

Notice of Special Council Meeting and

# Agenda

31 AUGUST 2020

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To all Councillors

NOTICE OF MEETING

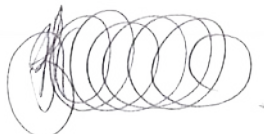
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of a special meeting of the Central Coast Council to be held on Monday, 31 August 2020 commencing at 6.00pm. The meeting will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone. Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance, however a live stream of the meeting will be available via the Council's website and Facebook page.

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 26 August 2020 and listed on the Council's website.

Dated at Ulverstone this 26<sup>th</sup> Day of August 2020.

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



Lou Brooke  
EXECUTIVE SERVICES OFFICER



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*QUALIFIED PERSON'S ADVICE*

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

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

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

- (i) that the reports within this 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
- (iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.



Sandra Ayton  
GENERAL MANAGER

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## **AGENDA**

### **COUNCILLORS ATTENDANCE**

### **COUNCILLORS APOLOGIES**

### **EMPLOYEES ATTENDANCE**

### **OPENING PRAYER**

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

### **BUSINESS**

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## 1 MAYOR'S COMMUNICATIONS

### 1.1 Authority for special meeting

The Mayor reports as follows:

“This special meeting of the Council has been convened at my direction. Only the items on the agenda may be discussed.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

■ “That the Mayor's report be received.”

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### 1.2 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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COMMUNITY SERVICES

**2.1 Council acting as a planning authority**

The Mayor reports as follows:

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

The General Manager has submitted the following report:

‘If any such actions arise out of Agenda Items 2.2, 2.3, and 2.4 they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

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**2.2 Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) – variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised) at 18, 27 & 28 Parsons Street, Ulverstone – Application No. DA2020071**

The Strategic Projects and Planning Consultant reports as follows:

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

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA2020071
<i>PROPOSAL:</i>	Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) – variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised)
<i>APPLICANT:</i>	PDA Surveyors on behalf of NAK Building Group
<i>LOCATION:</i>	18, 27 & 28 Parsons Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	29 July 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	12 August 2020
<i>REPRESENTATIONS RECEIVED:</i>	Three
<i>42-DAY EXPIRY DATE:</i>	2 September 2020
<i>DECISION DUE:</i>	31 August 2020

*PURPOSE*

The purpose of this report is to consider an application for the staged subdivision of residential land that is located in the urban area of Ulverstone. The subdivision would comprise 79 lots and associated access roads.

The proposal also includes the development of a flood conveyance channel along the western edge of Buttons Creek.

Accompanying the report are the following documents:

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

*BACKGROUND**Development description –*

Application is made for the division of land at 18 Parsons Street, Ulverstone. The subdivision of the 7.98ha parcel of vacant, residential land would form 79 allotments with an associated two internal, one-way access roads and a flood mitigation channel.

The subdivision would be accessed via Parsons Street and would be a staged project, with works proposed as follows:

- . Stage 1 would comprise 27 allotments. Lots numbered 1–24 and Lots 77–79 on the draft layout plan would be accessed via a new 18m wide cul-de-sac road to be developed off Parsons Street (Road Lot 101). Three of the lots would be internal parcels of land, accessed via 4m wide, 28m long access strips, each with frontages to the proposed new road. This stage of the development would include the demolition of an existing shed that is located on the land.
- . Stage 2 would comprise Lots 25–29, 67–76 and 102–103 (15 allotments). Lots would be accessed via a second cul-de-sac road (Road Lot 102). Stage 2 would incorporate the construction of a 7,448m<sup>2</sup> flood conveyance channel that would run along the western side of the land, adjoining Buttons Creek. The channel would be approximately 10m wide (including side batters) and 1m deep. This land is proposed for flood and stormwater conveyancing purposes and would be transferred to the Council following construction. Council would have the ongoing responsibility of managing and maintaining the flood conveyance channel, including associated risks and maintenance costs. The channel would be a form of infrastructure, and, as such, is not to be a consideration of land given for public open space purposes. Stage 2 also includes a 6m wide public walkway, to be accessed via the residential estate, to allow for pedestrian and vehicular access to the flood conveyance area and the riparian land adjoining Buttons Creek.
- . Stage 3 would comprise Lots 30–36, 57–66 (17 allotments) and an extension of the second cul-de-sac road (Road Lot 104).
- . Stage 4 would comprise Lots 37–56 (20 allotments) and the final extension of the cul-de-sac roadway (Road Lot 105).



Nine of the allotments would be internal lots, ranging in land area from 643m<sup>2</sup> to 1,135m<sup>2</sup>.

The remaining 70 lots would have land areas ranging from 380m<sup>2</sup> to 1,154m<sup>2</sup>.

The proposal also includes land at 27 Parsons Street. This land is Council owned land, known as Haywoods Reserve. A portion of this land, not including any areas used for sport and recreation, is required as part of the flood mitigation proposal.

The proposal also includes works on land at 28 Parsons Street. This allotment would require works associated with the upgrade of a sewer access pit on the land.

### *Site description and surrounding area –*

The subject site is zoned General Residential and is primarily a flat, grassed paddock that acts as a flood plain to Buttons Creek during excessive rainfall events.

The 7.98ha parcel of land is located in the eastern, suburban residential area of Ulverstone and is accessed via Parsons Street.

The eastern boundary is defined by Buttons Creek and the creek's associated riparian land.

The site adjoins Haywoods Reserve to the north, Production Drive and a Utilities zone to the south (Bass Highway slip road) and by existing residential development to the west.

The land is able to be serviced with water, sewer and stormwater infrastructure.

### *Documentation supporting the development application –*

The application is accompanied by a Flood Impact Assessment by Pitt & Sherry. The flood analysis and hydraulic modelling examines the watercourse of Buttons Creek, including its 1,700ha catchment, likely flood water depths and velocities and the likely hazard of a 1% Annual Exceedance Probability (AEP) event.

The report determines that under existing conditions, modelling shows that the development site is likely to be affected by flood waters, with a low flood depth of approximately 250mm across most of the site.

The report then models and examines the flooding affect after the incorporation of flood management and mitigation measures.

The final recommendation of the report is that a flood 'bypass' channel be formed that would have a base width of 4m, a top width of 9m, a depth of 1m and batters of 1 in 2.5m.

The report also recommends that future habitable buildings in this area have a minimum lower floor level that is 300mm above the 1% Annual Exceedance Probability (AEP) flood level for the land.

The report also recommends that a low-level flood/stormwater detention basin be formed at the south-eastern end of Haywoods Reserve.

*History –*

There is no history relevant to this application.

*DISCUSSION*

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

**General Residential**

CLAUSE	COMMENT
<b>10.3.1 Discretionary Permit Use</b>	
<p>10.3.1–(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>Subdivision is for Residential purpose.</p>
<b>10.3.2 Impact of Use</b>	
10.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	<p>Not applicable.</p> <p>Subdivision is for Residential purpose.</p>
10.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	<p>Not applicable.</p> <p>Use is Residential.</p>

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable.  Use is Residential.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; or  (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable.  Not multiple dwelling development.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:  (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	Not applicable.  No dwelling proposed.

## COMMUNITY SERVICES

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<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>Not applicable.</p> <p>No garage or carport proposed.</p>
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches,</p>	<p>Not applicable.</p>

<p>and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"><li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</li><li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</li></ul> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"><li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</li><li>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</li></ul>	<p>No dwelling proposed.</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</li> <li>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</li> <li>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</li> </ul>	<p>Not applicable.</p> <p>No dwelling proposed.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is at least: <ul style="list-style-type: none"> <li>(i) 24.0m<sup>2</sup>; or</li> <li>(ii) 12.0m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</li> </ul> </li> </ul>	<p>Not applicable.</p> <p>No dwelling proposed.</p>

<p>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> <li>(i) 4.0m; or</li> <li>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</li> </ul> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
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10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	<p>Not applicable.</p> <p>No dwelling proposed.</p>
<p>10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>	
<p>10.4.4-(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> <li>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the northern edge of the private open space; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> </li> <li>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</li> <li>(c) That part, of a multiple dwelling, consisting of:</li> </ul>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<b>10.4.5 Width of openings for garages and carports for all dwellings</b>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Not applicable.</p> <p>No garage or carport proposed.</p>
<b>10.4.6 Privacy for all dwellings</b>	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>Not applicable.</p> <p>No dwelling proposed.</p>

<p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p style="padding-left: 40px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="padding-left: 40px;">(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p style="padding-left: 40px;">(i) is to have a setback of at least 3.0m from a side boundary; and</p>	<p>Not applicable.</p> <p>No dwelling proposed.</p>

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

<p>glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p style="padding-left: 40px;">(i) it is separated by a screen of at least 1.7m in height; or</p> <p style="padding-left: 40px;">(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>No multiple dwelling proposed.</p>
<p><b>10.4.7 Frontage fences for all dwellings</b></p>	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable.</p> <p>No frontage fence proposed.</p>

<b>10.4.8 Waste storage for multiple dwellings</b>	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> <li>(i) has a setback of at least 4.5m from a frontage; and</li> <li>(ii) is at least 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</li> </ul> </li> </ul>	<p>Not applicable.</p> <p>No multiple dwelling proposed.</p>
<b>10.4.9 Suitability of a site or lot for use or development</b>	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 330m<sup>2</sup> excluding any access strip; and</li> <li>(b) if intended for a building, contain a building area of not less</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Seventy nine lots are proposed. The minimum lot size would be 380m<sup>2</sup>. The maximum lot size would be 1,154m<sup>2</sup>.</li> <li>(b) All lots would be able to accommodate a 10m x 15m building area.</li> </ul>

<p>than 10.0m x 15.0m:</p> <ul style="list-style-type: none"> <li>(i) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(ii) clear of any applicable setback from a zone boundary;</li> <li>(iii) clear of any registered easement;</li> <li>(iv) clear of any registered right of way benefiting other land;</li> <li>(v) clear of any restriction imposed by a Utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage or access strip; and</li> <li>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(i) Compliant. Building areas would be clear of all proposed boundaries.</li> <li>(b)(ii) Compliant. Building envelope on Lot 49 would be setback 50m from nearest Utility zone boundary.</li> <li>(b)(iii) Not applicable. No registered easement.</li> <li>(b)(iv) Compliant. Right of way accesses are proposed for Lots 72 and 75. Building areas would be clear of proposed rights of way.</li> <li>(b)(v) Compliant. Reticulated sewer and water infrastructure would be available to the land. Building areas would be clear of proposed utilities.</li> <li>(b)(vi) Compliant. Access strips are proposed for allotments 5, 8, 15, 39, 54, 57 and 58. Building areas would be clear of proposed access strips.</li> <li>(b)(vii) Compliant. Land is accessible from Parsons Street.</li> <li>(b)(viii) Compliant. Long axis would be within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>
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<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(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</li> <li>(c) by a right of way connecting to a road – <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> <li>(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</li> </ul> </li> <li>(d) with a width of frontage and any access strip or right of way of not less than – <ul style="list-style-type: none"> <li>(i) 3.6m for a single dwelling development; or</li> <li>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Lots would be accessible from Parsons Street and proposed new roads (Road Lots 101, 102, 104 and 105).</li> <li>(b) Compliant. Internal allotments would be accessible from proposed new roads (Road Lots 101, 102, 104 and 105).</li> <li>(c)(i) Compliant. Lots 72 and 75 would each be accessed via a 4m wide right of way not required as the means of access to any other land.</li> <li>(c)(ii) Compliant. Rights of way are not required to give the lots, of which it is a part, the minimum properties of a lot.</li> <li>(d)(i) Compliant. The frontages of internal allotments would have a minimum width of 4m connecting to a road or, where lots would have full frontage to a road, range in width from 5.8m to 21.4m.</li> <li>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</li> </ul>
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<p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(e) Compliant. Statement of Compliance to be issued by the Council, acting in its capacity as the Road Authority. Refer to Annexure 6.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The lots are able to connect to the reticulated water system. Development would need to be in accordance with TasWater Submission to Planning Authority Notice. Refer to Annexure 5.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The lots are able to connect to the reticulated sewerage system. Development would need to be in accordance with TasWater Submission to Planning Authority Notice. Refer to Annexure 5.</p>
<p>10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant.</p> <p>The lots are able to connect to the reticulated stormwater system.</p>

	Statement of Compliance to be issued by the Council, acting in its capacity as the Stormwater Authority. Refer to Annexure 6.
<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10-(A1)	Not applicable.
(a) The site area per dwelling for a single dwelling must –  (i) be not less than 325m <sup>2</sup> .	No dwelling proposed.
<b>10.4.11 Development other than a single or multiple dwelling</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1-(A1) The wall of a building must be set back from a frontage –  (a) not less than 4.5m from a primary frontage; and  (b) not less than 3.0m from any secondary frontage; or  (c) not less than and not more than the setbacks for any existing building on adjoining sites;	Not applicable.  No development of a building proposed.

<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) not less than 50.0m if the site abuts the Bass Highway.</p>	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <p>(a) the applicable frontage setback;</p> <p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p>	<p>Not applicable.</p> <p>No development of a building proposed.</p>

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

10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.	Not applicable.  No development of a building proposed.
10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:  (a) 6.0m; or  (b) half the width of the frontage.	Not applicable.  No development of a building proposed.
<b>10.4.11.2 Visual and acoustic privacy for residential development</b>	
10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:  (a) if the finished floor level is more than 1.0m above natural ground level:  (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;  (ii) be not less than 3.0m from a side boundary;  (iii) be not less than 4.0m from a rear boundary; and	Not applicable.  No development of a building proposed.

<p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</p> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</p> <p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or</p>	<p>Not applicable.</p> <p>No development of a building proposed.</p>

window to a dwelling or any balcony, deck, or roof garden in a dwelling.	
<b>10.4.11.3 Frontage fences</b>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>No frontage fence proposed.</p>
<b>10.4.12 Setback of development for sensitive use</b>	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Not applicable. No building proposed.</p> <p>(b) Not applicable. No building proposed.</p>



<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be approximately 50m from the Bass Highway.</p> <p>(b) Compliant. Development would be approximately 1.4km from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</p>
<b>10.4.13 Subdivision</b>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use; or</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.</p>	<p>(a) Compliant. Subdivision is for residential purpose.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot.</p>	<p>Non-compliant.</p> <p>Nine internal allotments are proposed.</p>

	Refer to the “Issues” section of this report.
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Compliant.  Electricity supply is to be underground.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	
<b>E1.2 Application of this Code</b>	Applicable. Code applies to subdivision.
<b>E1.4 Use or development exempt from this Code</b>	Not exempt.  Land is in a bushfire-prone area.
<b>E1.5 Use Standards</b>	
<b>E1.5.1 Vulnerable Uses</b>	Not applicable. Not a vulnerable use.
<b>E1.5.2 Hazardous uses</b>	Not applicable. Not a hazardous use.
<b>E1.6 Development Standards</b>	
<b>E1.6.1 Development standards for subdivision</b>	

E1.6.1.1 Subdivision: Provision of hazard management areas	
E1.6.1.1-(A1)	
(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or	(a) Not applicable Satisfied by (b).
(b) The proposed plan of subdivision:	(b)(i) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3-5 dated 17 March 2020 is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant compliance tests for each of the applicable standards.
(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;	
(ii) shows the building area for each lot;	
(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 - 2009 Construction of Buildings in bush-fire prone areas</i> ; and	(b)(ii) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3-5 dated 17 March 2020 is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant
(iv) is accompanied by a bushfire hazard management plan that addresses all the	

<p>individual lots and is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of Buildings in bush-fire prone areas</i>; and</p> <p>(c) 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.</p>	<p>compliance tests for each of the applicable standards.</p> <p>(b)(iii) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3-5 dated 17 March 2020 is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant compliance tests for each of the applicable standards.</p> <p>(b)(iv) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3-5 dated 17 March 2020 is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant compliance tests for each of the applicable standards.</p>
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	(c) Not applicable. An Agreement under s.71 of the Act is not required for bushfire hazard management purposes.
<b>E1.6.1.2 Subdivision: Public and fire fighting access</b>	
<p>E1.6.1.2-(A1)</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(ii) is certified by the TFS or accredited person.</li> </ul>	<p>(a) Not applicable Satisfied by (b)(i) &amp; (ii).</p> <p>(b)(i) Compliant. Bushfire Hazard Management Plan by Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, demonstrates roads will comply with Table E1 and proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3.</p> <p>(b)(ii) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP-105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3-5 dated 17 March 2020 is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant compliance tests for each of the applicable standards.</p>

<b>E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
<p>E1.6.1.3–(A1) In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(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</p> <p>(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.</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. Tasmania Fire Service accredited person, Scott Livingston, Accreditation Number BFP–105, has certified that the accompanying Bushfire Hazard Management Report and Certificate No. SRL20/07S3–5 dated 17 March 2020 is in accordance with the Chief Officer’s requirements and can deliver an outcome for the use or development described that is constant with the objectives and relevant compliance tests for each of the applicable standards.</p> <p>(c) Not applicable. Satisfied by (b).</p>
<p>E1.6.1.3–(A2) In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or</p> <p>(b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water</p>	<p>Not applicable.</p> <p>Land is able to be serviced by a reticulated water supply.</p>

## COMMUNITY SERVICES

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<p>supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E7.</p>	
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E4 Change in Ground Level Code</b>	
<b>E4.2 Application of Code</b>	Code applies. The subdivision would involve the excavation and formation of an artificial a flood conveyance channel to mitigate the impacts of flood events on the land.
<b>E4.4 Exemption</b>	
<b>E4.4 Development exempt from this Code</b>	
<p>E4.4.1</p> <p>Development is exempt if –</p> <p>(a) development is for –</p>	<p>(a)(i) Not exempt as not an agricultural use dependent on the soil as a growth medium.</p> <p>(a)(ii) Not exempt. Not for extractive industry.</p>

<p>(i) resource development being agricultural use dependent on the soil as a growth medium or controlled environment agriculture which does not alter, disturb or damage the existing soil profile; or</p> <p>(ii) extractive industry;</p> <p>(iii) for the Port and Shipping use class in the Port and Marine zone.</p> <p>(b) a change in ground level –</p> <p>(i) if more than 1.5m from a boundary to the site –</p> <p>a. has a depth of less than 1.0m;</p> <p>b. is not within a water course;</p> <p>c. is more than 1.0m from any easement, road, or right-of-way;</p> <p>d. is more than 1.0m from an underground utility service;</p> <p>e. involves an area of less than 200m<sup>2</sup>;</p>	<p>(a)(iii) Not exempt. Not for Port and Shipping use class in a Port and Marine zone.</p> <p>(b)(i) Applies as change in ground level would be more than 1.5m from a boundary.</p> <p>(b)(i)a. Development would be exempt under these standards.</p> <p>(b)(i)b. Development would be exempt under these standards.</p> <p>(b)(i)c. Development would be exempt under these standards.</p> <p>(b)(i)d. Development would be exempt under these standards.</p> <p>(b)(i)e. Not exempt. Change in ground level is more than 1.5m from a boundary, however involves an area greater than 200m<sup>2</sup>.</p> <p>(b)(i)f. Development would be exempt under this standard. Batters would be less than 25%.</p> <p>(b)(i)g. Development would not be exempt under this standard. Code 6 Hazard Management applies.</p> <p>(b)(ii) Not applicable. Not less than 1.5m from a boundary.</p>
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<p>f. has a finished slope batter of less than 25% or is supported by a retaining wall of less than 1.0m height; and</p> <p>g. is not on land to which Code E6 of this planning scheme applies</p> <p>(ii) if less than 1.5m from a boundary to the site –</p> <p>a. has a depth of not more than 0.5m; and</p> <p>b. has a finished slope batter of less than 25% and tapering to zero depth at the boundary; or</p> <p>c. is supported by a retaining wall of less than 0.5m height.</p>	
<b>E4.6 Development Standards</b>	
<b>E4.6.1 Change in existing ground level or natural ground level</b>	
<p>E4.6.1–(A1) Cut or fill must:</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p>	<p>(a) Compliant. Change in ground level would be on land zoned General Residential.</p> <p>(b)(i) Not applicable. Not required to provide a construction site for buildings and structures.</p> <p>(b)(ii) Not applicable. Not required for vehicular access.</p>

<ul style="list-style-type: none"> <li>(i) provide a construction site for buildings and structures;</li> <li>(ii) facilitate vehicular access;</li> <li>(iii) mitigate exposure to a natural or environmental hazard;</li> <li>(iv) facilitate provision of a utility;</li> <li>(v) assist the consolidation or intensification of development; or</li> <li>(vi) assist stormwater management;</li> </ul> <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <ul style="list-style-type: none"> <li>(i) surface water drainage onto adjacent land;</li> <li>(ii) pooling of water on the site or on adjacent land; or</li> <li>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</li> </ul> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p>	<ul style="list-style-type: none"> <li>(b)(iii) Compliant. Required to mitigate exposure to a natural or environmental hazard.</li> <li>(b)(iv) Not applicable. Not required for the provision of a utility.</li> <li>(b)(v) Not applicable. Not required to assist the consolidation or intensification of development.</li> <li>(b)(vi) Compliant. Change in ground level is required to assist with stormwater management.</li> <li>(c)(i) Compliant. Change in ground level is required for the formation of a flood conveyance channel that will mitigate the flow of surface waters onto adjacent land.</li> <li>(c)(ii) Compliant. Change in ground level will not increase the pooling of water on adjacent land.</li> <li>(c)(iii) Compliant. Change in ground level works are required to modify surface stormwater flows but will not result in an increase to the nature or capacity to discharge upstream.</li> <li>(d) Not applicable. No existing buildings.</li> <li>(e) Not applicable. No identified ground water.</li> </ul>
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<p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 <i>Land Use Planning and Approvals Act 1993</i> registered on the title of adjacent land to provide for the level of constraint; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p style="padding-left: 40px;">(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p style="padding-left: 40px;">(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	<p>(f) Compliant. Sediment control measures to be installed.</p> <p>(g) Compliant. No support structures required.</p> <p>(h)(i) Compliant. Development, including utility renewal, will not result in harm to any utility.</p> <p>(h)(ii) Compliant. Development, including utility renewal, will not result in harm to any utility.</p>
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<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	
<b>E6.2 Application of the Code</b>	
<b>E6.4 Use or Development Exempt from this Code</b>	Not exempt. Land is exposed to a natural hazard.
<b>E6.5 Use Standards</b>	
<b>E6.5.1 Use on potentially contaminated land</b>	
<p>E6.5.1–(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless:</p> <p>(a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk.</p>	<p>Not applicable.</p> <p>Not potentially contaminated land.</p>

<b>E6.5.2 Use likely to be exposed to a natural hazard</b>	
<p>E6.5.2–(A1) If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme:</p> <p>(a) use must not be for a critical use, a hazardous use, or a vulnerable use;</p> <p>(b) use must not be residential use if the level of risk is medium or higher; and</p> <p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.</p>	<p>(a) Compliant. Use is Residential, not a critical, hazardous or vulnerable use.</p> <p>(b) Non-compliant. Existing level of risk is high.  Refer to the “Issues” section of this report.</p> <p>(c) Compliant. A Flood Impact Assessment report by Pitt &amp; Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled “Subdivision RFI Response” by Pitt &amp; Sherry dated 15 June 2020, accompanies the application. The recommendation of the report is that a flood ‘bypass’ channel be formed that would have a base width of 4m, a top width of 9m, a depth of 1m and batters of 1 in 2.5m. The channel would provide for a tolerable level of risk to be achieved for the nature and duration of the development.</p>

<b>E6.6 Development Standards</b>	
<b>E6.6.1 Development on potentially contaminated land</b>	
<p>E6.6.1–(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:</p> <p>(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and</p> <p>(d) if a hazard risk assessment establishes need to involve land on another title to manage risk consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in</p>	<p>Not applicable.</p> <p>Not potentially contaminated land.</p>

accordance with recommendations for contamination management.	
<b>E6.6.2 Development on land exposed to a natural hazard</b>	
<p>E6.6.2-(A1) If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine:</p> <p>(i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or</p> <p>(ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and</p> <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for hazard management.</p>	<p>(a)(i) Not applicable. Satisfied by (a)(ii).</p> <p>(a)(ii) Compliant. A Flood Impact Assessment report by Pitt &amp; Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt &amp; Sherry dated 15 June 2020, accompanies the application. The recommendation of the report is that a flood 'bypass' channel be formed that would have a base width of 4m, a top width of 9m, a depth of 1 m and batters of 1 in 2.5m. The channel would provide for a tolerable level of risk to be achieved for the type, form, scale and duration of the development.</p> <p>(b) Not applicable. Risk management not required on other land.</p>
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.

<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme applies to the site.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code.</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed new lots are able to meet this requirement.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<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</p>	<p>(a) Not applicable to Residential subdivision.</p> <p>(b) Not applicable to Residential subdivision.</p>



for every 50 parking spaces.	
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. A Statement of Compliance is to be issued by the Council, acting in its capacity as the Stormwater Authority. Refer to Annexure 6.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> </ul>	Not applicable for Residential subdivision.

<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</p> <p>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 General Residential.</p>
<p><b>E10 Water and Waterways Code</b></p>	
<p><b>E10.2 Application of this Code</b></p>	<p>Code applies. Land is within 30m of Button Creek.</p>
<p><b>E10.4 Use or development exempt from this Code</b></p>	
<p>E10.4.1</p> <p>Use or development is exempt from this Code if –</p>	<p>(a) Not exempt. Flood mitigation channel works are exempt as works are for risk management proposes. However, subdivision works for</p>

<p>(a) for risk management, emergency, or rescue purposes;</p> <p>(b) works undertaken in accordance with a reserve management plan;</p> <p>(c) control of declared weeds; or</p> <p>(d) crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal.</p>	<p>Residential purpose would be within 30m of Buttons Creek waterway and so the Code applies.</p> <p>(b) Not applicable.</p> <p>(c) Not applicable.</p> <p>(d) Not applicable.</p>
<p><b>E10.6 Development Standards</b></p>	
<p><b>E10.6.1 Development in proximity to a water body, watercourse, or wetland</b></p>	
<p>E10.6.1–(P1) Development must:</p> <p>(a) minimise risk to the function and values of a water body, watercourse, or wetland <sup>R37</sup>, including for:</p> <p>(i) hydraulic performance;</p> <p>(ii) economic value;</p> <p>(iii) water based activity;</p> <p>(iv) disturbance and change in natural ground level;</p>	<p>(a)(i) Compliant. Residential subdivision within 30m of Buttons Creek would not impact on the hydraulic performance of the watercourse.</p> <p>(a)(ii) Compliant. Residential subdivision within 30m of Buttons Creek would not impact on the economic value of the watercourse.</p> <p>(a)(iii) Compliant. Residential subdivision within 30m of Buttons Creek would not impact on any water based activity of the watercourse.</p>

<p>(v) control of sediment and contaminants;</p> <p>(vi) public access and use;</p> <p>(vii) aesthetic or scenic quality;</p> <p>(viii) water quality management arrangements for stormwater and sewage disposal;</p> <p>(ix) modification of a natural drainage channel;</p> <p>(x) biodiversity and ecological function;</p> <p>(xi) level of likely risk from exposure to natural hazards of flooding and inundation; and</p> <p>(xii) community risk and public safety; and</p> <p>(b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for:</p> <p>(i) impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and</p> <p>(ii) any condition or requirement for protection of the water</p>	<p>(a)(iv) Compliant. No change in the natural ground level of Buttons Creek.</p> <p>(a)(v) Compliant. Development would include sediment controls for waters entering Buttons Creek.</p> <p>(a)(vi) Compliant. Development will enhance public access and use.</p> <p>(a)(vii) Compliant. Development will not have a negative impact of the aesthetic and scenic quality of Buttons Creek.</p> <p>(a)(viii) Compliant. Development will include water quality management arrangements for stormwater and sewage disposal.</p> <p>(a)(ix) Compliant. Development of the residential subdivision will not result in modification of the natural drainage channel of Buttons Creek. The flood plain adjoining Buttons Creek will be modified to form a flood conveyance channel alongside the creek.</p> <p>(a)(xii) Compliant. Development will not result in a community risk or impact on public safety.</p>
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body, watercourse or wetland.	(b) Not applicable. No advice received in relation to any applicable protection and conservation regulation for Button Creek.
<b>E10.6.2 Development in a shoreline area</b>	
<p>E10.6.2-(P1) Development must:</p> <p>(a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency;</p> <p>(b) avoid unreasonably or unnecessary impact on existing or potential access by the public to shoreline land or waters;</p> <p>(c) minimise impact on scenic quality of the sea-shore area;</p> <p>(d) minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of:</p> <p style="padding-left: 40px;">(i) nature and operational characteristics of the development;</p> <p style="padding-left: 40px;">(ii) location;</p> <p style="padding-left: 40px;">(iii) bulk, size, and overall built form of any building or work;</p> <p style="padding-left: 40px;">(iv) overshadowing; or</p>	<p>Not applicable.</p> <p>Not a shoreline area.</p>

<p>(v) obstruction of views from a public place; and</p> <p>(e) minimise immediate or cumulative adverse effect for:</p> <p>(i) tidal, wave, current, or sediment movement processes;</p> <p>(ii) coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms;</p> <p>(iii) vulnerability to erosion and recession;</p> <p>(iv) natural cycles of deposition and erosion;</p> <p>(v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species;</p> <p>(vi) drainage from a water course, wetland, ground water, flood, stormwater, or tidal water;</p> <p>(vii) coastal water quality;</p> <p>(viii) likely interference or constraint on use of public areas;</p> <p>(ix) any scientific, architectural, aesthetic, historic or special cultural value;</p>	
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## COMMUNITY SERVICES

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<ul style="list-style-type: none"> <li>(x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change;</li> <li>(xi) coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation;</li> <li>(xii) collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment;</li> <li>(xiii) economic activity dependent for operational efficiency on a sea-shore location;</li> <li>(xiv) public safety and emergency services;</li> <li>(xv) marine navigation and communication systems;</li> <li>(xvi) safety of recreational boating; and</li> <li>(xvii) be consistent with the current edition of Tasmanian Coastal Works Manual DPIWE 2011.</li> </ul>	
<b>Specific Area Plans</b>	No Specific Area Plans apply to this location.

*Issues –*

*1 Nine internal allotments –*

The *Central Coast Interim Planning Scheme 2013* (the Planning Scheme) Subdivision – Acceptable Solution 10.4.13–(A2) states that a lot, other than 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 the State, Council or statutory authority, must not be an internal lot.

Lots 5, 8, 15, 39, 54, 57, 58, 72 and 75 would be internal allotments, each accessed via separate, dedicated access strips with minimum 4m wide frontages to proposed new roads. The lots would have land areas ranging from 643m<sup>2</sup> to 1,135m<sup>2</sup>. An exercise of discretion is required if the development is to be approved.

The Planning Scheme's Performance Criteria 10.4.13–(P2) requires that an internal lot on a plan of subdivision must satisfy one of the following criteria:

be –

- (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots imposed by –
  - a. slope, shape, orientation and topography of land (all these tests are to apply);

The 7.98ha parcel of residential land at 18 Parsons Street is flat and is of a regular oblong shape. The nine internal allotments are the result of the subdivision layout design that includes two cul-de-sac roads, service infrastructure design, a flood conveyance channel and provision of a public access walkway to Buttons Creek. It is not evident that the internal lots are required due to restrictive matters associated with the topography, slope, shape or orientation of the land.

The development does not satisfy 10.4.13–(P2)(i)a.



- b. an established pattern of lot development;

The layout of lots, to include internal allotments, is not part of the established pattern of subdivision development in this area of Ulverstone, where lots generally have direct, wide frontages to a road network.

The development does not satisfy 10.4.13–(P2)(i)b.

- c. connection to a road network;

The proposed road design and subsequent allotment layout dictates that the nine internal allotments are required to maximise the number of lots to be derived from the division of the land.

The development satisfies 10.4.13–(P2)(i)c. as the internal lots would be reasonably required for the efficient use of the land.

- d. connection to available or planned utilities;

The proposed road layout and subsequent allotment layout, and the associated provision of services, has dictated that nine internal allotments would be required to maximise the number of lots to be derived from the division of the land.

The development satisfies 10.4.13–(P2)(i)d.

- e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or

The internal lots are not required for the protection of ecological, scientific, historic, cultural or aesthetic values.

The development does not satisfy 10.4.13–(P2)(i)e.

- f. exposure to and unacceptable level of risk from a natural hazard; and

The land is subject to an identified flooding risk. However, the proposed internal lots are not required because of the risk hazard that applies to the land.

The development does not satisfy 10.4.13–(P2)(i)f.

- (ii) without impact on the amenity of adjacent land.

The proposed internal allotments would not result in impacts on the amenity of adjoining land. The proposed lots would have land areas ranging from 643m<sup>2</sup> to 1,135m<sup>2</sup>. Each of these sized lots would be large enough to immediately satisfy zone lot size and dwelling density criteria and allow for the future development of dwellings that would not impact on the amenity of adjoining land. Future development would be able to satisfy boundary setbacks, dwelling density, site permeability, privacy and private open space standards and vehicle parking and manoeuvrability standards.

The development satisfies 10.4.13–(P2)(ii).

2 *Reliance on E6 Hazard Management Code and E10 Water & Waterways Code –*

The development would be located adjacent to the waterway of Buttons Creek. The subject land forms part of a flood plain that receives overflow stormwater from the Buttons Creek catchment during high rainfall events. The application relies on documentation addressing the Planning Scheme's E6 Hazard Management Code and E10 Water & Waterways Code. The application has addressed proximity of the residential development to the waterway and assessment of the environmental hazard impacts and risks associated with the land.

A Flood Impact Assessment report by Pitt & Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt & Sherry dated 15 June 2020, accompanies the application. The recommendation of the report is that a flood 'bypass' channel be formed that would have a base width of 4m, a top width of 9m, a depth of 1m and batters of 1 in 2.5m. The report concludes the proposed channel would modify and mitigate

flooding impacts and provide for a tolerable level of risk to be achieved for the nature and duration of the development.

The development propositions a flood conveyancing channel that would not impact on the riparian land or watercourse of Buttons Creek, but would provide for flood mitigation works. It is considered the proposal satisfies the relevant Performance Criteria associated with the Planning Scheme's E6 Hazard Management Code and E10 Water & Waterways Code. Refer to further assessment against the relevant Codes in this report and to associated flood mitigation documents in Annexure 2.

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

Section 84 of the Local Government (Building and Miscellaneous Provisions) Act 1993 (LG(BMP)A) provides that a Council not approve a subdivision where lots do not have the qualities of a minimum lot, any lots smaller than required in a planning scheme, or works involving drainage to a drain or culvert belonging to a State road, without State authority.

In this case, no sub-minimum lots would be created and no drainage to a State road would be required.

Section 85 of the LG(BMP)A provides the Council with power to refuse a subdivision where roads would not be satisfactory, drainage would not be satisfactory, land is not suitable for effluent disposal, site or layout would make servicing unduly expensive, the lot layout should be altered to include or omit various matters including blind roads, access to the rear of lots, littoral and riparian reserves, preservation of trees and shrubs, and whether adjoining land should be included in the subdivision.

The proposed subdivision would be able to connect to reticulated services. Allotments would have access to a road network and would adequately satisfy the General Residential zone Planning Scheme criteria for allotment size and shape.

It is proposed however, that a condition be applied to a permit, if issued, requiring that the subdivision layout plan be amended to include the following:

- (a) that a lot be set aside and deemed to be “Road” at either Stage 3 or Stage 4 of the subdivision, so to allow for future traffic connectivity to either Main Street or Production Drive.
- (b) pedestrian walkways (2) a minimum 3.6m wide, linking the residential estate to the flood conveyance area and adjoining Buttons Creek, are to be inserted into Stage 3 and Stage 4 of the development.

Given application of the above amendments, which are justified under the Planning Scheme standards (LUPAA), it is considered the requirements of the LG(BMP)A would also be satisfied.

#### 4 *Public Open Space Contribution –*

Section 116 of the LG(BMP)A allows the Council to secure public open space in a subdivision. The circumstances of when and where, and the form of public open space is to be required, are provided for in the Council’s Public Open Space Contributions Policy 2019 (the Policy).

The Council’s Policy requires a contribution for any residential subdivision where new lots are created. This is to be either by way of a land contribution, where there is a deficiency of public open space, or by a cash-in-lieu payment.

In this instance, whilst there will be the construction of a flood conveyance channel along the eastern boundary of the subdivision, adjacent to Buttons Creek, this area of land is not considered to be a public open space contribution. The conveyancing land is required for flood mitigation and as such is considered to be infrastructure.

In accordance with the Policy, a 5% cash-in-lieu contribution is to be paid, based on the unimproved value of each of the new lots. The public open space contribution can be allocated over the stages of the development of the subdivision and is required to provide for the provision, or improvement, of public open space of local, district or regional value. This will require a condition be applied to the Permit.

#### *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	Statement of Compliance to be issued by the Council, acting in its capacity as the Road Authority and Stormwater Authority. Refer to Annexure 6.
TasWater	TasWater Notice to Planning Authority issued. Refer to Annexure 5.
Department of State Growth	Application was referred to State Growth who advised “the Department has no objection but wishes to advise that due to the proximity of the Stage 4 lots to the Bass Highway, any issues in relation to noise, vibration and so forth from traffic will be the responsibility of the proponent”.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services – Parks and Wildlife Division	Application was referred to Crown Land Services – Parks and Wildlife Division. No reply was received.
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, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Concerned that there is one entry/exit point to the subdivision – Parson Street. This will cause a significant increase in traffic and congestion. Traffic will not be able to flow freely and safely along Parsons Street. These concerns could be addressed by an additional exit/access point to the subdivision for either Main Street, Production Drive or Allambie Crescent.</p>	<p>A Traffic Impact Assessment (TIA) report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA. Nevertheless, it is agreed that an opportunity for future traffic connectivity would be a best practice outcome in this area, given the 'no through road' characteristic of Parsons Street.</p> <p>A condition is to be placed on the permit, requiring that a future "Road" lot be allocated, at either Stage 3 or Stage 4 of the development, to allow access to Main Street or Production Drive. This would allow the developer to examine options as the subdivision progresses, such as other land along Main Street becoming available or when/if other adjoining land is placed before the Planning Authority for subdivision.</p>

2	There are safety risks to residents if there is an accident or an emergency in Parsons Street.	Refer to comment above.
REPRESENTATION 2		
1	Concerned there is only one entry/exit point to the subdivision via Parsons Street. This will result in traffic congestion and a significant increase in traffic.	<p>A Traffic Impact Assessment (TIA) report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA. Nevertheless, it is agreed that an opportunity for future traffic connectivity would be a best practice outcome in this area, given the one-way characteristic of Parsons Street.</p> <p>A condition is to be placed on the permit, requiring that a future "Road" lot be allocated, at either Stage 3 or Stage 4 of the development, to allow access to Main Street or Production Drive.</p>
2	The Traffic Impact Assessment is not a fair representation given its point in time does not take into account the additional traffic generated from sport and other events at Haywoods Reserve.	A Traffic Impact Assessment (TIA) report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.
3	There is already an issue with the inability of traffic to flow freely and safely when cars are parked on either side of Parsons Street.	<p>Refer to comments above.</p> <p>Council's Infrastructure Services will require the widening of a small section of Parsons Street.</p>

4	If there is an emergency or accident there is only one way in and out for residents and/or emergency services (Police/Ambulance/Fire Brigade).	Refer to comments above.
REPRESENTATION 3		
1	The consultant planner's report states that "no tree clearance is proposed". The assessment of trees opposite 35 & 37 Allambie Court, by Council, is warranted as they are dangerous and have fallen into the creek (Buttons Creek). Also, willows are growing in the creek. These matters should be attended to while developing the flood conveyance channel.	This is not a planning matter.  However, the Council manages the riparian reserve along Buttons Creek. The matter will be referred to Council's Natural Resource Management officer for investigation.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

The representations received do not hold sufficient merit to warrant the refusal of the residential subdivision, with associated new roads and the construction of a flood conveyance channel. There is however opportunity for the lot and



road layout plan to be amended, in a minor way, to address matters relating to future traffic connectivity to Main Street or Production Drive, and enhance pedestrian access to Buttons Creek.

