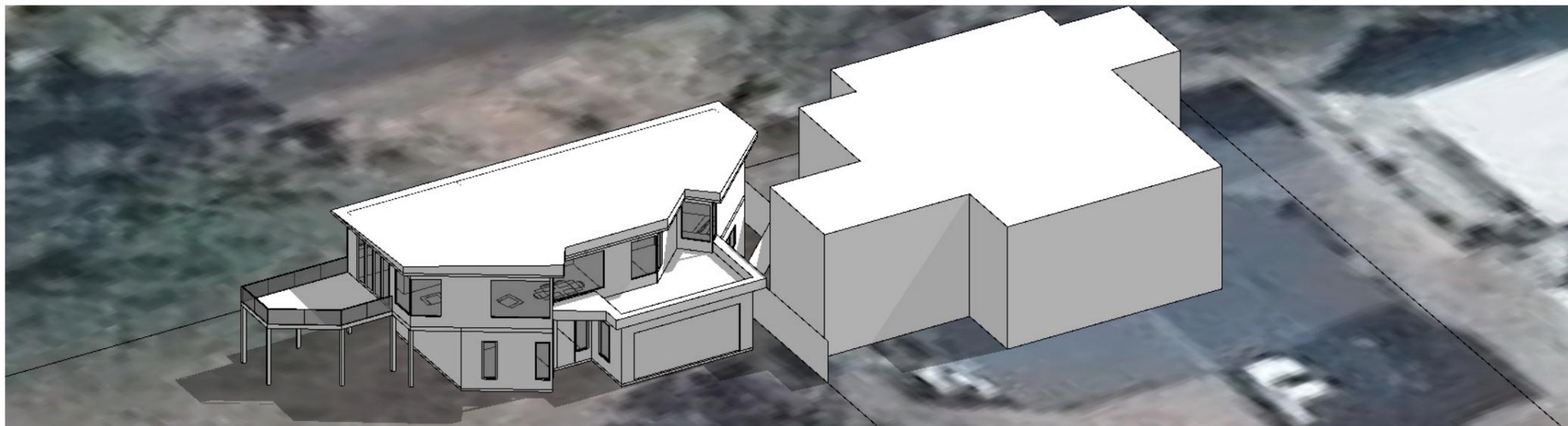
9am



12pm



3pm



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 88 Esplanade, Turners
 Beach

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 19 Sep 2018
 RE - ISSUE
 29/03/2019

PROJECT NO.
 218162
 PROJECT
 Subdivision &
 New Dwelling

DRAWN BY
 M Wells
 DESCRIPTION
 Shadow Plans Summer



Please quote our ref: 218162 PID 7746470
Your ref: DA2018097
Enquiries to: Micheal Wells
6411 1931



22/08/2019

Central Coast Council
Planning Department
via Email

Dear Sir/Madam

ADDITIONAL INFORMATION REQUEST RESPONSE – PROPOSED SUBDIVISION & DWELLING, 88 ESPLANADE, TURNERS BEACH, PID: 7746470

Thank you for your additional information request for the above development. In response to your request please find the following:

- *Statement outlining the total floor area of the proposed dwelling. This is so an accurate site coverage percentage can be determined.*

The revised proposal plans on pages a04 and a05 notes the floor areas for both the ground and first floor.

- *The Central Coast Interim Planning Scheme 2013 requires that residential use must not be on land within an area of risk exposure to a natural hazard with a risk level of medium or higher.*

The site is shown on the coastal erosion hazard maps to have a “medium” level of coastal erosion risk. You are required to provide a hazard risk assessment report prepared by a suitably qualified person demonstrating that a tolerable level of risk can be achieved and maintained for the nature and duration of the use.

A hazard risk assessment will accompany this application demonstrated an appropriate level of risk.

- *The Turners Beach Specific Area Plan requires that not less than 50% of the site area between the frontages and a building containing a dwelling must be landscaped with not less than grass.*

Would you please provide a revised landscaping plan illustrating this.

The revised proposal plans has a revised landscaping plan that accompanies the application.

- *Stormwater is not disposed of through the municipal reticulation system within the area. Therefore, the site is not capable of being connected to the Council Reticulation system.*

Please note that the stormwater from the existing development on 88 Esplanade goes to in-ground absorptions, as per attached plan.

You will need to provide an acceptable solution to stormwater disposal for the proposed lot and dwelling.

The revised proposal plan on page a03 demonstrates stormwater soakage areas for both allotments. The existing soakage area for the existing dwelling will be moved and located within lot 1.

- *Payment of the required planning fee (see invoice enclosed).*

Payment of fee has been made.

I trust that the above information satisfies the Council's request and that the application can continue its progression.

Yours sincerely



Micheal Wells

Town Planning & Development Consultant

Bushfire Accreditation No: BFP-128

88 Esplanade Turners Beach TAS 7315

Site Classification and Hazard Risk Assessment

Project No: 6715

Date: 16/07/2019



es&d

environmental service & design

ABN: 97 107 517 144
80 Minna Road
Heybridge TAS 7316
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
www.esandd.com.au

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2	Hazard Risk Assessment	- 2 -
2.1	Hazards	- 2 -
2.2	Coastal Erosion Protection	- 2 -
3	Field Investigation	- 4 -
4	Site Conditions	- 4 -
5	Classification	- 5 -
6	Discussion	- 6 -
6.1	HRA	- 6 -
6.2	Site Classification	- 6 -
7	Wind Classification	- 7 -
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	Appendices	- 9 -
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1 Introduction

Environmental Services and Design Pty Ltd were commissioned to conduct a site classification under AS2870-2011 and wind loading assessment under AS4055-2012 along with a hazard risk assessment (HRA) under the *Central Coast Interim Planning Scheme 2013* for the subject property at 88 Esplanade Turners Beach (the site) based on construction of a new dwelling.

This report includes the comprehensive site classification and wind loading assessments. The HRA included is to be accompanied by a letter from Frontier Engineers which addresses the sites protection from coastal erosion.

All field work, calculations, the soil profile logs and site classification have been completed by Reuben McCormack from Environmental Services and Design Pty Ltd.

1.1 Site Location

Table 1: Site details

Property Address	88 Esplanade Turners Beach TAS 7315
Property ID	7746470
Title Reference	47831/1
Client	Steven Clark
Postal Address	88 Esplanade Turners Beach TAS 7315

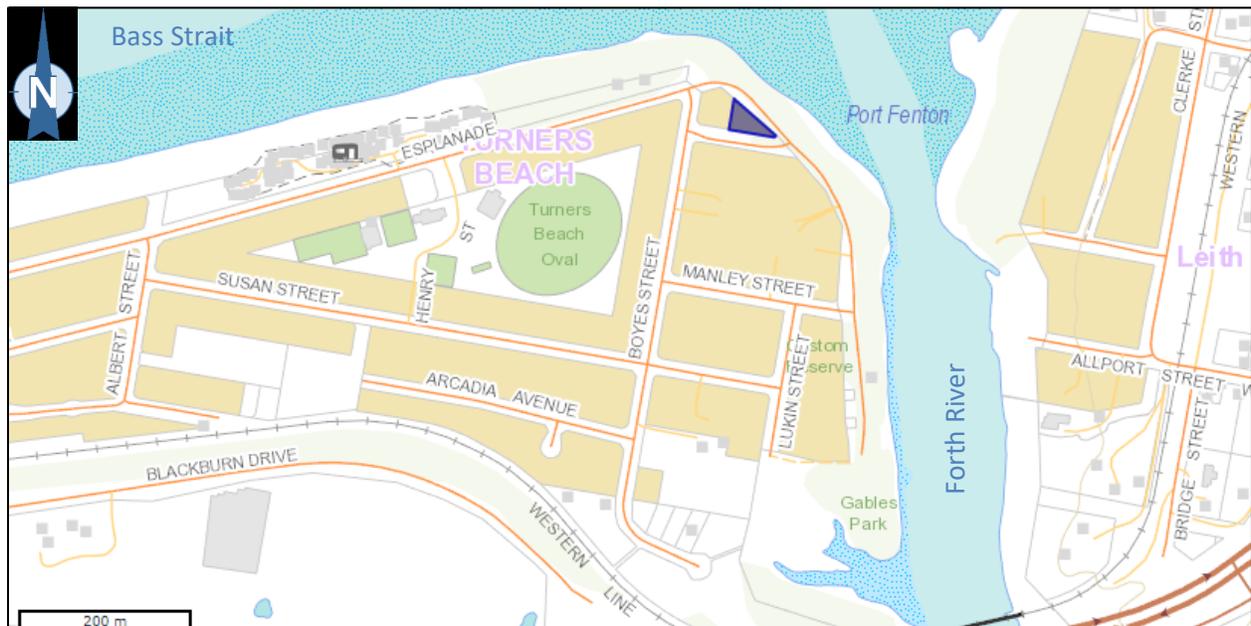


Figure 1: Site location (blue)

2 Hazard Risk Assessment

A hazard risk assessment is required for the site due to its location within a medium risk coastal erosion hazard band (Figure 2). the *Central Coast Council Interim Planning Scheme 2013, Part E6.6.2: Development on land exposed to a natural hazard*, states that; “If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme – (a) a hazard risk assessment must determine – (i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or (ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development...”

2.1 Hazards

A natural hazard may include but is not limited to; coastal erosion and inundation, flooding and landslide. There are no active landslides located on or near the site. Coastal projected storm tide, coastal projected sea level rise and coastal inundation hazard bands all reach their limit on the coastal/river side of the Esplanade (see appendix 5) and are not discussed further in this report.

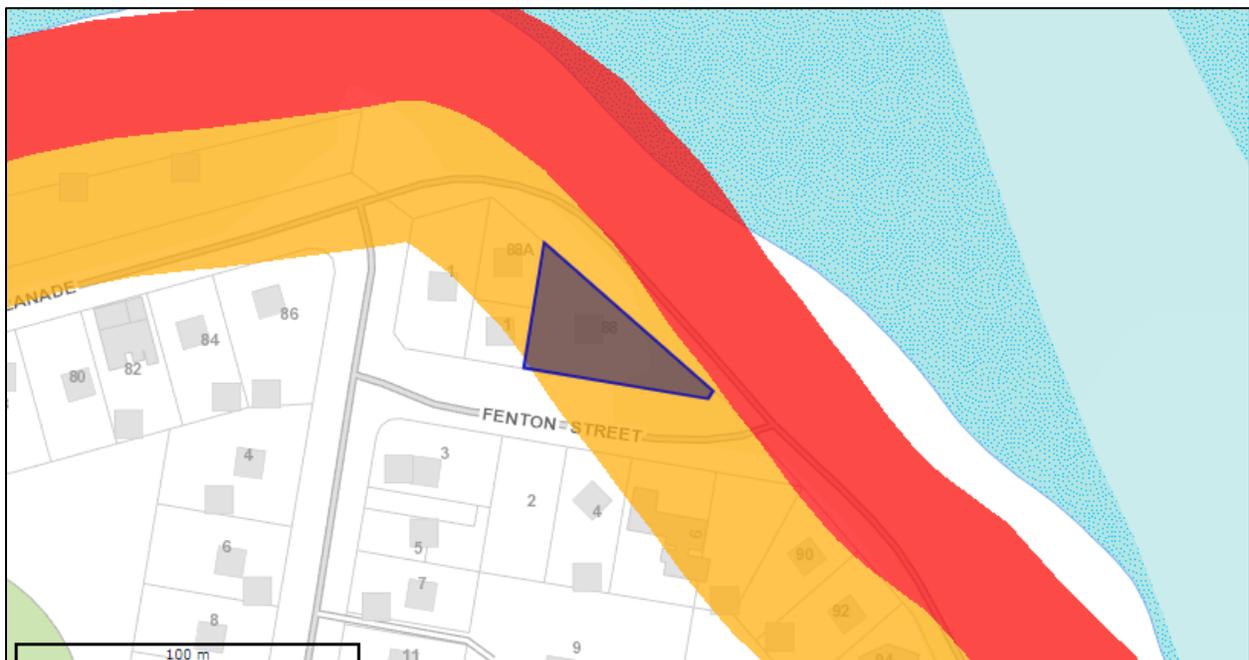


Figure 2: Coastal erosion hazard bands in the vicinity of the site

2.2 Coastal Erosion Protection

There is evidence of coastal erosion on the Forth River bank opposite the site (Figure 3). Protection has been provided to the west up to this point by a sandbag wall. There is no further physical evidence of erosion protection on the beach up river from this point.

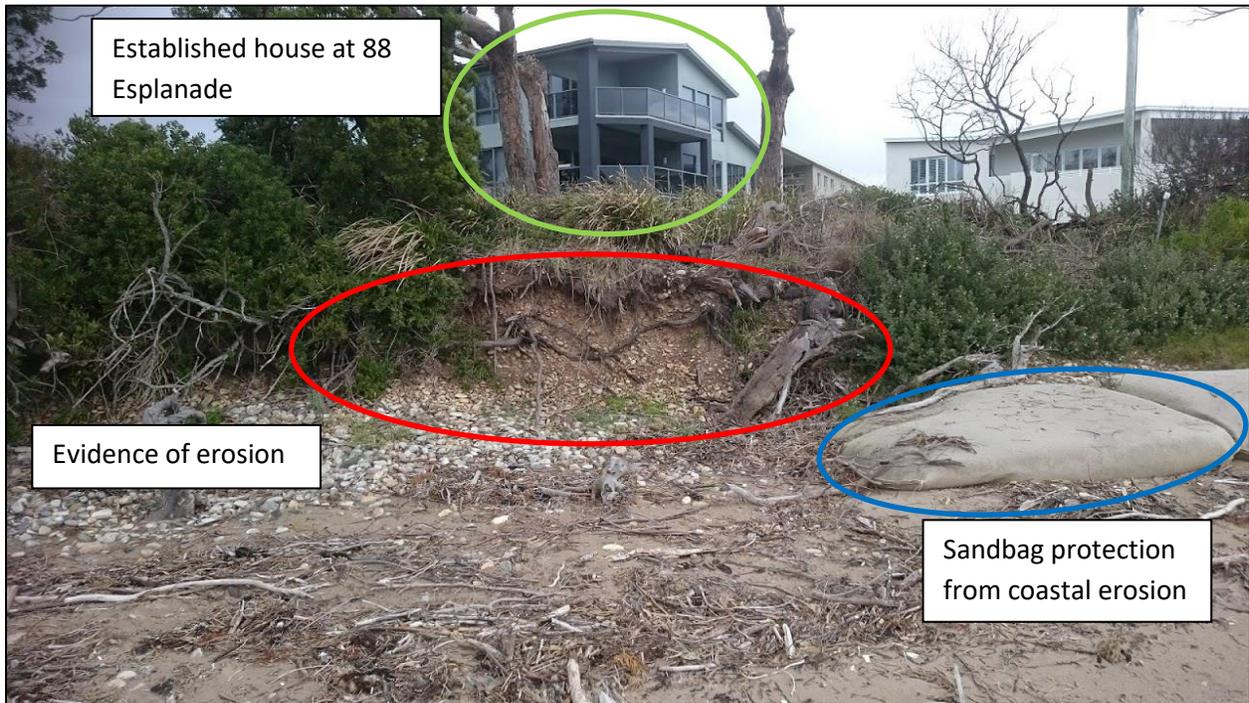


Figure 3: Coastal erosion and sandbag protection near 88 Esplanade



Figure 4: Road between 88 Esplanade and the coast

Between the site and the beach is one of the main roads through Turners Beach; Esplanade (Figure 4). The road serves as the main access to the houses along the bank of the Forth River including the site in question. It can be assumed that protection from coastal erosion will be provided for the road and hence the site.

3 Field Investigation

A site visit was conducted on the 10th of July 2019 which included the advancing of one bore hole (BH1) to 1.5 m using a Christie Engineering 50mm core sampler. A DCP measurement was taken at the bore hole location to a depth of 1 m. Bore logs and DCP graphs are included as an appendix.



Figure 5: 88 Esplanade, looking east away from the existing house.

4 Site Conditions

The site is set to be subdivided with the new block shown in Figure 5. The other portion of the block has an existing house built on it. The block is predominantly flat and covered in grass with small trees and bushes around the boarder.

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Ulverstone sheet, shows the site to be located on Quaternary aged sediments described as “*sand of stabilised longitudinal beach ridges*”

The test holes encountered the following subsurface conditions:

- 0.2 m of black sandy topsoil, overlying
- 0.3 m of medium grained grey sand, overlying
- Medium to coarse grained sand to at least 1.4 m below the surface

The bore hole was terminated in sand at 1.4 m below ground level.

No groundwater inflow was encountered in the bore hole.

No fill was encountered within the bore hole.

5 Classification

After considering the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS A (AS2870-2011)
Site consisting of predominantly sand

Foundation designs in accordance with this classification are subject to the conditions of section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be reassessed, and possibly changed.

6 Discussion

6.1 HRA

The presence of a road between the site and the coast is deemed to provide adequate (although indirect) protection from coastal erosion through maintenance of the road by local council. Figure 3 shows that a sandbag wall has provided protection from coastal erosion. This may provide a viable option for further protection should council deem it necessary for the protection of the road.

There is therefore an acceptable level of risk associated with the proposed subdivision and development at 88 Esplanade, Turners Beach.

6.2 Site Classification

Particular attention should be paid to the design of footings as required by AS 2870 – 2011. In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings should be:

SAND (SW), graded medium to coarse grained sand

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

If the site is filled, it is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

7 Wind Classification

The wind classification for the site is as follows:

N2 (AS 4055 - 2012)

Based on region, terrain, shielding and topography as follows:

Region	Terrain Category	Topography	Shielding
A	TC1.5	T0	PS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Environmental Service and Design Pty Ltd



Reuben McCormack BSc (Hons)
Environmental Consultant

References

AS 2870 - 2011 Residential Slabs and Footings

AS 4055 - 2012 Wind Loads for Housing

Land Information System Tasmania (the List): www.thelist.tas.gov.au

VICARY,M.J., CALVER,C.R., EVERARD,J.L. and SEYMOUR,D.B. (compilers) 2008. Digital Geological Atlas 1:25 000 Scale Series. Sheet 4244. Ulverstone. Mineral Resources Tasmania.

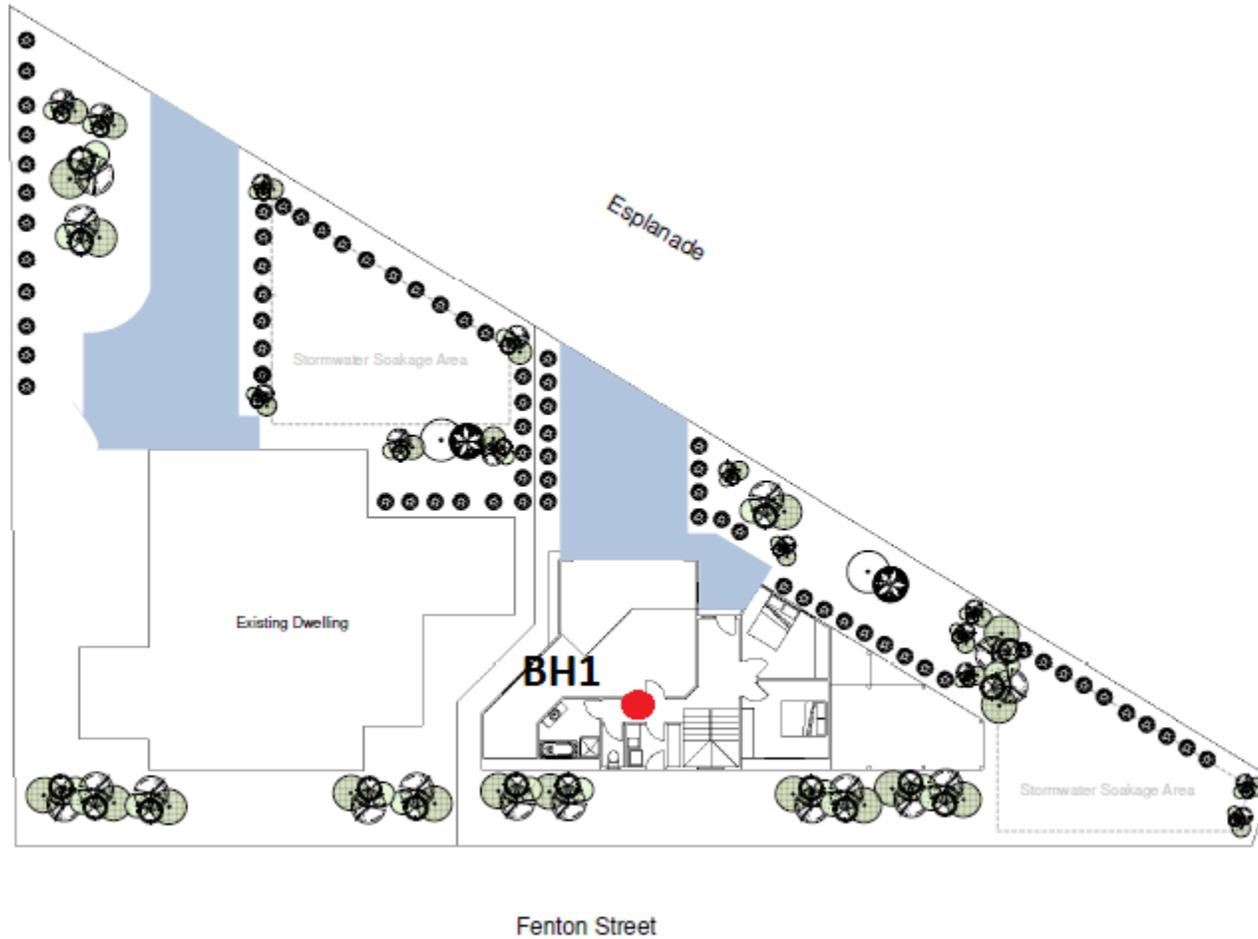
This report has been prepared, based on information generated by Environmental Service and Design Pty Ltd from a wide range of sources. If you believe that Environmental Service and Design Pty Ltd has misrepresented or overlooked any relevant information, it is your responsibility to bring this to the attention of Environmental Service and Design Pty Ltd before implementing any of the report's recommendations. Similarly, if there are subsequent changes to the proposed project Environmental Service and Design should be consulted to assess how the changes impact on the report's recommendations. In preparing this report, we have relied on information supplied to Environmental Service and Design Pty Ltd, which, where reasonable, Environmental Service and Design Pty Ltd has assumed to be correct. Whilst all reasonable efforts have been made to substantiate such information, no responsibility will be accepted if the information is incorrect or inaccurate.

A site assessment identifies the subsurface conditions at discrete locations. The actual conditions at other points may differ from those inferred to exist. Should these unexpected conditions be found the services of Environmental Service and Design should be retained throughout the project, to identify these variable conditions, conduct additional investigation and/or testing should it be required and recommend solutions to the problems encountered onsite.

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Appendices

Appendix 1 – Site Plan and Bore Hole Locations



Appendix 2 – Soil Profile Log

ENGINEERING BOREHOLE LOG

Borehole no. BH1

Client : Steven Clark
 Project : SC
 Location : 88 Esplanade
 Turners Beach TAS 7315



Sheet no. 1 of 1
 Job no. 6715
 Date : 10/07/2019
 Logged By : RM

Drill model : Christie Engineering core sampler

Hole diameter : 50mm

Easting : 436048

Slope : Bearing :

Northing : 5443445

Method	Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture	Consistency density, index	Structure, additional observation
U50					Sand, fine to medium sorted sandy topsoil. Black.	SM		Organics
					Sand, medium grained, sorted sand. Grey.	SM		
					Sand, medium to coarse grained, well sorted. Yellowish dark brown.			Single quartzite pebble approximately 45 mm in size
					Hole terminated in above at 1.4 m			

Method

U50-50mm tube
 H-Hand auger

Moisture

D - dry VM - very moist
 SM - slightly moist S - saturated
 M - moist W - free water

Consistency

VS - very soft VSt - very stiff
 S - soft H - hard
 F - firm Fb - friable
 St - stiff

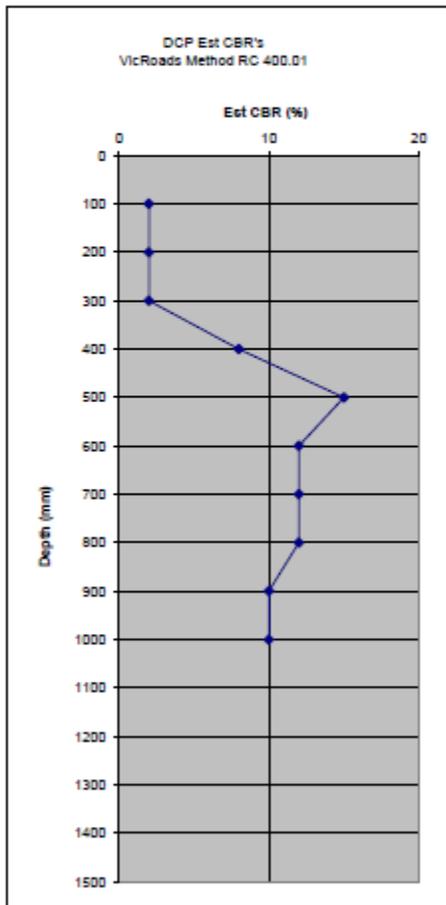
Appendix 3 – DCP Results

DYNAMIC CONE PENETROMETER - RESULT SHEET AS1289.6.3.2

Client: Steven Clark
Project: New Residence
Location: 88 Esplanade Turners Beach TAS 7315
Operator: RM
Date: 10/07/2019
Job No: 6715



Site No: BH1
Location: House site



VicRoads Test Method 402.01 - Estimated California Bearing Ratio Using Dynamic Cone Penetrometer Tests

This method covers the calculation of the estimated California Bearing Ratio (CBR) of cohesive soils from the penetration results obtained using the dynamic cone penetrometer described in AS 1289.6.3.2

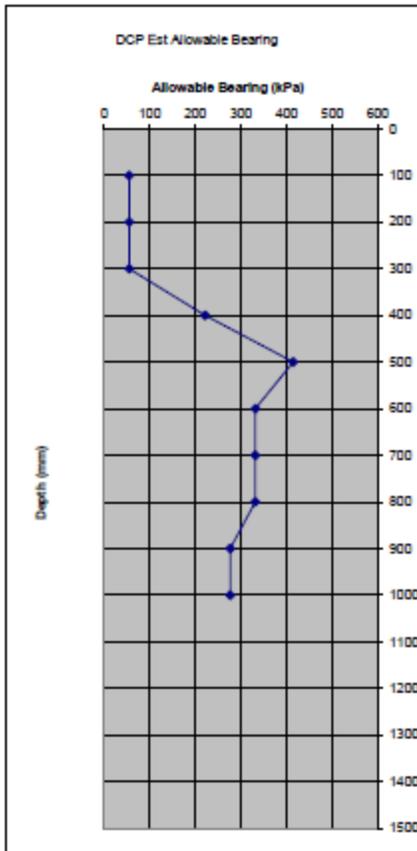
Caution: The CBR data derived using this method should be used with care and due consideration should be made of soil moisture condition at the time of the test in relation to that expected during service life of the pavement.