The Scheme provides two pathways for assessing development. If the development has satisfied the applicable Acceptable Solution, then the development is considered to satisfy the standard and approval is granted. If the development does not satisfy the Acceptable Solution, the development needs to demonstrate compliance with the applicable Performance Criteria.

The proposal is considered to satisfy the Planning Scheme's relevant Performance Criteria. The inclusion of nine internal allotments as part of the subdivision would be reasonably required for the efficient use of the land and would not result in a sustained or unreasonable loss of amenity to adjoining land.

It is considered appropriate the proposed development be approved, subject to conditions.

### *Recommendation –*

It is recommended that the application for Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) – variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised) at 18, 27 & 28 Parsons Street, Ulverstone – Application No. DA2020071 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020, unless modified by a condition of this Permit.
- 2 Prior to the progression of Stage 3 or 4 of the subdivision the Plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020 are to be modified, if determined as necessary by the Director Infrastructure Services, to include a future road lot in the lot layout to allow for access to land adjoining Main Street or Production Drive.
- 3 Plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020 must be modified to include in the lot layout, pedestrian walkways a minimum 3.6m wide for Stage 3 and Stage 4 of the development.

- 4 An acoustic sound barrier a minimum 2m high is to be installed along the rear boundaries of Lots 48, 49 & 50 (Stage 4).
- 5 The development must be substantially in accordance with the Flood Impact Assessment report by Pitt & Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt & Sherry dated 15 June 2020, unless modified by a condition of this Permit.
- 6 The full conveyancing capacity of the flood conveyance channel must be maintained. In this regard, no obstructions are to be placed within the banks of the flood conveyance channel, including culverts, fences, gates, unless specifically designed by a suitably qualified person to the satisfaction of the Director Infrastructure Services.
- 7 Prior to the sealing of a Final Plan of Survey, a cash-in-lieu of public open space contribution of 5% of the unimproved value of each lot must be paid. The unimproved value of the lots must be determined by a registered valuer. The cash-in-lieu of public open space contribution may be staged in accordance with the approved plans. If staged then a new valuation must be determined for each stage.
- 8 In association with the lodgement of a Final Plan of Survey, all constructed road lots and the area that comprises the flood conveyance channel, are to be transferred to Central Coast Council at the developer's expense.
- 9 Prior to the sealing of the Final Plan of Survey, the developer must enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out and reference the following matters to the satisfaction of the General Manager:
  - (a) the Part 5 Agreement must be applied to all lots, but may exclude Lots 1 to 30 and Lots 78 & 79;
  - (b) a Flood Impact Assessment report by Pitt & Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt & Sherry dated 15 June 2020 applies to the land;
  - (c) the development of a habitable building must have a minimum lower floor level that is 300mm above the 1% Annual Exceedance Probability (AEP) flood level for the land; and

- (d) no obstructions are to be placed within the banks of the flood conveyance channel, including culverts, fences, gates, unless specifically designed by a suitably qualified person to the satisfaction of the Director Infrastructure Services.

Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against each of the subject lots with the Recorder of Titles, must be at the developer's expense.

- 10 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/00634-CC dated 28 May 2020.
- 11 The development must be in accordance with the conditions of the Statement of Compliance for Road Access and Drainage Access dated 25 June 2020 issued by the Council acting in its capacity as the Road Authority and Stormwater Authority.
- 12 The management of bushfire hazard management areas over the staged development must be in accordance with the Bushfire Hazard Management Report, Version No. 3 by Scott Livingston, TFS Accreditation No. BFP-105, dated 17 March 2020.
- 13 All demolition and excavation materials must be disposed of to an approved landfill site.
- 14 An underground electricity supply must be installed to the boundary of each lot.

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 When a Final Plan of Survey is lodged with Council for sealing, the developer is to also submit a list of three preferred road names for consideration by the Council. Road names are to be in accordance with the *Place Names Act 2020* and the Tasmanian Place Naming Guidelines.'

The Land Use Planning Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A copy of the Annexures referred to in the Land Use Planning Group Leader's report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "It is recommended that the application for Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) – variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised) at 18, 27 & 28 Parsons Street, Ulverstone – Application No. DA2020071 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020, unless modified by a condition of this Permit.
- 2 Prior to the progression of Stage 3 or 4 of the subdivision the Plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020 are to be modified, if determined as necessary by the Director Infrastructure Services, to include a future road lot in the lot layout to allow for access to land adjoining Main Street or Production Drive.
- 3 Plans by PDA Surveyors, Reference No. 43728TR-1C, Sheet Nos. 1 to 6, Revision 1 dated 25 February 2020 must be modified to include in the lot layout, pedestrian walkways a minimum 3.6m wide for Stage 3 and Stage 4 of the development.
- 4 An acoustic sound barrier a minimum 2m high is to be installed along the rear boundaries of Lots 48, 49 & 50 (Stage 4).
- 5 The development must be substantially in accordance with the Flood Impact Assessment report by Pitt & Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt & Sherry dated 15 June 2020, unless modified by a condition of this Permit.
- 6 The full conveyancing capacity of the flood conveyance channel must be maintained. In this regard, no obstructions are to be placed within the banks of the flood conveyance channel, including culverts, fences, gates, unless specifically designed by a suitably qualified person to the satisfaction of the Director Infrastructure Services.

- 7 Prior to the sealing of a Final Plan of Survey, a cash-in-lieu of public open space contribution of 5% of the unimproved value of each lot must be paid. The unimproved value of the lots must be determined by a registered valuer. The cash-in-lieu of public open space contribution may be staged in accordance with the approved plans. If staged then a new valuation must be determined for each stage.
- 8 In association with the lodgement of a Final Plan of Survey, all constructed road lots and the area that comprises the flood conveyance channel, are to be transferred to Central Coast Council at the developer's expense.
- 9 Prior to the sealing of the Final Plan of Survey, the developer must enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out and reference the following matters to the satisfaction of the General Manager:
  - (a) the Part 5 Agreement must be applied to all lots, but may exclude Lots 1 to 30 and Lots 78 & 79;
  - (b) a Flood Impact Assessment report by Pitt & Sherry, Revision No. 05 dated 10 March 2020 and addendum report and plans titled "Subdivision RFI Response" by Pitt & Sherry dated 15 June 2020 applies to the land;
  - (c) the development of a habitable building must have a minimum lower floor level that is 300mm above the 1% Annual Exceedance Probability (AEP) flood level for the land; and
  - (d) no obstructions are to be placed within the banks of the flood conveyance channel, including culverts, fences, gates, unless specifically designed by a suitably qualified person to the satisfaction of the Director Infrastructure Services.

Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against each of the subject lots with the Recorder of Titles, must be at the developer's expense.
- 10 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/00634-CC dated 28 May 2020.
- 11 The development must be in accordance with the conditions of the Statement of Compliance for Road Access and Drainage Access dated 25 June 2020 issued by the Council acting in its capacity as the Road Authority and Stormwater Authority.

- 12 The management of bushfire hazard management areas over the staged development must be in accordance with the Bushfire Hazard Management Report, Version No. 3 by Scott Livingston, TFS Accreditation No. BFP-105, dated 17 March 2020.
- 13 All demolition and excavation materials must be disposed of to an approved landfill site.
- 14 An underground electricity supply must be installed to the boundary of each lot.

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 When a Final Plan of Survey is lodged with Council for sealing, the developer is to also submit a list of three preferred road names for consideration by the Council. Road names are to be in accordance with the *Place Names Act 2020* and the Tasmanian Place Naming Guidelines."

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**2.3 Residential (outbuilding – shed) – variation to the building envelope at 114 Leven Street, Ulverstone – Application No. DA2020190**

The Strategic Projects and Planning Consultant reports as follows:

"The Planning Officer has prepared the following report:

<i>'DEVELOPMENT APPLICATION No.:</i>	DA2020190
<i>PROPOSAL:</i>	Residential (outbuilding – shed) – variation to the building envelope
<i>APPLICANT:</i>	Andrew Broadby

<i>LOCATION:</i>	114 Leven Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	22 July 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	5 August 2020
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	27 August 2020
<i>EXTENSION OF TIME DATE:</i>	31 August 2020
<i>DECISION DUE:</i>	31 August 2020

### *PURPOSE*

The purpose of this report is to consider an application for a 9m x 7m x 3m shed at 114 Leven Street, Ulverstone. The shed would be located in the centre of the lot, 2.5m from the southern rear boundary.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – shadow diagrams; and
- . Annexure 5 – photographs.

### *BACKGROUND*

#### *Development description –*

Application is made for a residential shed. This outbuilding would be 9m in length, setback 2.5m from the rear southern boundary. The outbuilding would have a solid wall height of 2.4m with an overall height to the centre apex of 3m.

#### *Site description and surrounding area –*

The subject site is zoned General Residential and contains a single dwelling and outbuilding (garage).

The lot adjoins the northern boundary of 47 William Street which accommodates two units. Adjoining sites to the west and east contain single dwellings with associated outbuildings.

The land is connected to reticulated stormwater, sewer and water systems.

*History –*

The development site previously accommodated a 7m x 5m outbuilding/shed in a similar location to the proposed new outbuilding.



*DISCUSSION*

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



**General Residential**

CLAUSE	COMMENT
<b>10.3.1 Discretionary Permit Use</b>	
<p>10.3.1–(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 No Permit Required.</p>
<b>10.3.2 Impact of Use</b>	
<p>10.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.</p>	<p>Not applicable.</p> <p>Residential use is No Permit Required.</p>
<p>10.3.2–(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>

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable.  Use is Residential.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; or  (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable.  Not multiple dwelling development.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:  (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Outbuilding would be setback 40m from the primary frontage to Leven Street.  (b) Not applicable. Satisfied by (a).  (c) Not applicable. Satisfied by (a).  (d) Not applicable. Land does not abut the Bass Highway.

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Compliant. Outbuilding would be setback 40m from the front boundary to Leven Street.</p> <p>(b) Not applicable. Addressed in (a).</p> <p>(c) Not applicable. Addressed in (a).</p>
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches,</p>	<p>(a)(i) Non-compliant. The proposed outbuilding would be located 2.5m from the southern rear boundary.</p>

<p>and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</li> </ul> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</li> <li>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</li> </ul>	<p>(a)(ii) Non-compliant. The proposed outbuilding would be outside the required building envelope. The proposed outbuilding would be located 2.5m from the rear boundary.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Not applicable. Addressed in (b)(ii).</p> <p>(b)(ii) Compliant. The outbuilding would have a length of 7m and setback more than 5.5m from both side boundaries.</p>
<p><b>10.4.3 Site coverage and private open space for all dwellings</b></p>	
<p>10.4.3-(A1) Dwellings must have:</p>	<p>(a) Compliant. Site coverage would be 29%.</p>

<p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(b) Not applicable. Not multiple dwelling development.</p> <p>(c) Compliant. Approximately 60% of the site would be free from impervious surfaces.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p style="padding-left: 40px;">(i) 24.0m<sup>2</sup>; or</p> <p style="padding-left: 40px;">(ii) 12.0m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p style="padding-left: 40px;">(i) 4.0m; or</p>	<p>(a)(i) Compliant. The existing dwelling would have private open space greater than 24m<sup>2</sup> in one location.</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. The existing dwelling would have minimum dimension of private open space greater than 4m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. The existing dwelling's private open space would be accessible from existing living areas.</p>

<p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(d) Compliant. Existing private open space located mainly north and west.</p> <p>(e) Compliant. Existing private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Site is reasonably flat.</p> <p>(g) Compliant. Existing private open space areas are clear of vehicle access and parking areas.</p>
<b>10.4.4 Sunlight and overshadowing for all dwellings</b>	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between	<p>Compliant.</p> <p>Existing dwelling.</p>

<p>30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> <li>(iii) at a distance of 3.0m from the northern edge of the private open space; and</li> <li>(iv) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(iii) an outbuilding with a building height no more than 2.4m; or</li> <li>(iv) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</li> </ul>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>
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<b>10.4.5 Width of openings for garages and carports for all dwellings</b>	
10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	<p>Compliant.</p> <p>The proposed outbuilding would be setback 40m from the frontage.</p>
<b>10.4.6 Privacy for all dwellings</b>	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p>	<p>Not applicable.</p> <p>Application is for an outbuilding.</p>

<p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p>(iii) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(iv) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p> <p>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p>	<p>Not applicable.</p> <p>Application is for an outbuilding.</p>

<p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p>	<p>Not applicable.</p> <p>No shared driveway.</p>

<ul style="list-style-type: none"> <li>(i) it is separated by a screen of at least 1.7m in height; or</li> <li>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</li> </ul>	
<b>10.4.7 Frontage fences for all dwellings</b>	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2m if the fence is solid; or</li> <li>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</li> </ul>	<p>Not applicable.</p> <p>No frontage fence proposed.</p>
<b>10.4.8 Waste storage for multiple dwellings</b>	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p>	<p>Not applicable.</p> <p>No multiple dwelling proposed.</p>

<p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	
<p><b>10.4.9 Suitability of a site or lot for use or development</b></p>	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m<sup>2</sup> excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p>	<p>(b) Compliant. Site area is 984m<sup>2</sup>.</p> <p>(b)(i) Non-compliant. The development requires an exercise of discretion in relation to the building envelope standard. These matters are addressed under Clause 10.4.2-(A3) above and in the “Issues” section of this report, against the Performance Criteria for Clause 10.4.2-(P3).</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(ii) Not applicable. No zone boundary.</p>

<ul style="list-style-type: none"> <li>(iii) (clear of any registered easement;</li> <li>(iv) clear of any registered right of way benefiting other land;</li> <li>(v) clear of any restriction imposed by a Utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage or access strip; and</li> <li>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(iii) Not applicable. No registered easements.</li> <li>(b)(iv) Not applicable. No registered right of way.</li> <li>(b)(v) Not applicable. No restriction imposed by a Utility.</li> <li>(b)(vi) Not applicable. No access strip.</li> <li>(b)(vii) Compliant. Land is accessible from Leven Street.</li> <li>(b)(viii) Not applicable. Not a new residential lot.</li> </ul>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(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</li> <li>(c) by a right of way connecting to a road – <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Existing access and frontage to Leven Street.</li> <li>(b) Not applicable. Satisfied by (a).</li> <li>(c)(i) Not applicable. Satisfied by (a).</li> <li>(c)(ii) Not applicable. Satisfied by (a).</li> <li>(d)(i) Compliant. Width of frontage 25m.</li> <li>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</li> </ul>

<p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(e) Compliant. Site has existing legal access to Leven Street. No changes are proposed to this access. Council, acting as the Road Authority, has no issues.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated sewerage system.</p>

10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant.  The site is connected to the reticulated stormwater system.
<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10–(A1)  (a) The site area per dwelling for a single dwelling must –  (ii) be not less than 325m <sup>2</sup> .	(a)(i) Compliant. Site area is 984m <sup>2</sup> .
<b>10.4.11 Development other than a single or multiple dwelling</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1–(A1) The wall of a building must be set back from a frontage –  (a) not less than 4.5m from a primary frontage; and  (b) not less than 3.0m from any secondary frontage; or  (c) not less than and not more than the setbacks for any existing building on adjoining sites;  (d) not less than for any building retained on the site;	Not applicable.  Development is residential.



<p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <p>(a) the applicable frontage setback;</p> <p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p> <p>a. built against an existing wall of an adjoining building; or</p>	<p>Not applicable.</p> <p>Development is residential.</p>

<p>b. the wall or walls –</p> <ul style="list-style-type: none"> <li>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</li> <li>ii. there is no door or window in the wall of the building; and</li> <li>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</li> </ul> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> <li>(a) not be more than 50%; or</li> <li>(b) not be more than any building area shown on a sealed plan.</li> </ul>	<p>Not applicable.</p> <p>Development is residential.</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Development is residential.</p>

<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Development is residential.</p>
<p><b>10.4.11.2 Visual and acoustic privacy for residential development</b></p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p> <p>(iii) be not less than 4.0m from a rear boundary; and</p> <p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</p>	<p>Not applicable.</p> <p>Development is residential.</p>

<p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> <li>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</li> <li>(ii) have a window sill height of not less than 1.8m above floor level;</li> <li>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</li> <li>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</li> </ul>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Development is residential.</p>

<b>10.4.11.3 Frontage fences</b>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Development is residential.</p>
<b>10.4.12 Setback of development for sensitive use</b>	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Not applicable. No zone boundary.</p> <p>(b) Not applicable. No zone boundary.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p>	<p>(a) Compliant. Development would be approximately 700m from the Bass Highway.</p>

<p>(a) 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>(b) Compliant. Development would be approximately 900m from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</p>
<b>10.4.13 Subdivision</b>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Not a subdivision, hazardous or vulnerable use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E4 Change in Ground Level Code</b>	Not applicable. No change in ground level greater than 1m or retaining walls closer than 1m and higher than 0.5m.
<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. Not within a hazard mapped area.
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.

<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme applies to the site.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. Site has existing provision for two car parking spaces.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<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,</p>	Not applicable for residential use.



commercial, educational and retail use at the rate of one space for every 50 parking spaces.	
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> </ul>	Not applicable for residential use.

<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>	
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>Not applicable.</p> <p>Land is zoned General Residential.</p>
<b>E10 Water and Waterways Code</b>	Not applicable. Subject site is located more than 30m from a watercourse.
<b>Specific Area Plans</b>	No Specific Area Plans apply to this location.

*Issues –*

*1 Variation to the building envelope – rear boundary –*

The Planning Scheme's Acceptable Solution for Clause 10.4.2–(A3)(a)(ii) states that a dwelling (which includes an outbuilding) must be 4m from a rear boundary and be located within the prescribed building envelope.

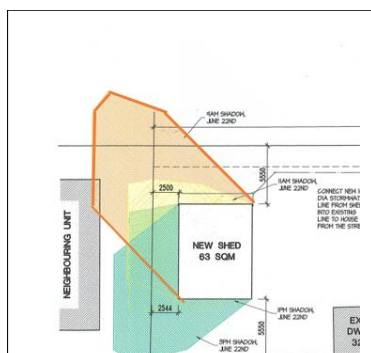
The proposed outbuilding would be positioned 2.5m from the rear southern boundary. The proposed outbuilding does not satisfy the Acceptable Solution. The development relies upon assessment against the Planning Scheme's relevant Performance Criteria and an exercise of discretion is required.

The development site adjoins the rear northern boundary of 47 William Street. The property at 47 William Street accommodates two multiple dwellings. Unit 2 is located 4.5m from the southern rear boundary of the development site. Unit 2 has a private open space area, including an awning, that is located within the 4.5m rear setback of the units Strata Title.

The Planning Schemes Performance Criteria 10.4.2–(P3) states that the siting and scale of a dwelling (which includes an outbuilding) must not cause unreasonable loss of amenity by –

- (a)(i) reduction in sunlight to a habitable room of a dwelling on an adjoining lot; or

Compliant. Shadow diagrams provided with the application demonstrate that the shadow from the proposed shed would cast a minor shadow over a small portion of the north–western corner of Unit 2 at 9.00am (as outlined in orange). This portion of the Unit does not appear to contain habitable rooms, however the dwelling would be clear of any shadow cast by 11.00am.

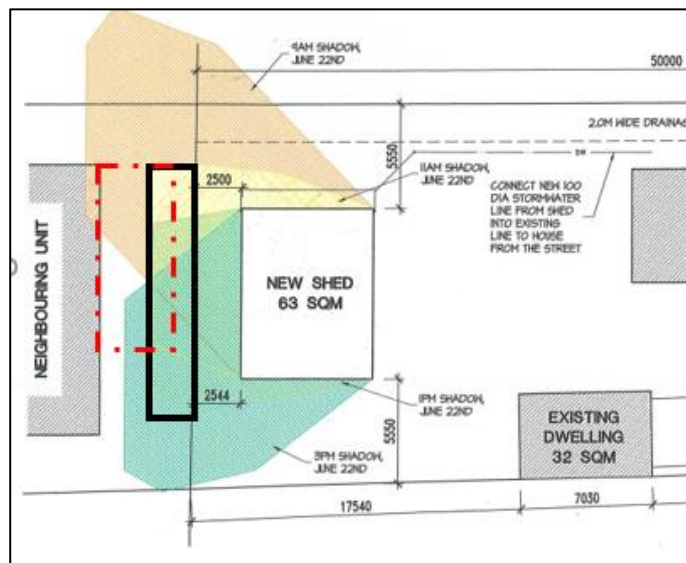


The photograph below demonstrates that the awning that forms part of Unit 2 would cause a greater shadow impact to the rooms of the unit, more so than the proposed shed. The photograph was taken on the 22 July at 2.30pm.



- (a)(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

Compliant. The shadow diagram indicates a strip of land measuring 10m x 2m, approximately 20m<sup>2</sup> of the private open space of Unit 2, would be in shadow for the entirety of the day on the 22 June (shown in black below). Unit 2 has approximately 86m<sup>2</sup> of useable private open space including an area containing the awning (awning shown in red dotted line below). The shadow cast would result in less than 25% of the overall useable private open space area to be in continuous shadow, resulting in the remaining area of private open space to be free from a shadow at varying times throughout the day.



- (a)(iii) overshadowing on an adjoining vacant lot; or

Not applicable. The adjoining lots are not vacant.

- (a)(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

Compliant. The proposed shed would have a wall height of 2.4m and an overall height to the centre of the apex of 3m. The proposed shed would be constructed from Colorbond which is a standard material used for residential outbuildings. Construction heights and materials would be consistent with prevailing development of outbuildings within the vicinity.

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

Compliant. The pattern of separation between residential buildings, would be similar to other urban residential developments approved in this area. The proposed outbuilding would not be disparate from the established pattern and separation of development in the area, bearing in mind that the development site previously contained an outbuilding in a similar position.

It should also be noted that multiple dwelling development is increasing in this area of Ulverstone, with site density also, subsequently increasing.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No conditions required. Development to use existing stormwater connection.

TasWater	Referral not required.
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 –*

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Setbacks and building envelope for all dwellings – proposed shadow.	The shadow diagrams indicate that the proposed shed would cast some shadow over various areas of the private open space throughout the day.

	<p>The shadow diagrams provided display four shadows, cast at varying times throughout the day on 22 June. The shadow diagrams appear busy and are difficult to interpret. However, the diagrams do demonstrate that no more than 25% of the overall private open space of Unit 2 would be subject to continuous shadow, allowing the remaining private open space area to be clear of shadow at varying times throughout the day. Refer to Annexure 4 of this report.</p> <p>The orientation of Unit 2 and its associated awning reveals that the awning itself would cast a shadow over the unit's private open space area.</p> <p>Please refer to comments made in the "Issues" section above.</p>
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

The Scheme provides two pathways for assessing development. If the development has satisfied the applicable Acceptable Solution, then the

development is considered to satisfy the standard and approval is granted. If the development does not satisfy the Acceptable Solution, the development needs to demonstrate compliance with the applicable Performance Criteria. Compliance with the applicable Performance Criteria is mandatory. If this cannot be achieved, then the development must be refused.

The proposal is considered to satisfy the Planning Scheme's Performance Criteria in that the development of the shed would not result in a sustained or unreasonable loss of amenity due to overshadowing or visual impact on adjoining land, and would not be disparate from the established pattern of development in the area. It is considered appropriate the proposed development be approved, subject to conditions.

*Recommendation –*

It is recommended that the application for Residential (outbuilding – shed) – variation to the building envelope at 114 Leven Street, Ulverstone – Application No. DA2020190 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Site Plan by Arplan Home Designs and Floor and Elevation plans by Ranbuild, Drawing No. 396588-GA received 13 July 2020, unless modified by a condition of this Permit.
- 2 Stormwater must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 The proposed development fits within the criteria of Category 3 – Notifiable Building Work when assessed against the Determinations issued under the *Building Act 2016*. Accordingly, a notification by a Building Surveyor is to be forwarded to the Council's Building Permit Authority prior to the commencement of work. Note that



roofwater/stormwater is to be disposed of via connection to an existing stormwater disposal system if available. Alternatively, if no existing stormwater disposal system is available, the roofwater/stormwater is to be disposed of so as to not create a nuisance to neighbouring properties.

- 4 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.'

The Planning Officer's report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Residential (outbuilding – shed) – variation to the building envelope at 114 Leven Street, Ulverstone – Application No. DA2020190 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Site Plan by Arplan Home Designs and Floor and Elevation plans by Ranbuild, Drawing No. 396588-GA received 13 July 2020, unless modified by a condition of this Permit.
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roofwater/stormwater is to be disposed of via connection to an existing stormwater disposal system if available. Alternatively, if no existing stormwater disposal system is available, the roofwater/stormwater is to be disposed of so as to not create a nuisance to neighbouring properties.

- 4 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.”

**2.4 Community meeting and entertainment – change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) – variation to sensitive use development standards and suitability of site for use and development at 886 Ironcliffe Road, Penguin – Application No. DA2020072**

The Strategic Planning and Projects Consultant reports as follows:

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

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2020072
<i>PROPOSAL:</i>	Community meeting and entertainment – change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) – variation to sensitive use development standards and suitability of site for use and development
<i>APPLICANT:</i>	PLA Designs Pty Ltd
<i>LOCATION:</i>	886 Ironcliffe Road, Penguin
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	Central Coast Interim Planning Scheme 2013 (the Planning Scheme)
<i>ADVERTISED:</i>	29 July 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	12 August 2020

<i>REPRESENTATIONS RECEIVED:</i>	Eight
<i>42-DAY EXPIRY DATE:</i>	29 August 2020 (clock stopped for 18 days – extension of time granted until 31 August 2020)
<i>DECISION DUE:</i>	31 August 2020

### *PURPOSE*

The purpose of this report is to consider a retrospective application for a change of use over an existing, approved rural barn. The change of use components would be to legitimise the conversion of a Resource development barn into a function centre for weddings and other celebratory occasions, and to add a Visitor accommodation use to the land.

Application is made to further extend the floor area of the barn and to construct three Visitor accommodation cabins and eight ‘glamping’ tent sites.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – photographs; and
- . Annexure 4 – representations.

### *BACKGROUND*

#### *Development description –*

An existing timber clad, rural barn with a floor area of 360m<sup>2</sup> is located on land at 886 Ironcliffe Road, Penguin. The barn was approved and constructed in 2018.

Application is made to change the legal use of the building, from a rural barn to a function centre. The owner of the land has already undertaken works, without the necessary permits, to convert the barn into a building that caters for up to 250 persons attending functions and events, such as weddings and other celebrations.

It is proposed the barn/function centre be further expanded to include an 82.2m<sup>2</sup> amenities area and a 174m<sup>2</sup> verandah. Total additions to the proposed function centre would be 256.2m<sup>2</sup>. The function centre building would then have a total floor area of 616.2m<sup>2</sup>.

Application is also made for the construction of three double-storey, one-bedroom Visitor accommodation cabins. Each cabin would have a floor area of 71.25m<sup>2</sup> comprising a ground floor area of 35m<sup>2</sup>, including a 15m<sup>2</sup> deck, a living area, kitchen and bathroom facilities, and a 21.25m<sup>2</sup> upper floor bedroom. The total floor area of all three cabins would be 213.75m<sup>2</sup>.

It is also proposed that eight 'glamping' tent sites be established on the land, near the cabins.

The total floor area of new development on-site would be 469.95m<sup>2</sup>.

The proposal would require the upgrade of the wastewater management system on the land.

Access to the site, via Ironcliffe Road, requires the consent of the Crown for access over a gravel portion of road that terminates at the entry to the Dial Range reserve.

The proposal required the submission of a traffic impact assessment report, due to the narrow, underdeveloped nature of this section of Ironcliffe Road.

*Site description and surrounding area -*

The property is located 6km south of the township of Penguin.

The land is zoned Rural Resource and comprises 37ha of Class 2, 4 and 5 land. Upon inception, the primary industry enterprise on the land raised free range pork for the restaurant market. The producer has since diversified to include lamb and beef production.

The property accommodates an approved commercial butchery/kitchen for the processing of meat (associated with the resource production) and has approval for outdoor events that are to also be associated with the primary industry use of the land.

The land is accessed via Ironcliffe Road, over a portion of Crown land that has been developed as a gravel road. Ironcliffe Road is a 'no through' road, terminating at the entry to the Dial Recreation Reserve.

The land is located in the Dial Blythe Proclaimed Irrigation District, with the western rear portion of the land characterised by medium landslip.

### *History –*

1996 – Approval granted for a rural barn and associated dwelling.

1997 – Approval granted for a rural machinery/implement shed.

2013 – Approval granted for a commercial butchery/kitchen (Resource processing) for the processing of meat, and approval granted for an event space (open air) for events associated with the primary industry use of the land.

2015 – Following receipt of a legal opinion, the Council issued a letter to the owner advising that the use of the land for Food services (Restaurant) had not been approved by the Planning Authority. The letter invited lodgment of a development application for the use as restaurant. No application was received, and there is no evidence that any further action has been taken in relation to the use. This matter has recently become known to Council's planning office, upon examination of the 2015 file. The matter will be followed up with the property owner in due course.

2018 – Permit was issued for a rural barn.

2019 – Due to a telephone complaint to the Council and subsequent advertising on social media, the Council became aware that the land and barn building were being used for large scale functions and events. The applicant was asked to lodge a development application that was received for consideration on 18 March 2020. The application lacked the consent of the Crown and satisfactory traffic impact assessment and wastewater management reports. The application became valid on 30 June 2020, upon the submission of the necessary documentation that would allow the Planning Authority to make an informed decision.

### *DISCUSSION*

The following table is an assessment of the relevant Scheme provisions against the discretionary matters evident

## 26.0 Rural Resource Zone

CLAUSE	COMMENT
<b>26.1.2 Local Area Objectives</b>	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p>	<p>Community meeting and entertainment and Visitor accommodation are both Discretionary use of land in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Local Area Objective. The proposed uses are ‘stand-alone’ operations. They are not a primary industry use of the site, would not be dependent upon access to a naturally occurring resource and would not augment ongoing farm operations.</p> <p>(b) Proposal does not satisfy the Local Area Objective. The proposed development is not a “Permitted” use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal does not satisfy the Local Area Objective. The proposal is for use and development that has no need to locate on the land.</p>

<p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>(c)(ii) Proposal does not satisfy the Local Area Objective. The proposal is for the use and development of land that has the potential to unduly conflict, constrain or interfere with the practice of adjoining primary industry.</p> <p>(d) Proposal does not satisfy the Local Area Objective. Proposed Use Class is not associated with primary industry.</p> <p>(e) Proposal does not satisfy the Local Area Objective. Proposed Use Class is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Local Area Objective. Proposed uses could be located in other zones, such as General and Local Business, Residential, Low Density Residential or Rural Living.</p> <p>(g) Proposal satisfies the Local Area Objective. Land would be used for tourism and entertainment.</p> <p>(h)(i) Proposal does not satisfy the Local Area Objective. Proposed Visitor accommodation and Community meeting and entertainment use and development is not required by a primary industry or resourced based activity.</p>
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	(h)(ii) Proposal adequately satisfies the Local Area Objective. Proposed Community meeting and entertainment and Visitor accommodation use and development would not result in permanent loss of land for primary industry and/or constraint and/or interference with primary industry.
<b>26.1.3 Desired Future Character Statements</b>	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> <li>(i) expansive areas for agriculture and forestry;</li> <li>(ii) mining and extraction sites;</li> <li>(iii) utility and transport sites and extended corridors; and</li> <li>(iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency</li> </ul>	<p>(a)(i) Proposal is not consistent with Desired Future Character Statement. The proposed use and development is not associated with agriculture or forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Proposal is not consistent with Desired Future Character Statement. The proposal would not result in service and/or support buildings for agriculture, forestry, mining, extraction, utility or transport corridors.</p>



<p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> <li>(i) small-scale residential settlement nodes;</li> <li>(ii) places of ecological, scientific, cultural, or aesthetic value; and</li> <li>(iii) pockets of remnant native vegetation</li> </ul> <p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> <li>(i) physical terrain;</li> <li>(ii) natural biodiversity and ecological systems;</li> <li>(iii) scenic attributes; and</li> <li>(iv) rural residential and visitor amenity;</li> </ul> <p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> <li>(i) in accordance with the type, scale and intensity of primary industry; and</li> </ul>	<p>(b)(i) Proposal is not consistent with Desired Future Character Statement. Use and development is not within or interspersed by small scale residential settlement nodes.</p> <p>(b)(ii) Proposal is consistent with Desired Future Character Statement. The subject and surrounding land adjoins the Dial Recreation Reserve that has recreational, ecological and aesthetic value.</p> <p>(b)(iii) Proposal may be considered to be consistent with Desired Future Character Statement. The proposed use of the land for Visitor accommodation may support an area of native vegetation (Dial Recreation Reserve).</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb biodiversity or ecological systems on the site.</p>
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<p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statement. The proposed use would not disturb residential or visitor amenity in this area.</p> <p>(d)(i) Proposal is not consistent with Desired Future Character Statement. The proposed use would not be associated with primary industry.</p> <p>(d)(ii) Proposal is not consistent with Desired Future Character Statement. Proposal is not sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statement. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
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26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <ul style="list-style-type: none"> <li>(a) be consistent with local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement;</li> <li>(c) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> <li>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</li> <li>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</li> <li>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</li> <li>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Non-compliant. Proposal does not satisfy eight out of 10 of the Local Area Objectives of the Rural Resource zone.</li> <li>(b) Non-compliant. Proposal is not consistent with eight of 14 of the Desired Future Character Statements.</li> <li>(c)(i) Non-compliant. A naturally occurring resource in the Rural Resource zone refers to air, water and land resources. Use and development is for Visitor accommodation and Community meeting and entertainment. It is not a requirement of the proposed use and development to locate on Rural Resource land to access a naturally occurring resource on the site.</li> <li>(c)(ii) Non-compliant. It is not a requirement of the proposed use and development to access infrastructure that is only available on the site or adjacent land.</li> <li>(c)(iii) Non-compliant. It is not a requirement of the proposed use and development to access a primary product from a use on the site or adjacent land.</li> </ul>

<p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p>	<p>(c)(iv) Non-compliant. It is not a requirement of the proposed use and development to service primary industry.</p> <p>(c)(v)a. Non-compliant. Land is otherwise available throughout the municipal area for the proposed use and development.</p> <p>(c)(v)b. Non-compliant. Proposal is not required to locate on Rural Resource land for security reasons.</p> <p>(c)(v)c. Non-compliant. Proposal is not required for public health or safety.</p> <p>(c)(vi) Compliant. Proposal would diversify and add value to the existing primary industry use of the site and possibly on adjacent land (Dial Recreation Reserve).</p> <p>(c)(vii) Non-compliant. Proposal would not provide essential utility or community service.</p> <p>(c)(viii) Non-compliant. No economic, social or environmental cost-benefit analysis has been submitted to demonstrate significant regional benefit.</p> <p>(d)(i) Compliant. Proposal would not result in the permanent loss of adjoining agricultural land that is located within</p>
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<p>(d) minimise likelihood for:</p> <ul style="list-style-type: none"> <li>(i) permanent loss of land for existing and potential primary industry use;</li> <li>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</li> <li>(iii) loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development.</li> </ul>	<p>the Dial Blythe Proclaimed Irrigation District, for primary industry use.</p> <p>(d)(ii) Compliant. Proposal would constrain, fetter or otherwise interfere with existing and potential primary industry use on adjacent land. The subject site and surrounding land to the north, east and west is used for agricultural production. Land to the south is Crown land (Dial Recreation Reserve).</p> <p>(d)(iii) Compliant. The site is located within the Dial Blythe Proclaimed Irrigation District. It is considered the proposed use and development would not fetter adjoining land within a district that was proclaimed under Part 9 of the Water Management Act 1999 in February 2014.</p> <p>Refer to the “Issues” section of this report.</p>
<p><b>26.3.2 Required Residential Use</b></p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> <li>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</li> <li>(b) be an ancillary dwelling to an existing lawful and structurally</li> </ul>	<p>Not applicable.</p> <p>The proposal is not for a required residential use.</p>

<p>sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) replace a lawful existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building; or</p> <p>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(g) there is no change in the title description of the site on which the residential use is located.</p>	
<b>26.3.3 Residential use</b>	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p>	<p>Not applicable.</p> <p>The proposal is not for a non-required residential use.</p>

<ul style="list-style-type: none"> <li>(c) not intensify an existing lawful residential use;</li> <li>(d) not replace an existing residential use;</li> <li>(e) not create a new residential use through conversion of an existing building;</li> <li>(f) be an outbuilding with a floor area of not more than 100m<sup>2</sup> appurtenant to an existing lawful and structurally sound residential building; or</li> <li>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</li> <li>(h) there is no change in the title description of the site on which the residential use is located.</li> </ul>	
<b>26.4 Development Standards</b>	
<b>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</b>	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Land area is 37ha.</li> <li>(b)(i) Compliant. Proposed building area would not encompass more than 20% of the land.</li> </ul>

<p>(b) if intended for a building, contain a building area</p> <ul style="list-style-type: none"> <li>(i) of not more than 2,000m<sup>2</sup> or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</li> <li>(ii) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(iii) clear of any applicable setback from a zone boundary;</li> <li>(i) clear of any registered easement;</li> <li>(ii) clear of any registered right of way benefiting other land;</li> <li>(iii) clear of any restriction imposed by a utility;</li> <li>(iv) not including an access strip;</li> <li>(v) accessible from a frontage or access strip.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(ii) Compliant. Development would be clear of boundaries.</li> <li>(b)(iii) Not applicable. No zone boundary setbacks apply.</li> <li>(b)(iv) Compliant. Development would be clear of registered easements.</li> <li>(b)(v) Not applicable. No right of way on the land.</li> <li>(b)(vi) Not applicable. No restriction imposed by a utility.</li> <li>(b)(vii) Not applicable. No access strip.</li> <li>(b)(viii) Compliant. Land is accessible over a parcel of licensed Crown land that links to Ironcliffe Road, Penguin.</li> </ul>
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of</p>	<ul style="list-style-type: none"> <li>(a) Compliant. The property has frontage to Ironcliffe Road.</li> <li>(b) Not applicable. Not an internal lot.</li> </ul>



<p>access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c) Not applicable. No legal access to a right of way connecting to a road.</p> <p>(d) Compliant. The land has approximately 72m of frontage to Ironcliffe Road.</p> <p>(e) Compliant. Land is accessible over a parcel of licensed Crown land that links to Ironcliffe Road, Penguin. The Council, acting in its role as the Road Authority, has issued a Statement of Compliance. Refer to Annexure 5.</p>
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<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system <sup>R31</sup> with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Not applicable. No reticulated water supply. Application relies on satisfying (b).</p> <p>(b) Non-compliant. Development is not for a single dwelling. On-site stormwater collection and storage must have the capacity to service a 250 person function centre, associated amenities and visitor accommodation cabins and tents.</p> <p>Refer to the “Issues” section of this report.</p>
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p>	<p>(a) Not applicable. No reticulated sewerage system.</p> <p>(b)(i) Not applicable. No reticulated sewerage system.</p> <p>(b)(ii)a. Not applicable. Development is not for a single dwelling.</p>

<p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(b)(ii)b. Not applicable. Development would need to provide for more than 10 persons per day.</p> <p>(b)(iii) Compliant. Application is accompanied by an “On-Site Wastewater Soil Evaluation and Design” report by GeoTon Pty Ltd, Reference No. GL 19595Ac dated 15 April 2020. The wastewater design is to AS/NZS1547:2012 and the report is to the satisfaction of Council’s Environmental Health Officer.</p>
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p>	<p>(a) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(i) Not applicable. Stormwater cannot discharge to a natural drainage line. Satisfied by (b)(ii).</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 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface.</p>	<p>(b)(ii)a. Compliant. Site has an area of 37ha. Stormwater would be captured and used on-site.</p> <p>(b)(ii)b. Compliant. Site has an area of 37ha. Stormwater would be captured and used on-site.</p> <p>(b)(ii)c. Compliant. Site has an area of 37ha. Stormwater would be captured and used on-site.</p> <p>(b)(ii)d. Compliant. Site has an area of 37ha. Stormwater would be captured and used on-site.</p> <p>(b)(ii)e. Compliant. Site has an area of 37ha. Stormwater would be captured and used on-site.</p>
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26.4.2 Location and configuration of development	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(a) Compliant. All development would be setback greater than 20m to Ironcliffe Road.</p> <p>(b) Not applicable. Site does not adjoin the Bass Highway.</p> <p>(c) Compliant. Development would be setback 10m or greater to side boundaries.</p> <p>(d) Compliant. Development would be setback greater than 10m from rear boundary.</p> <p>(e) Not applicable. No building area on a Sealed Plan.</p>
<p>26.4.2-(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>Compliant. The Function Centre Building is existing, approved as a rural barn. Function centre extension would be 3.3m high. Cabins would be 6.3m high.</p>

<p>26.4.2 A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <ul style="list-style-type: none"> <li>(a) not project above an elevation 15m below the closest ridgeline;</li> <li>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</li> <li>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</li> <li>(d) clad and roofed with materials with a light reflectance value of less than 40%.</li> </ul> <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>A3.1</p> <ul style="list-style-type: none"> <li>(a) Compliant. Proposed development would not project above the Dial Range ridgeline which is located to the south of the subject site.</li> <li>(b) Compliant. No watercourse within 30m of the development site.</li> <li>(c) Compliant. Proposed development would be below the canopy level of vegetation located in the Dial Range.</li> <li>(d) Compliant. The buildings would be clad with timber and roofed with 'Woodland Grey' Colorbond cladding.</li> </ul> <p>A3.2.</p> <p>Not applicable. No wind turbine or wind power pumps.</p>
<p><b>26.4.3 Location of development for sensitive uses</b></p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p>	<ul style="list-style-type: none"> <li>(a)(i) Non-compliant. Proposed development would be setback approximately 120m from adjoining agricultural land to the north and east.</li> </ul>

<p>(a) be located not less than:</p> <ul style="list-style-type: none"> <li>(i) 200m from any agricultural land;</li> <li>(ii) 200m from aquaculture, or controlled environment agriculture;</li> <li>(iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or</li> <li>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or</li> <li>(v) 500m from intensive animal husbandry;</li> <li>(vi) 100m from land under a reserve management plan;</li> <li>(vii) 100m from land designated for production forestry;</li> <li>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</li> </ul>	<p>Refer to the “Issues” section of this report.</p> <ul style="list-style-type: none"> <li>(a)(ii) Compliant. No aquaculture, or controlled environment agriculture.</li> <li>(a)(iii) Compliant. No non-blasting extractive industry in surrounding area.</li> <li>(a)(iv) Compliant. No blasting extractive industry in surrounding area.</li> <li>(a)(v) Compliant. No intensive animal husbandry on the site. ‘Free range’ animal husbandry would be within 500m of proposed function centre and visitor accommodation cabins.</li> <li>(a)(vi) Compliant. Development is not within 100m of land under a reserve management plan.</li> <li>(a)(vii) Compliant. No private timber reserve in this locality.</li> <li>(a)(viii) Compliant. Land is not within 50m of the Bass Highway or the Western Rail Line.</li> </ul>
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<p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(ix) Non-compliant. Land is located within the Dial Blythe Irrigation District proclaimed under Part 9 of the <i>Water Management Act 1999</i> in August 2012.</p> <p>Refer to the “Issues” section of this report.</p>
<p><b>26.4.4 Subdivision</b></p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p><b>26.4.5 Buildings for Controlled Environment Agriculture</b></p>	
<p>26.4.5-(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>



## COMMUNITY SERVICES

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(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.	
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Not a subdivision or vulnerable or hazardous use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in this Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of native threatened vegetation.
<b>E4 Change in Ground Level Code</b>	Not applicable. No cut or fill proposed greater than 1 m.
<b>E5 Local Heritage Code</b>	Not applicable. No places of local significance listed in this Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. Subject site has an area of landslide. Development clear of landslide area.
<b>E7 Sign Code</b>	Not applicable. No signs proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.