DYNAMIC CONE PENETROMETER - RESULT SHEET AS1289.6.3.2

Client: Steven Clark
Project: New Residence
Location: 88 Esplanade Turners Beach TAS 7315
Operator: RM
Date: 10/07/2019
Job No: 6715



Site No: BH1
Location: House site



Note: The Allowable Bearing Capacity data applies to cohesive soils only and is based on bearing capacity factor $N_c = 5$ and $FOS = 4$.
Approximate $C_u = 0.8 \times$ allowable bearing capacity.

Caution: The Allowable Bearing derived using this method should be used with care and consideration should be made of soil moisture condition at the time of the test in relation to that expected during service life of the foundation.

Using DCP tests for determining soil strength and allowable bearing capacity is generally considered to be of limited applicability (Ref Campanella & Robertson, 1983).

Appendix 4 – Soil Description Explanation Sheet



SOIL DESCRIPTION EXPLANATION SHEET

Soils are described in accordance with the Unified Soil Classification System (USCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
	GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
		GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS	SW	Well graded sands and gravelly sands, little or no fines
		SP	Poorly graded sands and gravelly sands, little or no fines
	SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines
		SC	Clayey sands, sand-clay mixtures, plastic fines

			DRY STRENGTH	DILATANCY	TOUGHNESS	
FINE GRAINED SOILS more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
		CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
		OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
	SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
		CH	Inorganic clays of high plasticity, fat clays	High	None	High
		OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT	Pt	Peat muck and other highly organic soils				

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600µm to 2.36mm
	medium	200µm to 600µm
	fine	75µm to 200µm

Consistency of cohesive soils

Term	Undrained strength	Field guide
Very soft VS	<12kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	Surface can be indented but not penetrated by thumb
Very stiff VSt	100-200kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	Indented with difficulty by thumb nail
Friable Fb	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Density of granular soils

Term	Density index
Very loose	<35%
Loose	15 to 35%
medium dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp

The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

Minor Components

Term	Proportions	Observed properties
Trace of	Coarse grained: <5%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
	Fine grained: <15%	
With some	Coarse grained: 5-12%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.
	Fine grained: 15-30%	

Appendix 5 – Other Hazard Bands

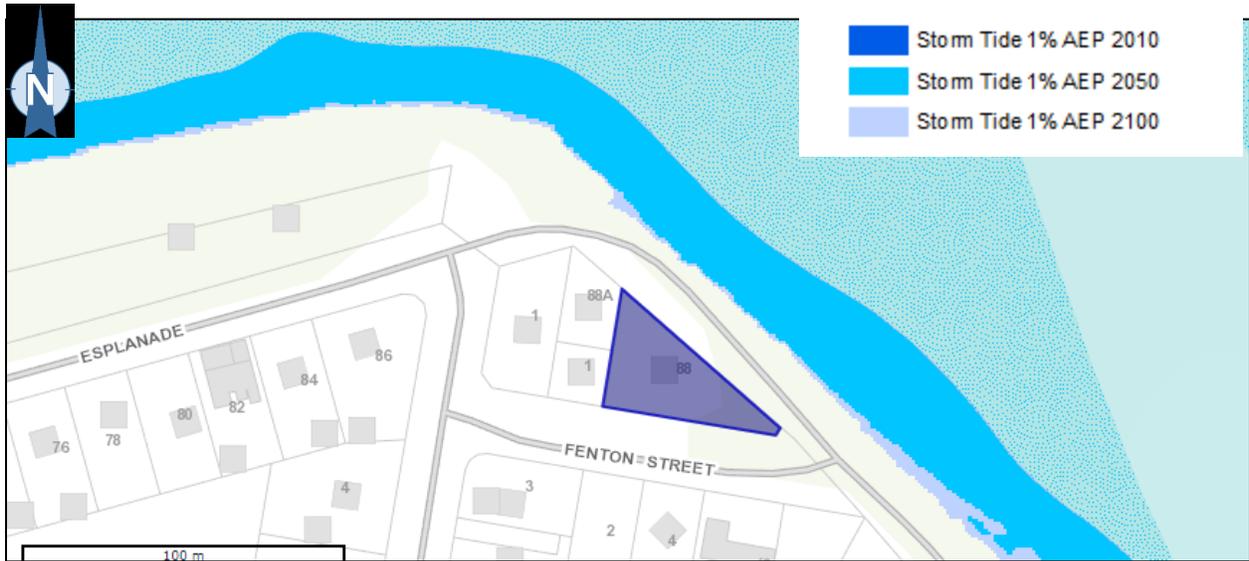


Figure 6: Coastal projected storm tide

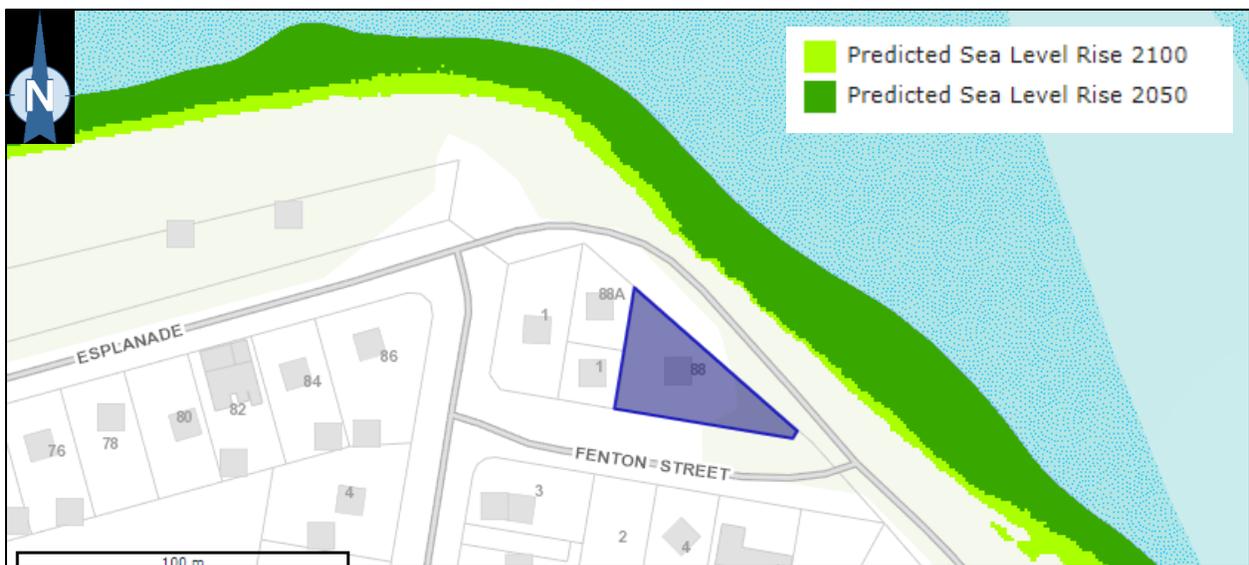


Figure 7: Coastal projected sea level rise

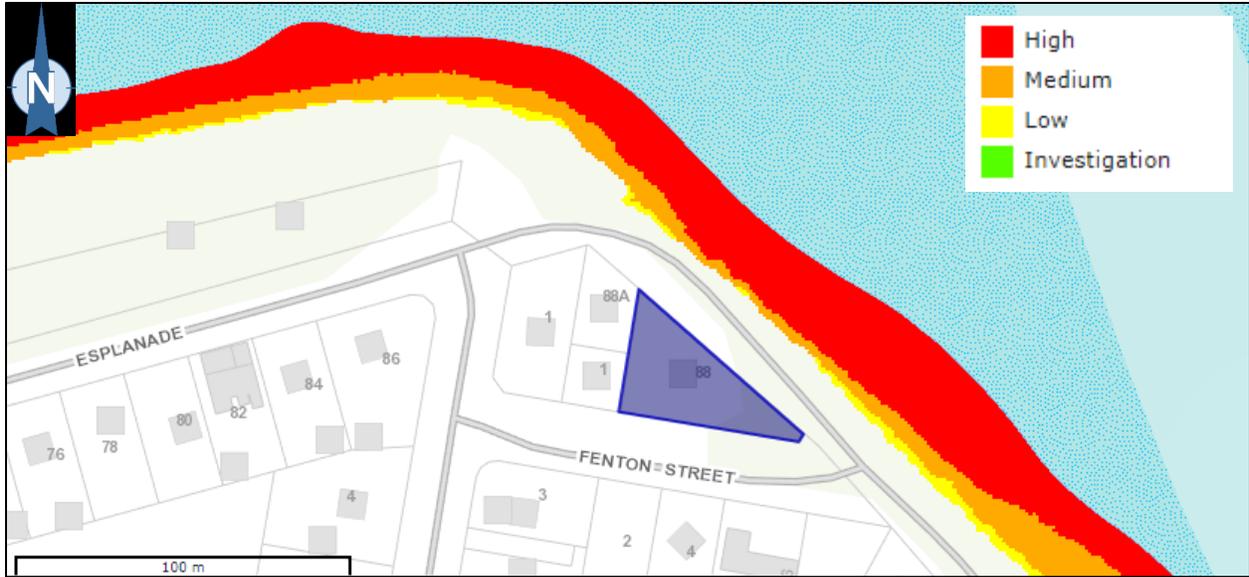


Figure 8: Coastal inundation hazard bands



8th July 2019

Steven Clark

88 Esplanade

Turners Beach Tasmania 7315

Dear Steven

**DA2018097 – RESIDENTIAL (SUBDIVISION TO CREATE TWO LOTS AND CONSTRUCTION OF A DWELLING) –
88 ESPLANADE, TURNERS BEACH - NATURAL HAZARD RISK ASSESSMENT**

Thank you for seeking our assistance in this matter. With reference to Appendix A – Photographs (attached), the following can be observed:

- The shoreline of Port Fenton and the beachfront of Turners Beach have been identified within the Tasmania Government’s Coastal Erosion Hazard Mapping as containing areas containing both medium and high risks of coastal erosion (refer LISTmap and Photo 1)
- The property at #88 Esplanade lies wholly within the area identified as having a ‘medium – risk’ of coastal erosion hazard (Photo 1)
- Sand-bags forming a revetment wall / sill to attenuate wave action has been installed along the beachfront of Turners Beach, extending around through Port Fenton. Above these sand-bags, appropriate vegetation has been planted that in combination with the sand-bags, has effectively controlled coastal erosion to date (Photos 6, 7, 8, 9, 23 & 24).
- Nearby to the south-east of the property at #88 Esplanade, this revetment treatment terminates (Photos 5, 10, 11 & 12).
- To the north of this property (opposite the driveway entrance on the opposite side of the public road), the medium hazard band edge intersects with the high hazard band edge, and the public road lies either partially or wholly within the ‘high-risk’ hazard band for some 170m to the south-east of the property at #88 Esplanade. The road then continues for another 230m approximately to the south wholly within the ‘medium-risk’ hazard band for coastal erosion.
- For some 230m to the north-west and west of this property, the public road lies within the ‘medium-risk’ hazard band for coastal erosion.
- Along the foreshore adjacent the public road’s edge south-east of where the revetment treatment terminates, some erosion has already taken place, and the vegetation is not as uniformly effective at erosion control (photos 10 to 22 inclusive), as the vegetation throughout those areas that have received revetment treatment to the north-west of #88 Esplanade (Photos 6, 7, 8, 9, 23 & 24).



It is apparent the public road beginning some 230m to the north-west and west of #88 Esplanade and continuing for some 400m to the south-east and south, needs prompt coastal erosion protection to eliminate its risk of coastal erosion. This is necessary to ensure its public function remains viable.

Once this necessary coastal erosion protection is provided to the public road in front of #88 Esplanade, then all properties accessed by this public road will also be adequately protected from coastal erosion, but of significance, #88 Esplanade will be protected from coastal erosion.

We trust this letter meets your requirements, but should you have any queries, then please call the undersigned.