<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Applicable. Applies to all use and development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant by Condition.</p> <p>The E9 Traffic and Parking Code of the Scheme requires the following:</p> <ul style="list-style-type: none"> <li>. for Community meeting and entertainment (function centre) – the provision of 15 car parking spaces for every 100m<sup>2</sup>; and</li> <li>. for Visitor accommodation – the provision of one space per cabin and tent site.</li> </ul> <p>The function centre would have a floor area of 360m<sup>2</sup> (excluding amenities and service areas). This means a minimum of 54 car parking spaces would be required for the function centre.</p>

	<p>The Visitor accommodation component would include three cabins and eight tent sites. This means 11 car parking spaces would be required for the Visitor accommodation use.</p> <p>The new uses on the land would require a total of 65 car parking spaces.</p> <p>The site plan details provision of 84 car parking spaces which satisfies the Code.</p> <p>Note – the existing use of the land, as a restaurant/café, has not been examined by the Planning Authority (refer to the ‘History’ section of this report). The exact floor area of the café is not known, but on the plan, it appears to be approximately 60m<sup>2</sup> (excluding service areas and the butchery/kitchen). The Code requires 15 car parking spaces per 100m<sup>2</sup> of floor area. This means the café would require approximately 15 spaces.</p> <p>The land has ample area to also allocate this provision.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<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>(a) Compliant by Condition. The E9 Traffic and Parking Code of the Scheme requires that space be provided for a small, rigid delivery truck. The site has a land area of</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>37ha and is able to make provision for truck turning and parking on the site.</p> <p>(b) Compliant by Condition. The Code E9 Traffic and Parking of the Scheme requires that space be provided for bus passenger set-down and pick-up. The site has a land area of 37ha and is able to make provision for bus turning and parking on the site.</p>
<p><b>E9.6 Development Standards</b></p>	
<p><b>E9.6.2 Design of vehicle parking and loading areas</b></p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant by Condition. The site would be able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road. A Permit should require compliance with the Standard.</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>(a) Compliant by Condition. The site has ample area to make provision for circulation and parking areas and vehicle manoeuvring areas in accordance with AS/NZS 2890.1 (2004). A Permit, if issued, should require compliance with the Standard.</p> <p>(b) Compliant. Land area is available for commercial delivery vehicles.</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>(c) Compliant. Land area is available for bicycles.</p> <p>(d) Compliant. Site plan shows two car parking spaces for people with disabilities.</p> <p>(e) Compliant by Condition. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard.</p> <p>(f) Compliant by Condition. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard.</p> <p>(g) Compliant by Condition. Internal roadway and car parking areas would be constructed with a compacted sub-base and an all-weather gravel surface.</p>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant by condition. Design and construction of access, vehicle circulation, movement and standing areas would be in accordance with the principles and requirements of the <i>Unsealed Roads Manual – Guideline for Good Practice</i> ARRB. A Permit should require compliance with the Standard.</p>

<b>E10 Water and Waterways Code</b>	Not applicable. Site not within 30m of a water course or water body.
<b>Specific Area Plans</b>	Not applicable. No Specific Area Plans apply to this area.

### *Issues –*

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

The purpose of the Rural Resource zone is to provide for the sustainable use and development of air, land and water resources for agriculture, aquaculture, forestry, mining and other primary industries, including quarrying.

The Rural Resource Zone's Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for primary industry purpose.

The Local Area Objectives seek to protect all agricultural land for sustainable agricultural production and collectively demonstrate that the primary intent of use and development in the Rural Resource zone is to minimise the loss of land for primary industry. Most particularly, minimise the loss of prime agricultural land, protect land that is located within a proclaimed irrigation district and to provide for uses that do not constrain, fetter or conflict with current or future primary industry activity.

The current use of land for resource development and resource production are clearly associated with primary industry.

The subject proposal for a function centre and Visitor accommodation use would be uses that are not associated with the primary use of the land.

However, it is considered the uses would not result in the loss of prime agricultural land, or a loss of land for irrigation and would not constrain or fetter current or future primary industry activity on the subject or adjoining land. The use and development, adjoining the Dial Range, has opportunity to increase the viability of the land and would provide accommodation for people who visit the North West region and the Dial Recreation Reserve; or who wish to make a booking for a special event in a rural setting, such as a wedding or corporate functions.

#### *2 Development within the Dial Blythe Proclaimed Irrigation District –*

The Central Coast municipal area accommodates two irrigation districts, proclaimed under Part 9 of the Water Management Act 1999. The two districts are the Kindred North Motton Irrigation District,

proclaimed in August 2012, and the Dial Blythe Irrigation District, proclaimed in February 2014.

The proposed development would be on land that is located within the Dial/Blythe Irrigation District that comprises 12,568ha and is expected to have the capacity to supply 2,855ML of water over the summer irrigation period, giving water security to affected lands. The Scheme is intended to service pasture and cropping land around the settlements of South Riana, Riana, Penguin, West Pine, Cuprona and Howth. Currently, the production of potatoes, other vegetables, poppies, pyrethrum, blueberries, beef and dairy produce are the primary activities in these areas.

It is considered Visitor accommodation and Community meeting and entertainment use of the land would not interfere with any existing irrigation activities that occur on adjoining land, due to the size of land holdings (small) and the fact that land to the east, south and west is heavily vegetated, rather than under crop production.

### 3 *Discretionary use on Rural Resource land –*

When assessing the discretionary use of Rural Resource land, the Planning Authority is to minimise the unnecessary loss of air, land and water resources and prevent unreasonable conflict or interference to existing primary industry use.

Whilst the proposal fails on the need to be reliant upon a primary industry resource, Visitor accommodation and Community meeting and entertainment uses of the land would not interfere with any existing irrigation activities that occur on adjoining land, due to the size of land holdings and the fact that land to the east, south and west is heavily vegetated with native vegetation. The uses would not result in the loss of prime agricultural land, or a loss of land for irrigation and would not constrain or fetter current or future primary industry activity on the subject or adjoining land. The use and development, adjoining the Dial Range, has opportunity to increase the viability of the land.

### 4 *The development of a sensitive use on Rural Resource land –*

Visitor accommodation development is defined as a 'sensitive use' under the Planning Scheme. The Planning Scheme's Acceptable Solution 26.4.1 requires that a sensitive use be setback a minimum of 200m from agricultural land. This is to minimise the proximity of a sensitive use to agricultural operational activities. Closer proximity,



less than 200m, may result in the conflict, interference or fettering of primary industry activity on adjoining agricultural land.

Primary industry, in this case is the raising of animals for sale on the subject parcel of land and crop production on adjoining land.

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

- "(a) permanent loss of land for existing and potential primary industry use;
- (b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;
- (c) permanent loss of land within a proclaimed irrigation district under Part 9 of the *Water Management Act 1999* or land that may benefit from the application of broad-scale irrigation development; and
- (d) adverse effect on the operations and safety of a major road, a railway or a utility".

The current use of the land is for Resource processing (butchery/commercial kitchen), for the processing of meats, with an occasional "open farm" day event. Animals are slaughtered off-site, with carcasses brought back onto the land for processing and packaging in the commercial kitchen.

The application was referred by Council's Environmental Health Officer to the Department of Primary Industries, Parks, Water & Environment's Animal Biosecurity Division for comment. Animal Biosecurity advised that, whilst it is not ideal to have tourist accommodation and a function centre on the same land as pig raising, a biosecurity plan, developed by the producer with advice from a private veterinarian, would mitigate risks associated with the conflicting uses. A condition is to be applied to a Permit, to ensure that this form of risk mitigation occurs.

It is considered the proposed Visitor accommodation and Community meeting and entertainment uses adequately satisfy the Planning Scheme's relevant Performance Criteria and would not result in the fettering of adjoining agricultural land, over and above the existing, lawful use of the land.

5 *Provision of a drinking water supply for more than 10 people –*

The applicant has advised that the development will be serviced with potable drink water via a private water scheme consisting of tank water that will be treated in accordance with the Tasmanian Drinking Water Quality Guidelines and the requirements of the *Public Health Act 1997*.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	<p>Satisfied with Wastewater Disposal Report by GeoTon Pty Ltd, Reference No. GL 19595Ac dated 15 April 2020.</p> <p>However, late into the assessment process, a neighbour at 860 Ironcliffe Road identified that a water bore, on their own land, may be impacted upon by the proposed wastewater system. Council's Environmental Health Officer has advised that a risk assessment will need to be undertaken by a suitably qualified person to determine that the horizontal distance from the proposed wastewater system and the bore is not less than 50m and that the wastewater system is not within a zone of influence of the bore. The risk assessment would need to be lodged with the Council when making a building application for the wastewater system on the land.</p>

Infrastructure Services	A second Traffic Impact Assessment report was requested as the first was not considered to be by a suitably qualified person. The upgrade of Ironcliffe Road is not required if the number of persons on site at any one time does not exceed 250 persons.
TasWater	Referral not required.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required. Not a Level 2 activity.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Has signed the application form consenting to the lodgement of the application, as land relies on access over a portion of Crown land.
Other – Department of Primary Industries, Parks, Water & Environment – Animal biosecurity branch	Comments received. Recommends that a biosecurity plan be implemented by the producer to mitigate risks that may occur when pig farming and tourist activities are in close proximity.

#### 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 –*

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Concern that there will be extra volumes of traffic in Ironcliffe Road. The TIA data was obtained in 2015 with a further one hour assessment undertaken. The assessment did not take into account traffic north of the applicant property.</p> <p>As there is no through road, the count should have been undertaken at the Hardys Road intersection, where the road narrows. Traffic on the road has increased greatly due to popular mountain bike riding and the increased interest in the applicant's businesses. The road is sealed for a width of 4.5m. The road should have a sealed width of 5.5m</p>	<p>A Traffic Impact Assessment (TIA) report, by Pitt &amp; Sherry accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.</p> <p>Any required works can be considered as part of Council's long-term financial plan.</p>
<p>2 Is there a case for a maximum number of people permitted on site?</p>	<p>Yes. The TIA report clearly states that the road is satisfactory for up to 250 persons on-site at any one time. A condition is to be applied to the Permit in this regard.</p>
<p>3 An application was submitted for a barn. The building has never been used as a barn.</p>	<p>The subject application is a retrospective 'Discretionary'</p>

	application to legitimise the use of the building as a function centre.
REPRESENTATION 2	
<p>1 Have issues with the Traffic Impact Assessment report:</p> <p>(a) Ironcliffe Road is 4.5m wide and road shoulders are in a bad condition. Drivers are frequently forced off the road.</p> <p>(b) the study was carried out five years ago in 2015. Traffic on Ironcliffe Road has increased significantly since this time due to activity in the Dial Range, at Mt Gnomon Farm, and at 'Rustic Huts' accommodation. A one hour study was conducted to estimate current conditions.</p> <p>(c) Large scale functions may see buses using the road. Ironcliffe Road is not wide enough to be used safely by buses.</p> <p>(d) Council should install road guard rails on the roadside where there is a steep drop-off from the road shoulder (between Ferndene Gorge and 788 Ironcliffe Road).</p>	<p>A TIA report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.</p> <p>Any required works can be considered as part of Council's long-term financial plan.</p>
2 The DA states the function centre will hold 10 weddings	The Planning Authority would not limit the number of functions on-

	per year. This is a massive understatement of what will actually occur. Will there be a guarantee of no more than this? What about other functions?	site, but would condition a Permit, if issued, such that no more than 250 persons are to be on-site at any one time. This would be across all uses on the land. This would be in accordance with statements made in the TIA.
3	What will happen to general waste?	The property owner is responsible for disposing of general waste at an approved facility.
REPRESENTATION 3		
1	No issues with the proposed development, however there is concern problems may arise due to the size of the development, and light and noise issues that may arise.	Not a planning issue. Any nuisance complaint, such as noise, dust, odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).
2	Traffic Impacts. Guests from weddings etc. will be travelling in the dark on Ironcliffe Road. The road has a high level of wildlife at night. Safety concerns for the travellers who may swerve to miss animals.	Not a road authority issue. This same issue exists throughout the road network.
REPRESENTATION 4		
1	Ironcliffe Road is not safe for an increase in cars. The road is dangerous, with tight corners, blind spots and gravel verges. When two cars meet, one must drive onto the road verge. This damages cars and is not safe.	A TIA report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.
2	Concern at the increase in noise from night functions.	Not a planning issue. Any nuisance complaint, such as noise, dust,

<p>Will there be a curfew on events? How late can music be blaring?</p>	<p>odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).</p> <p>Noise from musical instruments or amplified equipment in a residential area has some restrictions. Noise from musical instruments or amplified equipment in a rural area has no restrictions, unless, after study, is deemed to be an environmental nuisance.</p>
<p>REPRESENTATION 5</p>	
<p>1 Objects to the use of the building on prime agricultural land. Why have rules to protect prime agricultural land if they are not enforced?</p> <p>No locals are in favour of the development.</p>	<p>It is true that the existing dwelling and sheds and butchery/kitchen have been approved by the Planning Authority on Class 2 prime agricultural land. These uses were deemed to be ancillary to the primary industry use of the land. The proposed use of the land for a function centre and visitor accommodation have no association with primary industry, and are more associated with the adjoining Dial Range and the scenic attraction of the land.</p> <p>Refer to “sensitive use” comments in the “Issues” section of this report.</p>
<p>2 Will the number of functions and weddings etc. be enforced?</p>	<p>A condition would be placed on a Permit, if issued, to limit the number of persons per day on-site to be 250. There would be no limit on the number of functions that could occur over a yearly period.</p>
<p>3 The traffic survey was completed in 2015. Traffic</p>	<p>A TIA report, by a suitably qualified person, accompanies the application</p>

	has increased dramatically in the last two years.	and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.
REPRESENTATION 6		
1	<p>Concerned about the traffic safety issues on Ironcliffe Road. Large and speeding vehicles on a 'country lane' with many dips etc.</p> <p>From Hardys Road to Mt Gnomon car park there is already a mix of bush walkers, mountain bikers, horse floats and people accessing their farms and forestry land.</p> <p>Concerned about the mix of alcohol with driving at night.</p> <p>Tourist buses would not be appropriate on the road.</p>	A TIA report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.
REPRESENTATION 7		
1	Concerned about the increase in traffic volumes.	A TIA report, by a suitably qualified person, accompanies the application and Council's Infrastructure Services have advised that they are satisfied with the conclusions and recommendations of the TIA.
2	Concerned about light pollution and noise pollution.	Not a planning issue. Any nuisance complaint, such as noise, dust, odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).



		<p>Noise from musical instruments or amplified equipment in a residential area has some restrictions.</p> <p>Noise from musical instruments or amplified equipment in a rural area has no restrictions, unless, after study, is deemed to be an environmental nuisance.</p>
3	Concern about the consumption of alcohol and then people driving on the narrow road.	This is a police matter.
REPRESENTATION 8		
1	<p>Would want to see a traffic road count for three months, to see what the road usage is now.</p> <p>Three 'slow traffic' lanes should be installed along Ironcliffe Road.</p>	Periodic review of the road traffic volumes are undertaken as required.
2	Original application for the Butchers Shop was approved on advice the property had not been used for cropping. This was incorrect.	The butcher/commercial kitchen was approved for development on Class 2 land. Records do not give details, other than approval was given because the use was ancillary to the primary industry use of the land.
3	'Glamping' is to be prohibited from the north-western boundary where an indigenous cave is located.	The 'glamping' aspect of the development would be located within close proximity to the proposed function centre and cabins, not near the north-western boundary of the land.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

The representations received do not hold sufficient merit to warrant the refusal of the new tourist-oriented use of the land. Council's Infrastructure Services has advised that the TIA accompanying the application is adequate and the Road Authority is satisfied with the suitability of Ironcliffe Road for the anticipated level of traffic that would be using the road. In accordance with the TIA, if a Permit is issued, a condition is to be placed on the Permit to limit the number of persons on the land at any one time to be not more than 250.

It is considered the proposed use of the rural property for functions and events and visitor accommodation adequately satisfies the Performance Criteria of the Planning Scheme. Whilst the proposal fails on the need to be reliant upon a primary industry resource, Visitor accommodation and Community meeting and entertainment uses of the land would not interfere with any existing irrigation activities that may occur on adjoining land, due to the size of land holdings and the fact that land to the east, south and west is heavily vegetated with native vegetation. The uses would not result in the further loss of prime agricultural land, or a loss of land for irrigation, and would not constrain or fetter current or future primary industry activity on the subject or adjoining land.

Adjoining the Dial Range, the use and development seeks to locate on Rural Resource land to access the naturally occurring, scenic attributes of the site and to build on the opportunity to increase the viability of the land.

It is considered appropriate the proposed development be approved, subject to conditions.

### *Recommendation –*

It is recommended that the application for Community meeting and entertainment – change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) – variation to sensitive use development standards and suitability of site for use and development at 886 Ironcliffe Road, Penguin – Application No. DA2020072 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PLA Designs Pty Ltd, Drawing Nos. 19187-0, Revision C, 19187-02, Revision D, 19187-03, Revision D, 19187-04, Revision C, 19187-05, Revision C and 19187-06, Revision B dated 9 June 2020, and Drawing Nos. 19187-07, Revision A, 19187-08, Revision B, 19187-09, Revision B, and 19187-10, Revision B dated 24 February 2020 and 19187-11, Revision C dated 9 June 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the Traffic Impact Assessment by Pitt & Sherry, Reference DV20001d001 CO26 TIA 31P Rev00/AVT/wp dated 15 July 2020. In this regard, not more than 250 persons are permitted on the land at any one time.
- 3 The development must be in accordance with the On-Site Wastewater Soil Evaluation and Design by GeoTon Pty Ltd, Reference No. GL 19595Ac dated 15 April 2020.
- 4 The development must provide for the on-site collection, storage and disposal of stormwater clear of any defined building area, wastewater disposal area and access driveway.
- 5 The development must make provision of a suitable potable drinking water system.
- 6 A minimum of 84 car parking spaces must be provided on the site and enable the forward movement of vehicles entering and egressing the site.
- 7 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the “Unsealed Roads Manual Guideline for Good Practice ARRB”.

- 8 Prior to lodgement of application for a Building and Plumbing permit, the developer must submit to the Central Coast Council, a copy of a biosecurity plan that is to be developed in consultation with a private veterinarian and the Animal Biosecurity Division of the Department of Primary Industries, Parks, Water and Environment.
- 9 Prior to lodgement of application for a Building and Plumbing permit, the developer must submit to the Central Coast Council a risk assessment by a suitable qualified person examining the impacts, if any, of the proposed wastewater system on an adjoining water bore at 860 Ironcliffe Road.

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 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work and/or use of the buildings.’

The Land Use Planning Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Annexures referred to in the Land Use Planning Group Leader’s report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the application for Community meeting and entertainment – change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) – variation to sensitive use development standards and suitability of site for use and development at 886 Ironcliffe Road, Penguin – Application No. DA2020072 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PLA Designs Pty Ltd, Drawing Nos. 19187-0, Revision C, 19187-02, Revision D, 19187-03, Revision D, 19187-04, Revision C, 19187-05, Revision C and 19187-06, Revision B dated 9 June 2020, and Drawing Nos. 19187-07, Revision A, 19187-08, Revision B, 19187-09, Revision B, and 19187-10, Revision B dated 24 February 2020 and 19187-11, Revision C dated 9 June 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the Traffic Impact Assessment by Pitt & Sherry, Reference DV20001d001 CO26 TIA 31P Rev00/AVT/wp dated 15 July 2020. In this regard, not more than 250 persons are permitted on the land at any one time.
- 3 The development must be in accordance with the On-Site Wastewater Soil Evaluation and Design by GeoTon Pty Ltd, Reference No. GL 19595Ac dated 15 April 2020.
- 4 The development must provide for the on-site collection, storage and disposal of stormwater clear of any defined building area, wastewater disposal area and access driveway.
- 5 The development must make provision of a suitable potable drinking water system.
- 6 A minimum of 84 car parking spaces must be provided on the site and enable the forward movement of vehicles entering and egressing the site.
- 7 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the "Unsealed Roads Manual – Guideline for Good Practice ARRB".
- 8 Prior to lodgement of application for a Building and Plumbing permit, the developer must submit to the Central Coast Council, a copy of a biosecurity plan that is to be developed in consultation with a private veterinarian and the Animal Biosecurity Division of the Department of Primary Industries, Parks, Water and Environment.
- 9 Prior to lodgement of application for a Building and Plumbing permit, the developer must submit to the Central Coast Council a risk assessment by a suitable qualified person examining the impacts, if any, of the proposed wastewater system on an adjoining water bore at 860 Ironcliff Road.

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 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work and/or use of the buildings.”
- .....
- .....
- .....

**2.5 Residential – subdivision (25 lots, road and redevelopment of Ulverstone swim centre car park) – comprising six internal allotments at 77 Eastland Drive, Ulverstone – Application No. DA2020201**

The General Manager reports as follows:

“Due to the Council having received formal representation from the Crown Solicitor questioning the validity of the application, the Applicant has provided consent for an extension of time to allow those matters raised to be further considered, therefore the report was withdrawn from this meeting.”

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### 3 CLOSURE OF MEETING TO THE PUBLIC

#### 3.1 Meeting closed to the public

The General Manager reports as follows:

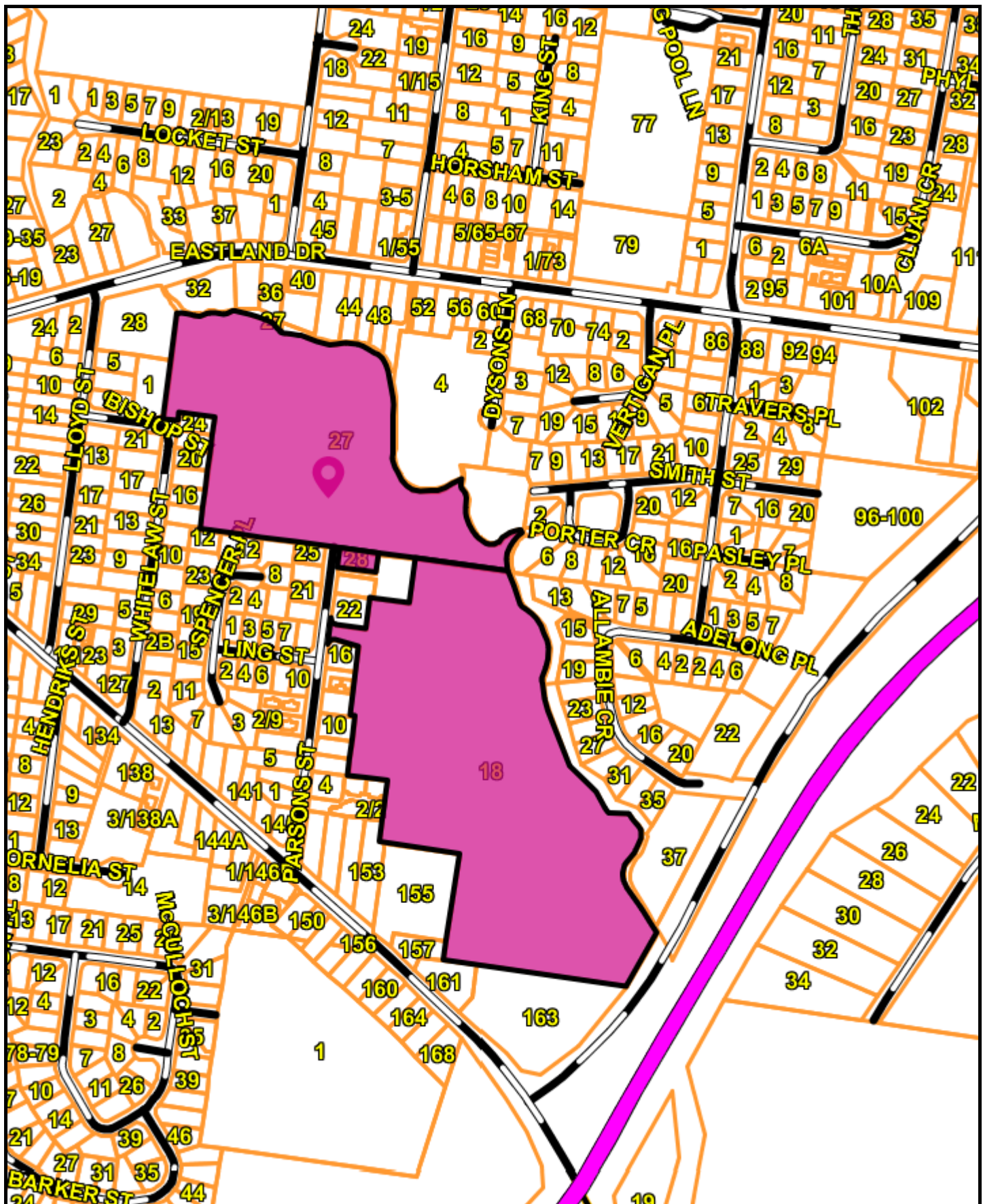
*“As reported at Agenda Item 2.5 ‘Due to the Council having received formal representation from the Crown Solicitor questioning the validity of the application, the Applicant has provided consent for an extension of time to allow those matters raised to be further considered, therefore the report was withdrawn from this meeting.’, consequently this agenda item has also been withdrawn.”*

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# Associated Reports And Documents



# Annexure 1



50 m



Scale = 1 :  
5227.740



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19 King Edward St  
Ulverstone  
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Telephone: 03 6429 8800  
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24-Jul-2020

**Important**  
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

**Disclaimer**  
*This map is not a precise survey document*  
All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.  
© The List 2020.  
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**18, 27 & 28 PARSONS  
STREET, ULVERSTONE  
DA2020071**

# 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](mailto:planning@centralcoast.tas.gov.au)

www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



CENTRAL COAST COUNCIL

### 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

18 PARSONS ST., ULVERSTONE. ALSO INCLUDING  
28 PARSONS ST., 27 PARSONS ST., CT 8946/83

Certificate of  
Title Reference

152584/1

8946/83

201957/1

61381/3

Land Area

7.989ha

Heritage Listed Property

NO



#### Applicant/s

First Name

PDA SURVEYORS

Middle  
Name

Surname or  
Company name

Mobile

Postal Address:

77 GUNN ST, DEVONPORT

Phone No:

64236875

7310

Email address:

tom.reilly@pda.com.au



Please tick box to receive correspondence and any relevant information regarding your application via email.

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

First  
Name

ALAN

Middle  
Name

GORDON

Surname

BONNEY

Phone No

\* PLEASE SEE OVER FOR ADDITIONAL OWNERS.

Postal Address:

22 PARSONS ST.

ULVERSTONE

7315



**PERMIT APPLICATION INFORMATION**

(If insufficient space for proposed use and development, please attach separate documents)

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

Proposed Use

RESIDENTIAL

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** (please submit all documentation in PDF format to [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

MULTI-LOT SUBDIVISION & SERVICES, FLOOD

CONVEYANCE CHANNEL

\*ADDITIONAL OWNERS: 28 PARSONS ST, JOHN LANCE EVANS, PH.

64236875. CENTRAL COAST COUNCIL. PH. 64298900

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

\$ 4 M ..... Estimate/ Actual

Total floor area of the development ..... N/A .....m<sup>2</sup>

**Notification of Landowner****If land is NOT in the applicant's ownership**

I, THOMAS REILLY, 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 21/07/20.

**If the application involves land within a Strata Corporation**

I, N/A, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

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

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

General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

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

I, \_\_\_\_\_ the Minister

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

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

*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.*

**Applicants Declaration**

I/ we THOMAS REILLY  
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 21/07/20

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

## SEARCH OF TORRENS TITLE

VOLUME 152584	FOLIO 1
EDITION 3	DATE OF ISSUE 01-Dec-2011

SEARCH DATE : 21-Jun-2019

SEARCH TIME : 08.39 AM

## DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Plan 152584

Derivation : Part of Lot 5898 Granted to C.E. Button,  
0A-2R-38Ps & Part of 0A-2R-3Ps. Granted to A. Page and Part of  
1A-0R-16Ps, Granted to B.E. Button  
Prior CT 46172/1

## SCHEDULE 1

B328130 ALLAN GORDON BONNEY

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
B471263 BURDENING EASEMENT: Right of Carriageway [appurtenant  
to Lot 1 on Sealed Plan No. 44664) over the land  
marked Q.R.S.T. on Plan No. 152584  
B328131 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 23-Jan-1990 at 12.01 PM

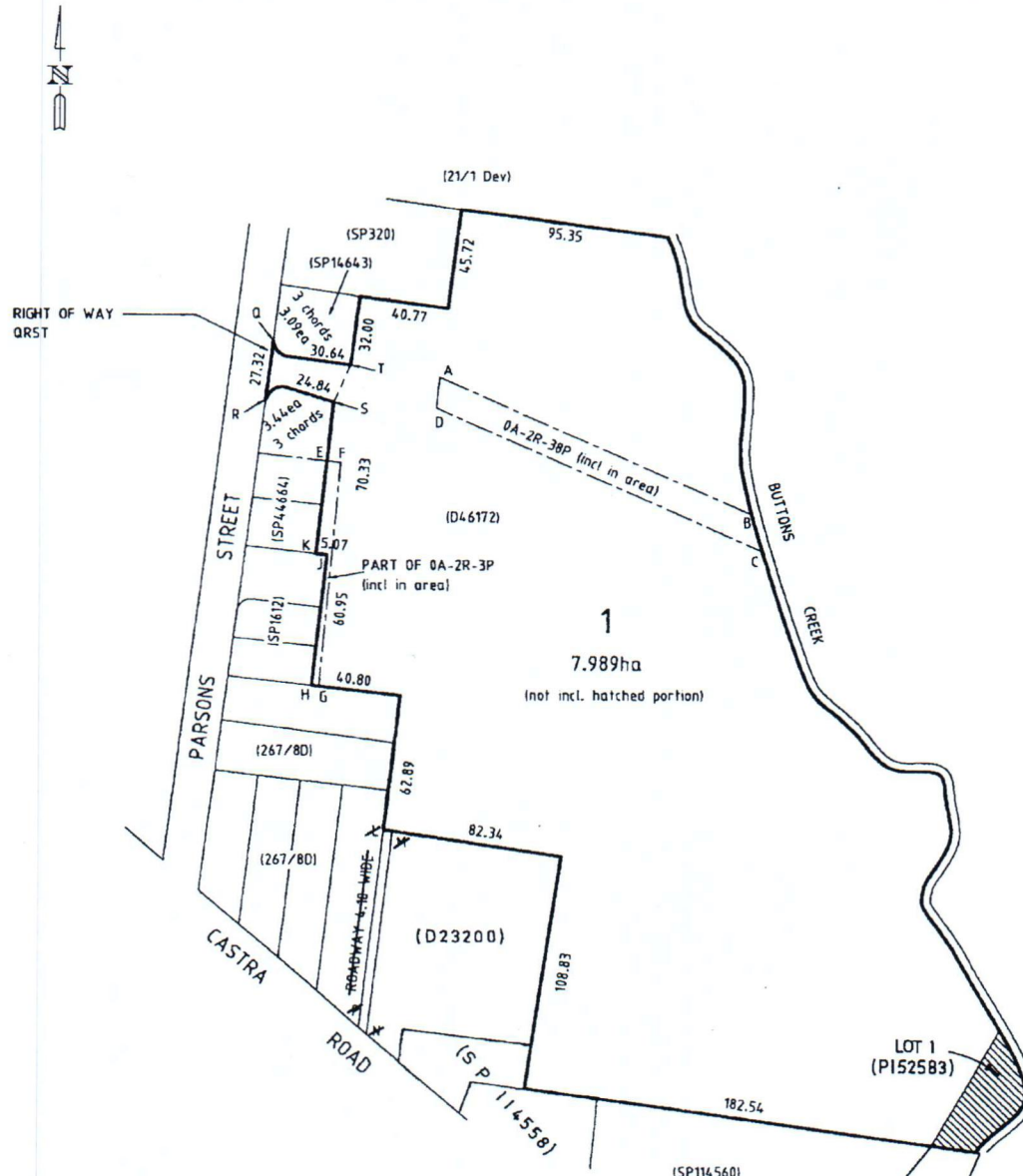
## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER A.C. BONNEY		<b>PLAN OF TITLE</b>		REGISTERED NUMBER <b>P152584</b>
FOLIO REFERENCE FR46172-1		LOCATION <b>TOWN OF ULVERSTONE</b>		
GRANTEE PART OF LOT 5898, 200AC. GRANTED TO CHARLES EDWARD BUTTON, OA-2R-38P & PART OF OA-2R-3P GRANTED TO A. PAGE AND PART OF 1A-OR-16P GRANTED TO B.E. BUTTON.		FIRST SURVEY PLAN No. 19/3Dev COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD SCALE 1: 2000 LENGTHS IN METRES		APPROVED .....8 APR 2008..... <i>Alice Kava</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4244-43,44)	LAST UPI No. GCX21	LAST PLAN No. D46172	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**BALANCE PLAN**



THE ROADWAY 4.18 WIDE MARKED LMNP  
HEREON HAS BEEN DELETED PURSUANT  
TO D16609 APPLICATION FOR CANCELLATION  
OF THE REGISTRATION OF AN EASEMENT

(P1525) **CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: **16 MAR 2020**

Application No: *00000001*

Doc. Id: *350287*

## SEARCH OF TORRENS TITLE

VOLUME 108000	FOLIO 4
EDITION 1	DATE OF ISSUE 19-Nov-1993

SEARCH DATE : 18-Mar-2020

SEARCH TIME : 10.40 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 4 on Sealed Plan 108000

Derivation : Part of 1A-0R-16Ps Gtd. to B.E.Button &amp; Part of

Lot 5898 Gtd. to C.E.Button

Prior CT 2158/23

SCHEDULE 1

B655490 ASSENT to DAVID GEORGE HOWARD of two undivided 1/4 shares, ELIZABETH ANNE BALDOCK of one undivided 1/4 share and LYNETTE JOY HOWARD of one undivided 1/4 share as tenants in common

SCHEDULE 2

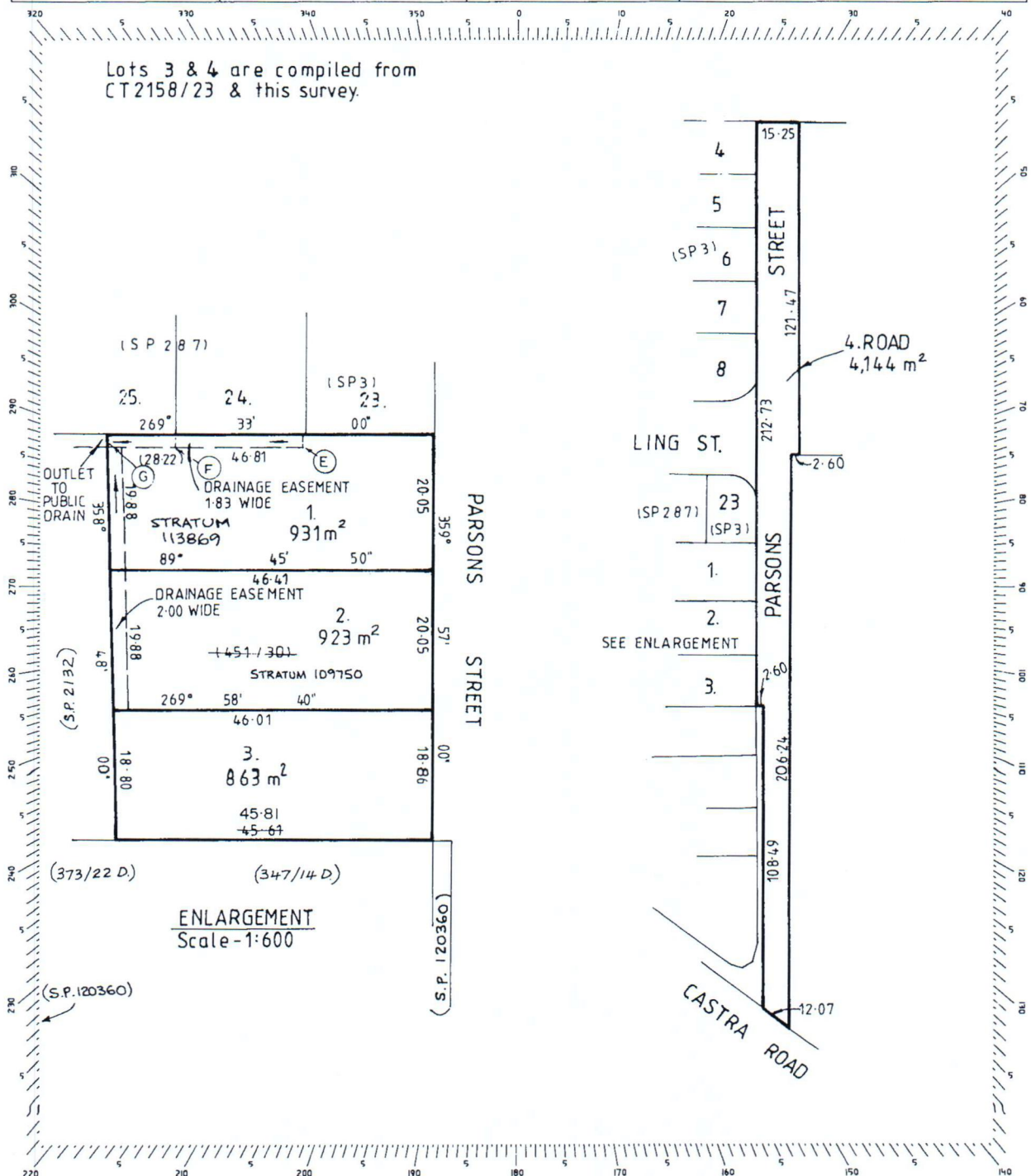
Reservations and conditions in the Crown Grant if any  
SP108000 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

EARLY ISSUE

OWNER D.G. HOWARD & ORS.		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP 108000</b>
FOLIO REFERENCE CT 2158/23		BY SURVEYOR K.R. MICHELL OF K.R. MICHELL & ASSOC. P/L 64 BEST ST. DEVONPORT 7310.		
GRANTEE PART OF 1A-0R-16P, STD TO: BLANCHE ELIZABETH BUTTON & PART OF LOT 5898, 200Acs. GTD TO CHARLES EDWARD BUTTON.		LOCATION  <b>TOWN OF ULVERSTONE</b>	APPROVED EFFECTIVE FROM <b>10 NOV 1993</b> <i>H. J. ...</i> Recorder of Titles	
SCALE 1: 1500		LENGTHS IN METRES		
STATE MUNICIPAL CODE No. 63	LAST UPI No. 4310	LAST SURVEY PLAN No. <del>451/30</del> 25-6 DEV	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





SP108000

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

Lot 1 on the plan is subject to a right of drainage (appurtenant to Lots 24 & 25 on SP 287) over the Drainage Easements marked E.G. & F.G. respectively.