Yours faithfully

FRONTIER ENGINEERS PTY LTD

Glen Prien

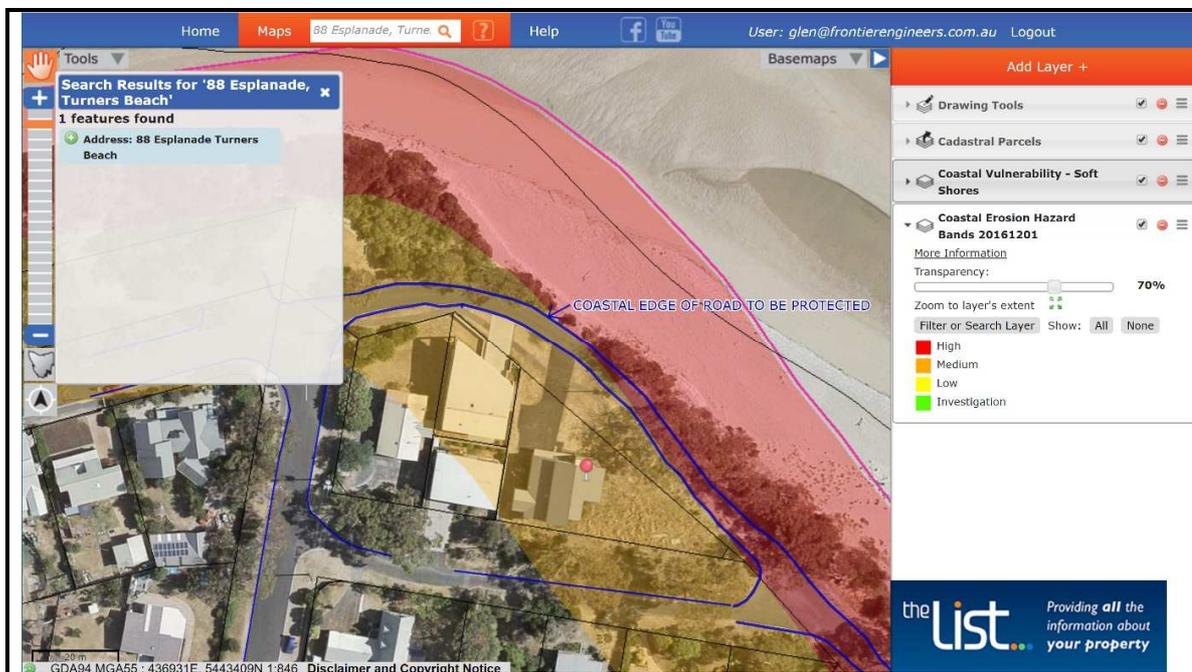
BE, MBA, MIE Aust, CPEng (Civil, Structural), RPEQ, APEC Engineer, IntPE(Aus)

ATTACHMENTS: Appendix A - Photographs



APPENDIX A - PHOTOGRAPHS

CLIENT:	<i>Steven Clark</i>
PROPERTY LOCATION:	<i>88 Esplanade, Turners Beach Tasmania 7315</i>



Photograph 1: Relationship between Coastal Erosion Hazard Bands and Established Development including Roads – mapped 1st December 2016



Photograph 2: Panoramic view of house at #88, road, embankment and beach



Photograph 2: House at #88 Esplanade



Photograph 3: Road in front of #88 Esplanade



Photograph 4: Beach in front of #88 Esplanade



Photograph 5: Sand-bag sill terminates near #88



Photograph 6: Sand-bag sill / revetment wall and vegetation offering some coastal erosion protection to the north-west of #88 Esplanade



Photograph 7: Sand-bag sill / revetment wall and vegetation offering some coastal erosion protection to the north-west of #88 Esplanade



Photograph 8: Sand-bag sill / revetment wall and vegetation offering some coastal erosion protection to the north-west of #88 Esplanade



Photograph 9: Sand-bag sill / revetment wall and vegetation offering some coastal erosion protection to the north-west of #88 Esplanade



Photograph 10: Sand-bag sill / revetment wall with effective vegetation above it terminates just south-east of #88 Esplanade



Photograph 11: Coastal erosion immediately occurring in front of vegetation where sand-bag sill / revetment wall terminates



Photograph 12: Panoramic view of unprotected roadway to south-east of sand-bag sill / revetment wall terminating near #88 Esplanade. Note erosion at base of vegetation where no control measures have been implemented, in comparison with the length of beach where wave attenuating sand-bag sills / revetment walls have been installed.



Photograph 13: Beach of Forth River



Photograph 14: Forth River beach access from carpark



Photograph 15: South-east of #88 Esplanade where erosion is taking place and inconsistent vegetation is evident alongside of road



Photograph 16: South-east of #88 Esplanade where erosion is taking place and inconsistent vegetation is evident alongside of road



Photograph 17: South-east of #88 Esplanade where erosion is taking place and inconsistent vegetation is evident alongside of road



Photograph 18: South-east of #88 Esplanade where erosion is taking place and inconsistent vegetation is evident alongside of road



Photograph 19: South-east of #88 Esplanade where erosion is taking place and inconsistent vegetation is evident alongside of road



Photograph 20: South-east of #88 Esplanade where erosion is taking place is near road edge



Photograph 21: Panoramic view south-east of #88 Esplanade where erosion is taking place is near road edge



Photograph 22: Panoramic view south-east of #88 Esplanade where beach access is gained from carpark



Photograph 23: Park at river mouth protected from vegetation in background and wave attenuating sand-bag sill / revetment wall on other side of vegetation – opposite side of photos 7, 8 & 9.



Photograph 24: Road edge of park at river mouth protected from vegetation in background and wave attenuating sand-bag sill / revetment wall on other side of vegetation – opposite side of photos 7, 8 & 9.



Application for Planning Permit
Proposed Subdivision & Dwelling
In the
LOW DENSITY RESIDENTIAL ZONE
88 Esplanade, Turners Beach

Supporting Documentation
September 2018

CONSULTANT DETAILS



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

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

Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Signature	Date
1	M. Wells		September 2018

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 47831/1, PID: 7746470. A copy of the title is provided as Annexure A.

The street address is 88 Esplanade, Turners Beach and Cosasa Pty Ltd is the owner.



Figure 1 – Location of land 88 Esplanade, Turners Beach

The 0.1124 ha property fronts onto the Esplanade and is located on southern side of the road.

Existing Use and Development

The current use of land is residential. Currently there is a dwelling located on the property on the western portion of the allotment.

Site Analysis

Topography

The site is flat and is located on the 5m contour level.

Drainage

Both stormwater and sewerage are disposed of through to the municipal reticulation systems within the area.

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 4**. However the site the site is zoned as Low Density Residential and as such is not in primary industry use and is therefore not applicable to the Policy.



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

Access

Access to the subject land is off Esplanade via a formed urban crossover.

Reticulated Services

Water, sewerage and stormwater reticulation services are located within the subject area. The site is already connected to these services however these are anticipated to be upgraded as part of this proposal.

Surrounding Property Use

- Land to the north is beach front;
- East is Port Fenton / River Forth;
- South is residential uses;
- West is residential uses.

Lands Limitations

No land limitations have been identified within the property boundaries.



Figure 3 – Landslide Layer, 88 Esplanade, Turners Beach – source: www.thelist.tas.gov.au

Proposal

The applicant, Cosasa Pty Ltd is seeking to construct a proposed subdivision & dwelling under the Central Coast Interim Planning Scheme 2013.

The proposal is a single lot subdivision of land and a two storey dwelling located on the eastern portion of the allotment.

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

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

Planning Scheme Provisions

The applicable planning instrument is the *Central Coast Interim Planning Scheme 2013* and the subject land is zoned as Low Density Residential.

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

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

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

- 12.1.1 Zone Purpose Statements
- 12.1.2 Local Area Objectives
- 12.1.3 Desired Future Character Statements
- 12.2 Use Table
- 12.3 Use Standards
- 12.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 12.4.2 Dwelling Density
- 12.4.3 Location and configuration of development
- 12.4.4 Visual and Acoustic privacy for residential development
- 12.4.8 Subdivision
- 12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision.

Part E Codes

- E1 Bushfire-Prone Areas Code
- E9 Traffic Generating Use and Parking Code

Part F Special Area Plans

The following is a 'Specific Area Plan' featured within the **Central Coast Interim Planning Scheme 2013**:

- Central Coast – F4.0 Turners Beach Specific Area Plan

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1

To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2

To provide for non-residential uses that are compatible with residential amenity.

12.1.2 Local Area Objectives

- a) *Land is available for residential use in urban and semi-urban settings;*
- b) *Low density residential areas make efficient use of land and optimise available infrastructure provision through a balance between infill and redevelopment of established residential areas and by incremental release of new land;*
- c) *The type, scale, and intensity of use or development are consistent with the level of permanent constraint on residential use at suburban densities.*
- d) *New or intensified use or development is restricted if the limit of a known constraint on residential use is uncertain;*
- e) *Low density residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.*
- f) *Low density residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;*
- g) *Low density residential areas provide small-scale employment opportunities in home occupation and home based business.*
- h) *The amenity and character of low density residential areas is commensurate with the location of housing and support activity within a shared urban or semi-urban living space, and is to take into account –*
 - a) *the likely impact on residential use from the occurrence and operation of non-housing activity;*
 - i) *suitability of a site for intended use;*
 - ii) *possible absence in provision or capacity of community services, transport infrastructure and utilities;*
 - iii) *restriction imposed by an environmental constraint;*
 - iv) *the level of risk from exposure to a natural hazard; and*
 - v) *the effect of location and configuration of buildings within a site on -*
 - a) *apparent bulk and scale of buildings and structures;*
 - b) *opportunity for on-site provision of private open space and facilities for parking of vehicles;*
 - c) *opportunity for access to daylight and sunlight;*

- d. *visual and acoustic privacy between adjacent dwellings; and*
- e. *consistency of the streetscape; and*
- f. *the relationship between new sensitive use and the use of land in an adjoining zone*

12.1.3 Desired Future Character Statements

Use or development in a low density residential area is to provide –

- a) *sites that are typically larger than suburban lots, although size is dependent on availability of utilities and land capability;*
- b) *choice and diversity in the design, construction, and affordability of buildings;*
- c) *housing as a predominant but not exclusive form of development;*
- d) *buildings that are typically of one or two storeys;*
- e) *a streetscape in which buildings are setback consistently from the frontage;*
- f) *buildings that are set apart from adjacent buildings to –*
 - i. *reduce apparent bulk and scale;*
 - ii. *enable each an opportunity for access to sunlight; and*
 - iii. *assist visual and acoustic privacy of adjoining residents;*
- g) *site coverage that retains unbuilt area for recreation, service activity, vehicle parking, and on-site disposal of sewage or stormwater; and*
- h) *an ordered pattern of lots and an internal road network*

12.2 Use Table

The proposal is described as “Residential” and has a permitted use status without qualification.

12.3 Use Standards

12.4 Development Standards

12.4.1 Suitability of a site or lot for use or development

Objective:

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

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

Performance Criteria P1

A site or each lot on a plan of subdivision must

- a) *be of sufficient area for the intended use or development without likely constraint or interference for –*
 - i. *erection of a building if required by the intended use;*
 - ii. *access to the site;*
 - iii. *use or development of adjacent land;*
 - iv. *a utility; and*
 - v. *any easement or lawful entitlement for access to other land; and*
- b) *If a new residential lot, be orientated to maximise opportunity for solar access to a building area*

Discussion

The proposed lot 2 of the plan is 399m² and therefore relies on the performance criteria. The subdivisional lot is sufficiently sized to accommodate the intended residential use as demonstrated in the submission plans for the erection of a building satisfying P1(a). Access to the site is not restricted as demonstrated on the proposal plans and the development does not restrict use or development on adjacent land. No utility services are negatively impacted by the proposal and no easement or lawful entitlement is affected.

The new allotment is orientated to maximise solar access into the building area as demonstrated on the submission plans complying with P1 above.

Acceptable Solutions A2

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

- a) *across a frontage over which no other land has a right of access; and*
- b) *if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- c) *by a right of way connecting to a road –*
 - i. *over land not required as the means of access to any other land; and*
 - ii. *not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*
- d) *with a width of frontage and any access strip or right of way of not less than –*
 - i. *3.6m for 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 Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.*

Discussion

The proposed subdivision provides an access to each allotment across the frontage which is greater than 3.6m wide complying with A2 above.

Acceptable Solutions A3

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

- a) *provided in accordance with the Water and Sewerage Industry Act 2008; or*
- b) *from a rechargeable drinking water system [R4] with a storage capacity of not less than 10,000 litres if–*
 - i. *there is not a reticulated water supply; and*
 - ii. *development is for –*
 - a. *a single dwelling; or*
 - b. *a use with an equivalent population of not more than 10 people per day*

Discussion

The site is capable of being connected to the TasWater Reticulation system as demonstrated in the submission plans.

Acceptable Solutions A4

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

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

Discussion

The site is capable of being connected to the TasWater Reticulation system as demonstrated in the submission plans.

Acceptable Solutions A5

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

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

Discussion

The site is capable of being connected to the Council Reticulation system as demonstrated in the submission plans.

12.4.2 Dwelling density

Objective:

Residential dwelling density is to –

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

Performance Criteria P1

The number of dwellings on a site must be consistent with the capability of the land for residential use in terms of –

- a) a suitable building area;
- b) access from a road;
- c) provision of a water supply;
- d) disposal of sewage;
- e) disposal of stormwater; and
- f) a tolerable level of risk from a natural hazard

Discussion

The proposal provides for a suitable building area as demonstrated in the submission plans as well as suitable access from a road. It provides for a water supply from a reticulated supply as well as the disposal of waste water and stormwater through municipal infrastructure. Further it is not contained within an area that is identified as containing a risk to a natural hazard and therefore complies with P1 above.

12.4.3 Location and configuration of development

Objective:

The location and configuration of development is to –

- a) be consistent with land capability;
- b) provide a consistent separation between the development area on adjacent sites and between development and a road;
- c) provide consistency in the apparent scale, bulk, massing, and proportion of adjacent buildings;
- d) provide sufficient site area for open space, utilities, and vehicle parking;
- e) provide for the facade of a residential building to remain the dominant architectural element in the streetscape; and
- f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas; and

Performance Criteria P1

The setback of a wall of a building from a frontage must be –

- a) consistent with the streetscape; and
- b) required by a constraint imposed by –
 - i. size and shape of the site;
 - ii. orientation and topography of land;
 - iii. arrangements for a water supply and for the drainage and disposal of sewage and stormwater;

- iv. *arrangements for vehicular or pedestrian access;*
- v. *any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;*
- vi. *a utility; or*
- vii. *any lawful and binding requirement –*
 - a. *by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or*
 - b. *an interest protected at law by an easement or other regulation*

Discussion

The proposal seeks setback variations to the boundaries and therefore relies on the performance criteria.