~~Lots 1, 2 and 3 on the plan are subject to the easements set forth in the Second Schedule in folio of the Register Volume 2150 Folio 23.~~

FENCING COVENANT

The owner of each Lot on the plan covenants with David George Howard, Elizabeth Anne Saldock and Lynette Joy Howard (hereinafter referred to as "the Vendor") that the Vendor "shall not be required to fence".

No other covenants, easements or profits à prendre are created to benefit or burden the Lots shown on the plan.

SIGNED by DAVID GEORGE HOWARD, )  
ELIZABETH ANNE SALDOCK and )  
LYNETTE JOY HOWARD the )  
 registered proprietors of the )  
 land comprised in Certificate )  
 of Title Volume 2153 Folio 23 )  
 in the presence of: )

*D. G. Howard*  
*E. A. Saldock*  
*L. J. Howard*

*[Signature]*

SOLICITOR'S CLERK  
 ULVERSTONE

This is the schedule of easements attached to the plan of David George Howard  
(Insert Subdivider's Full Name)  
Elizabeth Anne Baldock and Lynette Joy Howard affecting land in  
Certificate of Title Volume 2158 Folia 23  
(Insert Title Reference)

Sealed by Municipality of Central Coast on 4<sup>th</sup> October 1993

Solicitor's Reference JAK : JD

  
Council Clerk/Town Clerk

OSK 3134

## SEARCH OF TORRENS TITLE

VOLUME 61381	FOLIO 3
EDITION 5	DATE OF ISSUE 16-Feb-2011

SEARCH DATE : 16-Jul-2020

SEARCH TIME : 10.32 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 3 on Sealed Plan 61381 (formerly being SP320)

Derivation : Part of Lot 5898 Gtd. to C.E. Button

Prior CT 2095/90

SCHEDULE 1

M318768    TRANSFER to JOHN LANCE EVANS    Registered 16-Feb-2011  
                 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 61381 EASEMENTS in Schedule of Easements

SP 61381 FENCING COVENANT in Schedule of Easements

A164335 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**DIAGRAM FROM ACTUAL SURVEY**

PLAN NO. 320

DATE 7-5-65

DEPUTY REGISTRAR *M. H. H. H.*

**TOWN OF ULVERSTONE**

No. OF APPLICATION  
*ODFye 1101-57c*

Scale 50 Feet to an inch

REGISTERED NUMBER  
**61381**

**S.P.320**

Filed by *Conrad Clark*  
*M. H. H. H.*

Lodged at the Lands  
Titles Office  
on *26-3-65*  
at *10.40*  
Receipt No. *60887*  
Receiving Clerk

Part of Lot 5898, 200'-0"-0",  
Granted to Charles Edward Button

(P 201957)  
J. E. Haywood Owner  
(21,000) (901 - 7c.t.)

(SP.3.)

(324,0)

(34)

PARSONS STREET

Nire 05.1° fence 90° 0' 10 yds

Drainage Easement 6' Wide

3

0'-0"-3'

(45)

2

130° 0' 270° 0' 90° 0' 130° 0'

1

0'-0"-3'

130° 0' 270° 0' 90° 0' 130° 0'

(SP.14643)

D. G. Howard Owner  
(1101 - 58 c.t.)

(19,000)

(763 - 71c.t.)

D. G. Howard & Anr Owners

Seal

To be filled in by Surveyor.

Survey commenced

Survey finished

Error of close 1 in

Office examination.

Plotted by *A.H.*

Examined as to boundaries *16.5.65*

Mathematically checked *A.H.*

Entered on Card by *A.H.*

I, *John Reginald Green* of *Devonport* Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

*John Reginald Green*  
Authorised Surveyor.

No 666. APPROVAL BY LOCAL AUTHORITY

THE COMMON SEAL of the WARDEN, COUNCILLORS and ELECTORS of the Municipality of Ulverstone has been hereunto affixed pursuant to a resolution of the Council of the said Municipality of Ulverstone passed the 15th. day of February, 1965, in the presence of ua.

.....WARDEN.

.....COUNCILLOR.

.....COUNCIL CLERK.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_



## SCHEDULE OF EASEMENTS

Sheet of Sheets

Office use only

PLAN No.

**S.P.320**

This is the schedule of easements attached to the plan of .....

..... comprising part of the land in

..... Sealed by The .....

(insert title reference)

Ulverstone Municipal Council on 16 February 1965

*[Signature]*

Council Clerk/Town Clerk

### EASEMENTS

Each Lot in Column A is:

1. TOGETHER WITH a right of drainage over the drainage easement passing through the Lots (if any) specified thereto in Column B, and
2. SUBJECT TO a right of drainage over the drainage easement through the Lot as appurtenant to the Lots (if any) specified opposit thereto in Column C.

Column A.	Column B.	Column C.
1.	2, 3.	NIL
2.	3.	1.
3.	NIL.	1, 2.

### COVENANTS.

The owner of each Lot shown on the plan covenants with Oakley David Pyfe "that the said Oakley David Pyfe shall not be required to fence".

SIGNED by OAKLEY DAVID FYFE  
in the presence of:-

*[Signature]*  
LAW CLERK,  
ULVERSTONE.

*[Signature]*

Registered Proprietor of the Lots  
shown on the annexed Plan

WRITE ON THIS SIDE OF THE PAPER ONLY

## SEARCH OF TORRENS TITLE

VOLUME 8946	FOLIO 83
EDITION 2	DATE OF ISSUE 06-Mar-1997

SEARCH DATE : 12-May-2020

SEARCH TIME : 03.11 PM

DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON  
Lot 83 on Sealed Plan 8946  
Derivation : Part of Lot 5898 Gtd to C E Button  
Prior CT 3607/89

SCHEDULE 1

C9009      TRANSFER to CENTRAL COAST COUNCIL      Registered  
06-Mar-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 8946    FENCING COVENANT in Schedule of Easements


UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



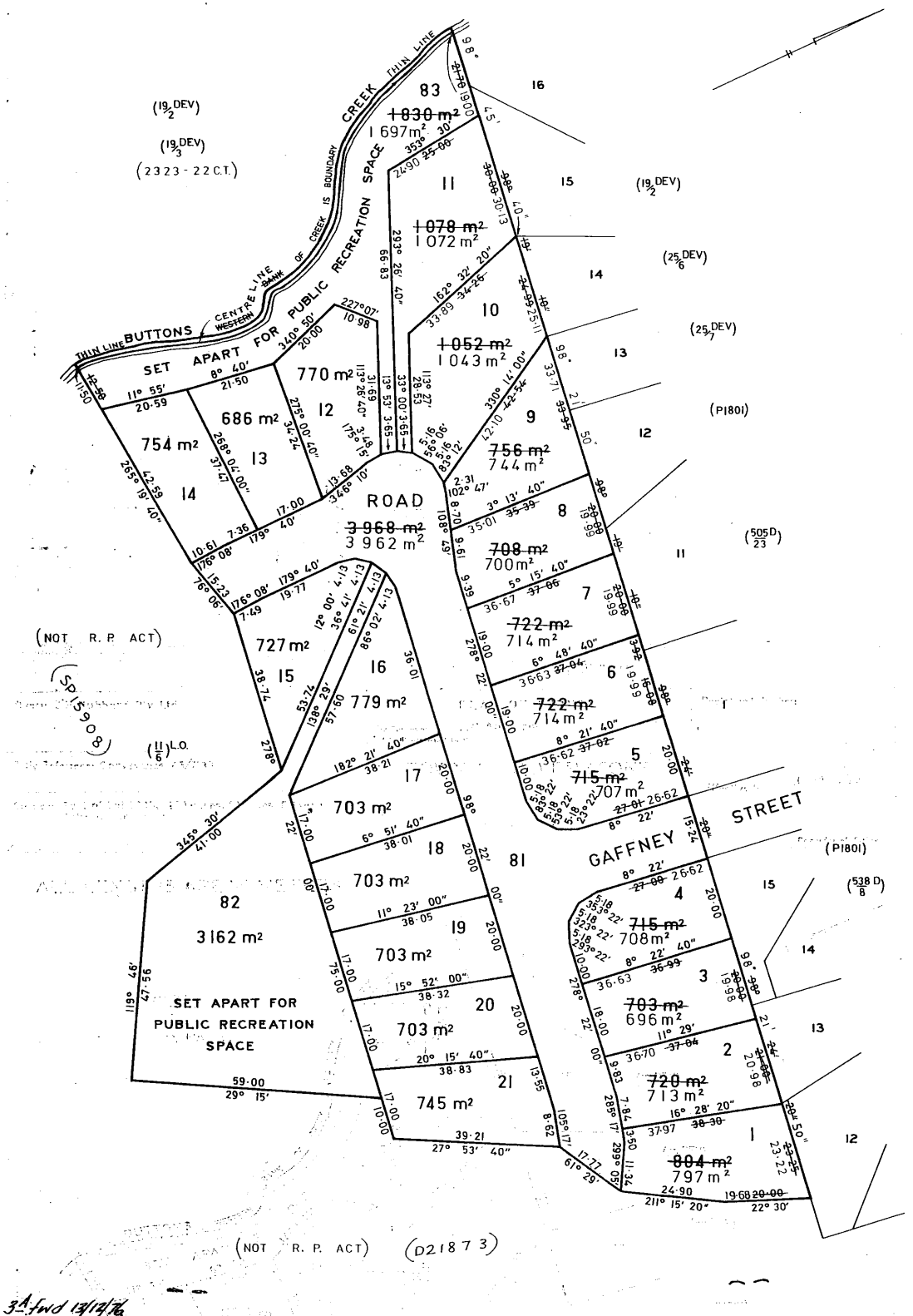
-9 DEC 1976

S.P. 8946

Owner: J.H. Hubbard Pty. Ltd.	PLAN OF SURVEY by Surveyor: P.N. Anderson of land situated in the	Registered Number: <b>S.P. 8946</b>
Title Reference: Conveyance 46/7138	TOWN OF ULVERSTONE LAND DISTRICT OF DEVON PARISH OF ABBOTSHAM Scale 1:750	Effective from: 23 MAY 1977  Recorder of Titles
Grantee: Part of Lot 5898, 200 acres, Charles Edward Button, Purchaser		

4/8 FNS 13/12/76

ALL LENGTHS ARE IN METRES



7



**SCHEDULE OF EASEMENTS**

Plan No.

**S.P. 894 6**

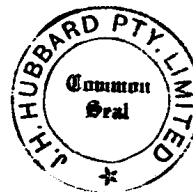
NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**COVENANT:** The owner of each Lot shown on the plan hereby covenants with J.H. Hubbard Pty.Ltd. that the Vendor the said J.H. Hubbard Pty.Ltd. "shall not be required to fence".

**NO OTHER** easements, covenants or profits a prender are hereby created to benefit or burden the Lots shown on the Plan.

THE COMMON SEAL of J.H. HUBBARD PTY.LTD.  
the registered proprietors of the land  
comprised in Conveyance Registered  
No. 46/7138 we hereunto affixed in the  
presence of



..... *J. H. Hubbard* ..... Director.

..... *J. H. Hubbard* ..... Secretary.

Dated this                      day of                      1976

**CERTIFIED CORRECT** for the purposes of the Real Property Act 1862  
as amended

**LITTLE WALSH & DAY**

Per : *Norman & Day*

Solicitors for the Registered Proprietor.

THE COMMON SEAL of THE HOBART SAVINGS  
BANK the Mortgagee under Mortgage  
46/7139 was hereunto affixed by order of  
the Executive Committee in the presence of:

..... *Norman & Day* .....  
..... *Norman & Day* .....  
..... *Norman & Day* .....

{ Members of the Executive  
Committee  
General Manager



8946

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of

J. H. Hubbard  
(Insert Subdivider's Full Name)

affecting land in

Pt. 141  
No. 46/738  
(Insert Title Reference)

Sealed by

Municipality of Murrumbidgee

on

1st Dec. 1976

Council Clerk/Town Clerk

3625

## SEARCH OF TORRENS TITLE

VOLUME 201957	FOLIO 1
EDITION 1	DATE OF ISSUE 18-Nov-1994

SEARCH DATE : 12-May-2020

SEARCH TIME : 03.11 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Plan 201957

Derivation : Part of Lot 5317 Gtd to G Ellis & Anr Part of Lot  
5898 Gtd to C E Button

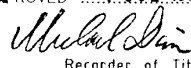
Prior CT 2183/24

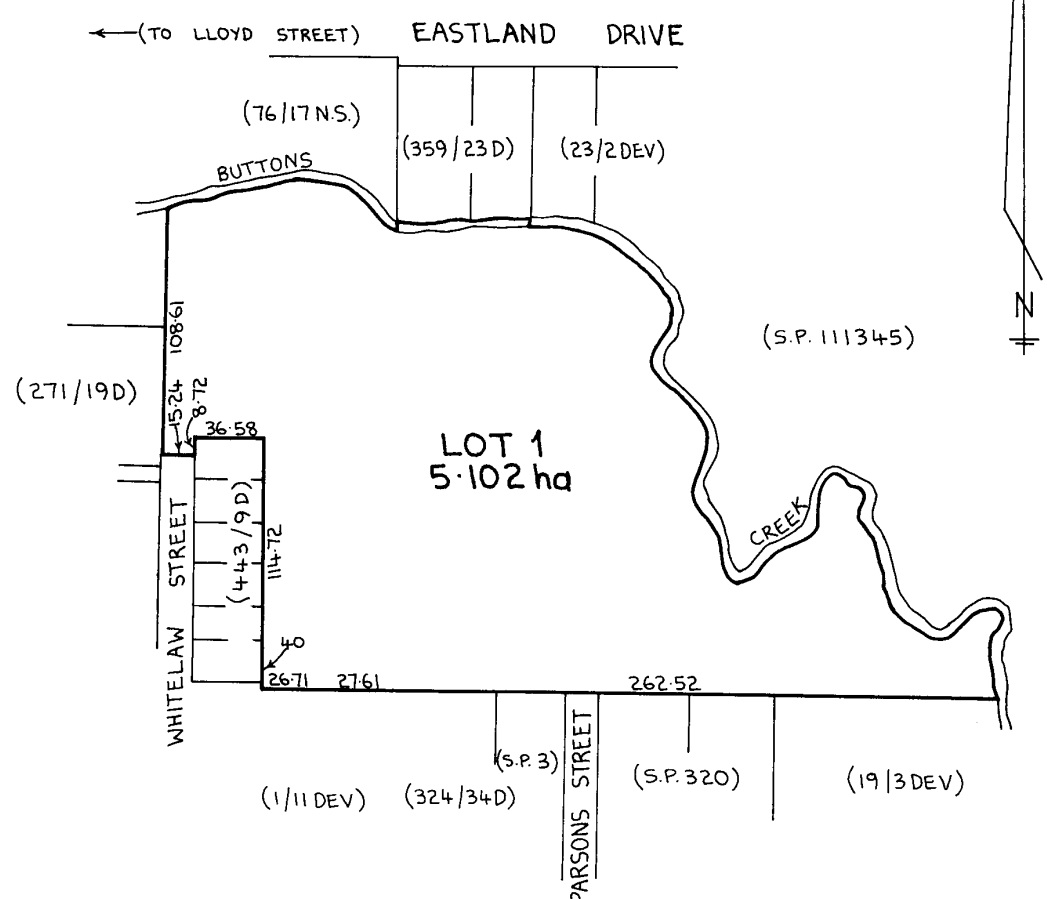
SCHEDULE 1

A251518 TRANSFER to CENTRAL COAST COUNCIL

SCHEDULE 2Reservations and conditions in the Crown Grant if any  
A236440 ADHESION ORDER under Section 477A of the Local  
Government Act 1962 affecting the land firstly above  
described Registered 01-Jul-1966 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER  FOLIO REFERENCE CT 2183/24  GRANTEE		<b>PLAN OF TITLE</b> LOCATION TOWN OF ULVERSTONE  FIRST SURVEY PLAN No. (21/1 DEV) (3/15 DEV) COMPILED BY LTO (SP17)  SCALE 1: 2000      LENGTHS IN METRES		Registered Number  <b>P201957</b>  APPROVED 14 JUL 1997  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4244-43)	LAST UPI No 6304342	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



**LOT 1**  
5.102 ha

DAB

25 June 2020

I, Sandra Ayton, General Manager of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of planning application DA2020071 for the staged subdivision of land at 18 and 26 Parsons Street to form 79 lots and a flood conveyancing channel along the western side of Buttons Creek.

The development would incorporate flood mitigation works on Council owned land at 27 Parsons Street, Ulverstone, known as Haywoods Reserve.

  
Sandra Ayton  
GENERAL MANAGER

## Submission to Planning Authority Notice

Council Planning Permit No.	DA2020071	Council notice date	8/05/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00634-CC	Date of response	28/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
<b>Development details</b>			
Address	18 PARSONS ST, ULVERSTONE	Property ID (PID)	2867230
Description of development	Stage Subdivision - 79 Lots		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	43728TR-2C / Concept Servicing Plan Sh. 4 & 5		25/02/2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. The developer must design and construct, the upsizing of a existing DN150mm Ø sewer mains to TasWater's satisfaction to accommodate the proposed development. (TasWater's Asset number: <u>A687246</u> approximately 55.7m) See figure 1 below in advice section  <i>Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within/outside of Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.  The additional amount of storage has been determined using TasWater's Supplement to WSA 04-2005 2.1 WSAA Sewage Pumping Station Code of Australia Version 3.0 and has been calculated on Average Dry Weather Flow (ADWF).</i> </li> <li>5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> </ol>			

6. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "PDA Surveyors 43728TR-2C Sh. 4 & 5", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

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

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be

obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
17. Prior to the issue of a Consent to Register a Legal Document from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) over affected adjoining titles to cover existing/proposed TasWater infrastructure.

#### **DEVELOPMENT ASSESSMENT FEES**

18. 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. \$1,139.79 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.

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

#### **Advice**

##### **General**

For information on TasWater development standards, please visit

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

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

##### **Water Boundary Conditions**

In the absence of a specified fire flow, a standard non-residential fire flow of 10 L/s has been assumed.

Hydraulic context and overview description of current capacity issues:

The proposed development is located in the Kimberleys Reservoir pressure zone supplied from Kimberleys Reservoir which has a TWL of 64.26 m AHD. This development is at an elevation of 15 m AHD, giving a maximum static pressure of 49 m in a well-looped network.

The main in Parsons Street is a two direction feed pipe which branches off Smith Street and Main Street.

These pressure heads are at the assumed connection point in Parsons Street and do not include losses through the service connection or associated pipework

##### **Note**

The hydraulic and process capacity of the water treatment plant and sources upstream have not been assessed.



## Sewer Main Replacement(Yellow)

*Figure 1*




*Pipe exceeding capacity following the introduction of the proposed development.*

### 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		



25 June 2020

Our ref.: DA2020071, pjb:kaa  
Doc ID: 359539

Mr T Reilly  
PDA Surveyors  
77 Gunn Street  
DEVONPORT TAS 7310

Dear Tom

*LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013*  
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS  
PROPOSED 79 LOT SUBDIVISION - 18, 26 & 27 PARSONS STREET, ULVERSTONE 7315

I refer to your application DA2020071 for a seventy nine lot subdivision at 18, 26 and 27 Parsons Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access, stormwater disposal and Council infrastructure.

Access can be provided to the road network at Parsons Street, Ulverstone, subject to the following:

- R1 Access to Parsons Street may be located generally as shown on the enclosed PDA Surveyors Proposal Plan of Subdivision Sheet 1 dated 25 February 2020;
- R2 Road and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services. In particular, but not limited to:
- (a) 18 metre wide road reservation;
  - (b) Type KCS kerb on both sides of new road;
  - (c) A 1.5m wide concrete footpath on at least one side of the proposed roads and generally in accordance with Standard Drawing TSD-R11-v1 Urban Roads Footpaths;
  - (c) Cul-de-sacs in accordance with Standard Drawing TSD- R08-v1 Typical Cul-de-sac Details - Urban and Rural;
  - (d) Temporary Cul-de-sac or turning head at the end of the proposed interim stages in accordance with Standard Drawing TSD- R07-v1 Urban Roads - Cul-de-sac Turning Heads (no kerb required);

- (e) Reinforced concrete vehicular accesses to each lot in accordance with Standard Drawings TSD- R09-v1 Urban Roads – Driveways and TSD- R14-v1 Approved Concrete Kerbs and Channels – Profile Dimensions;
- R3 As noted in the submitted Traffic Impact Assessment, by Pitt & Sherry dated 18 May 2020, a section of Parsons Street is only 8.25m wide. As part of the first stage of the proposed development this section of kerb must be removed and replaced on the same alignment as the rest of Parsons Street (nominal 8.9m road width). The developer is to submit design drawings to the Council's Director Infrastructure Services, or his representative, for approval taking into account the existing infrastructure in their design;
- R4 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the Parsons Street road reservation, and must be arranged prior to any work associated with this permit being undertaken. Please contact the Council's Public Safety Officer on 0419 103 887;
- R5 Any damage or disturbance to roads, footpaths, kerb and channel or nature strips resulting from activity associated with the subdivision must be rectified;
- R6 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;
- R7 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or their representative;
- R8 All works or activity listed above shall be at the developer's/property owner's cost.

Due to its capacity and location only very limited access can be provided to a Council's stormwater network to drain stormwater from some of the proposed lots and roadway of the proposed development.

Any piped stormwater discharge from the site to the existing piped system in Parsons Street must be managed under one of the following scenarios:

- 1 The allowable piped stormwater discharge is to be the difference between the existing flow in the downstream piped system for a 5% AEP rainfall event and the flow in the downstream piped system running 60% full at the most restricted point;



- 2 The allowable piped stormwater discharge from the site developed to 80% impervious for a 5% AEP rainfall event, provided that the downstream drainage system is, and can be, upgraded accordingly;
- 3 Alternative stormwater disposal methods may be considered. Approval of such will be at the discretion of the Council's Director Infrastructure Services;
- 4 For either the remainder of the development site or alternatively all of the development site, a new stormwater discharge to Buttons Creek, is to be located at a location agreed to by the Council's Director Infrastructure Services. Under the Urban Drainage Act 2013, collected stormwater is to be suitably treated to remove erroneous matter. The proposed treatment system design and specification, is to be submitted for approval to the Council's Director Infrastructure Services, prior to commencing work on the development site.

Any proposed stormwater system will be subject to the following:

- S1 Stormwater drainage and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services;
- S2 Any proposed on-site stormwater detention storage system must be provided to limit the peak rate of stormwater discharge from portion of the development being serviced by said detention system, relative to the scenarios detailed above;
- S3 Any proposed on-site detention storage system must be designed to accommodate the maximum volume generated for a storm event within the 5% AEP to 1% AEP range for the portion of the development being serviced by said detention system, relative to the scenarios detailed above;
- S4 Any proposed on-site detention storage system must be designed by a civil engineer eligible for membership of IE Aust or equivalent;
- S5 The plans and calculations for any proposed on-site detention storage system must be submitted to the Director Infrastructure Services and be approved in principle by the Director Infrastructure Services or his representative, prior to the issuing Engineering Drawing Approval;
- S6 On completion of the works, an "as constructed" plan, must be submitted, complete with a certification that the installed stormwater system, including associated infrastructure and storages have been constructed in accordance with the approved design;

- S7 A downstream analysis must be undertaken on any stormwater system in to which stormwater discharge from the subdivision is proposed. For the purposes of this permit the downstream system includes natural and manmade watercourses;
- S8 Any stormwater system in which the downstream analysis has indicated that there is a lack of capacity to adequately cope with the additional stormwater discharge from the subdivision must be upgraded, relative to the scenarios detailed above;
- S9 The Council stormwater reticulation system must be extended to service the subdivision, where considered necessary by the Council's Director Infrastructure Services;
- S10 An appropriate flow path must be provided to cater for at least the 1% AEP event. This overland flow path must not adversely impact the proposed flood diversion drain nor allow peak floods that occur in Buttons Creek to backflow into the development site;
- S11 A separate reticulated stormwater connection, generally in accordance with the Tasmanian Standard Drawings, must be provided to each lot;
- S12 Any approved stormwater treatment system must be installed as close as practical to the subdivision piped stormwater discharge point or otherwise as approved by the Council's Director Infrastructure Services for ease of maintenance;
- S13 Appropriate easements must be established over any Council stormwater infrastructure;
- S14 The final survey plan must show areas that cannot be serviced by the stormwater drainage system;
- S15 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the subdivision must be rectified;
- S16 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or their representative;
- S17 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or their representative;
- S18 All work or activity listed above shall be at the developer's/property owner's cost.



The submitted reports by Pitt & Sherry regarding flood impact assessment dated 10 March, and as a result of a request for further information dated 15 June 2020, have been generally accepted as giving good guidance on engineering treatments revolving around peak stormwater events.

In general the following shall apply in respect to the provision of infrastructure associated with the development.

- 11 Engineering design drawings, including supporting documentation and calculations, for all road and stormwater infrastructure, including temporary or interim arrangements between stages, associated with the subdivision that will become an asset of the Council, shall be submitted for the in-principle approval of the Council's Director Infrastructure Services;
- 12 The finished surface level of each lot of a proposed stage of construction is to above the indicated 1% AEP flood level plus 0.3m. Whilst the new diversion drain is not in operation this level is to be the existing flood level plus 0.3m;
- 13 The design shall allow for the future development potential of the property;
- 14 Construction is not to commence until the relevant design drawings have been approved in-principle by the Council's Director Infrastructure Services;
- 15 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or their representative;
- 16 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be at the property owner's/developer's cost;
- 17 Drainage and/or pipeline easements shall be aligned along property boundaries where possible, and be to the satisfaction of the Council's Director Infrastructure Services or their representative;
- 18 Any damage or disturbance to existing services resulting from activity associated with the subdivision must be rectified at the property owner's/developer's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA2020071.

Please contact Council's Engineering Group Leader, Phillip Bowen, on tel. 6429 8971 should you have any further enquires.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'P. Breden', with a stylized, flowing script.

Paul Breden  
DIRECTOR INFRASTRUCTURE SERVICES

Encl.



# PLAN OF SUBDIVISION



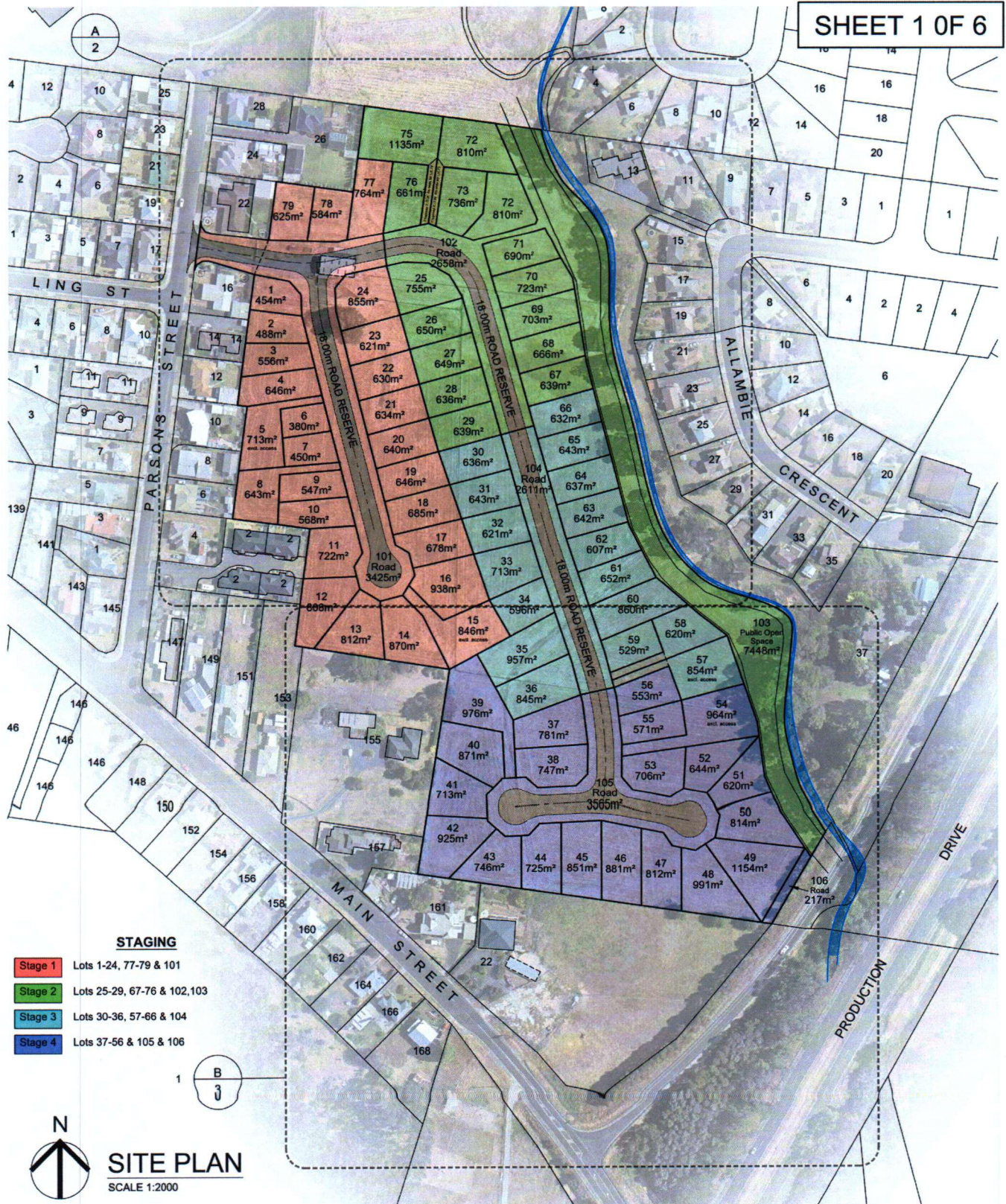
**PDA Surveyors**  
WALTER SURVEYS

Surveying, Engineering & Planning  
ABN 71 217 806 325

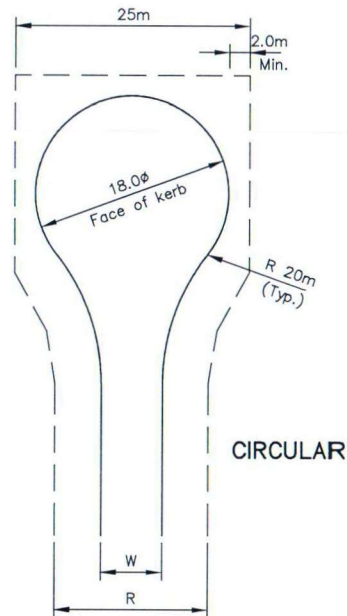
77 Gunn Street  
Devonport, Tasmania, 7310  
www.pda.com.au  
Also at: Burnie, Launceston,  
Hobart & Kingston  
PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
			Zone & Overlay	10.0 General Residential							
Title References	FR 152584/1										
Schedule Of Easements	Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.										
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-1C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

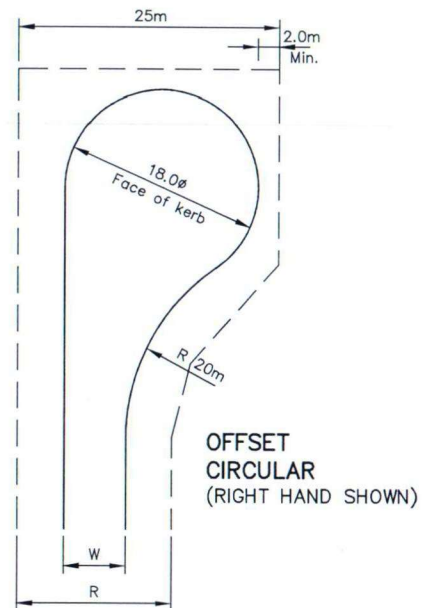
SHEET 1 OF 6



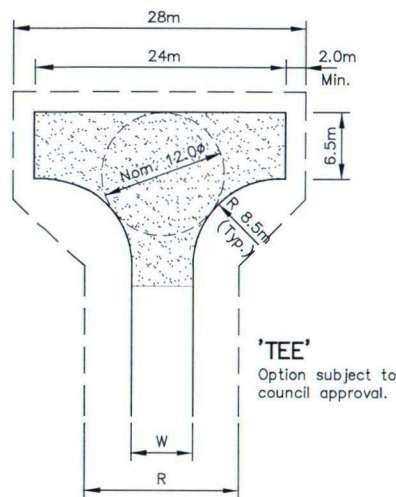




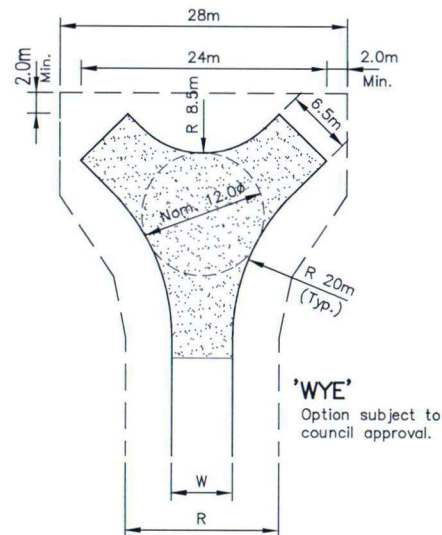
CIRCULAR



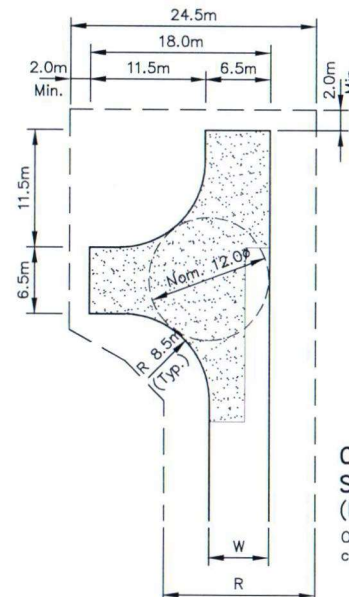
OFFSET  
CIRCULAR  
(RIGHT HAND SHOWN)



'TEE'  
Option subject to  
council approval.



'WYE'  
Option subject to  
council approval.



OFFSET  
SQUARE  
(LEFT HAND SHOWN)  
Option subject to  
council approval.

### NOTES

- The general layout and dimensions accommodate the wheelpaths for a:
  - Single Movement Turn by a design car – turning circle 12.0m
  - Three Point Turn by a design service vehicle – 8.8m long
- The road pavement shown represents the:
  - extent of pavement construction (No barrier kerbs).
  - face of kerb (barrier kerb type).
  - The minimum 2.0m clearance from the extent of the turning head to the road reserve boundary provides for service conduits, signage, vehicle overhang, pedestrian movement etc.
- Refer Sheet TSD-R06 for:
  - Road width (W) face of kerb to face of kerb.
  - Road reserve width (R)

### KEY

- ROAD RESERVE
- NO PARKING ZONE

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

XRef File: TSD-R07-v1.dwg

REFERENCES

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Local Government Association Tasmania

## STANDARD DRAWING

### URBAN ROADS

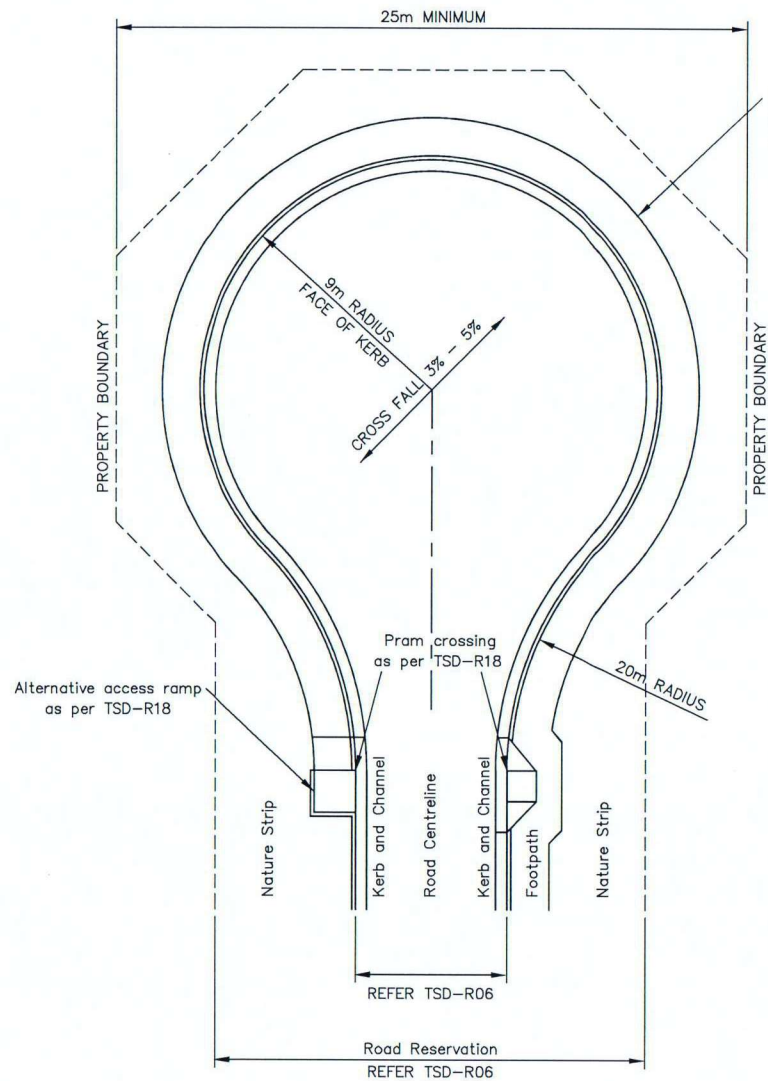
### CUL-DE-SAC TURNING HEADS

GPO Box 1521, Hobart Tasmania 7001 1326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 3966 F: 03 6233 3986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

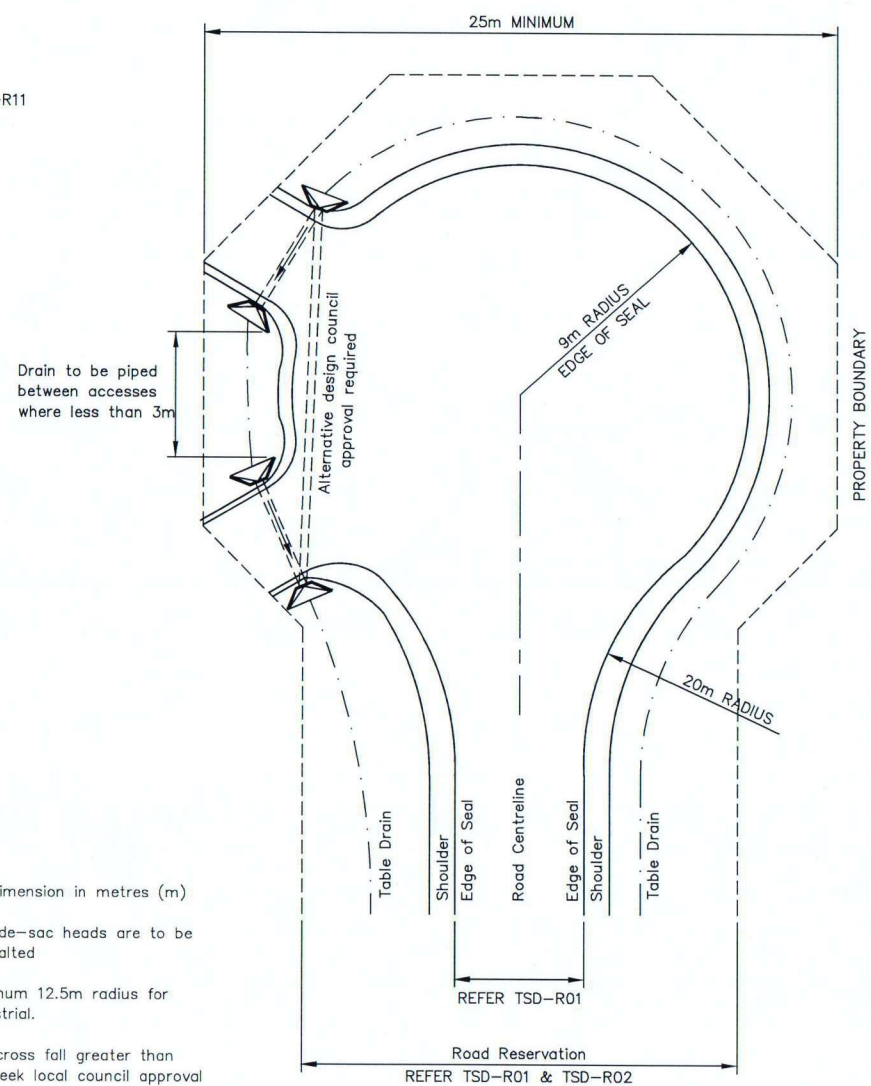
ISSUE DATE:  
30-11-2013

DWG No:  
TSD-R07-v1





**URBAN TYPE CUL-DE-SAC**



**RURAL TYPE CUL-DE-SAC**

**NOTES**

1. All dimension in metres (m)
2. Cul-de-sac heads are to be asphalted
3. Minimum 12.5m radius for industrial.
4. For cross fall greater than 5% seek local council approval

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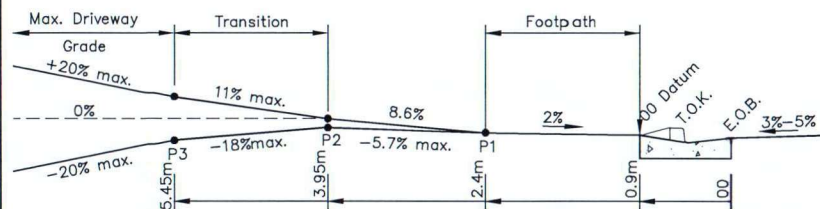
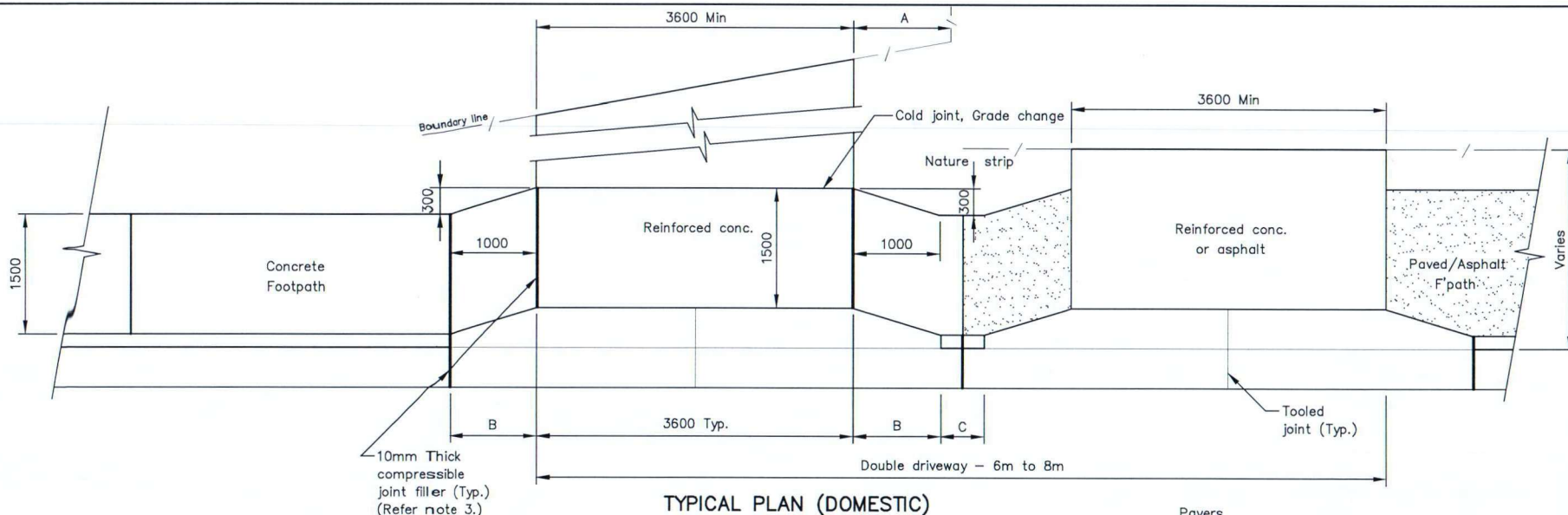
**STANDARD DRAWING**  
**TYPICAL CUL-DE-SAC DETAILS URBAN AND RURAL**

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

ISSUE DATE: 30-11-2013

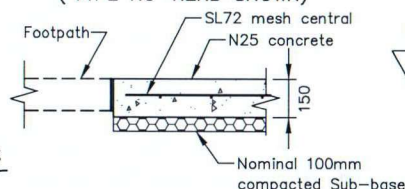
DWG No.

TSD-R08-v1

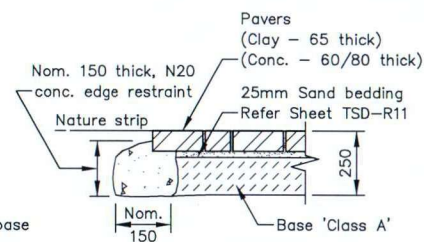


**TYPICAL DRIVEWAY PROFILE**  
SUITS 'B85' / 'B99' VEHICLES  
( ' TYPE KC' KERB / FOOTPATH AT KERB SHOWN)

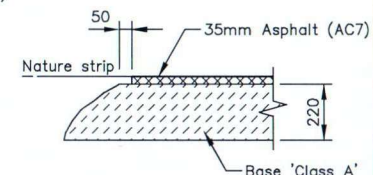
**TYPICAL PLAN (DOMESTIC)**  
( 'TYPE KC' KERB SHOWN)



**CONCRETE**



**SEGMENTAL PAVERS**



**ASPHALT**

**PAVEMENT DETAILS**

(For Sub-grade C.B.R.  $\geq 4.0\%$ )

DIMENSION TABLE — PLAN VIEW		
Dim.	Description	Notes
A	Boundary Offset	New Subdivisions — 1000mm min. Established areas — Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS < 500mm

**CONSTRUCTION NOTES**

1. Concrete surfaces — Edge tooled, broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%).
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD-R11, Footpaths).

**DESIGN NOTES**

4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
  - B85 Vehicle — Domestic driveways (including 1 — 2 units)
  - B99 Vehicle — Light commercial, large unit development.
5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.

SCALES: AS SHOWN  
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**STANDARD DRAWING**  
URBAN ROADS  
DRIVEWAYS

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 9966 F: 03 6233 9966 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

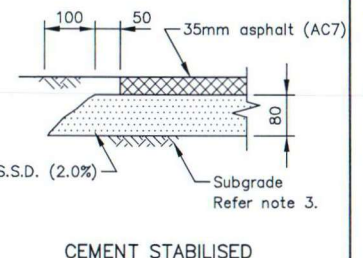
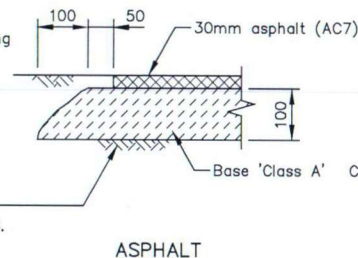
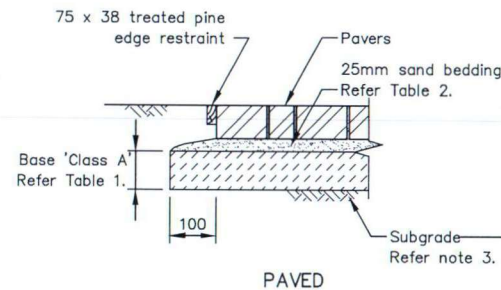
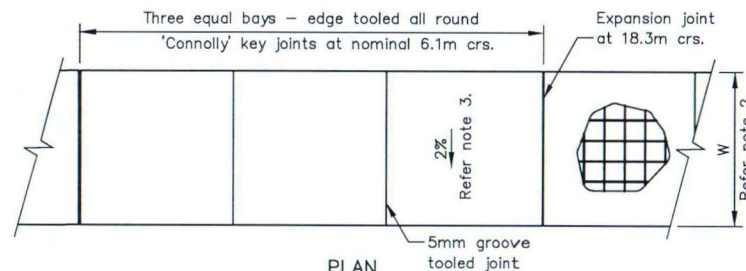
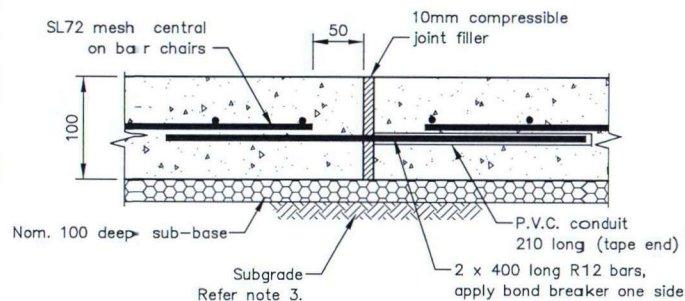
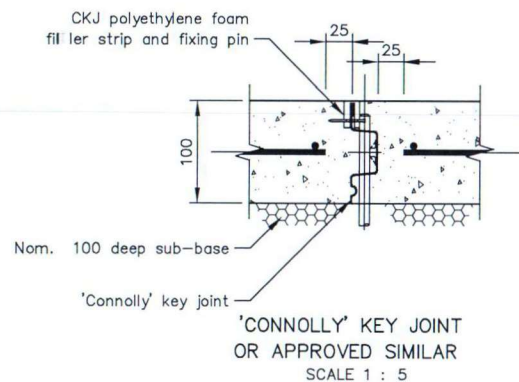
ISSUE DATE:

DWG No.

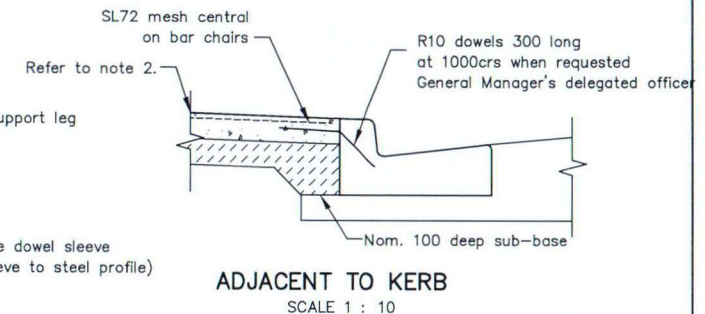
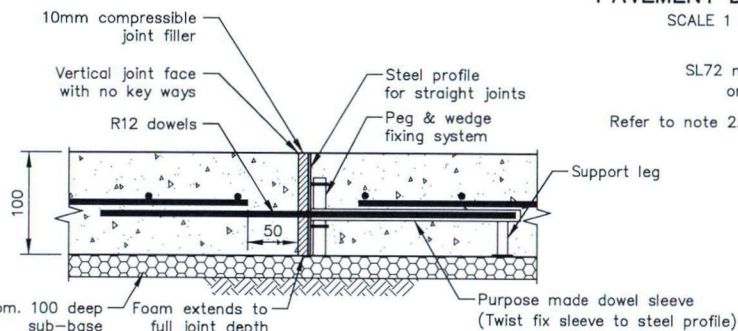
30-11-2013

TSD-R09-v1





PAVEMENT DETAILS  
SCALE 1 : 10



#### NOTES

- Concrete - N25, nominal 60 slump continuously broom finish surface.
- Generally 'W' = 1.5m when footpath is adjacent to kerb and channel and elsewhere.  
The General Manager's delegated officer may:
  - Approve reduced footpath width where pedestrian traffic is low or where physical constraints exist. Min width 1.2m.
  - Require increased footpath width where pedestrian traffic is high.
  - Require increased footpath width to 1.8m around head of culs-de-sac adjacent to kerb and channel.
- The General Manager's delegated officer may:
  - Approve crossfalls to a maximum of 4% where physical constraints exist.
  - Increase depth of base course(s) for sub-grade strength (C.B.R. < 4.0%).
- Treated pine to comply with 'AS1604-1997' (Timber - Preservative Treated - Sawn and Round).
- Fibre reinforcement are permissible but must be approved by general manager's delegated officer of local council.

TABLE 1

PAVER TYPE	BASE 'CLASS A'
65mm Clay	75mm
40mm Concrete	100mm
60mm Concrete	80mm

TABLE 2 - SAND GRADINGS FOR PAVERS

AS. SIEVE SIZE (mm)	BEDDING SAND		JOINTING SAND	
	CONCRETE	CLAY	CONCRETE	CLAY
% PASSING				
9.52	100	100		
4.75	95 - 100	90 - 100		
2.36	80 - 100	75 - 100	100	100
1.18	50 - 85	55 - 90	90 - 100	75 - 95
600 Microns	25 - 60	35 - 59	60 - 90	50 - 80
300 Microns	10 - 30	8 - 30	30 - 60	20 - 45
150 Microns	5 - 15	0 - 10	15 - 30	5 - 15
75 Microns	0 - 10	0 - 5	5 - 10	0 - 5

\* Refer 'Approved Products List' for jointing sand stabilisers and paving sealants.

## STANDARD DRAWING URBAN ROADS FOOTPATHS

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

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REFERENCES

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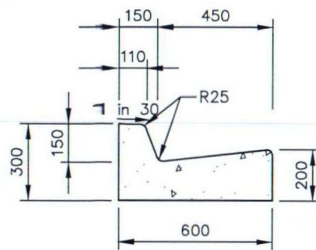


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T: 03 6233 5966 F: 03 6233 5986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

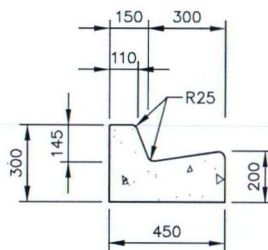
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30-11-2013

DWG No.

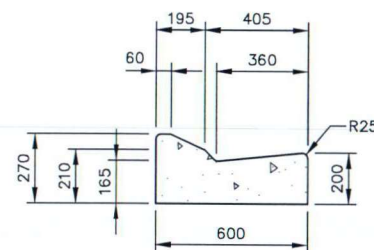
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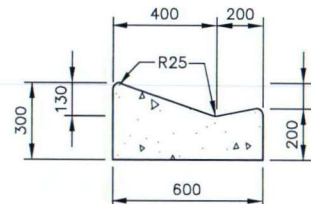
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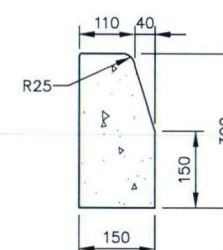
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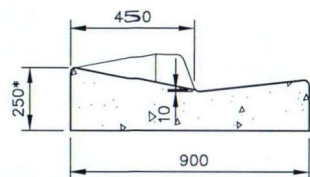
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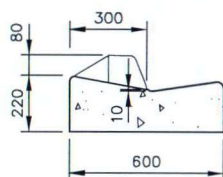
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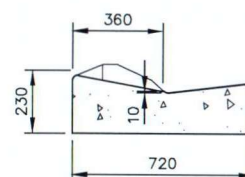
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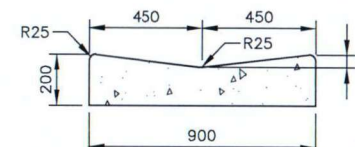
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\* Refer note 2.



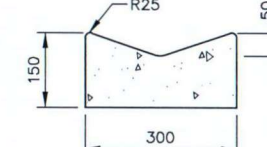
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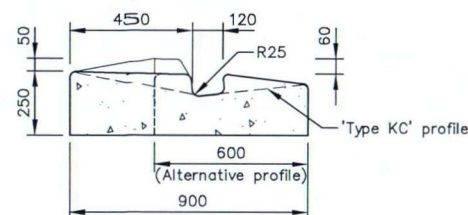
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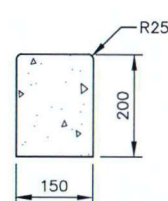
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SCALE 1 : 20



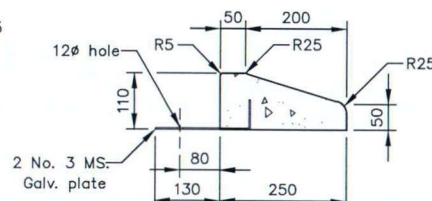
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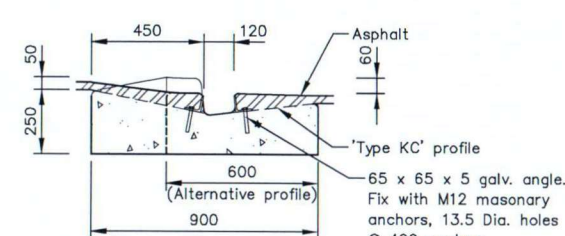
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**TYPE FK**  
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SCALE 1 : 10

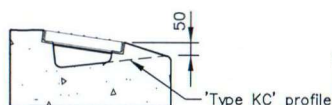


**ASPHALT WEDGE**  
VEHICULAR CROSSING  
SCALE 1 : 20

(Approval needed by General manager's delegated officer)

#### NOTES

- Radius (25mm) all exposed edges unless otherwise noted.
- The height of the 'Type KC' crossover may be reduced from 250mm, by up to 50mm to improve vehicle clearance, subject to the road drainage requirements being satisfied by either:
  - confirming, by calculation, the flow contained within the road reserve OR
  - Provision of additional drainage.
- All concrete kerb and channel shall be constructed in accordance with AS2878-2000
- Provide tooled contraction joints at 3m max centres.
- Jointing Requirements - Typical for all, provide expansion joints at 21m centres and at structures such as access ramps, vehicular crossings, gully pits and tangent points at intersection kerb returns.



**GRATED WEDGE**  
VEHICULAR CROSSING  
SCALE 1 : 20

Refer Sheet TSD-R17 for grate details



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

XRef File: TSD-R14-v1.dwg

REFERENCES

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**STANDARD DRAWING**  
APPROVED CONCRETE KERBS AND CHANNELS  
PROFILE DIMENSIONS

ISSUE DATE  
30-11-2013

DWG No.

TSD-R14-v1



# PLAN OF SUBDIVISION



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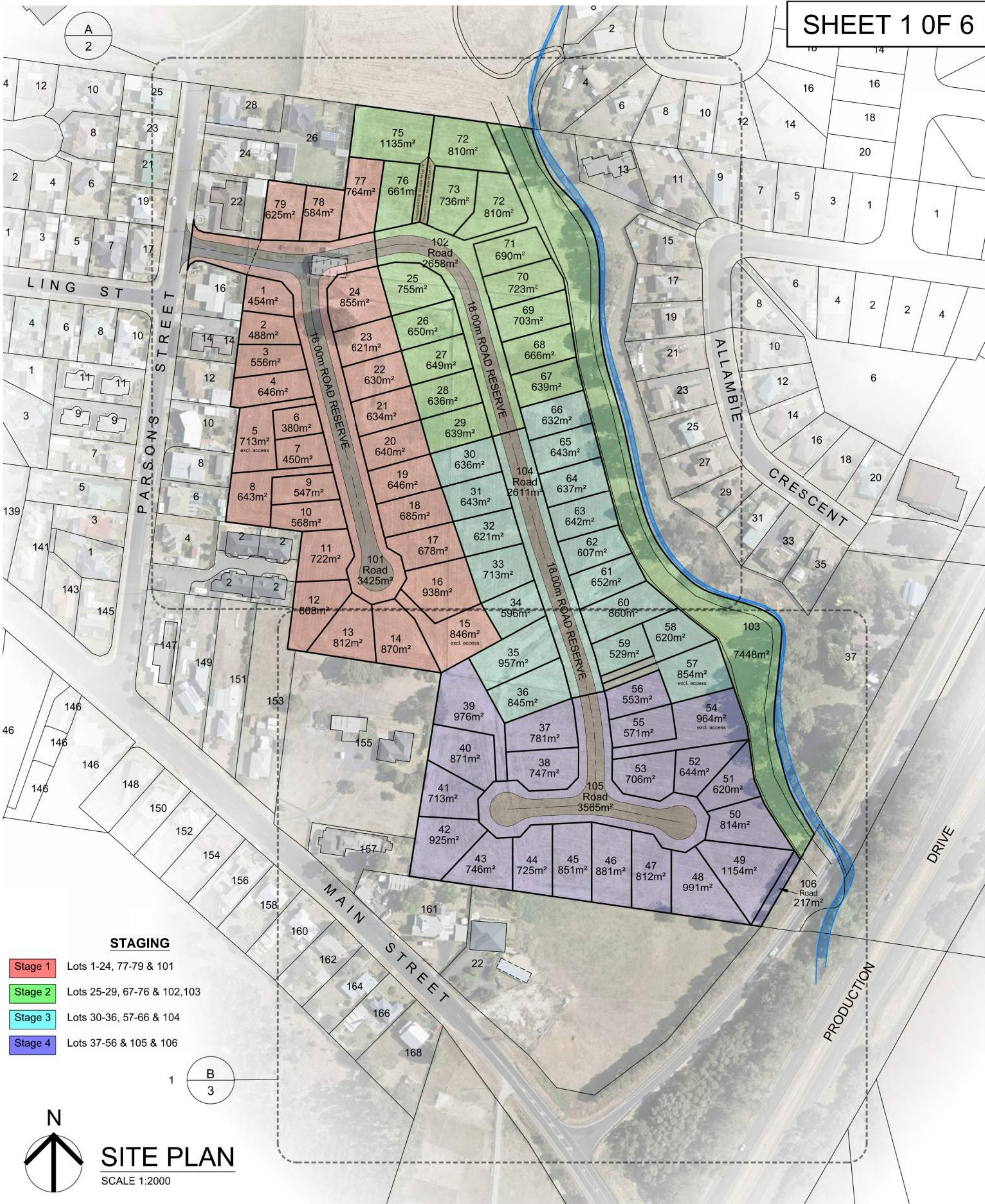
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Hobart & Kingston

PHONE: +61 03 6423 6875  
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Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements		Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.									
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-1C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

SHEET 1 OF 6





PLAN OF SUBDIVISION



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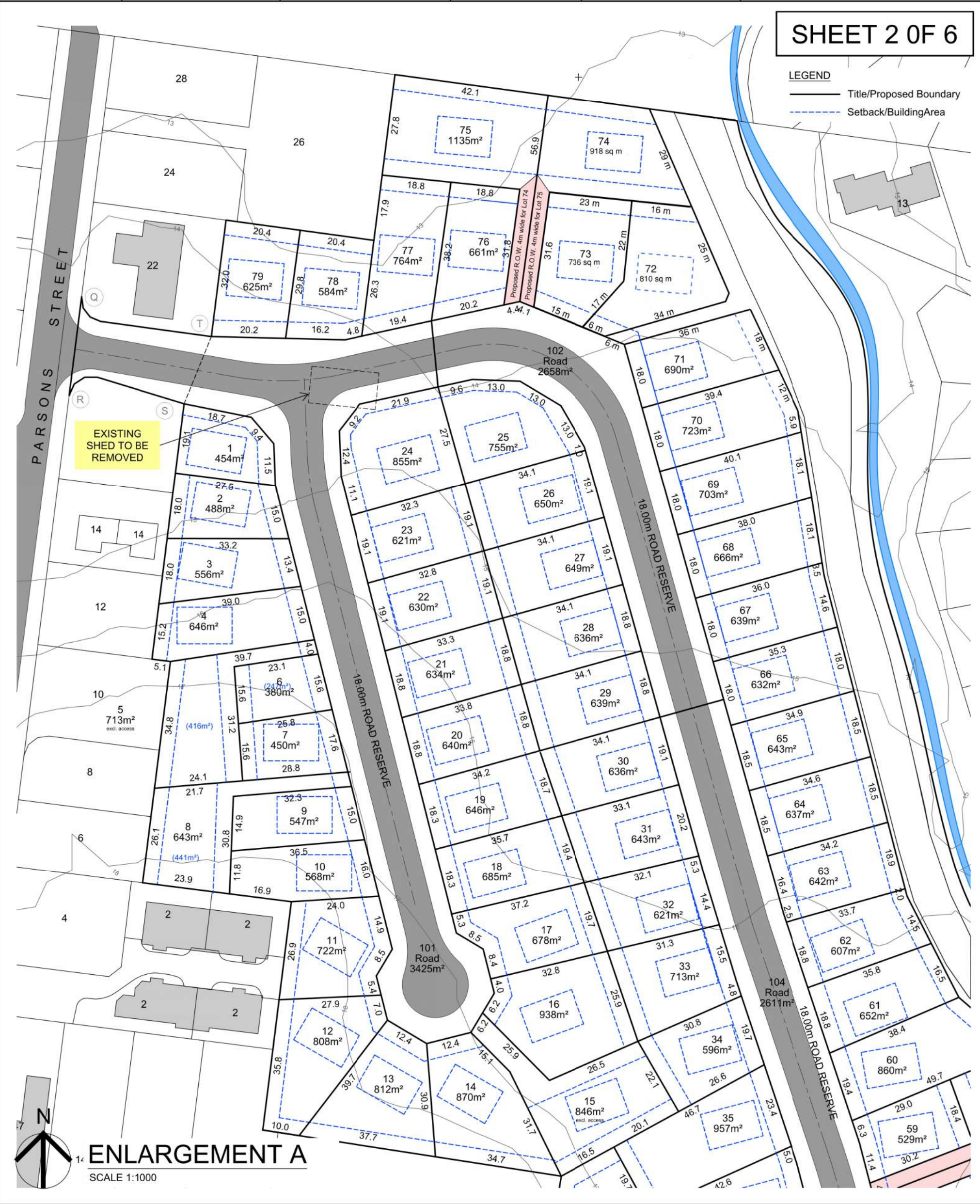
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Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-2C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

SHEET 2 OF 6

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea





PLAN OF SUBDIVISION



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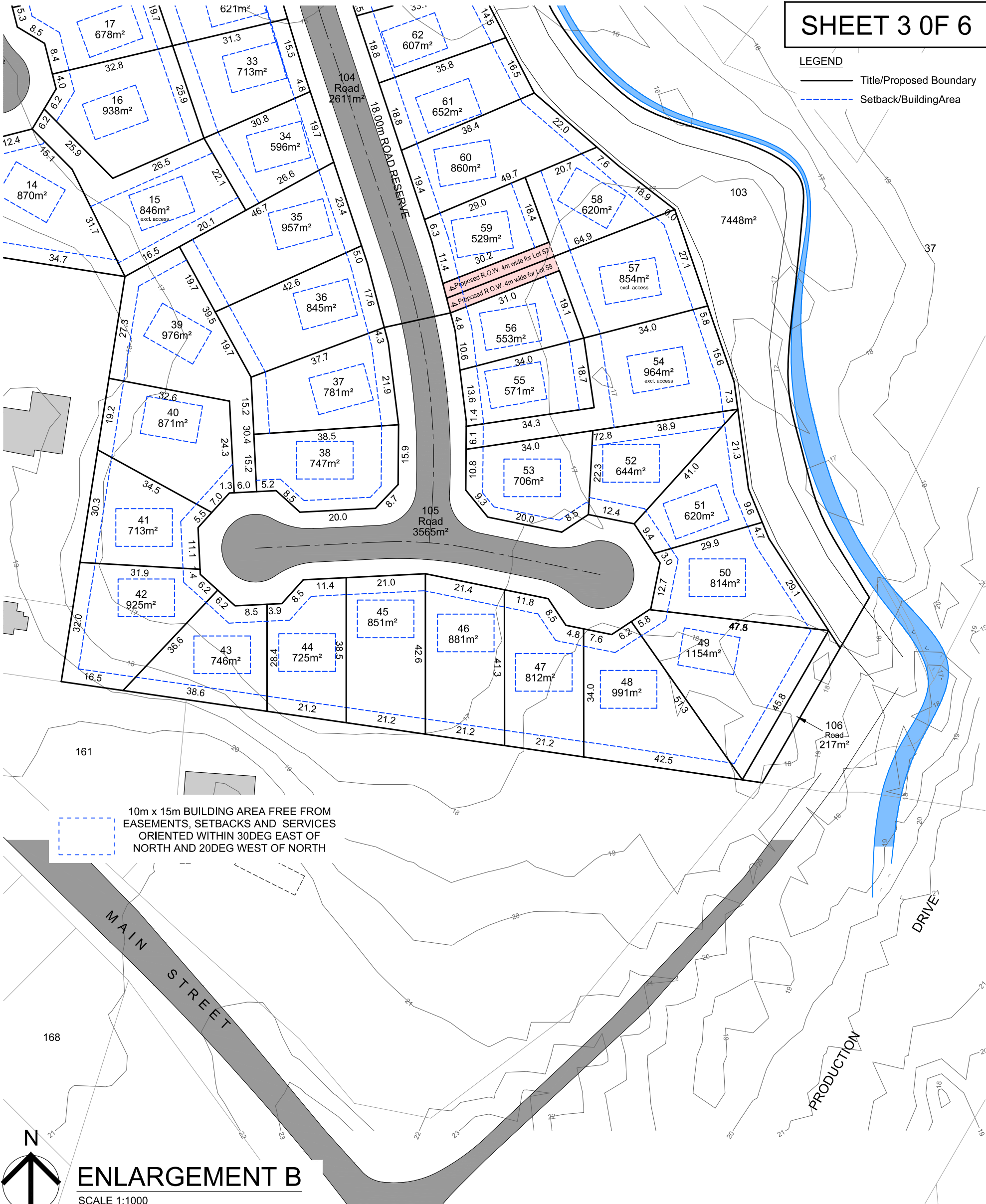
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SHEET 3 OF 6

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea



 **ENLARGEMENT B**  
SCALE 1:1000



# PLAN OF SUBDIVISION INCLUDING CONCEPT SERVICES MODEL



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		Planning Scheme	Central Coast Interim Planning Scheme 2013	
		Zone & Overlay	10.0 General Residential	
Title References	FR 152584/1			

Schedule Of Easements	Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.			
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Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-2C	Map reference	4244-43	PID	2867230	Point of Interest	GDA94 MGA55	432046E, 5442855N
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# PLAN OF SUBDIVISION INCLUDING CONCEPT SERVICES MODEL



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Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-3C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

**SHEET 5 OF 6**

**LEGEND**  
Title/Proposed Boundary  
Setback/Building Area

**LEGEND**  
EXISTING WATER MAIN  
EXISTING SEWER MAIN  
PROPOSED STORMWATER MAIN  
PROPOSED SEWER MAIN  
PROPOSED WATER MAIN  
PROPOSED STORMWATER CONNECTION  
PROPOSED SEWER CONNECTION  
PROPOSED WATER CONNECTION



**ENLARGEMENT B**  
SCALE 1:1000



PLAN OF SUBDIVISION INCLUDING  
1:100 ARI FLOOD EXTENT AND TYPICAL  
FLOOD CONVEYANCE CHANNEL SECTION



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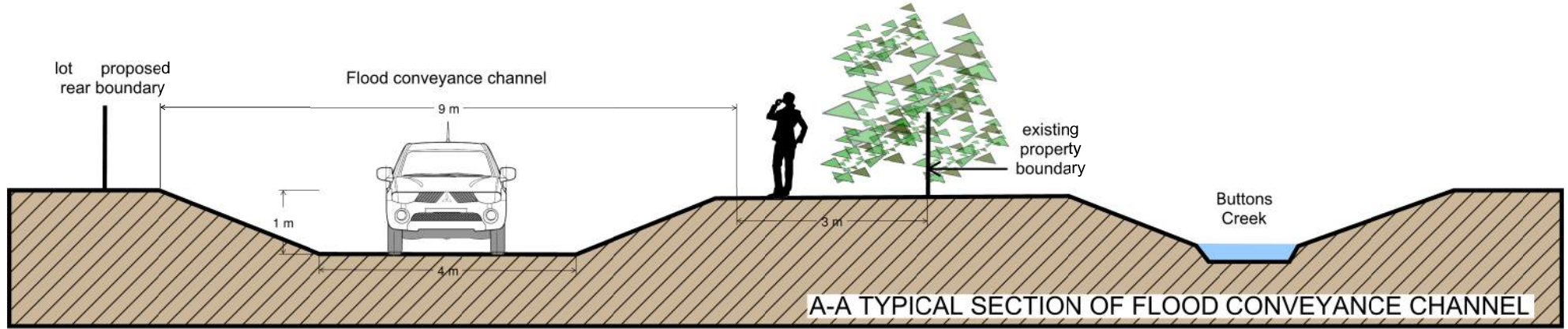
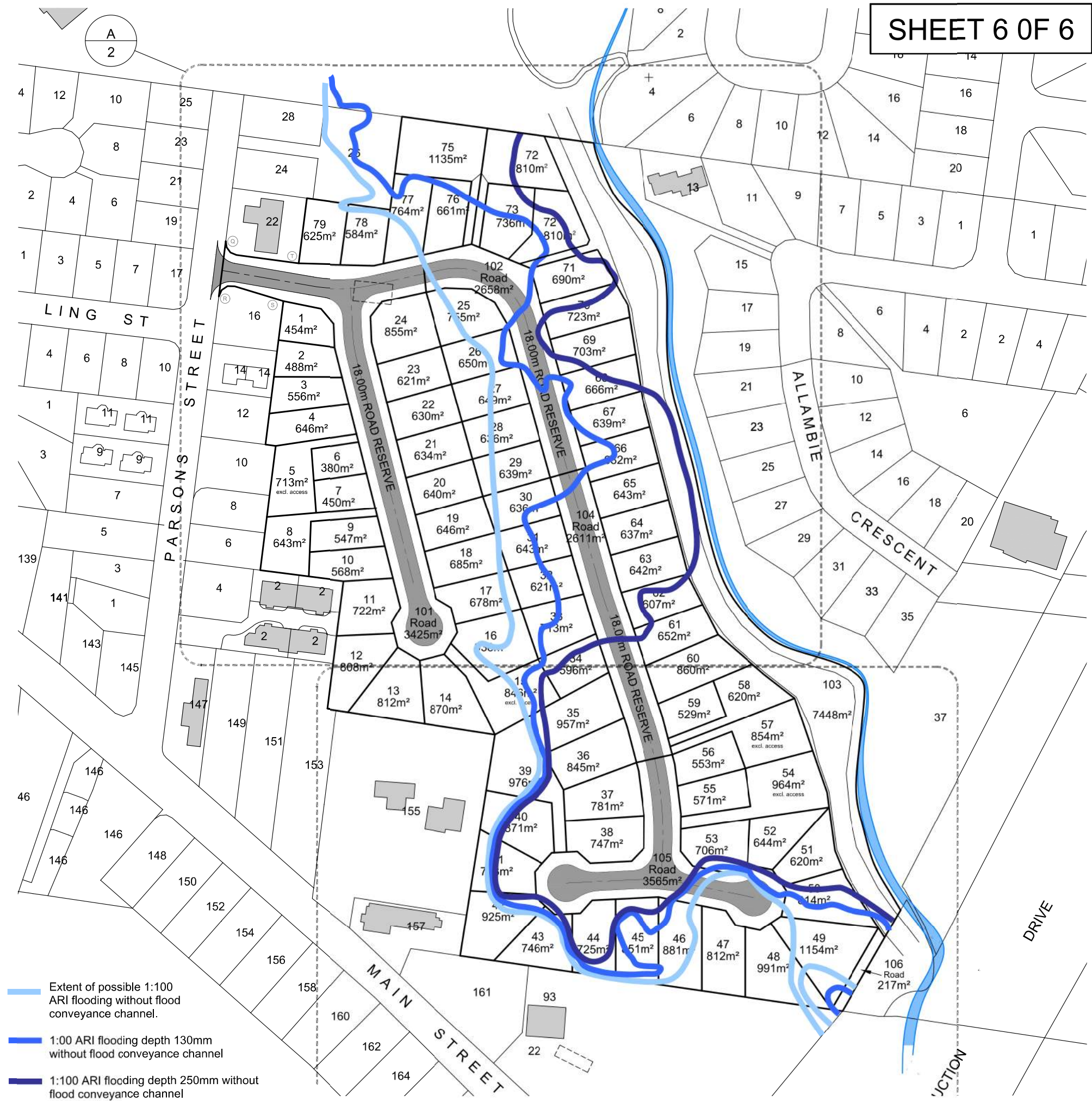
Owners	ALLAN GORDON BONNEY	Address	18 Parsons St Ulverstone tas 7315
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Title References	FR 152584/1	Planning Scheme	Central Coast Interim Planning Scheme 2013
		Zone & Overlay	10.0 General Residential

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

**Schedule Of Easements**  
Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward.  
Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.

Scale 1:2000    Date 25 February 2020    PDA Reference 43728TR-1C    Map reference 4244-43    PID 2867230    Point of Interest GDA94 MGA55 432046E, 5442855N

SHEET 6 OF 6



15 June 2020

Nolan Costello  
NAK Building Group  
nolan@nakbuildinggroup.com.au

Dear Nolan

## Re: DA2020021 – 18 Parsons Street – Subdivision RFI Response



This letter provides a response to the request for additional information provided by Central Coast Council via email dated 19 May 2020. A response to each of the queries is provided below.

### Query 1

*As the owner/manager of the adjoining land to the north we need to gain a better understanding of the longitudinal grades and depths involved through that property and how it relates to the adjoining creek. To that end any longitudinal section and depths along the proposed drain alignment would be helpful.*

### Response

A 3D model was developed to enable the flood conveyance channel to be modelled. Only a basin cross section output was provided in the flood assessment report. Some additional outputs have been produced to demonstrate the grade of the channel.

The design prepared was for flood modelling purposes only and has not been optimised. Refer to the figures attached to this report.

### Query 2

*Also as discussed the typical cross section (Figure 10) indicates that the invert of the new drain is lower than the existing creek level. I am concerned that this will result in interception of the water table and thus result in management issues.*

### Response

The longitudinal grade of the flood conveyance channel is lower than the creek longitudinal grade. As such, further downstream the flood conveyance channel becomes high and ultimately tails out to NS level at the most downstream end of the proposed development.

It is also noted that Figure 10 of the flood assessment report was intended to show the location of the flood conveyance channel relative to the creek. The natural surface level is drawn from LiDAR which isn't accurate within heavily vegetated areas. A creek cross section survey was undertaken to inform flood modelling. To provide a better representation of how the flood conveyance channel relates to the creek, we have updated the design survey to include the creek cross section. The attached long-section shows that the flood conveyance channel is in



fact above the invert of the creek.

### Query 3

*Furthermore, the proposed 1% longitudinal grade of the new drain will need to be shown as being achievable.*

### Response

A long-section of the proposed flood conveyance channel has been prepared to demonstrate a 1% longitudinal grade can be achieved.