The proposal is consistent with the streetscape where buildings throughout the area have side, front and rear setback variations to the west and south of the subject land remaining consistent with P1(a) above.

The setback variations are required due to the shape of the land as well as the location of existing built forms on the land complying with P1(b)(i).

Performance Criteria P2

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

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

Discussion

The proposal does not overshadow a habitable room or private open space of any adjoining dwelling as it is located east of all built structures. Sunlight penetration into the POS areas of adjoining properties exceeds 3 hours per day which is the minimum requirement adopted from AMCORD and TASCORD complying with P2(a).

The design of the dwelling is stepped so it visually reduces the apparent bulk and scale relative to any adjacent building and is consistent with the streetscape beach house amenity. T responds to the orientation of the site as well as the shape and provides separation between buildings to attenuate any impact complying with P2 above.

Performance Criteria P3

Site coverage must –

- a) *provide a usable area for private open space, landscaping, and vehicle parking and service activity;*
- b) *retain capacity in any area required for disposal of sewage or stormwater; and*
- c) *be consistent with the streetscape*

Discussion

Site coverage is greater than 50% but the proposal provides usable areas for private open space through using decking areas, landscaping and internal parking spaces within the dwelling. The proposal is connected to municipal drainage systems and the proposal is consistent with the streetscape where adjoining allotments to the west also exceed 50% of site coverage and therefore the proposal is consistent with P3 above.

Performance Criteria P4

A garage, carport or an external car parking area and any area for the display, handling, or storage of goods, materials or waste, must

- a) *not dominate the architectural or visual frontage of the site;*
- b) *be consistent with the streetscape;*
- c) *be required by a constraint imposed by size, shape, slope, orientation, and topography on development of the site; and*

- d) *provide durable physical screening to attenuate appearance of the parking or loading area from a frontage and adjacent land*

Discussion

The garage does not dominate the visual frontage of the site as the angle of the dwelling is off set to the main entrance on the northern façade.

This is consistent with the streetscape as seen in dwellings the west at 1 Fenton Street where the façade of the dwelling is flush with the garage. This is also consistent with 88a Esplanade where the garage is parallel to the façade complying with P4(b).

The garage is restricted by the shape of the allotment and the proposal provides a roller door to attenuate the appearance of the parking area from the frontage and from adjacent land complying with P4(d).

Acceptable Solutions A5

Total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of –

- a) *6.0m; or*
- b) *half the width of the frontage*

Discussion

The proposed garage opening width is 4.5m complying with A5(a).

12.4.4 Visual and acoustic privacy for residential development

Objective:

The location and configuration of development is to minimise likelihood for –

- a) *overlooking of a habitable room, balcony, deck, or roof garden in an adjacent dwelling;*
- b) *Intrusion of vehicle noise from an access strip or communal driveway*

Performance Criteria P1

Likelihood for overlooking from a door or window in a habitable room or from any part of a balcony, deck, roof garden, parking space, or carport of a building must be minimised by –

- a) *physical separation from the door, window balcony, deck, or roof garden in an adjacent dwelling;*
- b) *off-set from a door or window to a habitable room in an adjacent dwelling;*
- c) *effective use of screening other than vegetation; or*
- d) *effect of topography and natural features*

Discussion

The proposal provides separation of windows and doors from adjoining lands to the west as demonstrated on the submission plans. The dwelling is designed to provide privacy from the western allotments and is orientated to the north east. The proposed dwelling contains an elevated decking area that is located to the east away from adjoining lands and therefore provides effective screening through floor plan design and wall elements complying with P1 above.

Performance Criteria P2

An access strip or communal driveway, including any pedestrian pathway and parking area, must minimise likelihood for impact from over-viewing and noise disturbance on the amenity of any dwelling

Discussion

The proposal seeks to build to the southern and north eastern boundaries of the allotment and therefore relies on the performance criteria.

The windows located on the southern façade of the dwelling and the north east are frosted and / or are elevated to 1.7m to sill height reducing any issues of over-looking and noise disturbance on the amenity of the building complying with P2 above.

12.4.5 Private open space for residential use

Objective:

Private open space is available in development for residential use to meet the reasonable private and communal needs of residents for gar

Performance Criteria P1

Private open space must -

- a) *have size and dimension appropriate for the projected requirements of the residents of the dwelling; and*
- b) *provide a usable area taking into account –*
 - i. *the effect of shape, orientation, and topography of the site;*
 - ii. *the availability, accessibility, purpose, and characteristics of –*
 - a. *any other recreation and service area within the site;*
 - b. *any external communal open space area; and*
 - c. *public open space*

Discussion

The proposal provides an elevated decking area to the eastern side of the dwelling which is 13.40m² which is accessed off the main family room and kitchen area providing an alfresco living area which provides a usable area for the dwelling and is the effect of shape of the land.

Given the location of the dwelling being immediately adjacent to the beach the recreational areas are intended to be in the public open space to the north and east of site remaining consistent with P1 above.

Acceptable Solutions A2

The required minimum private open space area must be capable of receiving at least 3 hours of sunlight between 9.00am and 3.00pm on 21st June

Discussion

The private open space of the proposed dwelling provides a minimum of 3 hours of sunlight as it is orientate to the north as demonstrated in the submission plans complying with A2 above.

Acceptable Solutions A3

Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area –

- a) *located behind the applicable frontage setback;*
- b) *of not less than 1.5m² per dwelling;*
- c) *screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and*
- d) *not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling.*

Discussion

Not applicable – the proposal is a single dwelling development.

12.4.6 Frontage fences

Objective:

A frontage fence is to –

- a) *assist privacy and security for occupants of a dwelling;*

- b) assist to attenuate likely impact from activity on a road, on the site, or on adjacent land;

Acceptable Solutions A1

The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be –

- a) not more than 1.2m if the fence is solid; or
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%.

Discussion

Not applicable – no fencing is proposed by this development.

12.4.8 Subdivision

Objective:

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

Acceptable Solutions A1

Each new lot on a plan of subdivision must be –

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

Discussion

The proposed subdivision is for a residential use complying with A1 above.

Performance Criteria P2

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

Discussion

The proposed allotment contains a frontage to a road complying with P2(a).

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

Objective:

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

Performance Criteria P1

It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground

Discussion

The site is serviced with overhead reticulation services and it is unreasonable to modify existing infrastructure for a single lot development.

F4.0 – Turners Beach Specific Areas Plan

F4.6 – Use Standards

There are no Use Standards

F4.7 – Development Standards

F4.7.1 – Building Height

Objective:

Building height –

(a) minimises over-shadowing of adjoining site;

(b) protects privacy of adjoining dwellings; and

(c) protects view lines

Acceptable Solutions A1

Building height must be not more than 5.5m

Discussion

The proposed dwelling is under 5.5m as demonstrated on the submission plans.

F4.7.2 – Vegetation Management

Objective:

Vegetation is managed in a sustainable manner

Acceptable Solutions A1

There must be no clearing or conversion of vegetation with the littoral, riparian and road reserves.

Discussion

The proposal does not clear any vegetation.

F4.7.3 – Landscaping

Objective:

The front of a house is landscaped

Acceptable Solutions A1

Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.

Discussion

The proposal provides landscaping between the frontage and the building as demonstrated on the submission plans.

Part E Codes

E1 Bushfire-Prone Areas Code

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

E2 Airport Management Code – Not Applicable

The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.

E3 Clearing and Conversion of Vegetation Code – Not Applicable

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

E4 Change in Ground Level Code – Not Applicable

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

E5 Local Heritage Code – Not Applicable

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

E6 Hazard Management Code – Not Applicable

The proposal site is not subject to coastal inundation, erosion or recession as evidenced on the Coastal Inundation Hazard Bands seen below and therefore this Code is not applicable.



Figure 4 – Coastal Inundation Hazard Bands – www.theList.tas.gov.au

E7 Sign Code – Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

E8 Telecommunication Code – Not Applicable

The proposal is for a residential dwelling and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

E9 Traffic Generating Use and Parking Code

E9.5 Use Standards

E9.5.1 Provision for parking

Objective:

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution – A1

Provision for parking must be –

- a) *the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;*

Discussion:

The proposal provides for 2 car parking spaces per allotment complying with A1 above.

E9.5.2 Provision for loading and unloading vehicles

Objective:

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution – A1

There must be provision within a site for –

- a) *on-site loading area in accordance with the requirement in the Table to this Code; and*
- b) *passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces*

Discussion:

The proposal is a residential use and is not applicable to the provision.

E9.6.1 Design of vehicle parking and loading areas

Objective:

Vehicle circulation, loading, and parking areas–

- a) *protect the efficient operation and safety of the road from which access is provided;*
- b) *promote efficiency, convenience, safety, and security for vehicles and users; and*
- c) *provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site*

Acceptable Solution – A1.1

All development must provide for the collection, drainage and disposal of stormwater; and

Acceptable Solution – A1.2

Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –

- a) *Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;*
- b) *Be in accordance with AS/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.*

Discussion:

The proposal provides for the collection and drainage and disposal of stormwater on lot 2 of the plan as evidenced in the submission plans. Lot 1 of the plan contains existing stormwater connections which remain unchanged as part of this development.

Acceptable Solution – A2

Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Village, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB

Discussion:

Not applicable the proposal is in the Low Density Residential zone.

E10 Water and Waterways Code – Not Applicable

The proposal is located approximately 44 metres away from the nearest water body to; exceeding the 30 metre requirement and therefore the Code is not applicable to this application.

Conclusion

This supporting documentation demonstrates that the proposal of a proposed subdivision & dwelling supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Low Density Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a proposed subdivision & dwelling at 88 Esplanade, Turners Beach is respectfully sought from the Planning Authority.



List of Annexures

Annexure A – Title Documents

Annexure B – Proposal Plans

Annexure C – Bushfire Plan



Bushfire Risk

Assessment Report & Certificates

for

Cososa Pty Ltd

88 Esplanade

Date of Plan

19 Sept 2018

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: admin@enviroplanaustralia.com.au

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

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

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. *Certify a Bushfire Attack Level Assessment for **Building Work***
- 3A. *Certify Acceptable Solutions for **Buildings or Extensions***
- 3B. *Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)*
- 3C. *Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)*

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Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Document Status

Revision No

Author

Signature

Date

1

M. Wells

19 Sept 2018



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Central Coast Interim Planning Scheme 2013

Street address:

88 Esplanade, Turners Beach, Tasmania 7315

Certificate of Title / PID:

CT: 47831 / 1 , PID: 7746470

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Proposed Subdivision & Dwelling

Code Clauses:

E1.4 Exempt Development

E1.5.2 Hazardous Use

E1.5.1 Vulnerable Use

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Hazard Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input checked="" type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input checked="" type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Micheal Wells	Phone No:	(03) 6411 1931
Address:	71a Bass Highway	Fax No:	
	PO Box 546	Email Address:	admin@enviropianaustralia.com.au
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 3A, 3B & 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

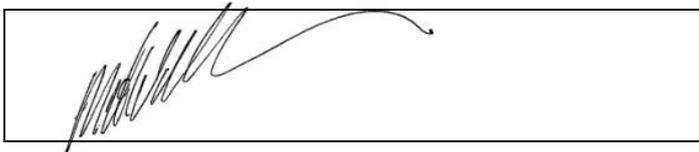
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

Signed:
certifier



Date:

19 Sept 2018

Certificate No:

218162 – 5

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Section 2



The Land – Site

Title & Description

Phone Contact: 0457723000
Land Owners: Cososa Pty Ltd
Owners Agent:
Property Location: 88 Esplanade, Turners Beach Tasmania 7315
Property ID: 7746470
Certificate of Title: CT: 47831/1
Lot Size: 0.1124 ha (1124 m²)
Council: Central Coast Council
Class of Building: 1a
Type of Building: Dwelling
Description of Work: Proposed Subdivision & Dwelling
Referenced Documents:

<i>Drawn By</i>	<i>Plan No</i>	<i>Revision No</i>	<i>Date</i>
EnviroPlan	A0.1 to A0.9		19/09/2018

Aerial Image of Site

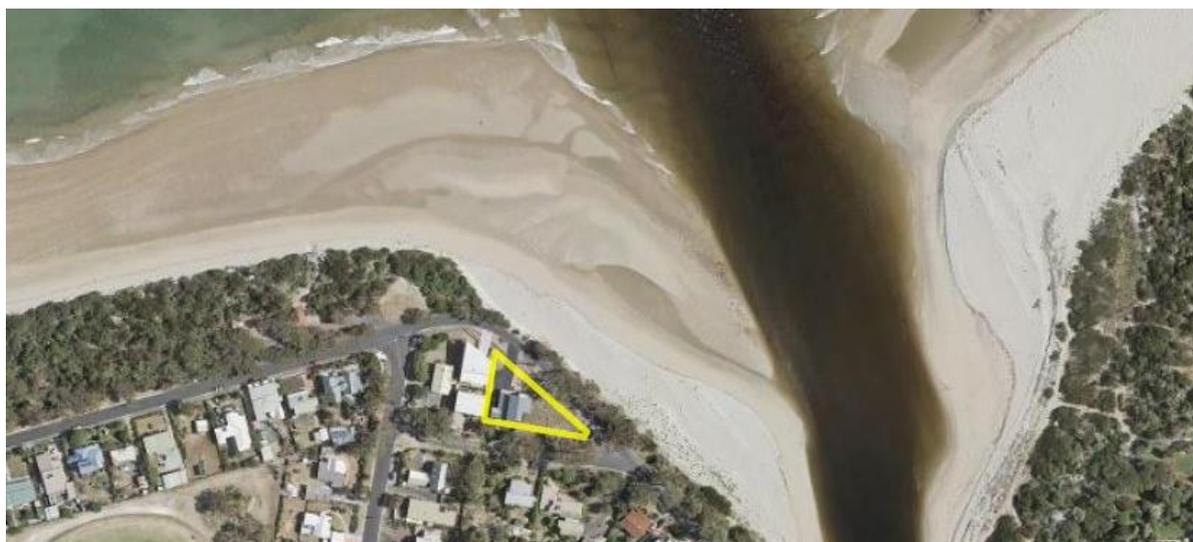


Figure 1 – Location of land 88 Esplanade, Turners Beach

The 0.1124 ha (1124 m²) property fronts onto Esplanade and is located on the southern side of the road and north of Fenton Street.