- *How detail design channel levels can be specified;*

A concept channel design was prepared solely for the purpose to confirm a flood conveyance channel does provide sufficient capacity to convey flow downstream. It has not been optimised for design purposes. It would be envisaged that at detailed design, the flood conveyance channel would be designed, optimised and design levels adopted. Typical levels of this concept design are presented in the attached drawing.

- *How any dwelling floor levels will be determined;*

Dwelling floor levels should be equal to or greater than the 1% AEP flood level plus freeboard (nominally 0.3m or 0.5m). The 1% AEP flood level in the creek/ flood conveyance level is estimated to vary from 18.0m AHD at the most upstream point of the development and 13.5m AHD at the most downstream point of the development. Flood model results are able to be used to specify minimum floor levels at any point in the development.

- *How deep the channel will be relative to the adjoining creek;*

Some additional cross sections have been prepared which have included the creek survey to show the relative change in levels. These are presented in the attached drawing

- *How or what type of control relating to the estimated peak flows of 2 m/s, will be needed to prevent erosion;*

Flow in the flood conveyance channel will be infrequent. Normal erosion mitigation measures in channels are to vegetate channels with native grasses. These can 'roughen' the channel which reduces velocity and provide a root structure to hold the channel invert together. Alternately rock pitching could be adopted although this would limit access through the channel.

As the channel will contain flow infrequently, it would not require the same controls as a permanent open drain. This should be considered when adopting a suitable treatment measure for the drain invert.

- *Are there any preferred or cost-effective spillway structures envisaged;*

It is recommended that a concrete spillway be installed at a suitable location within the upstream portions of the proposed development. Rock pitching is recommended immediately downstream of the weir/spillway to dissipate energy. A concrete spillway with appropriate energy dissipation will reduce the total lifecycle cost of a flood conveyance channel to reducing the risk of erosion and damage to the creek bank.

- *How will the proposed 5m buffer near the Production Drive be implemented;*

The purpose of the 5m buffer is to allow space for a drainage reserve to adequately drain and direct any overflow from Production Drive (if a culvert blocked) back to Buttons Creek. Minor earth works would be envisaged here. This is a risk mitigation measure in case of culvert blockage.

- *What is the depth of the open drain as it discharges to the north into the existing open space;*

The flood conveyance channel tails out to natural surface level into the existing open space. This is shown on the attached long-section and cross-sections. Final flood conveyance channel levels/depths would be confirmed at the detailed design phase.

- *Why is it that the flood drainage measures are not continued north through the open space until it can finally discharge further downstream.*

The analysis undertaken was to ensure a suitably sized flood conveyance channel at a nominal 1% longitudinal grade can convey overflow from Buttons Creek. It is not considered to be an open drain but rather an overland path (it will only operate when the capacity of Buttons Creek is exceeded).

The flood conveyance channel can be continued back to Buttons Creek in a more formal manner. It wasn't extended further as the initial conveyance channel scenario provided a suitable flood management measure.

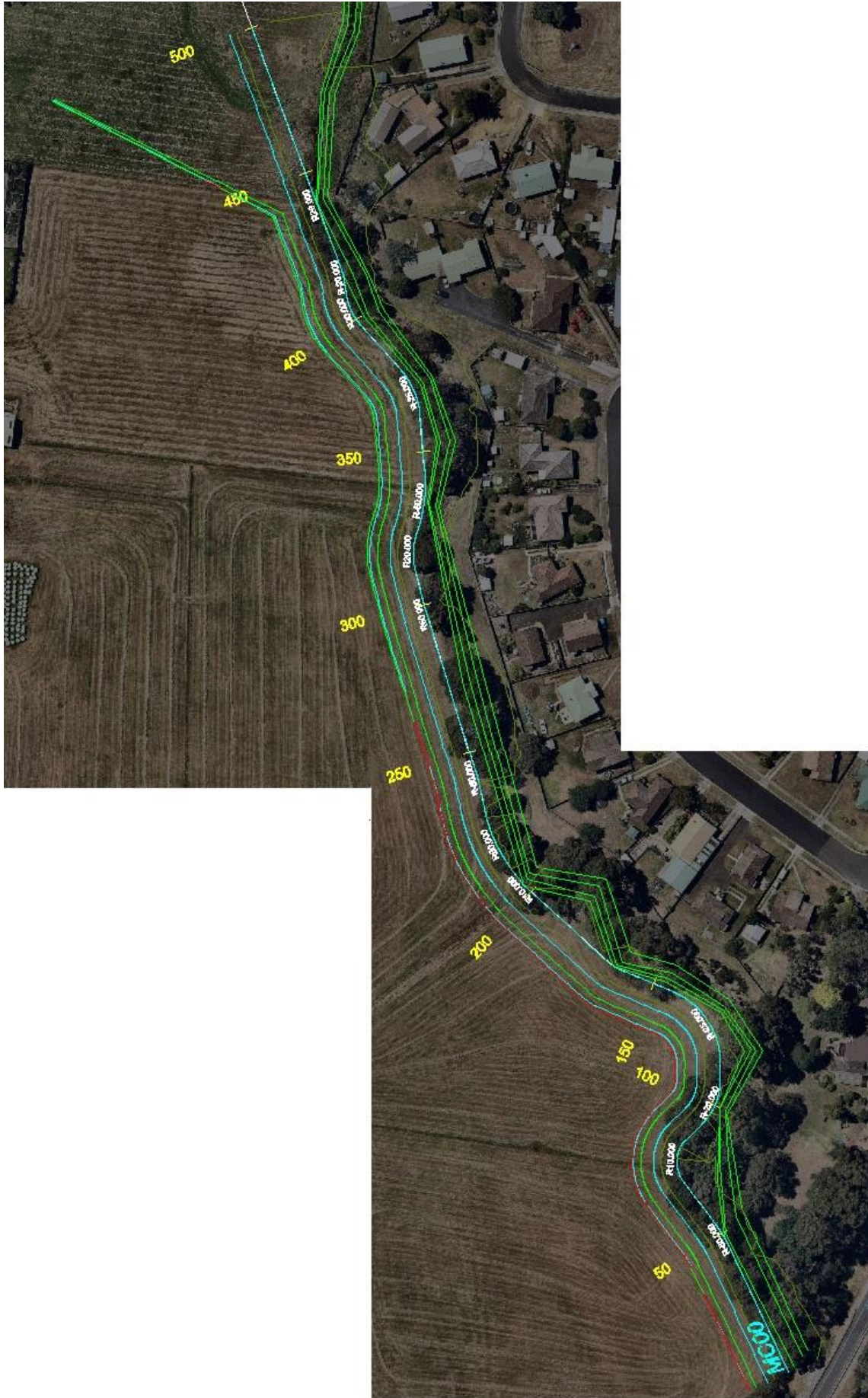
Yours sincerely

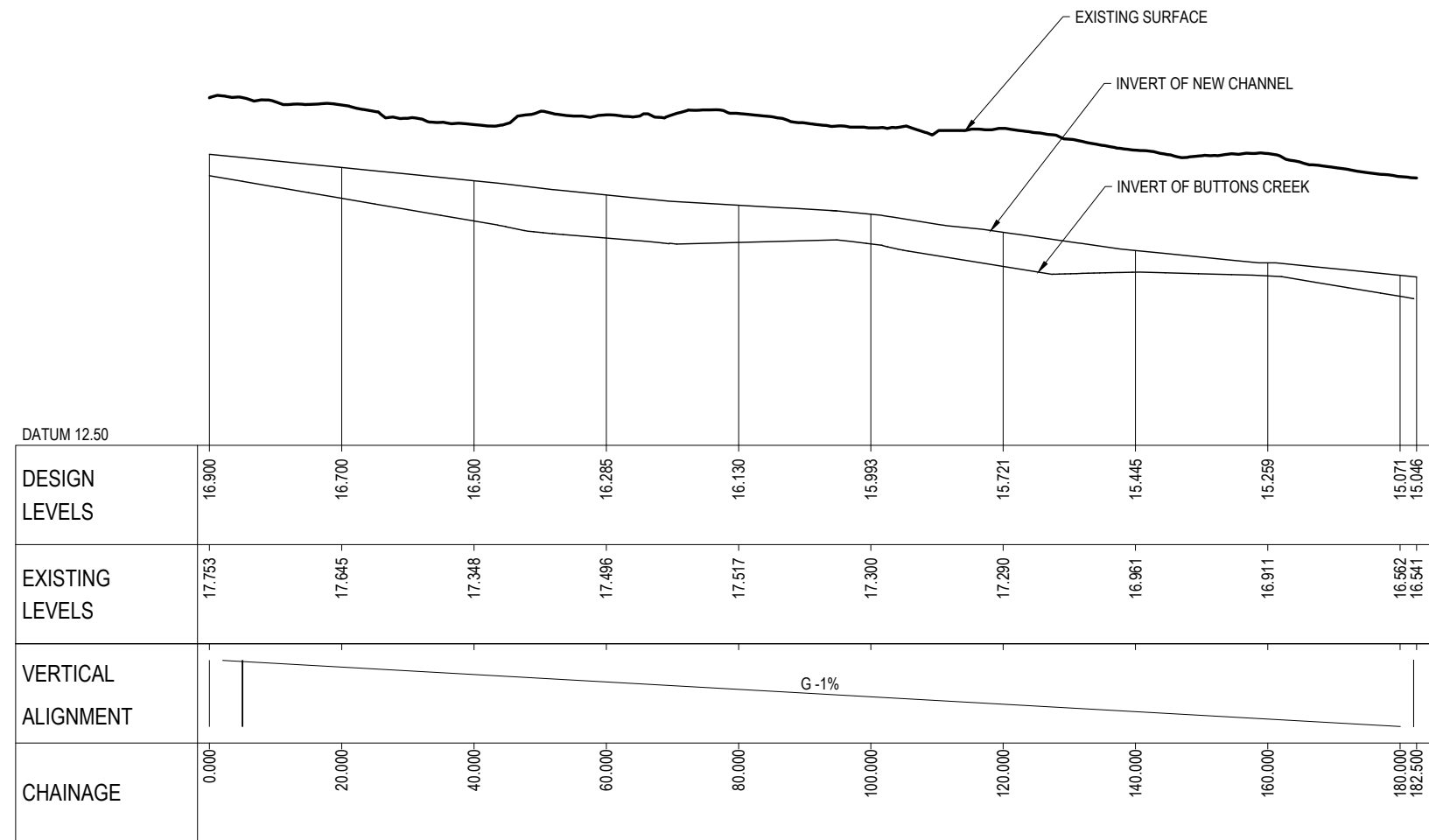


Joshua Coates  
**Senior Civil/Hydraulic Engineer**

Enc. Creek plan

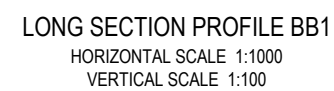
Long section and cross sections






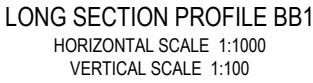
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HORIZONTAL SCALE 1:1000  
VERTICAL SCALE 1:100


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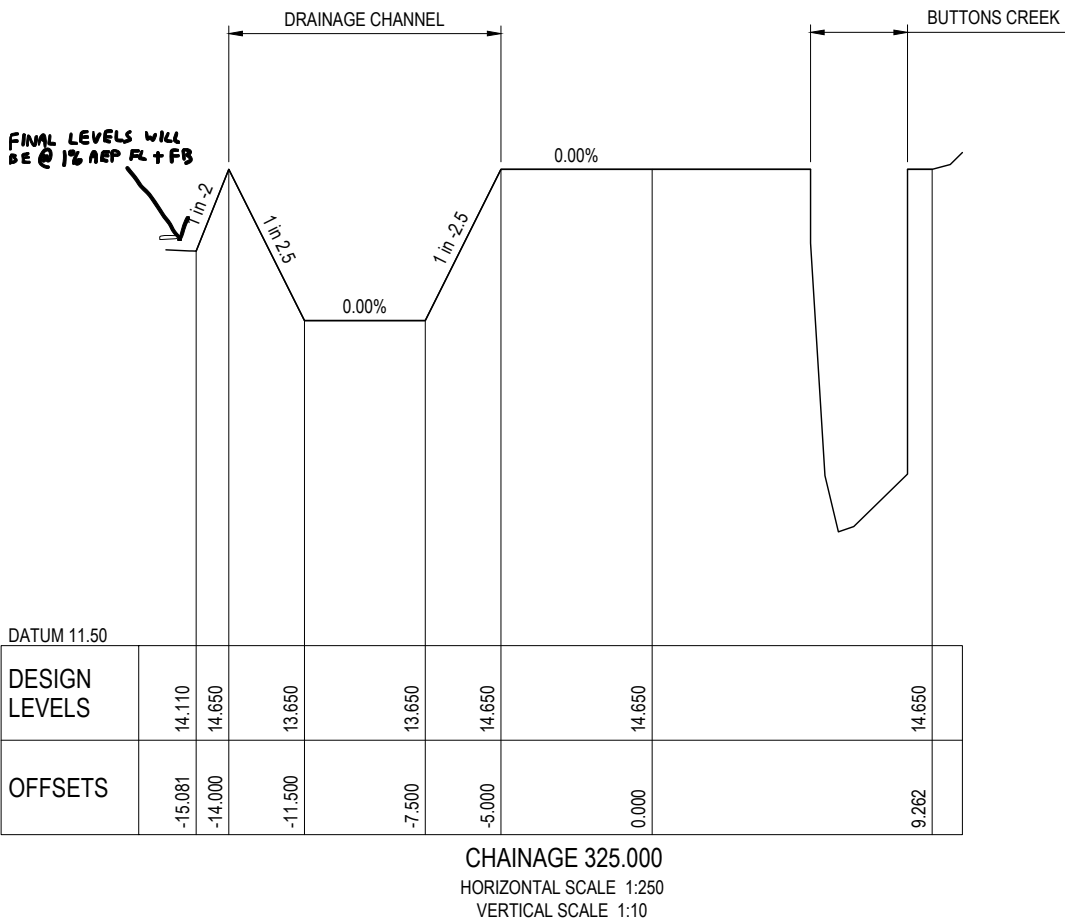
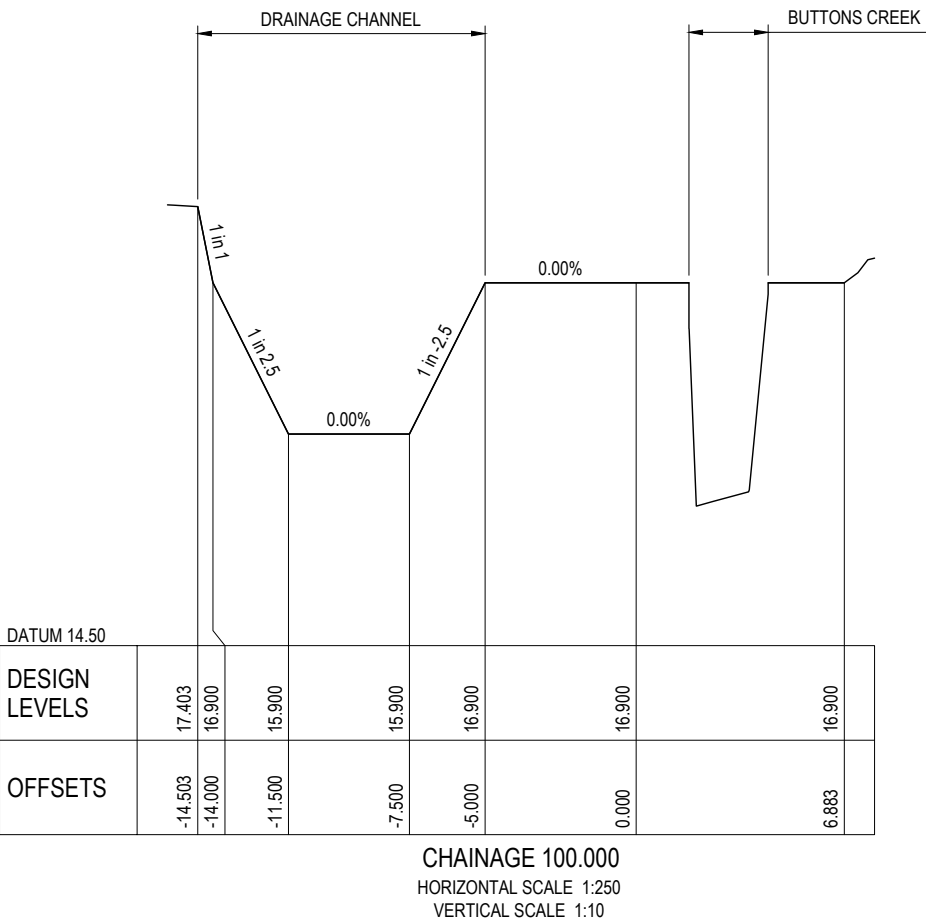
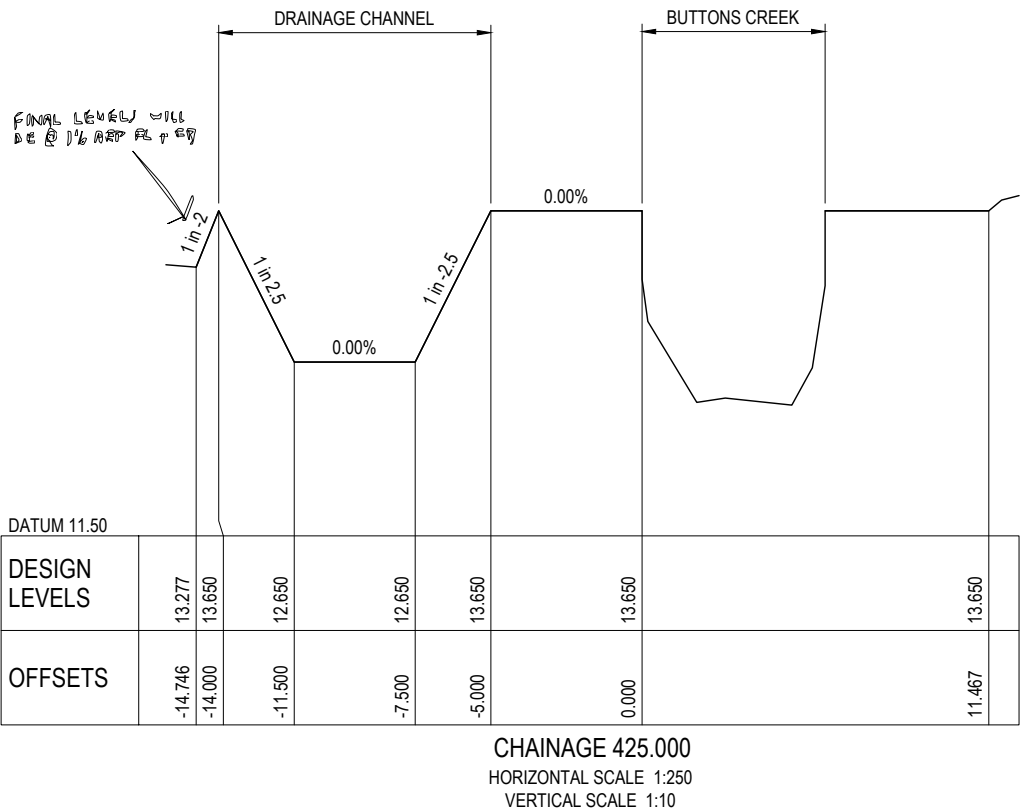
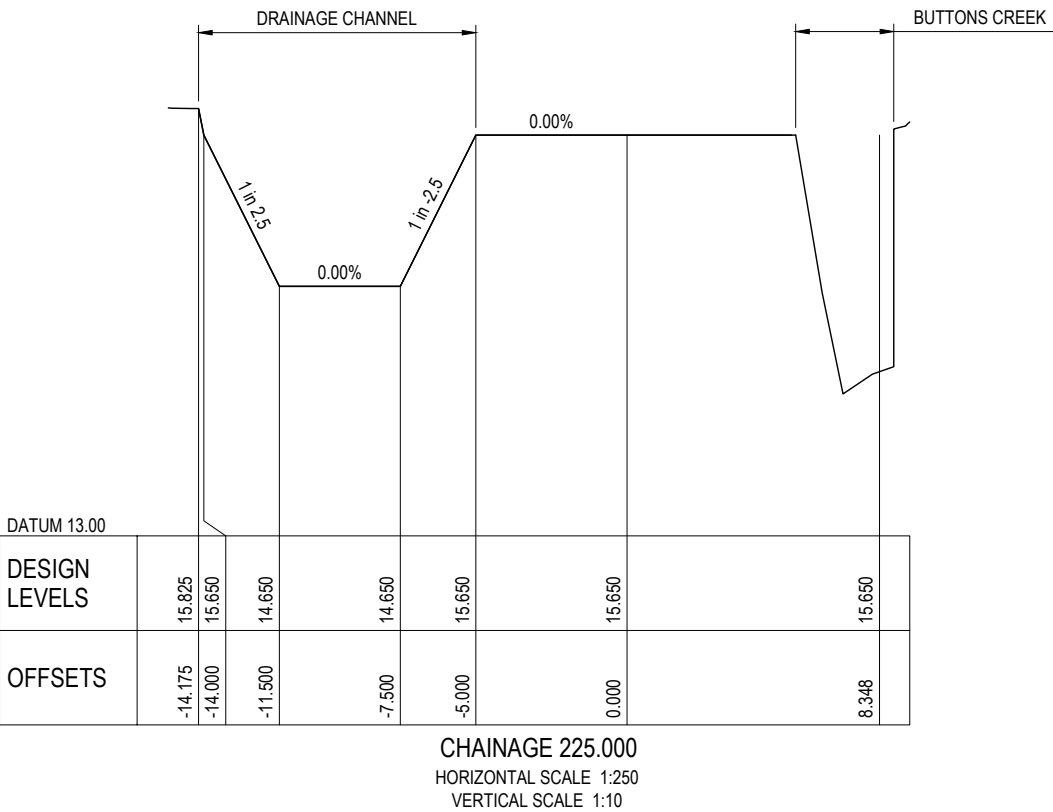


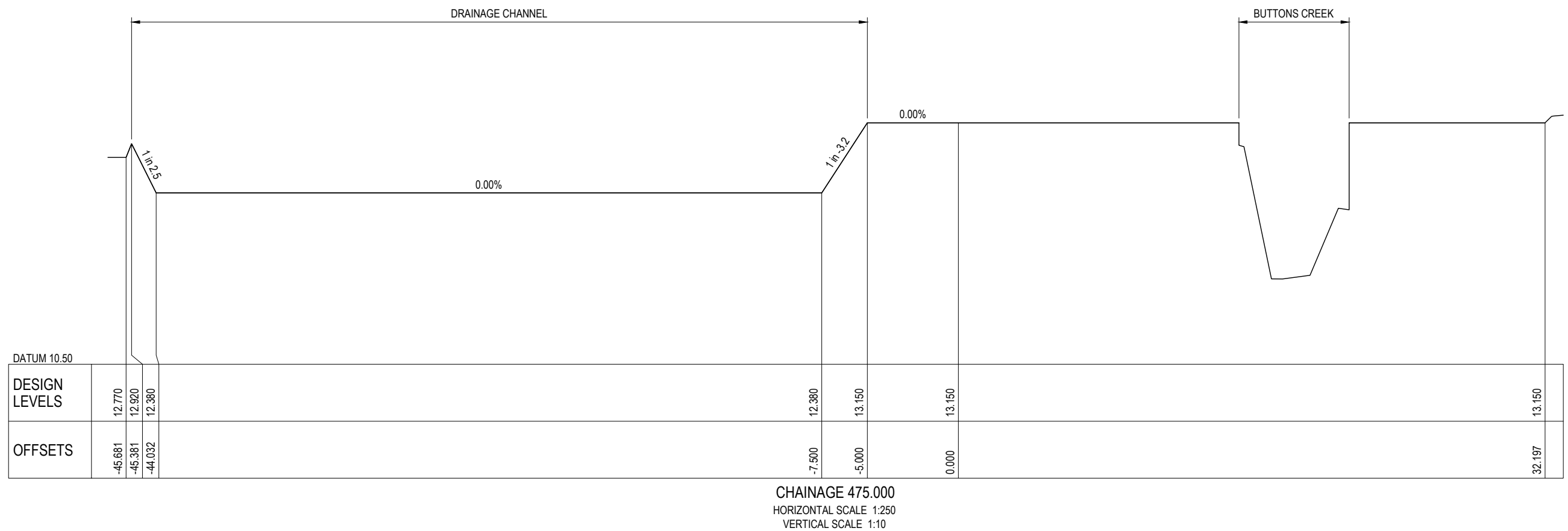
REFERENCE FILES ATTACHED:													P&S FORM DRG-A3 REV - 8															
DRAWING REVISION HISTORY																												
No.	DESCRIPTION				DRAWN	DESIGNED	REVIEWED	DATE	APPROVED		SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3	 <b>pitt&amp;sherry</b> BRISBANE OFFICE Ph. (07) 3058 7499 241 Adelaide Street Brisbane www.pittsh.com.au Queensland 4000 ABN 67 140 184 309		CLIENT	PDA SURVEYORS		DRAWING TITLE									
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																						DATUMS:	AHD / MGA		CLIENT No. -			
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					S.MACBEAN	S.MACBEAN	J.COATES	12-06-20	DATE																			





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DRAWING REVISION HISTORY					APPROVED  ORIGINAL COPY ON FILE to SIGNED BY	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3	 <div><b>pitt&amp;sherry</b> BRISBANE OFFICE    Ph. (07) 3058 7499 241 Adelaide Street    www.pittsh.com.au Brisbane    ABN 67 140 184 309 Queensland 4000 <small>© 2016 PITT &amp; SHERRY THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PITT &amp; SHERRY. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE OR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.</small></div>	CLIENT <b>PDA SURVEYORS</b>		DRAWING TITLE <b>LONG SECTION DRAINAGE CHANNEL</b>									
										PROJECT <b>BUTTONS CREEK FLOOD ASSESSMENT</b>											
										STATUS <b>PRELIMINARY</b>		DATUMS: AHD / MGA				CLIENT No. -					
												DRAWING No. <b>DV19036-P3</b>				REVISION -					
												12/06/2020 - 12/06/2020 Name: C:\Users\smacbean\Desktop\DV19036-P3.dwg Updated By: Shaun MacBean									
S.MACBEAN   S.MACBEAN   J.COATES   12-06-20										DATE											









## **Parsons Street Subdivision, Flood Impact Assessment**

Prepared for  
**PDA Surveyors, Engineers and Planners**

Client representative  
**Tom Reilly**

Date  
**10 March 2020**

Rev 05



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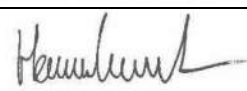

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## Appendices

**Appendix A —** Subdivision Layout

**Appendix B —** Figures

<b>Prepared by</b> — Joshua Coates		<b>Date</b> — 10 Mar 2020
<b>Reviewed by</b> — Hamish Peacock		<b>Date</b> — 10 Mar 2020
<b>Authorised by</b> — Joshua Coates		<b>Date</b> — 10 Mar 2020

#### Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Parsons Street Subdivision, Flood Impact Assessment	H Peacock	J Coates	H Betts	03/07/2019
01	Parsons Street Subdivision, Flood Impact Assessment with revisions	H Peacock	J Coates	H Betts	04/07/2019
02	Client Comments	J Coates	H Betts	H Betts	22/07/2019
03	Revised exiting and Development case assessment	J Coates	H Peacock	H Betts	
04	Model extension and final updates	J Coates	H Peacock	J Coates	13/12/2019
05	Subdivision Plan Update	J Coates	H Peacock	J Coates	10/03/2020

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# Executive Summary

PDA Surveyors, Engineers and Planners have engaged pitt&sherry to undertake a flooding investigation associated with a proposal to develop land in Ulverstone, TAS for the purposes of a general residential subdivision (see Figure 1). As part of the planning process, a flood study has been requested to determine the flood risk at the existing site, and to assess possible flood management measures to ensure the proposed development adequately caters for flooding.

The flood assessment aims to provide insight into the flood impact under existing conditions to assist with subdivision planning. The flood assessment is guided by the planning conditions of the Central Coast Interim Planning scheme 2013.

The 1% Annual Exceedance Probability (AEP) flood event is analysed as part of this assessment. The following output is provided in the report:

- Mapping of the 1% AEP flood extent, depth and velocity for both the existing case, and a developed case with management measures
- A flood level difference plot to the flood level difference between existing and developed cases
- Discussion of the implications of the flood modelling results; and
- Discussion of flood related issues that may be considered as part of the development.

# 1. Introduction

PDA Surveyors, Engineers and Planners have engaged pitt&sherry to undertake a flood study for a proposed subdivision development in Ulverstone, TAS. The indicative location of the proposed development is shown in Figure 1 and the proposed development layout in Figure 2. The development would progress in stages, with stage 1 to be accessed from Parsons Street and the remainder to be accessed from Main Street.

The development site is adjacent to Buttons Creek which under minor flood flow retains all water within the creek but is anticipated to overflow into the adjacent flood plain in more severe flood events such as the 1% AEP flood. The catchment encompasses a total area of approximately 1700 hectares. The intent of this flood study is to:

- Determine the major watercourse flood extents, depths, velocities and hazard for the 1% Annual Exceedance Probability (AEP) event
- Comment on how flood extents may affect the development and the possible impacts on adjacent existing development
- Assess a developed case inclusive of flood management measures; and
- Provide recommendations relating to potential engineering solution.



Figure 1: Proposed subdivision location (red marker)

This assessment consider flood behaviour and flood impact from Buttons Creek only. The assessment does not consider minor overland flow that may develop within the site.



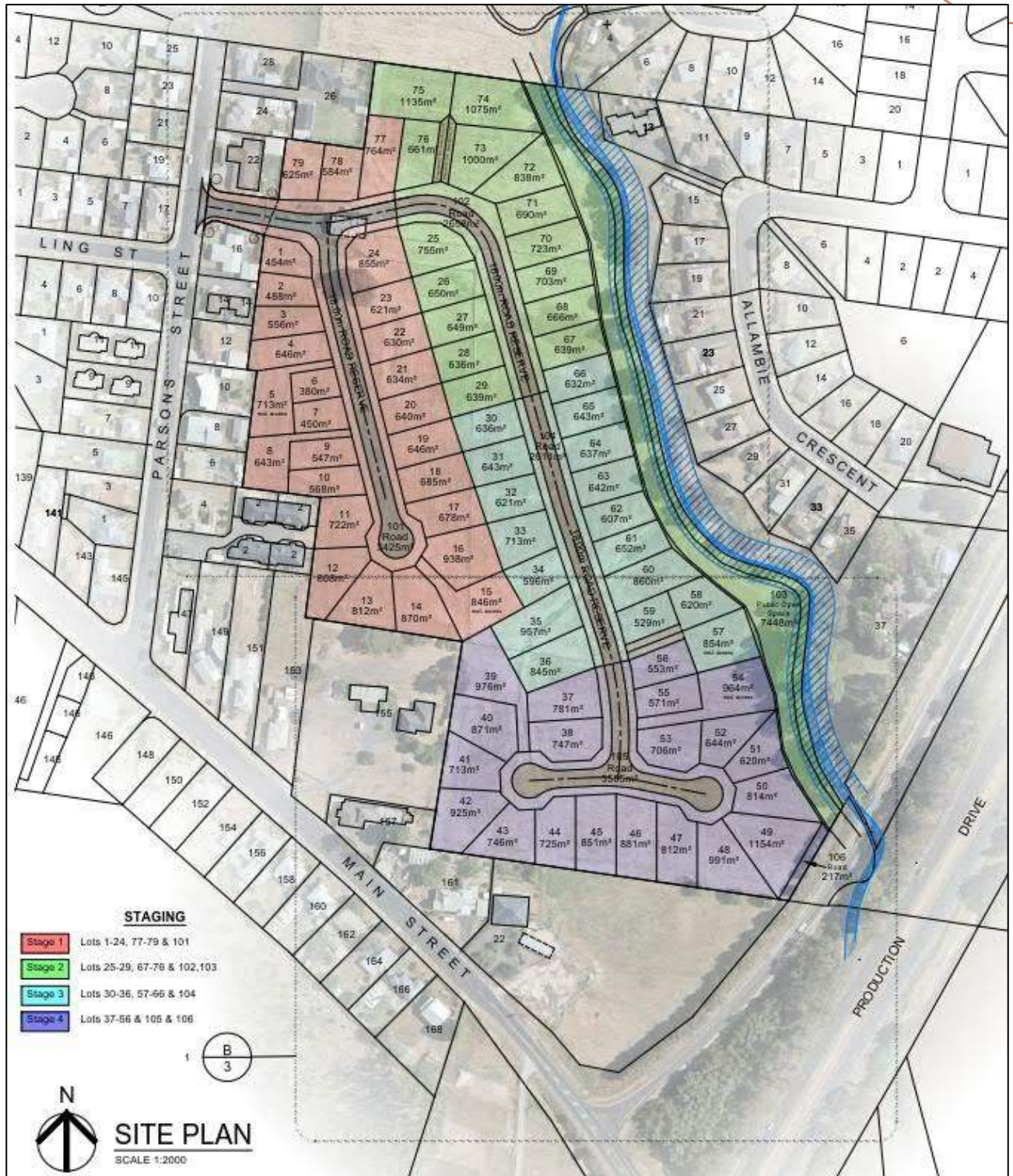


Figure 2: Proposed development layout (Figure supplied by PDA)

## 2. Planning Conditions

The development is subject to the Central Coast Interim Planning Scheme 2013. The general planning conditions relevant to the Water and Waterways code (Code E10) include, but are not limited to:

- Code E10.1 *“The purpose of this provision is to assist protection and conservation of a water body, watercourse, wetland, or coastal shoreline area for hydraulic capacity for water quality, yield, water table retention, flood flow, and waste water assimilation”*
- Code E10.6.1 *“Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –*
  - a) *the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland*
  - b) *the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments*
  - c) *function and capacity of a water body, watercourse or wetland for recreation activity; and*
  - d) *aesthetic features of a water body, watercourse or wetland in the landscape.”*

The development will also be subject to the Hazard Management Code (Code E6). The purpose of the Hazard Management Code is to –

- a) *identify areas of likely risk for use or development from exposure to a natural or environmental hazard*
- b) *minimise exposure of use or development to an unacceptable level of community risk from a natural or environmental hazard*
- c) *minimise likelihood for use or development to trigger, spread, or intensify a natural or environmental hazard; and*
- d) *require a tolerable level of risk can be achieved and maintained for the type, scale, intensity, and anticipated life of a use or development.*



### 3. Existing Site

From aerial imagery (Figure 1), Google Street View and photos of the site it can be seen that:

- The existing undeveloped site is primarily grassed paddocks
- The site generally slopes to the north at average approximate grade of 1%
- Water exits the 3x2m twin-box culvert under Production Drive before moving down the creek/across the flood plain
- A pedestrian bridge is located some 70m downstream of the site on the main channel
- Eastland Drive is approximately 550m downstream along the main channel with the lowest road surface elevation of 10.0m AHD. This is 2.2m below the channel low-point at the boundary of the development site; and
- Elevation contours and DEM are represented in Figure 3.

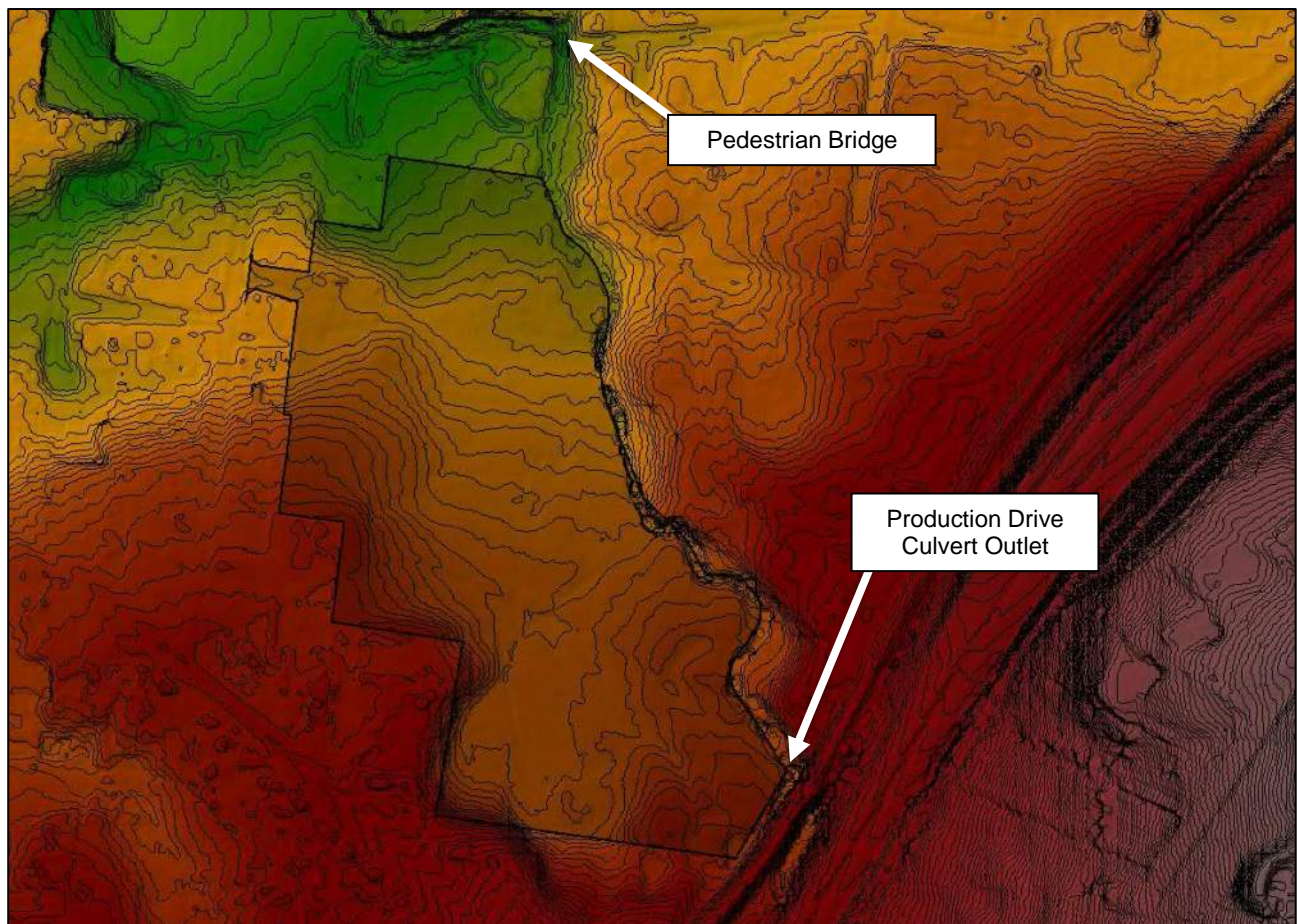


Figure 3: Existing site terrain (0.25m contour interval)



## 4. Flood Assessment

### 4.1 Methodology & Assumptions

The assessment has analysed the flood impact of Buttons Creek, and in particular, the impact adjacent to the eastern boundary of the development area.

One metre LiDAR digital elevation data sourced from Geoscience Australia<sup>1</sup> provided the hydraulic model terrain. This provided additional terrain for land outside the PDA surveyed creek cross sections.

The hydrological and hydraulic assessment methodology has been undertaken in accordance with Australian Rainfall and Runoff 2019<sup>2</sup> (ARR19).

### 4.2 Buttons Creek Catchment

The catchment upstream of the development site encompasses a total area of approximately 1700 hectares and is shown in Figure 4. The catchment has the following features:

- Primarily farmland paddock surfaces, with some forest areas
- A significant number of farm dams, which are assumed to attenuate the flow throughout the catchment; and
- The average grade of the water course is approximately 1.5%.

For the purpose of this flood assessment, the catchment is delineated to represent and appropriate attenuating of flow.

---

<sup>1</sup> <http://elevation.fsdf.org.au/>

<sup>2</sup> Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia



Figure 4: Buttons Creek Catchment (above site)

## 4.3 Hydrologic Modelling

Hydrological modelling has been undertaken using the hydrologic and hydraulic modelling software, DRAINS<sup>3</sup>. The purpose of the hydrologic model is to determine a flow hydrograph to be applied at the upstream boundary of the proposed development. Hydrologic models consider factors such as stream gauge data, design rainfall depths, rainfall temporal patterns, the storm duration, the soil and ground conditions, etc.

The assessment has adopted the procedures detailed in ARR2019, which suggests the use of 10 temporal patterns for each storm duration to determine the median peak discharge. The hydrograph produced from the median temporal pattern for the critical storm duration was used as input into the HEC-RAS hydrodynamic model.

### 4.3.1 Rainfall Data

Rainfall data was sourced from the Bureau of Meteorology website<sup>4</sup>. Both temporal patterns and Intensity Frequency Duration (IFD) rainfall depths are extracted for the following approximate coordinates.

<sup>3</sup> <http://www.watercom.com.au/>

<sup>4</sup> <http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016>



Latitude: -41.18°, Longitude: 146.18°

The Southern Slopes (Tas) temporal patterns<sup>5</sup>. are adopted for this assessment.

The Time of Concentration was estimated from the following:

- Bransby Williams Equation (QUDM Method) appropriate for rural catchments; and
- Equal Area slope calculated from longest flow paths using QGIS as GIS platform.

Only rainfall data for the 1% AEP event was sourced for this study.

#### 4.3.2 Losses

Losses represent rainwater that is 'soaked up' prior to runoff developing.

Several loss models were tested to assess the sensitivity of peak flow rate. Both an Initial / Continual loss model and an ILSAX loss model were tested. For this assessment, the ILSAX model provided a suitable and relatable parameter to represent the loss associated with permeable areas.

An uncalibrated hydrologic model was created on the main watercourses running through the site. Stream gauging data was available above the site but was judged to be inappropriate for the purpose of design based on the length of data capture and the heavily attenuated nature of the catchment (dams). An ILSAX initial loss/continuing loss and depression storage model was used to determine the median hydrograph. The following model parameters were used:

- Pervious area depression storage = 5mm
- Impervious area depression storage = 1mm
- Soil Type = 3 (C) (representing a soil that impedes the downwards movement of water); and
- Antecedent moisture content = 4 (representing a wet catchment typical of areas in this region).

Figure 5 below presents the loss chart under these soil and moisture conditions.

---

<sup>5</sup> <http://data.arr-software.org/>

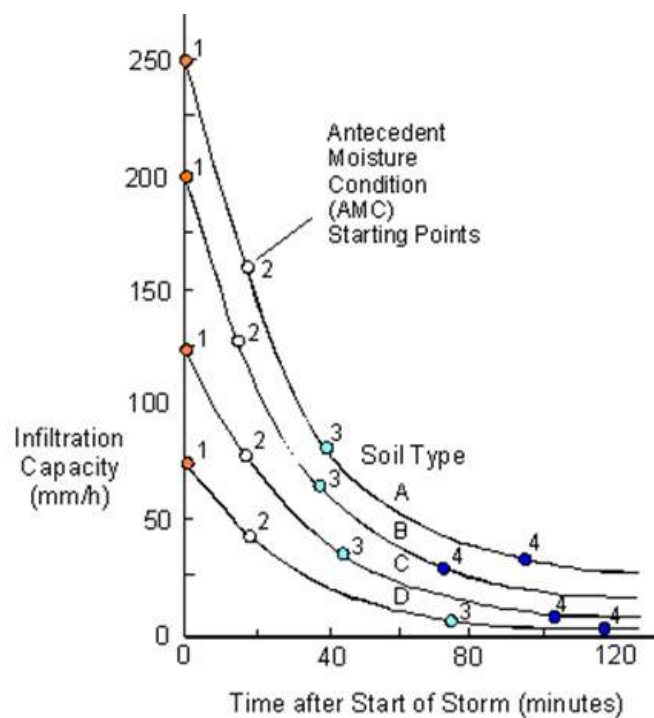


Figure 5: Infiltration capacity

The catchment was divided into several sub-catchments with significant dams assumed to provide some attenuation above the spillway crest. These were modelled as a typical broad crested weir assumed from aerial photography.

## 5. Hydraulic Modelling

The hydraulic model was developed using HEC-RAS<sup>6</sup> software. The hydraulic model is a 2D model with model extents shown in Figure 6 and incorporates the following features and assumptions:

- Creek cross section survey provided by PDA used to supplement the LiDAR in creek areas where LiDAR is not representative
- The 2D typical cell size of 3x3m with smaller cells down to 1x1m being incorporated at critical locations
- The creek cross section survey was used to form a 2D domain, representing both the creek and adjoining land
- The inflow hydrograph was introduced at the cross section upstream of the Bass Highway
- Both the Bass Highway and Production Drive culverts were included in the model as they represent significant hydraulic controls
- The model extends to the Eastland Drive Culverts. These are measured as twin 2.2m by 2.5m box culverts
- The culvert structures were assumed to be free from blockage. There are several multi-box culvert structures upstream of the Bass Highway with assumed openings less than or equal to the culverts immediately upstream of the site. It was assumed any significant debris will be trapped in these structures and any debris that pass through will also pass through the culverts adjacent to the development site
- The pedestrian bridge 70m downstream of the site boundary was also modelled, as it also presents a significant hydraulic control
- The 2D downstream boundary condition was represented by a normal depth calculation based on the assumed 1% friction slope, computed at each cell on the boundary of the 2D domain
- A Manning's 'n' value of 0.08 was used in main channel section to represent heavily reeded and vegetated areas; and
- A Manning's 'n' value of 0.06 was adopted across the 2D computational area (inclusive of the flood bypass channel).

---

<sup>6</sup> <https://www.hec.usace.army.mil/software/hecras/>





Figure 6: Hydraulic model 2D extent

## 6. Results

Figure 7 shows the input hydrograph derived from the median temporal pattern of the 6-hour critical storm duration. The peak flow used in the hydraulic model was  $25.8\text{m}^3/\text{s}$ .

Furthermore, the peak flow rates adopted can be validated against the culvert size at the Bass Highway. Highway culverts are generally designed to convey a rare storm event. A simplistic assessment suggests the 1% Annual Exceedance Probability (AEP) flow rate can pass through the highway culvert. This provides a 'sanity check' that the adopted 1% AEP flow rate is within a reasonable bound.

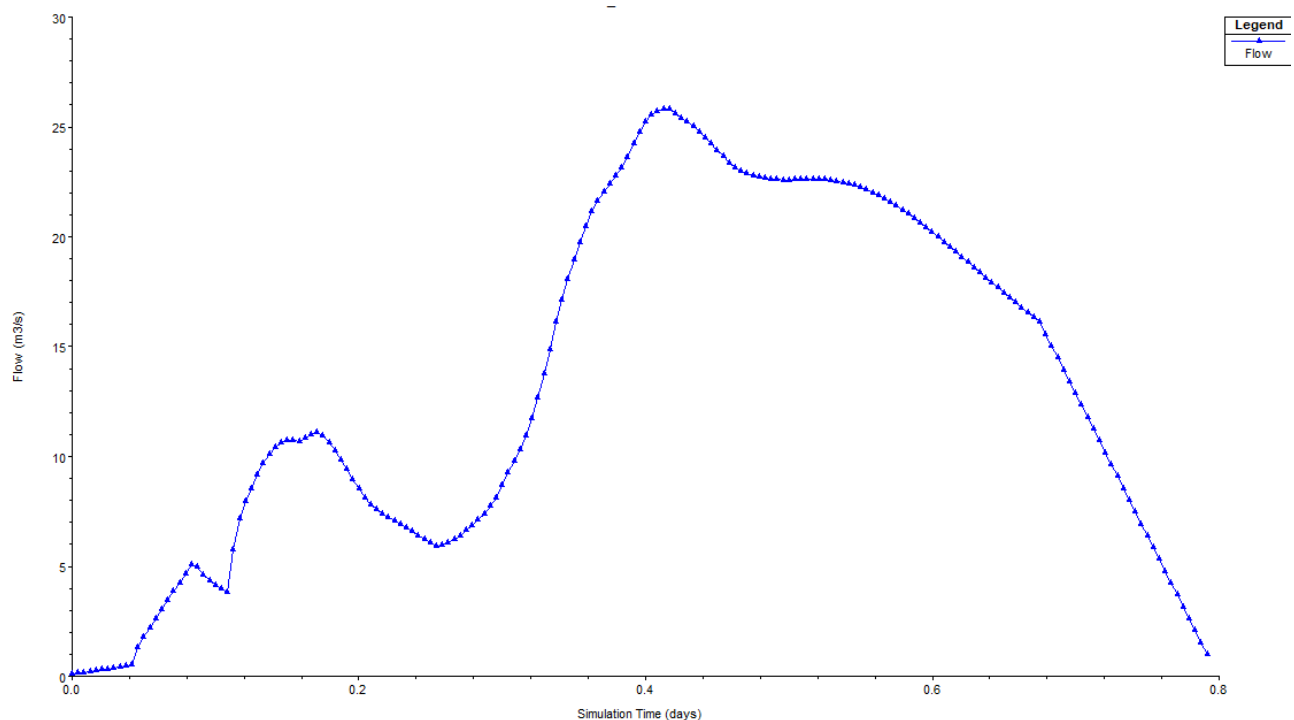


Figure 7: Upstream Inflow Hydrograph ( $\text{m}^3/\text{s}$ )

### 6.1 Existing Condition

The existing condition model shows a large portion of the proposed development site to be affected by flood water. The capacity of the Buttons Creek Channel is exceeded, discharging stormwater to the adjacent floodplain.

The flood depth across the site is generally low (approximately 250mm across most of the site) and velocity generally less than 0.5m/s.

The maximum flood extent and depth map is displayed as Figure 1 in Appendix A. The peak water surface elevation is shown in Figure 2 of Appendix A. The maps do not consider any change to land form.

Notwithstanding, the site is considered flood affected and to develop the site in its existing state is not recommended.

Figure 8 presents the direction and velocity of water through the development site. Water exits and re-enters the main channel at various locations along the length of Buttons Creek. High velocity flows in excess of 2m/s are present in the main channel with slower flows  $<1\text{m/s}$  across the flood plain.



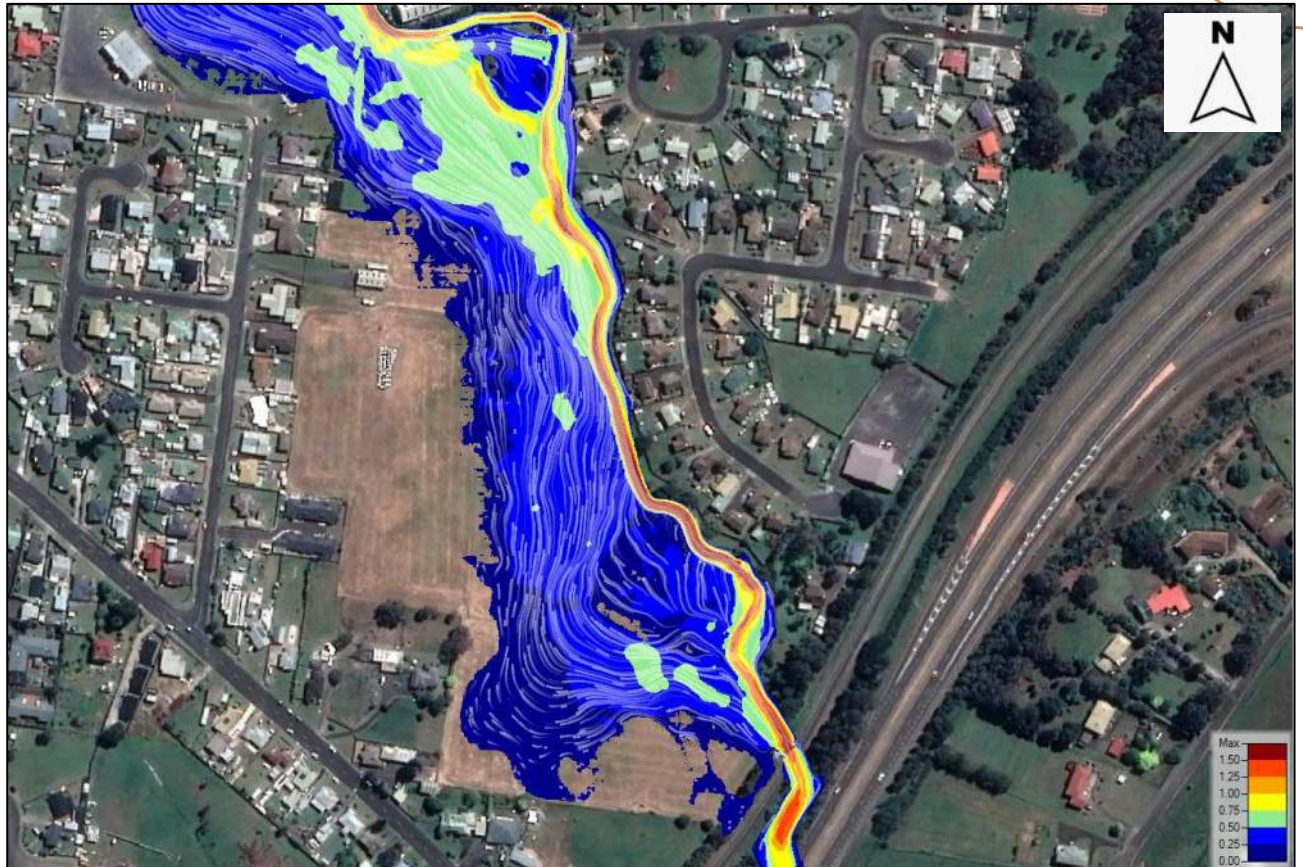


Figure 8: 1% AEP velocity profile with streamlines



Figure 9: Flood extent change (1% AEP(blue) vs 1% AEP + 50%(red))

Figure 9 presents the sensitivity of the flood extent to an increase in peak flood discharge. For a 50% increase in flow rate, the peak flood extent is marginally larger.

## 6.2 Developed Condition

A developed condition model was prepared that raised the ground level of the area proposed for development. This ensured that the floor levels of any new dwellings would be above the flood planning level although it does introduce several adverse impacts to the environment. These are:

- A reduction in flood storage results in an increased flood level within buttons creek. Flood level increase of up to 150 mm were calculated. This was deemed unacceptable; and
- The peak velocity also increases, this has potential to instigate erosion within Buttons Creek.

Based on these results, it was deemed the development does adversely impact the surrounding environment. As such, an appropriate flood management measure was investigated.

## 6.3 Development Condition with Flood Management Measures

For the proposed development to appropriately manage flood risk, dwelling floor levels would need to be raised to a level of at least 300mm above the 1% AEP flood level. In doing so, flood storage is taken away from the floodplain. To ensure the existing flood regime is maintained, this flood conveyance/storage should be replaced.

The proposed flood management measure is a flood bypass channel adjacent to Buttons Creek. This type of flood management measure is deemed suitable for the following reasons:

- It provides a dedicated area for overflow from the creek to be stored and conveyed downstream; and
- It does not impact the existing creek system. The natural values of the creek system are maintained.

The cross section shown below in Figure 10 presents a typical cross section of the proposed flood bypass channel. The existing creek is shown in green, the proposed channel in red.

This is representative area only suitable for implementation into the hydraulic model. The final design would need to provide sufficient clearance from the creek. A Nominal 5m clearance is adopted in this example

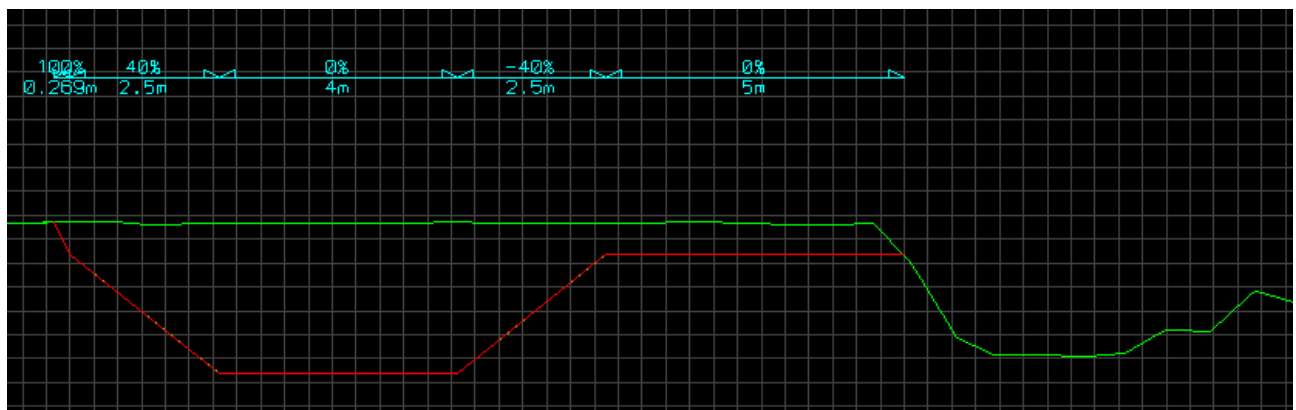


Figure 10: Proposed flood bypass channel

Peak Depth and Peak Water Surface Elevation maps are presented in Appendix A (Figures A3 and A4).

Table 1: Proposed minimum dimensions for Bypass Channel

Parameter	Dimension
Base Width	4.0m
Top Width	9.0m
Depth	1.0m
Batters	1:2.5

The proposed minimum dimensions are a guide only. They are subject to detailed design.

To confirm the proposed development adequately maintains the existing flood regime, post developments results with flood management measures are compared to the existing condition. The comparison is presented in Appendix A (Figure A5).

The flood bypass channel provides a good outcome for most of the development and surrounding areas. A summary is provided below.

- The flood level is reduced at the upstream end of the proposed developed (downstream of Bass Highway culverts). This will increase the capacity of the Bass Highway culverts.
- There is a flood level increase immediately downstream of the site although it is reduced to negligible by the time it reaches Eastland Drive.
- An increase in flood level of up to 5cm is observed directly north of the proposed development. This is attributed to the bypass channel directing flow approximately 30m east of Buttons Creek.
- The peak velocity within the flood conveyance channel is approximately 2 m/s. The channel would need some form of erosion protection throughout.



## 7. Discussion & Recommendations

The 1% flood extent, depth have been estimated across the extent of the site. Flood mapping indicates that a large portion of the site will experience some flooding. Under developed condition with no flood management measures, approximately 60 of the proposed 100 lots are affected by flooding in the 1% AEP event from Buttons Creek.

To ensure that the proposed development adequately designs for flood risk, and the flood function of the flood plain is maintained, buildings should be raised above the flood planning level and a flood conveyance channel be installed. The following provides further discussion regarding the proposed flood management measures.

### 7.1 Recommendations

As discussed in Section 6.3, a flood conveyance channel is proposed to be constructed adjacent to Buttons Creek. The following provides additional detail relating to the bypass channel and flood plain management.

- The flood bypass channel has been modelled with a Manning's 'n' roughness of 0.06. This represents natural channel, poorly vegetated. The average channel slope is estimated to be 1%. Table 9.5.2 from the *Queensland Urban Drainage Manual (2016)* suggests the maximum permissible velocity for bare earth channels with 70% stable vegetal cover is 2.1m/s. suitable vegetation species that can provide approximately 70% coverage would be Rhodes Grass (or similar local alternative), poorly maintained couch species. Appropriate species would need to be determine at detailed design stage with full vegetative cover to be provided on the channel and banks
- To control overflow from button creek to the bypass channel, it is recommended a weir structure be installed at the interface between Buttons Creek and the bypass channel. This is a preferred location for a Buttons Creek to spill. If this isn't controlled, there is potential for the creek to spill at any location and without out appropriate armouring, the creek/flood channel bank may erode. The flood bypass channel top of bank is proposed to be installed at a suitable distance (minimum 5 m) away from the Buttons Creek. To install a weir structure further reduces the risk of creek bank erosion
- No obstructions should be placed within the banks of the flood channel. i.e. no culverts, fences, gates. (unless specifically designed to allow for flood passage) etc, the full conveyance capacity must be maintained; and
- If the Production Drive culvert becomes blocked, there is a possibility that overland flow would be directed over the road and toward the proposed development site. It is recommended that a minimum 5m buffer be provided at the location indicated in Figure 10 to direct overflows back to the flood bypass channel.



Figure 11: Potential for Culvert Blockage



# Subdivision Layout

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Appendix A



# PLAN OF SUBDIVISION



**PDA Surveyors**  
Incorporating **WALTER SURVEYS**

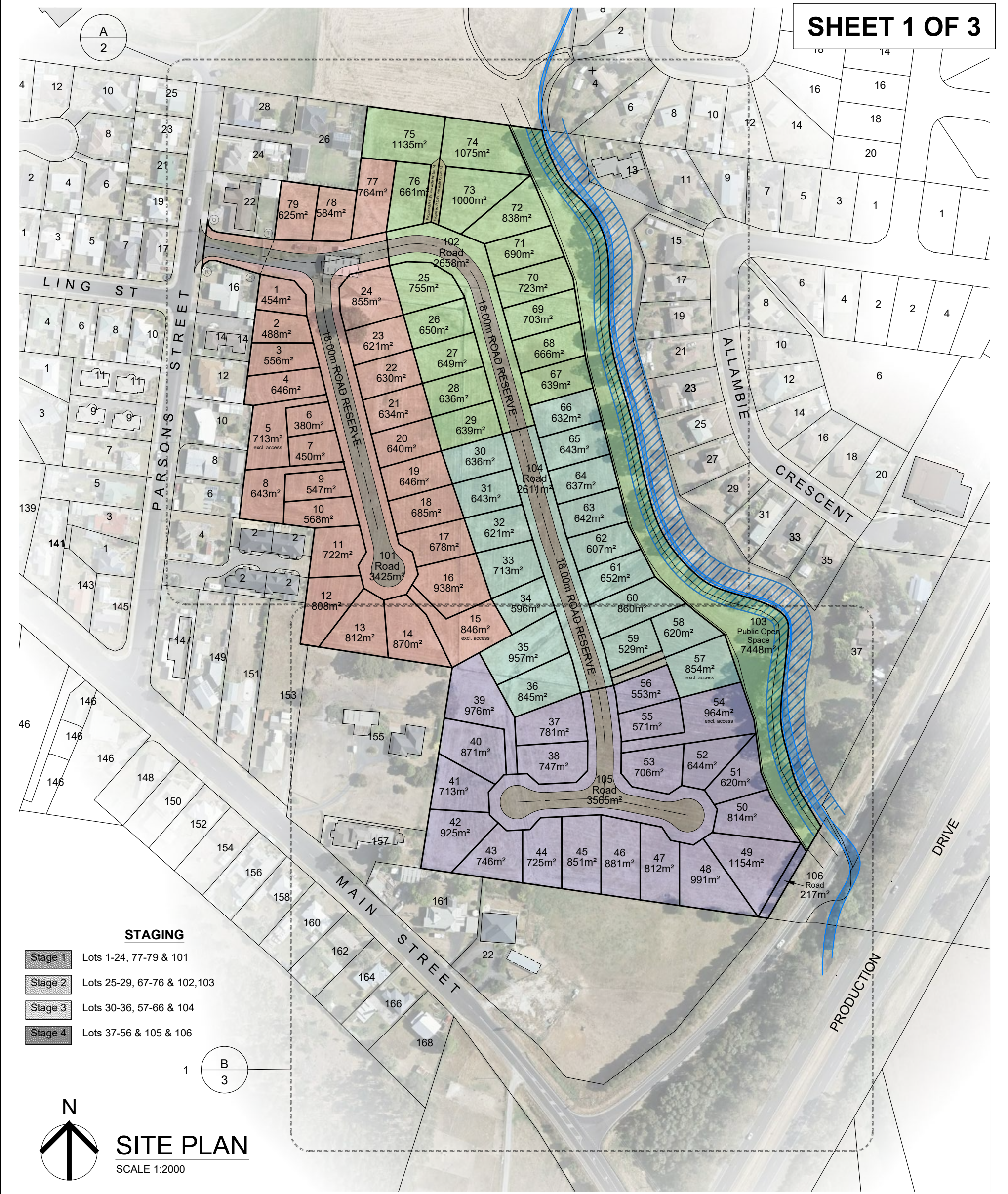
Surveying, Engineering & Planning  
ABN 71 217 806 325

77 Gunn Street  
Devonport, Tasmania, 7310  
www.pda.com.au  
Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements											
Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.											
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-1C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

**SHEET 1 OF 3**





# PLAN OF SUBDIVISION



**PDA Surveyors**  
Incorporating  
**WALTER SURVEYS**

Surveying, Engineering & Planning  
ABN 71 217 806 325

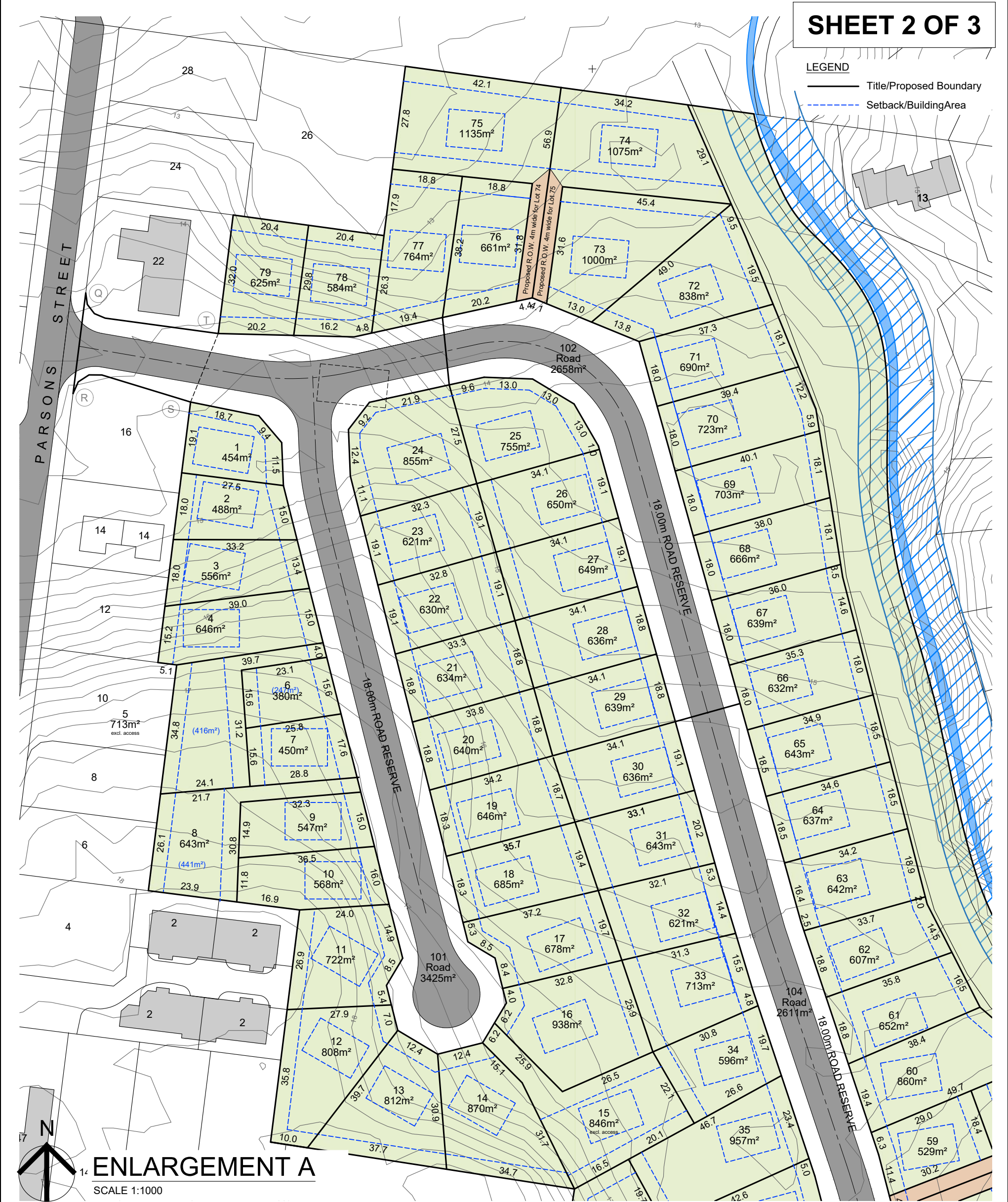
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Devonport, Tasmania, 7310  
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Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements	Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.										
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-2C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

## SHEET 2 OF 3

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea



**ENLARGEMENT A**  
SCALE 1:1000



# PLAN OF SUBDIVISION



**PDA Surveyors**  
Surveying, Engineering & Planning  
ABN 71 217 806 325

Incorporating  
**WALTER  
SURVEYS**

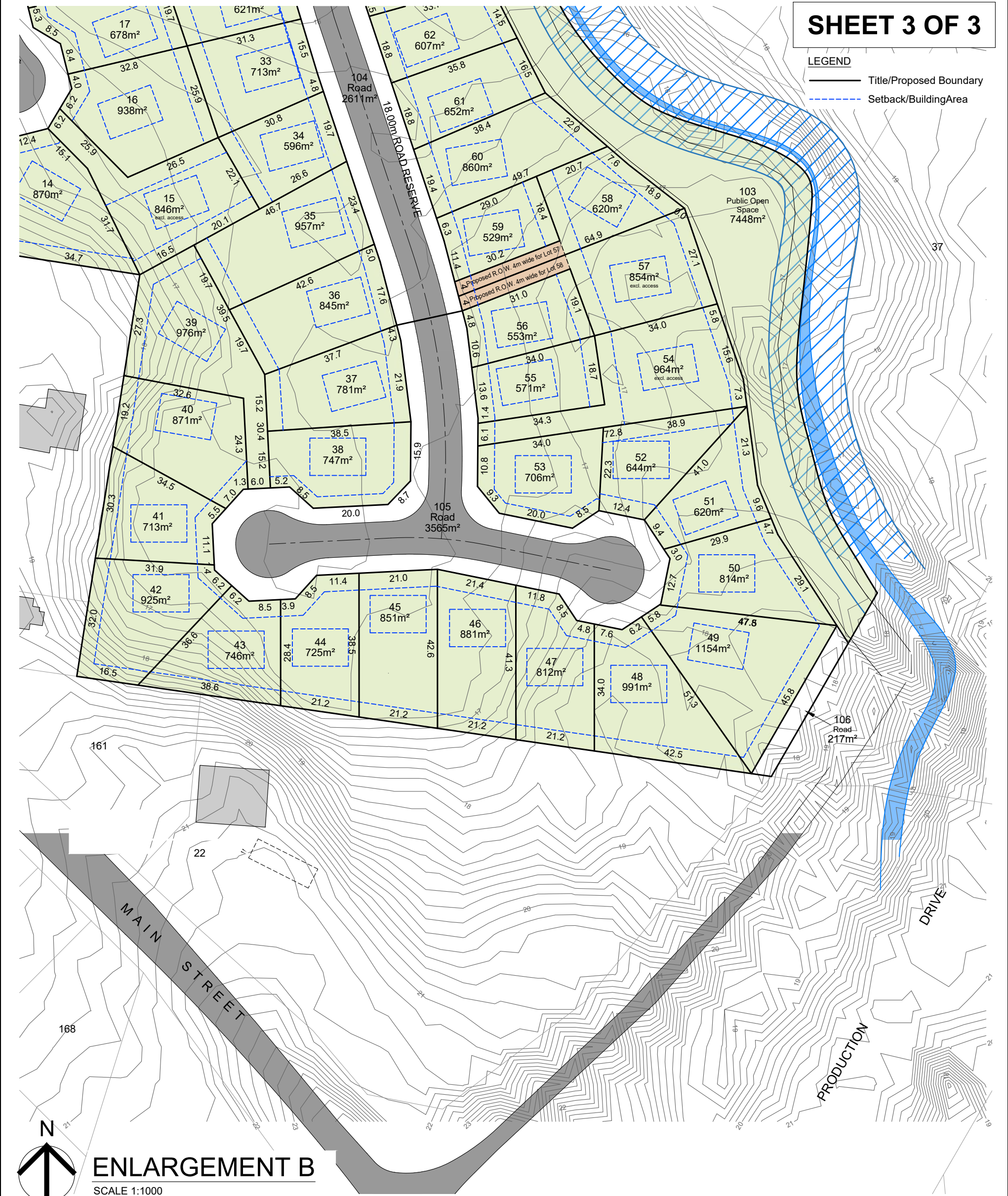
77 Gunn Street  
Devonport, Tasmania, 7310  
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Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements		Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.									
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-3C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

## SHEET 3 OF 3

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea





# Figures

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Appendix B



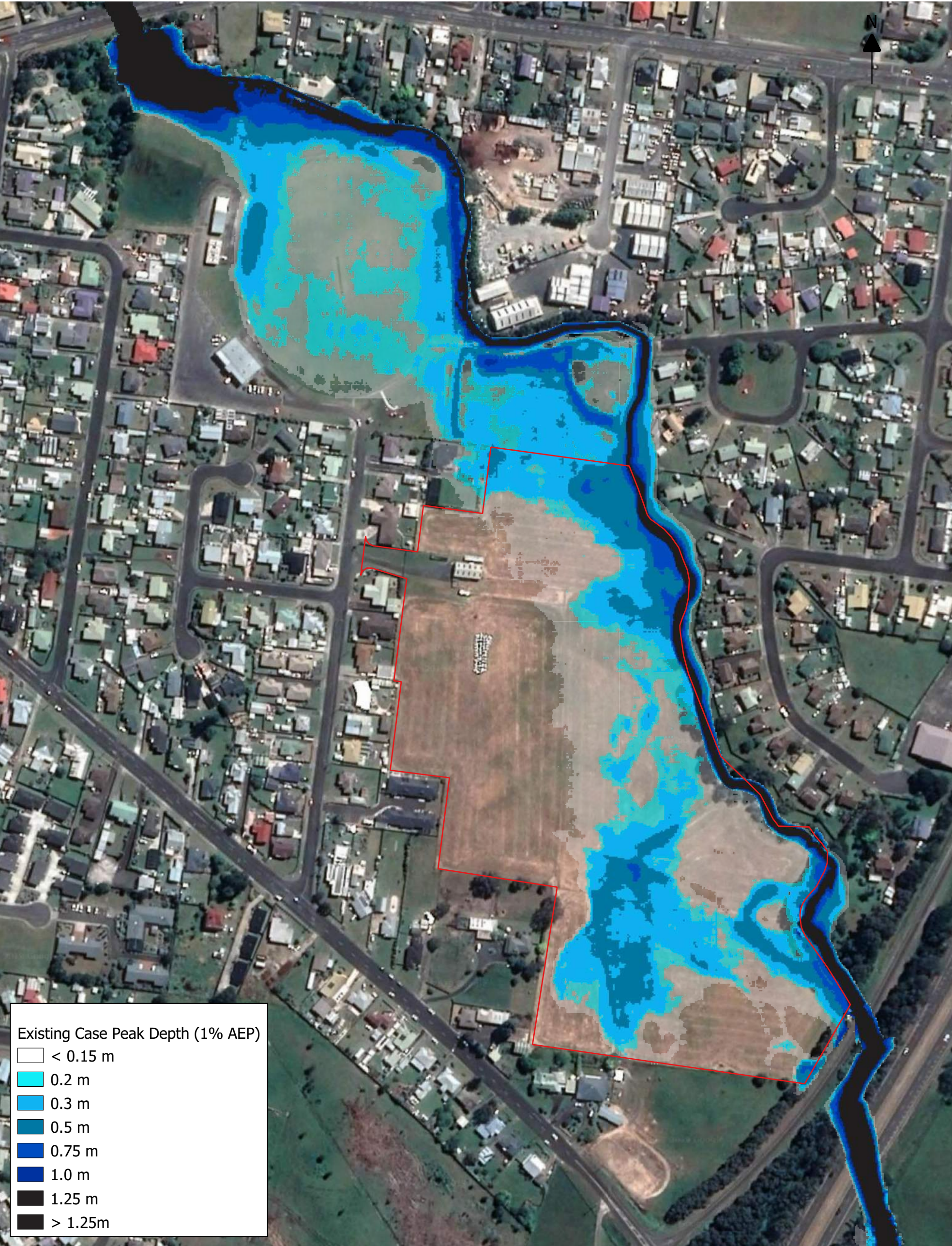


Figure A1 - Existing Case - 1% AEP - Peak Flood Depth

PDA Surveyors

pitt&sherry

LEGEND  Study Area

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AUTHOR: Joshua Coates  
REVISION: A  
DATE: 2019-12-09T13:47  
DATA SOURCES: TheLIST Orthophoto

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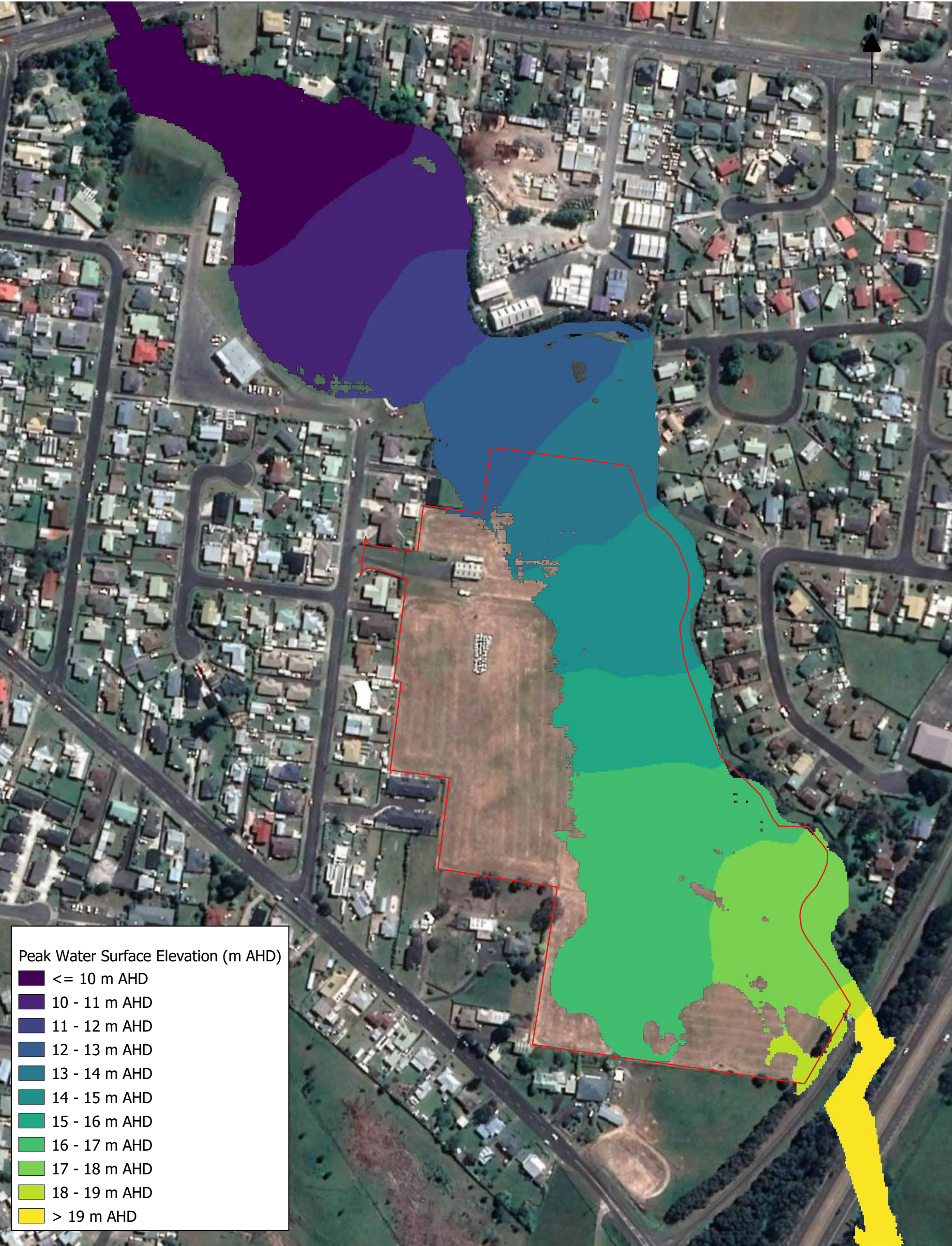