Existing Use and Development

The current use of land is residential use with single dwelling located on the property.

Site Analysis

Topography

The land is relatively flat and sits on a plateaued area at the 5 m contour level.

Access

The existing site access to the subject land is off Esplanade via a formed urban crossover and does not require further upgrades as part of this development.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

The road corridor width is 18 m with a formed construction of 5.5 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Water reticulation services are located within the subject area. The site is already connected to these services and no modifications or extensions are proposed as part of this development.

Surrounding Property Use

- Lands to the north is beachfront;
- East is the River Forth;
- South is residential use; and
- West is residential use.

TasVeg Overlay



Figure 2 – TasVEG 3.0 Fire Attributes of land 88 Esplanade, Turners Beach (source: www.theLIST.tas.gov.au)

The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

Vegetation Group

Dry Eucalypt Forest and Woodland

Fire Sensitivity / Flammability

H Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Generalised Description

Forests:

Open tree canopy dominated by eucalypt species (typically >10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.

Managed Land:

Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.

Bushfire Interface Area

The bushfire Interface Model is a state-wide spatial dataset which has been modelled to describe the spatial distribution in Tasmania of Type 1 and Type 2 urban-bushland interface types.

- Type 1 interfaces are those areas where structures adjoin bushland fuels, there is a clear delineation between the built & natural environments, and there are multiple dwellings in close proximity to one another (e.g. a typical suburban neighbourhood backing onto bushland).

- Type 2 interfaces are those areas where structures are scattered within bushland fuels, the built & natural environments are blended, and dwellings are spaced further apart (e.g. a typical rural/rural-residential area with larger blocks, long driveways etc).

The site location is described as being a **Type 1 & 2** Bushfire interface area.



Figure 3 – Bushfire Interface Areas of land Esplanade, Turners Beach (source: www.theLIST.tas.gov.au)

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The developer, Cososa Pty Ltd is seeking to construct a Proposed Subdivision & Dwelling.

The proposal is a subdivision of land to create a new lot and for the construction of a double storey building to the eastern side of site.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Code E1 of the Planning Scheme.

Purpose for Future Buildings on New Allotments

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2016 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.



The **FDI** in Tasmania is **50**.

Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> (c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	<p>Performance Criteria</p> <p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i> (g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i> (h) <i>any advice from the TFS.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: Complies with A1 (b) above.</p>	

E1.6.2 Subdivision: Public and Fire Fighting Access

<p>Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> i. Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and ii. Is certified by the TFS or an accredited person. 	<p>Performance Criteria</p> <p>P1</p> <p>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> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; (b) the provision of access to: <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: Complies with A1 (b) above and Table E2.</p>	

Table E2 – Standards for Property Access

Element	Requirement
<p>A Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point</p>	<p>There are no specified design and construction requirements.</p>
<p>B Property access length is 30 metres or greater; or access for a fire appliance to a water</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres;

connection point.	<ul style="list-style-type: none"> i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
C Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

Objective	
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas	
Acceptable Solutions	Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) 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 E4; or; or (c) 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. 	P1 No Performance Criteria
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 (b) above and Table E4.	
Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation: <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, 	P2 No Performance Criteria

<p><i>dedicated to fire fighting, will be provided and located compliant with Table E5; or</i></p> <p>(c) <i>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 to manage the risks to property and lives in the event of a bushfire.</i></p>	
Performance:	Not Applicable
Discussion: The proposal is in a reticulated area and therefore the provision is not applicable.	

Table E4 – Reticulated Water Supply for Fire Fighting

Element	Requirement
A <i>Distance between building area to be protected and water supply</i>	<p><i>The following requirements apply:</i></p> <ul style="list-style-type: none"> <i>a) The building area to be protected must be located within 120 metres of a fire hydrant; and</i> <i>b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</i>
B <i>Design criteria for fire hydrants</i>	<p><i>The following requirements apply:</i></p> <ul style="list-style-type: none"> <i>a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and</i> <i>b) Fire hydrants are not installed in parking areas.</i>
C <i>Hardstand</i>	<p><i>A hardstand area for fire appliances must be provided:</i></p> <ul style="list-style-type: none"> <i>a) No more than 3 metres from the hydrant, measured as a hose lay;</i> <i>b) No closer than 6 metres from the building area to be protected;</i> <i>c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and</i> <i>d) Connected to the property access by a carriageway equivalent to the standard of the property access.</i>



EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: **BFP-128**

Bushfire Attack Level (BAL) Assessment

Property Address: 88 Esplanade, Turners Beach, Tasmania 7315
Municipality: Central Coast
Date of Assessment: 19 Sept 2018

Type of Work

Building Class Adopted: Not Applicable
Proposal Description: Proposed Subdivision & Dwelling

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Forest**

Lot 1 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

Scope of Accreditation: 1, 2, 3A, 3B & 3C

Parent Title - PID: 7746470 CT: 47831 / 1



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	19	4.5	1.5	78

Closest Exposure: 78 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>			
BAL value for each side of site	Downslope			
	>0 to 5° <input type="checkbox"/>			
	>5 to 10° <input type="checkbox"/>			
	>10 to 15° <input type="checkbox"/>			
	>15 to 20° <input type="checkbox"/>			
	BAL - LOW	BAL - LOW	BAL - LOW	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)

Lot 2 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

Scope of Accreditation: 1, 2, 3A, 3B & 3C

Parent Title - PID: 7746470 CT: 47831 / 1



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	4.5	4.5	5	99

Closest Exposure: 99 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>			
BAL value for each side of site	Downslope			
	>0 to 5° <input type="checkbox"/>			
	>5 to 10° <input type="checkbox"/>			
	>10 to 15° <input type="checkbox"/>			
	>15 to 20° <input type="checkbox"/>			
	BAL - LOW	BAL - LOW	BAL - LOW	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)



Bushfire Hazard Management Plan

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report

Hazard Management Area (marked yellow). Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year.



CLASSIFICATION

This development has BAL 12.5 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

SPECIFICATIONS ON PAGE Bo.2 TO BE FOLLOWED

The Specifications featured on page Bo.2 of this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

CONSTRUCTION

All relevant construction methods required for the proposal being assessed as BAL-12.5 must be in accordance with a heat flux exposure threshold of $\geq 12.5 \text{ kW/m}^2$ and Construction Section 3 & 5 of AS3959-2009 – Construction of Buildings in Bushfire Prone Areas.

ATTACHED STRUCTURES

Any attached roofed structures as defined by Section 3.2.1 of AS3959-2009 must comply with the construction standard of BAL 12.5. Any roofed structure that is separated from the subject habitable building by a wall featuring an FRL of not less than 60/60/60 (and -/60/60 for non-loadbearing walls) must extend to the underside of a non-combustible roof covering and in compliance with Section 3.2.1(a) or (b) (as applicable) of AS3959-2009

BELOW SUBJECT BUILDING

Any garage or carport featured below the subject building must comply with the construction standard of BAL 12.5. Any construction separating the garage / carport (including walls and flooring systems) from the subject building must have an FRL of not less than 60/60/60 (and -60/60 for non-loadbearing walls) when tested from the garage or carport side and must be in compliance with Section 3.2.2 (a) or (b) (as applicable) of AS3959-2009

ADJACENT STRUCTURES

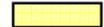
Any garage, carport, decking area or similar structure that is adjacent to and within 6m of the habitable building must comply with the construction standard of BAL 12.5. Any garage, carport, decking area or similar structure that is located within 6m of the habitable building must have an FRL of not less than 60/60/60 (and -/60/60 for non-loadbearing walls) when tested from the adjacent structure side and must be in compliance with Section 3.2.3 (a), (b) or (c) (as applicable) of AS 3959-2009.

MOULDINGS

Unless otherwise required in Sections 4-9 of AS3959-2009; combustible external mouldings, joint strips, trims and sealants may be used for decorative purpose or to cover joints between sheeting materials.

HIGHER LEVEL OF CONSTRUCTION

Any construction method required by this bushfire hazard management plan must be to the determined BAL level or to a higher BAL level only.

LEGEND	
	HMA
	Existing Building
	Building Area
	Fire Hydrant
	100mm Water Main

Certified Plan
BAL-12.5

 Micheal Wells
 Scope: 1, 3A, 3B & 3C
 BFP-128



GENERAL
 This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

CLIENT Cososa Pty Ltd	PID: 7746470	DRAWN BY M Wells	SCALE @ A3 1: 500	DESIGNERS DESCRIPTION: EnviroPlan
PROJECT 88 Esplanade, Turners Beach	CT: 47831/1	ISSUE 19/09/2018	DESIGNERS REFERENCE NUMBERS: A0.1 - A0.9	

DESCRIPTION
 Bushfire Hazard Management Plan

Bo.1

RETICULATED AREAS



GENERAL REQUIREMENTS

1.0	General
1.1	A Hazard Management Area (HMA) must be established around the habitable structure/s to be protected in accordance with the distances specified on B0.1 of this Plan;
1.2	Lawns within the HMA must be well maintained during the fire season from September through to March and kept as "short cropped";
1.3	Paths and driveways must be constructed or non-combustible materials;
1.4	Dams, uncovered water storages, orchards, vegetable gardens, waste water systems and tanks etc. must be located on the fire prone side of the proposed habitable structure;
1.5	Only fire retardant plants of the low flammability type (fire resisting garden plants - TFS) should be planted within the HMA;
1.6	No vegetation must be able to fall onto the proposed structure;
1.7	The owner/s must maintain tree crowns within the HMA to have a horizontal separation of 5 meters from each crown;
1.8	Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer and ember protection;
1.9	The HMA must be located within the property boundaries.
1.10	It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.
1.11	All paths and pedestrian areas within 1 meter of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc);
1.12	Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Service's brochure - Fire Retardant Garden Plants. Plants that produce a lot of debris should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided;
1.13	Vines on walls or tree canopies over roofed areas should be avoided
1.14	Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided;
1.15	Total shrub cover should be kept to a maximum of 20% of the available area;
1.16	Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted;
1.17	Shrubs must not be planted in cluster forms or clumps;
1.18	Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level;
1.19	Minimise ground level fuels wherever possible;



Local Government



DEVONPORT CITY COUNCIL
137 Roke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals:

Application No: PA2019.0142
Proposal: Residential (as constructed deck)
Address: 138 River Road, Ambleside
Application No: PA2019.0146
Proposal: Residential (dwelling and shed)
Address: 4 Mulligan Drive, Spreyton
Application No: PA2019.0149
Proposal: Residential (multiple dwellings x 2)
Address: 19 Leary Avenue, Stony Rise

The applications 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 **08 October 2019**.

Paul West
GENERAL MANAGER



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: 88 Esplanade, Turners Beach
Proposal: Residential (subdivision to create two lots and construction of a dwelling) - variation to lot size and dwelling density requirements, variation to front and side setback standards and use of overhead electricity
Application No.: DA2018097

Location: 4 Blackburn Drive, Turners Beach
Proposal: Subdivision (three lots) to accommodate separate use classes comprising:

- Lot 1 - 2.93ha - Resource development & Resource processing with ancillary Food services (café);
- Lot 2 - 4.23ha - Resource development with a required dwelling; and
- Lot 3 - 5.83ha - Visitor accommodation (site for fully self-contained recreational vehicles)

variation to building setbacks from proposed side boundaries, change to Title description for existing dwelling and Visitor accommodation and reliance of right of way access to Lot 1 (re-advertised)

Application No.: DA2018178

Location: 79 White Hills Road, Penguin
Proposal: Residential (dwelling and outbuilding - shed) - variation to site area, dwelling density, side setback standard, use of materials with a light reflectance value greater than 40% and located less than 15m below the level of adjoining ridgeline

Application No.: DA2019062

Location: 21 Forth Road, Turners Beach
Proposal: Residential (demolition of dwelling - new dwelling and outbuilding - shed) - variation to rear boundary setback standard and proximity to the Utilities zone

Application No.: DA2019080

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 9 October 2019.

Date of notification: 25 September 2019.

SANDRA AYTON
General Manager

Local Government

Community Conversations
BOAT HARBOUR

WHEN: Monday 30 September 2019
6pm-7.30pm

WHERE: Sweet-Ness by the Sea
Boat Harbour Beach

WHAT: Join Councillors and Senior staff for casual one-on-one conversations about the things that matter most to you. Information will also be available on some of the major Council projects in your area.

RSVP: Light refreshments will be provided so please register your attendance for catering purposes.

To RSVP or for information on Community Conversations in other local areas visit www.warwyn.tas.gov.au or phone 6443 8333.

Dated at Wynyard 25th day of September 2019.

Shane Crawford, General Manager

PO Box 168, WYNYARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT
(Section 57(3) Land Use Planning and Approvals Act 1993)

Applications for use and development of land have been received:

Application No: DA 2019/75
Site: 11 Crown Street PARKLANDS - CT 252316/64

Proposal: Single Dwelling

Discretionary Matter: Reliant on assessment of performance criteria for grant of a permit - Clause 10.4.2 (P1 & P3) - Clause 10.4.3 (P2) & Clause 10.4.9 (P1)

Application No: DA 2019/92

Site: 101 Madeline Drive, MOOREVILLE - CT 176405/130

Proposal: Multiple Dwellings x 3

Discretionary Matters: Reliant of assessment against performance criteria for grant of a permit - Clause 10.4.2 (P3), 10.4.3 (P2), 10.4.6 (P1 & P2) & 10.4.12 (P1)

Application No: DA 2019/93

Site: 2A Malunna Crescent PARKLANDS - CT 108450/1

Proposal: Small Engines Building

Discretionary Matter: Reliant on assessment against performance criteria for grant of a permit - Clause 17.4.1 (P1) & Clause 17.4.4 (P1)

The applications may be viewed at the Burnie City Council Offices, 80 Wilson Street, Burnie between 8.30am - 5.00pm Monday to Friday inclusive or on Council's website at www.burnie.net

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net by no later than 5.00pm on **10 October 2019**.

Dated: 25 September 2019

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net



Public Notices

TASMANIAN CANINE
DEFENCE LEAGUE INC.

Notice is hereby given that the Annual General Meeting of the members of the League will be held on Tuesday, 22 October 2019 at Criterion House, Mathers Place, 108 Bathurst Street, Hobart at 7p.m.

The purpose of the meeting is to elect a President, Vice President and Directors, and eligible members may seek nomination for those positions on the endorsement of two current financial members, such nominations to be in writing to the Secretary by Monday, 7 October 2019.

The meeting will also appoint an Auditor and receive reports from the Board and Senior Staff. All correspondence and any enquiries should be directed to PO Box 7, Lindisfarne, Tas, 7015.

Public Notices

THE Australian Workers Union AGM will be held Friday 25th October 2019 at 1.30pm at 1/332-334 Main Road, Glenorchy, I Wakefield, Secretary.

Connect with
Emojis

Public Notices



INLAND FISHERIES SERVICE

Call for Public Comment
on Regulatory Impact
Statement Draft Inland
Fisheries Regulations 2019

The Tasmanian Government is committed to providing for industry and community involvement in the development of policy. We are seeking your input on the draft *Inland Fisheries Regulations 2019*.

A Regulatory Impact Statement (RIS) has been prepared in accordance with Schedule 2 of the *Subordinate Legislation Act 1992*. The purpose of this RIS is to describe and examine the likely impact of the draft *Inland Fisheries Regulations 2019* on licence and registration holders in the commercial fisheries sector. The recreational regulations do not form a part of the RIS due to recent consultation on recreational regulations through the development of the *Tasmanian Inland Recreational Fishery Management Plan 2018-28*.

Submissions are invited on any aspect of this RIS and accompanying draft *Inland Fisheries Regulations 2019*. Comment is especially invited on the potential costs and benefits of the draft regulations for business and other sectors of the community.

Submissions will be considered and copies provided to the Subordinate Legislation Review Committee of the Tasmanian Parliament before the regulations are made. Submissions must be in writing and forwarded to:

Director of Inland Fisheries
PO Box 575, New Norfolk, Tasmania, 7140.

Submissions may also be emailed to: infish@ifs.tas.gov.au

Submissions must be received by 5pm, Tuesday, 15 October 2019.

The RIS with accompanying draft *Inland Fisheries Regulations 2019* can be viewed at www.ifs.tas.gov.au.

If you have any queries about these documents, or if you require a copy of the proposed regulations, please contact:

Inland Fisheries Service
PO Box 575, New Norfolk, Tasmania, 7140
Telephone: (03) 6165 3808
Email: infish@ifs.tas.gov.au
Web: www.ifs.tas.gov.au

DEPARTMENT OF PRIMARY INDUSTRIES, PARKS, WATER
and ENVIRONMENTNotice of Designation - Campfire
Restrictions in Reserved Land

Parks and Wildlife Service

In accordance with regulations 10 and 33 of the *National Parks and Reserved Land Regulations 2009* and regulation 17 of the *Crown Land Regulations 2011*, this Public Notice declares, all national parks and reserves (reserved under the *Nature Conservation Act 2002*) in the Break O'Day, Glamorgan/Spring Bay, Sorell and Tasman municipalities are declared Fuel Stove Only Areas from 02:00 on Saturday 28th September until further notice. This declaration also extends to all coastal reserves from Bellingham to Bridport, the north east coastal strip from Waterhouse Conservation Area to Mt William National Park and includes Snaky Creek and Tooms Lake Conservation Areas and Maria Island National Park.

The lighting or use of any campfire, fire pot or any other device that burns coal, wood, plant material or any other solid fuel is banned in declared Fuel Stove Only Areas.

Gas stoves and gas barbecues are permitted.

Details of campfire restrictions are available at: www.parks.tas.gov.au or by contacting the Parks and Wildlife Service on 1300 827 727.

www.tas.gov.au

Public Notices

Notice Under
Section 20A
of the Act

Notice is hereby given that the Public Trustee intends to deal with the estates of the following deceased persons under section 20A of the Public Trustee Act 1930

Michael Robin
Strauch late of
27 Club Drive
Shearwater in
Tasmania Retired
Engineer/Structural
Estimator/Married
Man deceased

Kasim Salihovic
late of 939 Ridgley
Highway Ridgley in
Tasmania Retired
Pastry Chef/Business
Owner/Married Man
deceased

Details of Assets held by any person are requested ALL CLAIMS of creditors, heirs and others must be delivered to the Public Trustee within thirty (30) days of this notice otherwise the estate may be distributed without regard to such claim.

David Benbow
Chief Executive Officer
Public Trustee
116 Murray Street, Hobart
and at Crn Edward and Best
Streets, Devonport
and at Colman Court
Complex, 22 Wilnot Street,
Burnie
tp@publictrustee.tas.gov.au
1800 068 784

www.publictrustee.tas.gov.au



Notice For Claims

All persons having claims against the undementioned deceased estates are required to lodge the same with the Public Trustee, Hobart on or before the 18th day of October next. Particulars of assets held by any person are also requested.

Lord Joseph Arthur
Smith late of West
Ulverstone in
Tasmania

James Ashley
Unwin late of
East Devonport in
Tasmania

David Benbow
Chief Executive Officer
Public Trustee
116 Murray Street, Hobart
and at Crn Edward and Best
Streets, Devonport
and at Colman Court
Complex, 22 Wilnot Street,
Burnie
tp@publictrustee.tas.gov.au
1800 068 784

www.publictrustee.tas.gov.au

Carolyn Harris

From: Neville Dobson <neville@dobson-electrical.com.au>
Sent: Tuesday, 8 October 2019 12:17 PM
To: switch
Cc: parsonz33@gmail.com; fruitzone@bigpond.com.au
Subject: DA2018097- 88 Esplanade Turners Beach

I Neville Dobson of 6 Fenton st Turners Beach wish to object to the planning application DA2018097-88 Esplanade Turners Beach.

I object to the set back variation as i believe it will impede traffic vision on what is already a blind and narrow corner. This development would also have high impact on protecting the natural coastal enviroment as it is not consistant with existing alignments and setbacks.

I object to a variation of the miniumum block size as it is not consistant with the character of the area. There would be limited on site parking and no short term visitor verge parking available in that area with any degree of saftey. Again this development would have high impact on maintaining exiting density of built form along with consistant alignments and setbacks.

I object to the housing density variation as it does not maintain the areas rich character to reinforce visual and physical connections with the coast and river or maintain existing density of built form.

I have reviewed the central coast web site in particular the Turners Beach Local Area Plan which the council and community developed and cannot understand how this development meets any of the criteria listed.

In conclusion i would also like to refer to the developers enviromental record, since the purchase of 88 esplanade Mr Templar has removed every eucalypt on his propert he has removed the under story growth along the verge of Esplanade and Fenton st (illegally),he has poisoned and pruned the trees on the river bank to improve his view. Is this the development style the central coast council intends to support? I am presently on vacation and cannot open the file on my mobile phone so request that you send it as an email jpeg file that i may open.

My email is

neville@dobson-electrical.com.au

Phone no. 0419140677

Kind regards Neville Dobson

Sent from my iPhone

Carolyn Harris

From: parsonz33 <parsonz33@gmail.com>
Sent: Tuesday, 8 October 2019 4:17 PM
To: switch
Subject: DA2018097 – 88 Esplanade, Turners Beach
Attachments: To the Central Coast Council re.docx

To the Central Coast Council re: Land Use Planning and Approvals Act 1993

As a direct neighbour of 88 esplanade I request to oppose the development of Da2018097 on the following grounds.

- Lot size / Overdevelopment.

The proposed development requires subdivision subject to current minimum allowed lot size. The building size of the proposed development exceeds the maximum allowed site coverage set out by the central coast council.

- Setbacks.

The proposed development requires setback reductions not only to frontage but also to the side and back setbacks. This goes against the current planning scheme set out by the central coast council.

- Size of Private open space.

The development does not allow for any recreational area, and should not be exempt from having to provide an area for such use.

Additionally, if the proposed subdivision were to go ahead it would greatly reduce the available space for recreational use on existing 88 esplanade.

- Overlooking / Lack of Privacy.

The development application contains 11 windows which face directly south onto my property. On top of that, the proposed deck on the side of the development will also overlook my lounge room, kitchen and front deck/yard.

- Overshadowing.

Building height and location of building in relation to side setbacks do not show true values in provided illustrations by Enviro-plan p.A08. Aside from the pictures showing repeated shadow lines, from incorrectly displayed times of the day. I believe it should be taken into

consideration that the whole eastern side of current 88 esplanade are all very large windows, which are not incorporated in the illustrations.

If it were not for the occupant of existing building of 88 esplanade being related to the proposed developer Cocosa I would strongly predict an additional dispute on the grounds of lack of privacy/overshadowing/overviewing.

- Visual Intrusion of electrical supply.

The development shows no regard to reticulation of an electrical supply on a plan of subdivision. As the electrical pole is that would be used to supply the requested development is at the front of my house (on the boundary line of 4 and 6 fenton) I strongly oppose the use of overhead connection as this would be an intrusion on the streetscape, hanging over the street.

- Lack of parking / Loss of vegetation.

It is of my opinion that the development of 88a esplanade will lead to an increase of off-street parking, as the site of the requested development is occasionally used for the parking of heavy machinery. I have on many occasions seen logging trucks operated by the occupant of 88 esplanade, parked directly across from my house on the side of the road, this has always resulted in the destruction of vegetation, of many grasses, bushes and plants.

The proposed development breaks many more of the current provisions set out in the central coast council planning scheme 2013.

It is of my opinion that if the council were to approve the development of such tight jigsaw infrastructures that promote overcrowding, overbuilding and overdevelopment, that the people of the Turners Beach community will be losing the very essence that makes this coastal setting such a pleasure to live in.

I urge the council to use its discretion in implementing the rules and values that they themselves created, and make the correct decision here based upon what is best for the community of those it is appointed by.

**Regard, Robert Parsons
4 Fenton St, Turners beach.**

Carolyn Harris

From: Benny <fruitzone@bigpond.com.au>
Sent: Tuesday, 8 October 2019 4:42 PM
To: switch
Subject: DA2018097 OBJECTION/ 88a ESPLANADE, TURNERS BEACH

As a resident of the Esplanade, Turners Beach, for 14 years, I wish to strongly object to the proposed development at 88A Esplanade on several planning grounds, outlined below.

I have watched Turners Beach grow and be nurtured by the Central Coast Council as a unique seaside community with its own set of sensitive development standards including the minimum size of blocks, building heights and the protection and promotion of native vegetation and fauna.

The latest development at 88A Esplanade is the antithesis of what the council is trying to achieve, especially as the council has recently allowed discretionary development of the two neighbouring properties which do not meet open space regulations because of the oversized footprint of the buildings. The proposed third building on the corner of the Esplanade will further exasperate the big box "third world" development of the area which will be an ugly sight on a busy road used by tourists and locals.

My objections are on the following planning grounds:

1: The proposed block size of 450 m2 does not meet planning regulations.

2: Dwelling density 12.4.2. Does not comply with PC1 (a) suitable for the building area.

Reasons:

The setbacks do not meet planning regulations and will create a large two-storey house on a tiny block, with a section of the house jigsawed to fit behind 88 Esplanade, contravening the Turners Beach planning prospective for appealing living. The subdivision would also take land of 88 Esplanade, making the open space of the existing house even smaller. Surely a separate DA would need to be made by 88 Esplanade for a reduction in land area if that was to happen.

The small block size will have a huge impact on surrounding vegetation along the Esplanade and the Fenton St boundary. The council has taken no action on the illegal removal of vegetation on the river side of the Esplanade, exposing the foreshore and street to severe erosion, which has not been addressed (see photos). Residents fear the same will happen with the impressive revegetation of Fenton St by the council and that no penalties will be imposed if the vegetation is removed for the development.

3: Dwelling density 12.4.2. Does not comply with PC1 (e)

Does not comply as there is no council infrastructure for the disposal of stormwater and relies on drainage into the existing ground. The Environmental report clearly states: "... ensure that surface water is not permitted to collect adjacent to the structure and that changes to seasonal soil moisture equilibria do not develop as a result of service trenches, construction or tree root actions". This is not possible without a council stormwater system. Waste water will also most likely leach into the river system, which is only a few metres away.

4: Shading: The proposed building will severely shade 88 Esplanade because of the closeness of the buildings, especially in the summer when the sun rises well to the east of the illustrated versions. The version for 9 a.m. in summer is not accurate as it is actually the 3 p.m. plan duplicated.

5: Overhead electricity. This contravenes council plans for new subdivisions which enforce underground connections for new developments and units. It also contravenes the Turners Beach plan as unsightly development.

6: Car parking. There is no provision for off street parking on the Esplanade in front of 88A Esplanade. There are local fears that the Fenton Street "reserve" will be cleared of vegetation for the parking of vehicles. A council requisite would need to be made that no rear access be provided to 88A Esplanade as the plans could be changed to allow access to the garage from Fenton St.

Kind regards,

B.R.Parsons (37 Esplanade, Turners Beach).

Annexure 4



88 Esplanade, Turners Beach – photo taken from proposed Lot 2



88 Esplanade, Turners Beach – photo taken from proposed Lot 2



Esplanade, Turners Beach – photo showing existing overhead electricity



Fenton Street, Turners Beach – photo showing existing overhead electricity



Fenton Street, Turners Beach – photo showing vegetation along the southern side of the subject site

Submission to Planning Authority Notice

Council Planning Permit No.	DA2018097	Council notice date	23/09/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01386-CC	Date of response	23/09/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	88 ESPLANADE , TURNERS BEACH	Property ID (PID)	7746470
Description of development	Subdivision and new dwelling		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Enviroplan	Site Plan A 02	
	Enviroplan	Subdivision Plan A 01	
			Date of Issue
			29/03/2019
			29/03/2019
Conditions			
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:			
CONNECTIONS, METERING & BACKFLOW			
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.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
4. 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. <i>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.</i>			
DEVELOPMENT ASSESSMENT FEES			
5. 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. \$211.63 for development assessment; and			
b. \$149.20 for Consent to Register a Legal Document			

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

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

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

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

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



7 October 2019

Our ref.: DA2018097, paa:kaa
Doc ID: 337194

Mr M Wells
Enviroplan
PO Box 546
SOMERSET TAS 7322

Dear Michael

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
TWO LOT SUBDIVISION – 88 ESPLANADE, TURNERS BEACH

I refer to your application DA2018097 for a two lot subdivision at 88 Esplanade, Turners Beach and based on the information supplied with the application make the following determination in respect to vehicular access and stormwater disposal.

Access can be provided to the road network at 88 Esplanade, Turners Beach subject to the following:

- R1 The existing access located on the western end of the Esplanade frontage may be used as access to Lot 1 (existing house lot);
- R2 A new 3.6 metre wide access may be located on the Esplanade frontage, generally as shown on the enclosed Council modified Enviroplan 'Site Plan', Drawing No. A02 of Project No. 218162 dated 19 September 2018 as access to Lot 2 (created vacant lot);
- R3 A new 3.6 metre wide asphalt driveway apron (section between the edge of seal on Esplanade and the property boundary) must be located generally as shown on the enclosed Council modified Enviroplan 'Site Plan', Drawing No. A02 of Project No. 218162 dated 19 September 2018, and more specifically as marked out in consultation with the Council's Environmental Engineer and Council's NRM Officer to avoid any removal or significant interference with roadside vegetation;
- R4 The new 3.6 metre wide asphalt driveway apron (section between the edge of seal on Esplanade and the property boundary) must be constructed generally in accordance with the enclosed Tasmanian Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access (culvert not required) by the property owner as part of the Lot 2 access;

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

- R5 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 tel. 0419 103 887;
- R6 The set-out of any new driveway apron must be inspected by the Council's Public Safety Officer at least 24 hours prior to asphalt placement;
- R7 The set-out of any new driveway apron must be approved for construction by the Council's Public Safety Officer prior to asphalt placement;
- R8 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;
- R9 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, street trees or other services and infrastructure resulting from activity associated with the development must be rectified;
- R10 All works or activity listed above must be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R11 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 subdivision at 88 Esplanade, Turners Beach. The disposal of concentrated stormwater drainage from all buildings and hard surfaces on each of the lots 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.

This 'Statement of Compliance' is not an approval to create an access or work in the road reservation, nor is it a planning permit for the subdivision. 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 DA2018097.

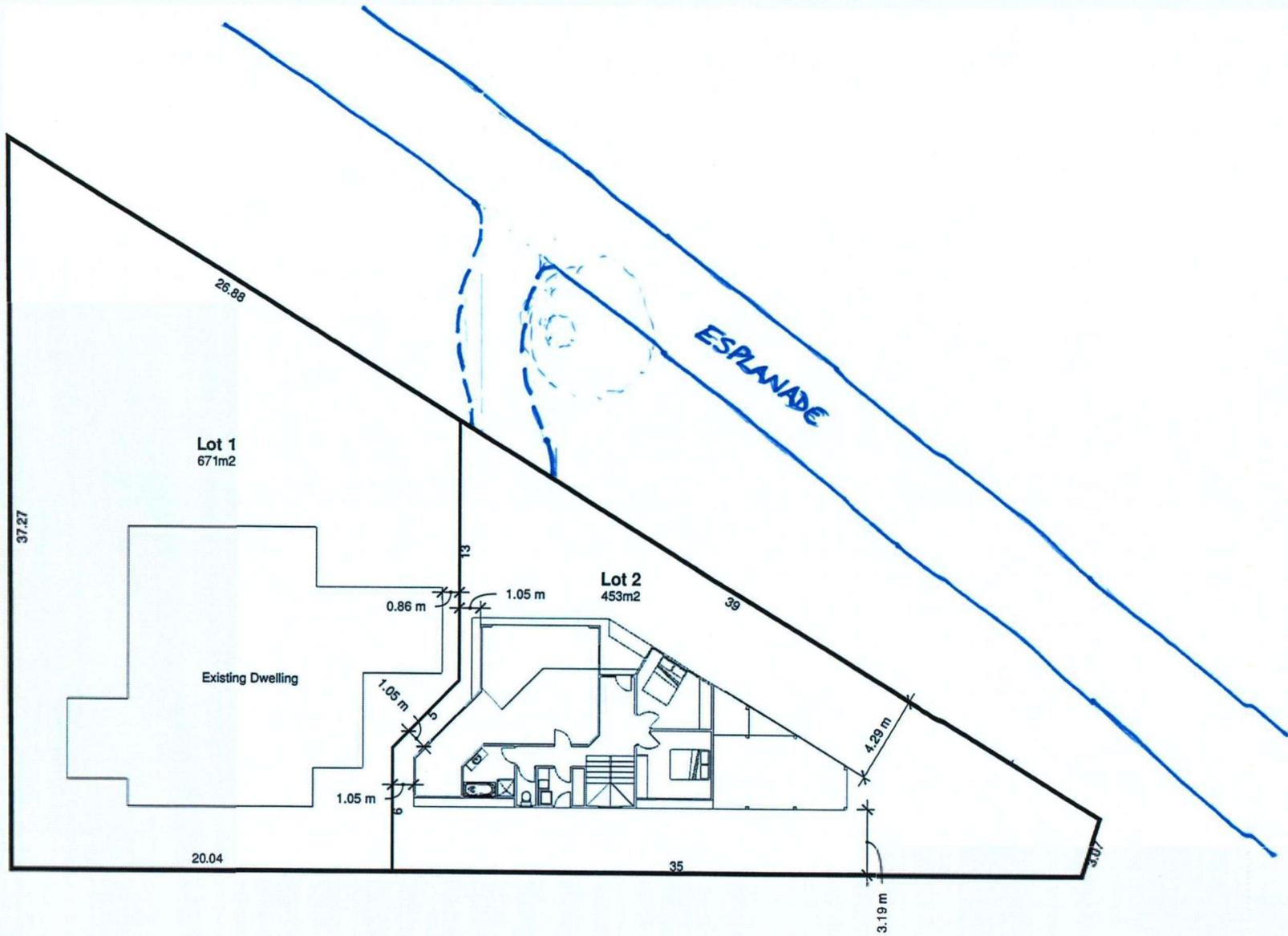
Please contact the Council's Environmental Engineer, Philip Adams, on 6429 8977 should you have any further enquires.

Yours sincerely



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

Encl.



EnviroPlan
 PO Box 546, Somerset TAS 7322
 Australia
 Phone: (03) 6411 1931
 Email: admin@enviroplan.com.au



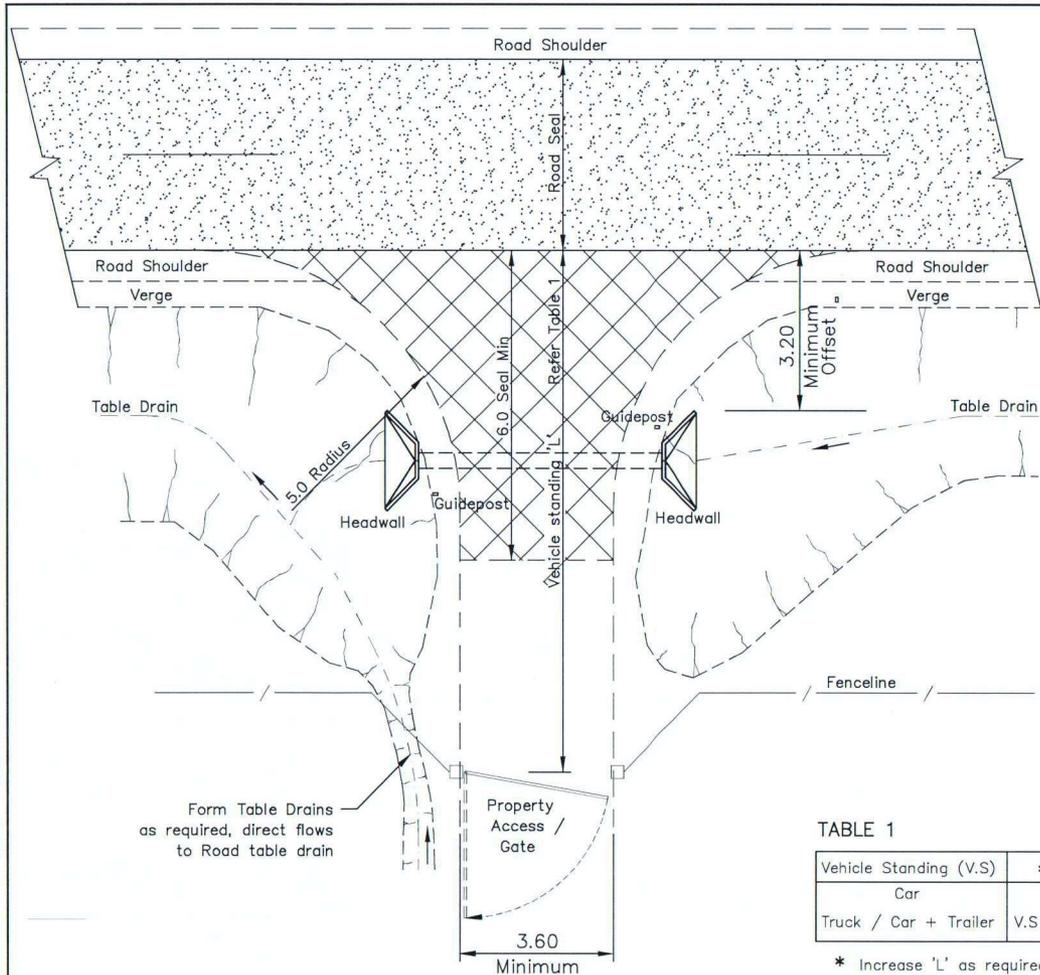
Scale @ A3
 1:200

CLIENT
 Cososa Pty Ltd
 88 Esplanade, Turners
 Beach

ISSUE
 19 Sep 2018

PROJECT NO.
 218162
 PROJECT
 Subdivision &
 New Dwelling

DRAWN BY
 M Wells
 DESCRIPTION
 Site Plan



TYPE HW
SCALE 1: 10

Form Table Drains as required, direct flows to Road table drain

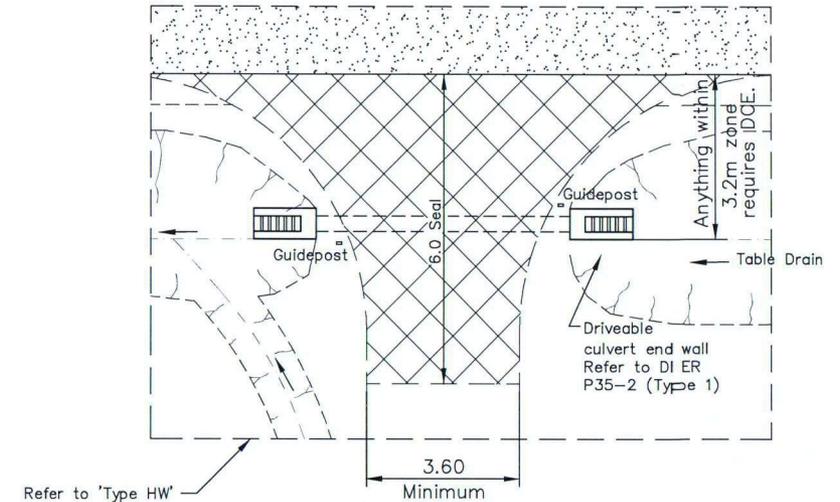
KEY
HW - Head Wall
DCE - Driveable Culvert Endwall



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.



Refer to 'Type HW' for additional detail

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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It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA



Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

GPO Box 1521, Hobart, Tasmania 7001 | 326 Macquarie Street, Hobart, Tasmania 7000
T: 03 6233 5966 F: 03 6233 5956 Email: admin@lgat.tas.gov.au

ISSUE DATE: 30-11-2013
DWG No.

TSD-R03-v1