Figure A2 - Existing Case - 1% AEP - Peak Water Surface

PDA Surveyors

pitt&sherry

MAP REF: Buttons\_Creek.qgz  
AUTHOR: Joshua Coates  
REVISION: A  
DATE: 2019-12-09T13:54  
DATA SOURCES: TheLIST Orthophoto

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SCALE @ A3: 1:2,500



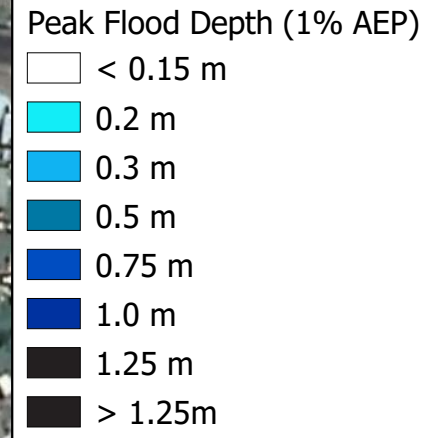
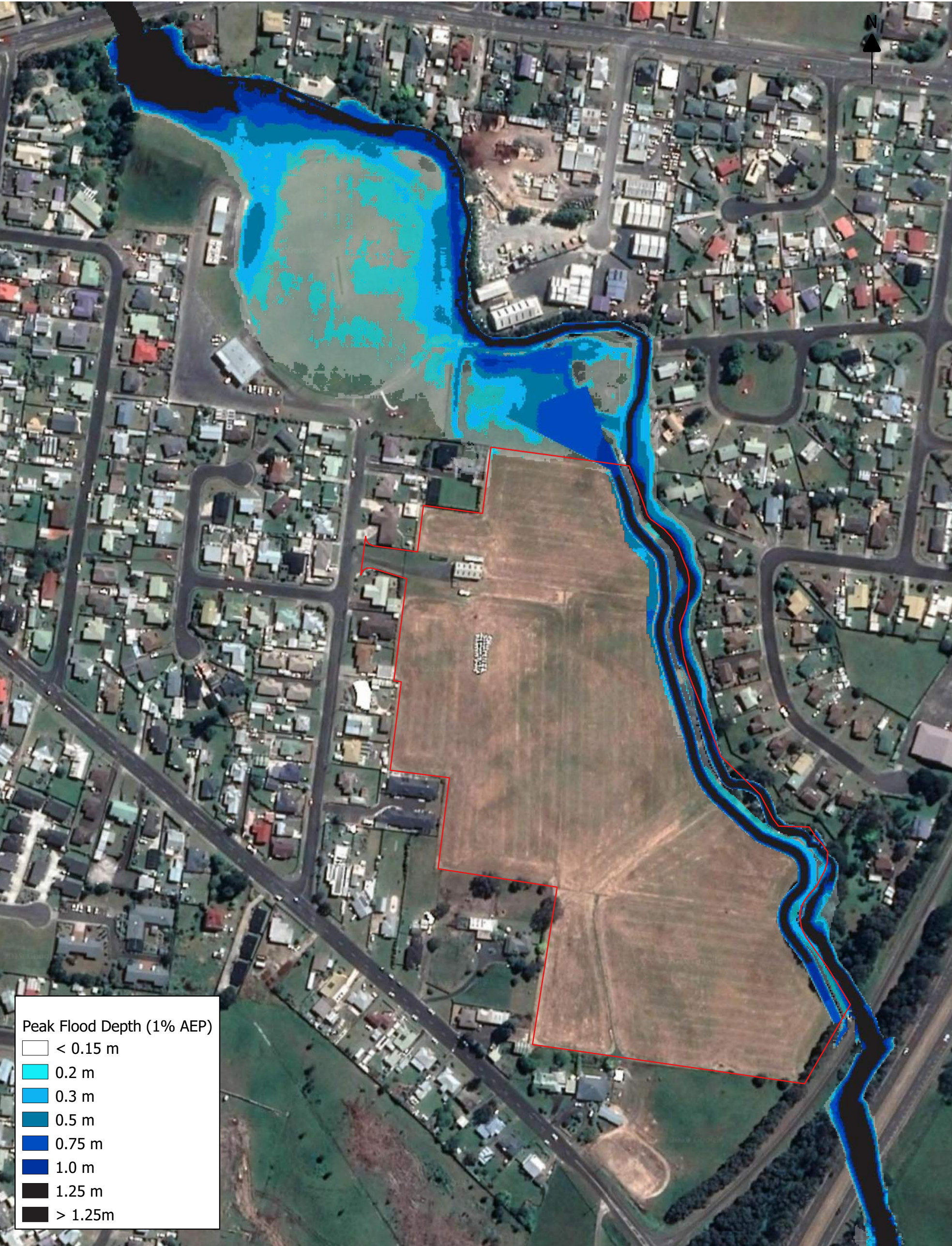


Figure A3 - Developed Case - 1% AEP - Peak Depth

LEGEND  Study Area

PDA Surveyors

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MAP REF: Buttons\_Creek.qgz  
AUTHOR: Joshua Coates  
REVISION: A  
DATE: 2019-12-09T14:01  
DATA SOURCES: TheLIST Orthophoto

0 50 100 150 200 m  
COORDINATE SYSTEM: EPSG:28355  
SCALE @ A3: 1:2,500



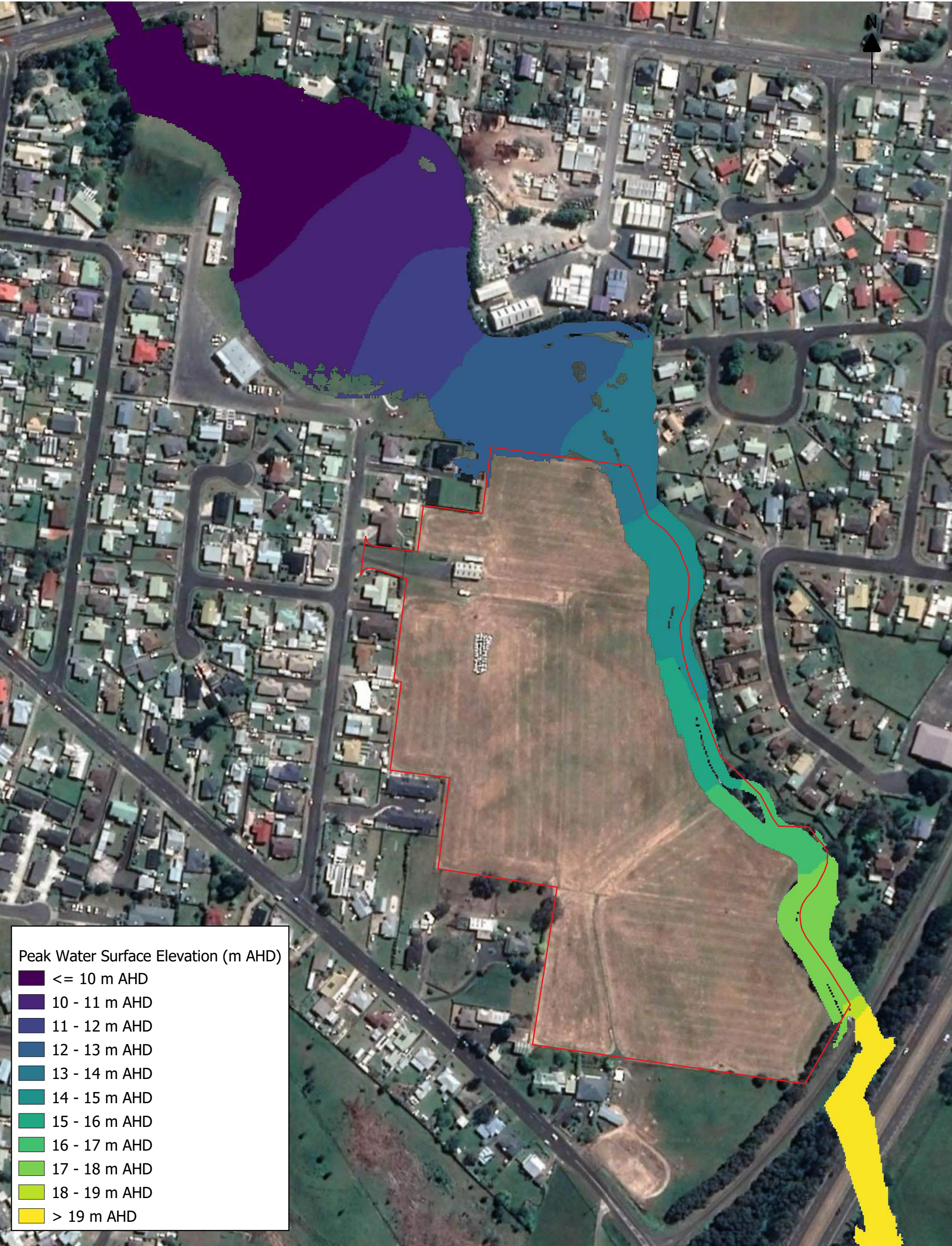


Figure A4 - Developed Case - 1% AEP - Peak Water Surface Elevation

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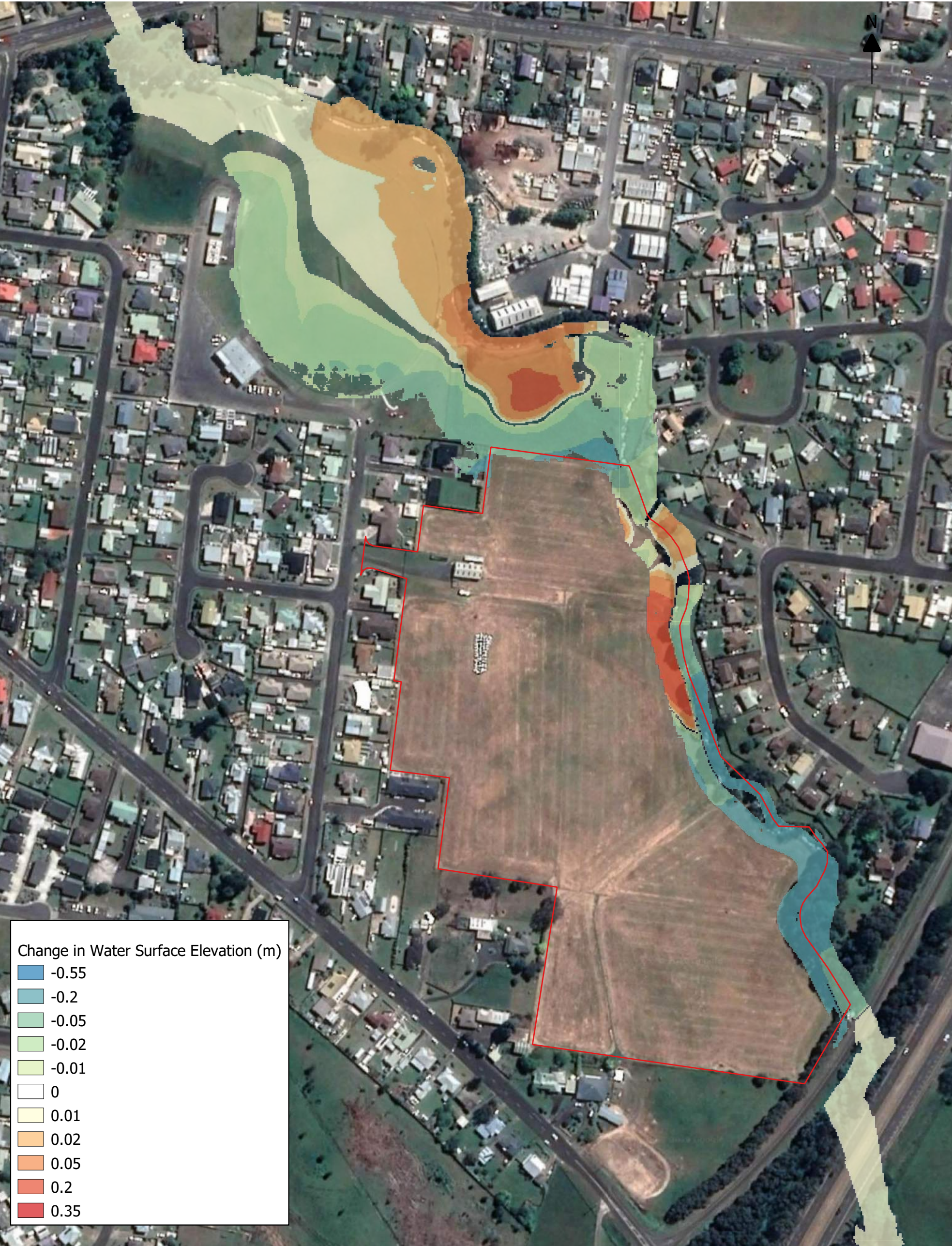


Figure A5 - Developed Case vs Existing Case - 1% AEP - Afflux

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AUTHOR: Joshua Coates  
REVISION: A  
DATE: 2019-12-09T14:03  
DATA SOURCES: TheLIST Orthophoto

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COORDINATE SYSTEM: EPSG:28355  
SCALE @ A3: 1:2,500





## Parsons Street Subdivision Flood Impact Assessment

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## Parsons Street Subdivision

Traffic Impact Assessment

Prepared for  
**PDA Surveyors**

Client representative  
**Tom Reilly**

Date  
**12 March 2020**

Rev 00



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- Appendix B —** SIDRA Results – Existing (2020) Operation
- Appendix C —** SIDRA Results – Post Development Stage 1 (2020) Operation
- Appendix D —** SIDRA Results – Post Development Stages 2 – 4 (2025) Operation

**Prepared by** — Leenah Ali



**Date** — 12 March 2020

**Reviewed by** — Ross Mannering



**Date** — 12 March 2020

**Authorised by** — Ross Mannering



**Date** — 12 March 2020

#### Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Traffic Impact Assessment	L Ali	R Mannering	R Mannering	12/03/2020

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# 1. Introduction

A 79-lot residential subdivision is proposed on the lot located at 18 Parsons Street, Ulverstone. As part of the Development Application, Central Coast Council require a Traffic Impact Assessment (TIA) to be prepared.

PDA Surveyors have engaged pitt&sherry to undertake a TIA for the proposed development.

This report has been prepared with reference to the *Central Coast Interim Planning Scheme 2013* (the Planning Scheme) and in accordance with the Department of State Growth's Publication *Framework for Undertaking Traffic Impact Assessments* and details the findings of the traffic assessment undertaken for the proposed development.

## 2. Existing conditions

### 2.1 Site Location

The site is located at 18 Parsons Street in Ulverstone with a frontage to Parsons Street to the west and Production Drive to the east. The Bass Highway is located approximately 100 metres east of the site while the Ulverstone Town Centre is located approximately 1.5 kilometres north-west of the site.

The site has a land use classification as 10.0 General Residential under the Planning Scheme. Surrounding land uses are predominantly low-density residential dwellings. Council owned Haywoods Reserve is located directly north of the site while Buttons Creek runs along the north-eastern boundary of the site.

Figure 1 shows the site in the local context.



Figure 1: Site Location (Basemap Source: <https://maps.thelist.tas.gov.au>)

## 2.2 Site Access

As discussed, the site has a frontage to Parsons Street to the west and Production Drive to the east. Vehicle access to the site is from Parsons Street.

## 2.3 Surrounding Road Network

### 2.3.1 Parsons Street

Parsons Street (shown in Figure 2 and Figure 3) is a Council owned two-way street with a single lane in each direction. Parsons Street operates in a north-south direction between Main Street and Haywards Reserve. Free, unrestricted car parking is permitted on both sides of the street.

Parsons Street carries approximately 1,000<sup>1</sup> vehicles a day and is subject to the Tasmanian Urban Speed Limit of 50km/h.

<sup>1</sup> Daily volume calculated using collected peak hour traffic data and a peak to daily ratio of 10%



Figure 2: Parsons Street (facing north)



Figure 3: Parsons Street (facing south)

### 2.3.2 Main Street

Main Street (shown in Figure 4 and Figure 5) is a Council owned two-way Collector Street with a single lane in each direction. Main Street operates in a north-west south-east direction and provides the primary connection between the Ulverstone Town Centre and the Bass Highway westbound travel lanes. Connection to the Bass Highway eastbound travel lanes from Main Street is provided via Production Drive. Free, unrestricted parking is permitted on both sides of the street.

Main Street carries approximately 2,600<sup>2</sup> vehicles a day. To the north-west of the Bass Highway, Main Street has a posted speed limit of 60km/h while to the south-east of the Bass Highway, Main Street continues as Castra Road with a posted speed limit of 80km/h.



Figure 4: Main Street (facing north-west)



Figure 5: Main Street (facing south-east)

### 2.3.3 Production Drive

Production Drive (shown in Figure 6 and Figure 7) is a Council owned one-way road, operating in a north-east direction. Production Drive is located to the east of the site and connects Main Street to the Bass Highway eastbound travel lanes. No parking is permitted along the road.

Production Drive is subject to a speed limit of 80km/h. No traffic data is currently available along Production Drive.

<sup>2</sup> Daily volume calculated using collected peak hour traffic data and a peak to daily ratio of 10%





Figure 6: Production Drive (facing north-east)



Figure 7: Production Drive/ Main Street Intersection (facing south- east)

## 2.4 Surrounding Intersections

The following intersections are currently present in the vicinity of the site:

- Parsons Street/ Main Street (sign-controlled give-way T-intersection)
- Production Drive/ Main Street (sign-controlled give-way T-intersection)

## 2.5 Existing Traffic Volumes

Traffic surveys were undertaken by Matrix Traffic and Transport Data on Thursday 4 July 2019 at the Parsons Street/ Main Street intersection for a 24-hour period. It was determined from the survey that the AM peak hour occurs between 10:15am and 11:15am while the PM peak hour occurs between 3:00pm and 4:00pm.

In order to calculate 2020 peak hour traffic volumes, a growth rate of 2% per year has been applied to the 2019 traffic volumes.

A summary of the existing 2020 AM and PM peak hour traffic volumes are shown in Figure 8 and Figure 9 respectively.

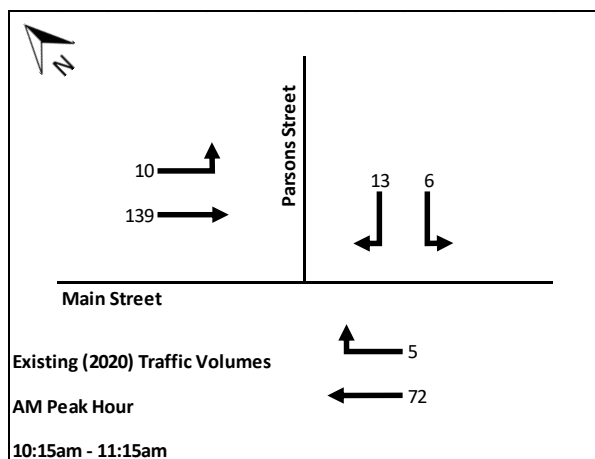


Figure 8: Existing (2020) Traffic Volumes – AM Peak Hour

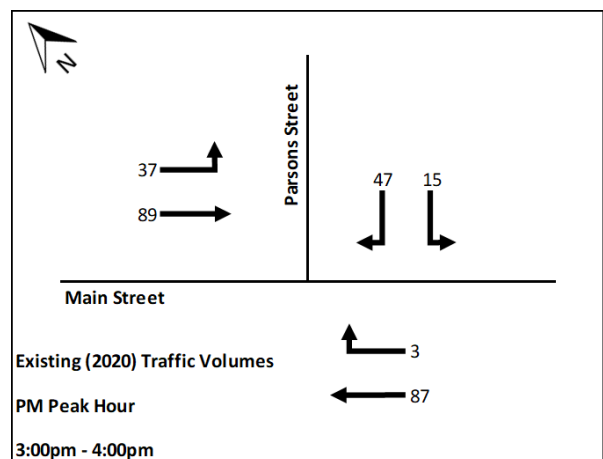


Figure 9: Existing (2020) Traffic Volumes – PM Peak Hour

## 2.6 Existing Intersection Operation

### 2.6.1 Traffic Modelling Software

The traffic operation of the Parsons Street/ Main Street intersection has been assessed using SIDRA Intersection 8.0 traffic modelling software. SIDRA Intersection rates the performance of the intersections based on the vehicle delay and the corresponding LOS. It is generally accepted that an intersection operates well if it is at LOS D or higher. Table 1 shows the criteria that SIDRA adopts in assessing the LOS.

Table 1: SIDRA Level of Service

LOS	Delay per Vehicle (secs)		
	Signals	Roundabout	Sign Control
A	10 or less	10 or less	10 or less
B	10 to 20	10 to 20	10 to 15
C	20 to 35	20 to 35	15 to 25
D	35 to 55	35 to 50	25 to 35
E	55 to 80	50 to 70	35 to 50
F	Greater than 80	Greater than 70	Greater than 50

### 2.6.2 Traffic Modelling Intersection Layout

The geometry of the intersection used for the traffic model was developed with reference to aerial photography obtained from LISTmap and measurements gathered during the site visit undertaken on Tuesday 9 July 2019. The aerial photography and site visit informed the number, width and length of trafficable lanes, speed limits and pedestrian crossing locations adopted in the intersection model.

The general layout used for the intersection is shown in Figure 10.

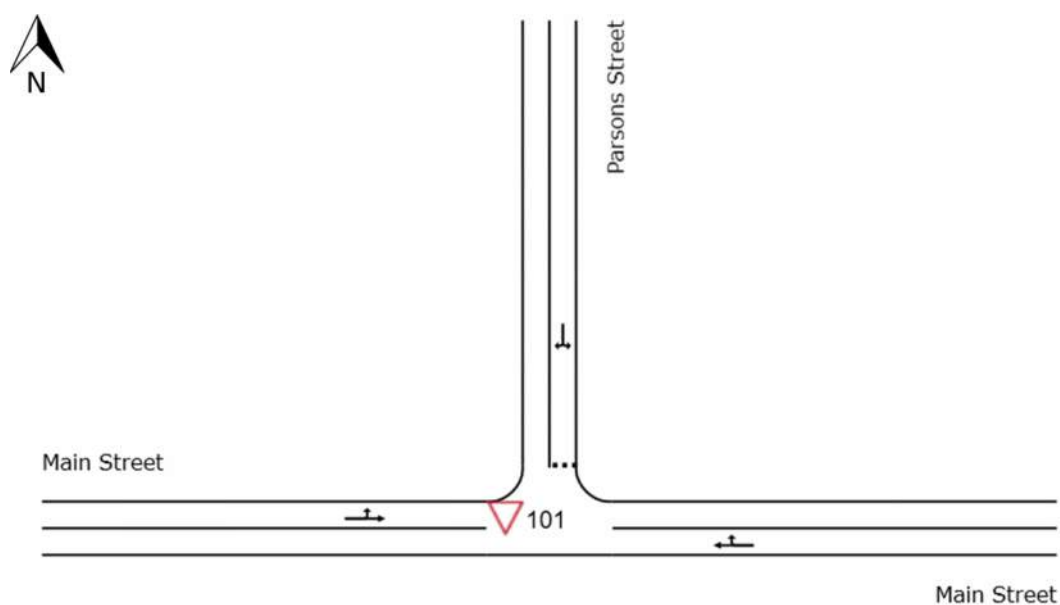


Figure 10: Parsons Street/ Main Street Intersection – SIDRA Layout

### 2.6.3 Traffic Modelling Results

The LOS for each approach at the Parsons Street/ Main Street intersection is shown in Figure 11 and Figure 12. A summary of the SIDRA results for degree of saturation, average delay and 95<sup>th</sup> percentile queues are provided in Table 2. Full results presented in Appendix B.

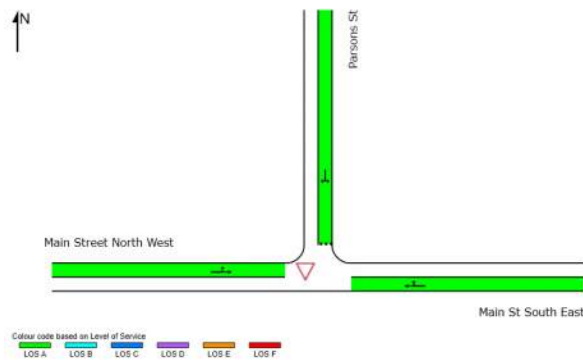


Figure 11: Parsons Street/ Main Street Intersection - Existing (2020) Intersection LOS – AM Peak Hour

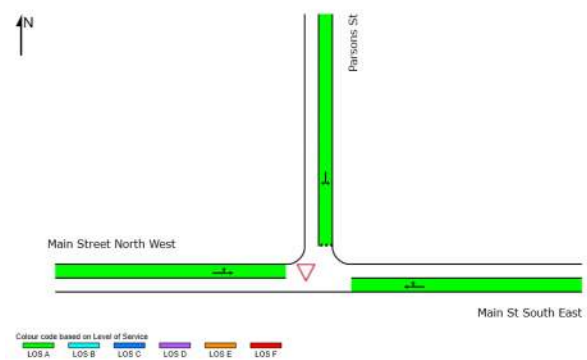


Figure 12: Parsons Street/ Main Street Intersection - Existing (2020) Intersection LOS – PM Peak Hour

Table 2: Parsons Street/ main Street Intersection - Existing (2020) SIDRA Results

Approach	Peak	Degree of Saturation	Average Delay (secs)	95 <sup>th</sup> Percentile Queue (m)
East: Main Street	AM	0.04	0	0
North: Parsons Street		0.01	5	0
West: Main Street		0.08	0	0
<b>All Vehicles</b>		<b>0.08</b>	<b>1</b>	<b>0</b>
East: Main Street	PM	0.05	0	0
North: Parsons Street		0.04	5	1
West: Main Street		0.07	2	0
<b>All Vehicles</b>		<b>0.07</b>	<b>2</b>	<b>1</b>

The traffic modelling results presented in Table 2 show that the intersection currently operates well with minimal queues and delays experienced on all approaches. This is consistent with observations made on site.

## 2.7 Road Safety

The Department of State Growth (DSG) have provided crash history in the vicinity of the site for the most recent five-year period.

The crash history shows that in the past five years, no crashes have occurred along Parsons Street and two crashes have occurred along Main Street in the vicinity of the site. Of the two recorded crashes, one involved a vehicle colliding with a parked vehicle while the other involved a vehicle emerging from a driveway. Both crashes occurred in different locations and resulted in property damage only.

Based on the crash history, there does not appear to be any crash patterns in the vicinity of the site and the two crashes are considered to be isolated incidents.



## 2.8 Public Transport

There are no known public transport services provided in the vicinity of the proposed development.

## 2.9 Pedestrian and Cycling Infrastructure

Pedestrian paths are located along the western side of Parsons Street and southern side of Main Street to the west of Parsons Street. A kerb ramp is provided along the southern side of Main Street at the Parsons Street/ Main Street intersection. No kerb ramps are provided along the northern side resulting in DDA users using a driveway to traverse the kerb.

There are currently no cycling facilities in the vicinity of the site.

# 3. Development Proposal

## 3.1 Overview

It is proposed to subdivide the property at 18 Parsons Street into 79 residential lots, to be constructed in 4 stages. Stage 1 of the subdivision will be completed as soon as possible, while the remaining stages will be completed within the next 5 years. The existing building located on site will be demolished as part of the Stage 1 development.

While it is understood that the lots will generally accommodate one residential dwelling, 28 of the lots have the potential to accommodate up to two residential dwellings. Table 3 summarises the maximum number of dwellings in each stage.

*Table 3: Maximum Number of Residential Dwellings in Each Stage*

Stage	Maximum Number of Dwellings
1	34
2	20
3	20
4	33

Vehicular access to all 79 lots will be from Parsons Street.

The subdivision will include two new roads. The first road will be accessed from Parson Street and will travel in an east-west direction before undertaking a 90-degree bend outside the eastern boundary of Lot 25 and terminating in two cul-de-sacs along the southern boundary of the site. The second road intersects with the first new road between Lots 1 and 24 and terminates in a cul-de-sac at the northern boundary of Lots 13, 14 and 15.

Figure 13 shows a snapshot of the subdivision layout with detailed plans included in Appendix A.

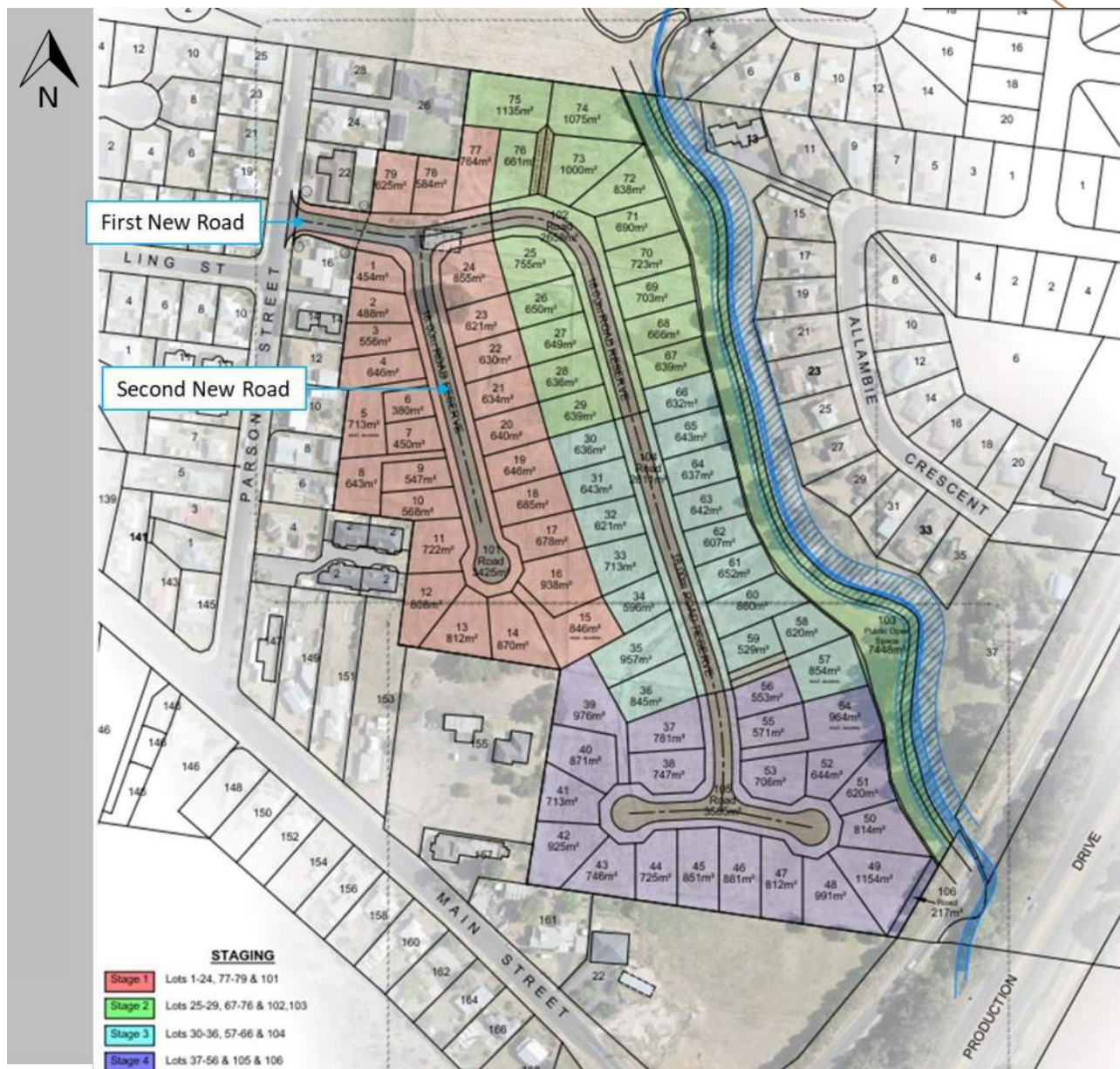


Figure 13: Proposed Subdivision Layout

## 4. Transport Assessment

### 4.1 Traffic Impact Assessment

#### 4.1.1 Traffic Generation

The traffic generation rate of each of the residential properties has been sourced from the *RMS Guide to Traffic Generating Developments Technical Direction TDT2013/04a* (RMS Technical Direction).

The RMS Technical Direction specifies the following generation rates for low density residential dwellings:

- Weekday AM Peak Hour 0.95 trips per dwelling
- Weekday PM Peak Hour 0.99 trips per dwelling
- Daily 10.7 trips per dwelling.

Based on the generation rates above, the traffic expected to be generated by the development in Stage 1 is as follows:

- Weekday AM Peak Hour 33 vehicle movements
- Weekday PM Peak Hour 34 vehicle movements
- Daily 367 vehicle movements

Following the completion of Stages 2 – 4, the traffic generation expected to be generated by the development is as follows:

- Weekday AM Peak Hour 102 vehicle movements
- Weekday PM Peak Hour 106 vehicle movements
- Daily 1,145 vehicle movements

#### 4.1.2 Directional Split of Traffic

The directional split of traffic (i.e. the ratio between inbound and outbound traffic movements) that has been adopted for the development is as follows:

- Weekday AM Peak Hour 20% in/ 80% out
- Weekday PM Peak Hour 70% in/ 30% out.

#### 4.1.3 Traffic Distribution and Assignment

The distribution of the traffic generated by the development is based on several factors including:

- The location of major traffic distribution roads around the site
- The location of traffic generating developments; and
- Existing traffic patterns

The adopted distribution of traffic generated by the development is shown in Figure 14.

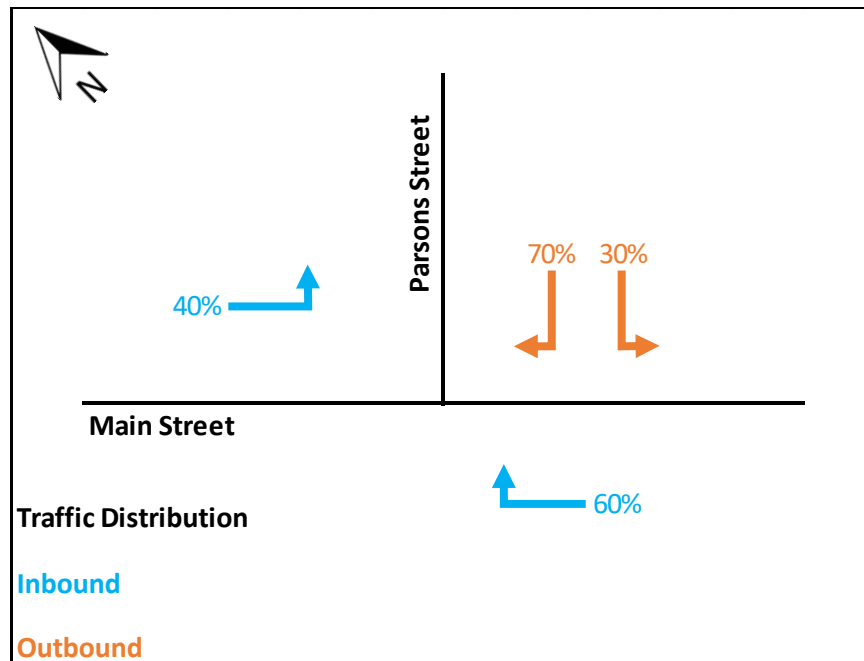


Figure 14: Adopted Traffic Distribution for Proposed Development

#### 4.1.4 Post Development Stage 1 (2020) Traffic Volumes

Based on the above, the expected traffic volumes during the AM and PM peak hours at the Parsons Street/ Main Street intersection immediately post development of Stage 1 is shown in Figure 15 and Figure 16.

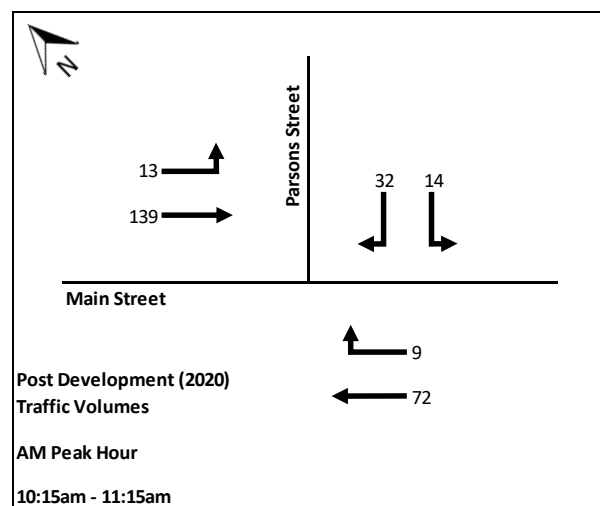


Figure 15: Post Development Stage 1 (2020) Traffic Volumes – AM Peak Hour

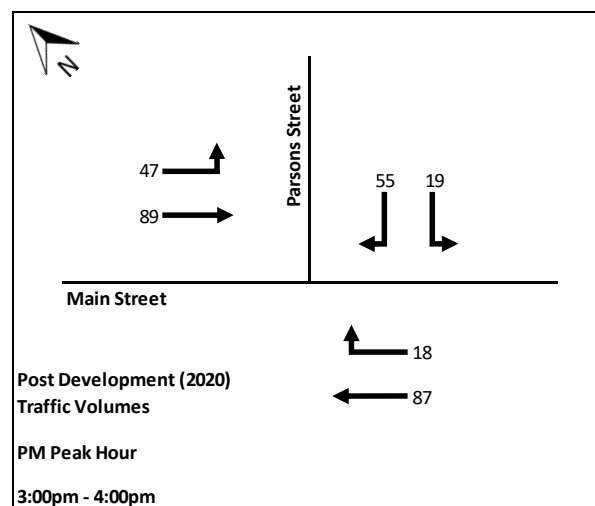


Figure 16: Post Development Stage 1 (2020) Traffic Volumes – PM Peak Hour

#### 4.1.5 Post Development Stage 1 (2020) Traffic Impacts

The impact of the development on the LOS for each approach of Parsons Street/ Main Street intersection immediately post development Stage 1 is shown in Figure 17 and Figure 18. A summary of the SIDRA results for degree of saturation, average delay and 95<sup>th</sup> percentile queue is provided in Table 4. Full results are presented in Appendix C.

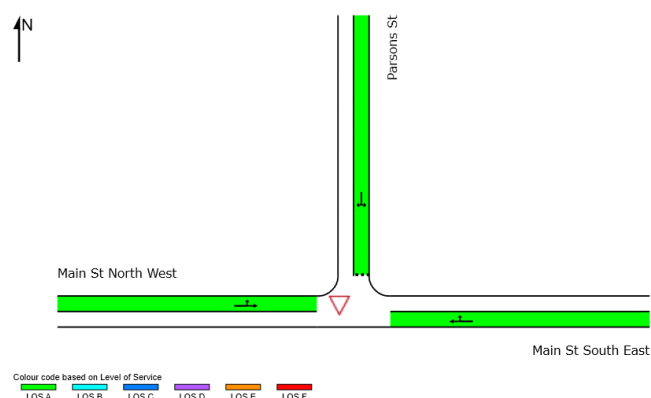


Figure 17: Parsons Street/ Main Street Post Development Stage 1 (2020) LOS – AM Peak Hour

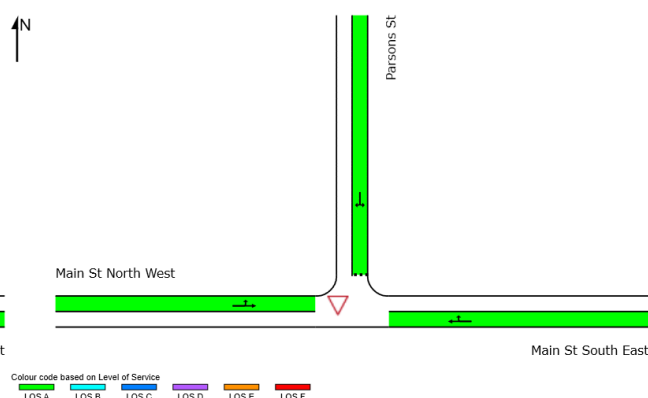


Figure 18: Parsons Street/ Main Street Post Development Stage 1 (2020) LOS – PM Peak Hour

Table 4: Parsons Street/ Main Street Post Development Stage 1 (2020) SIDRA Results

Approach	Peak	Degree of Saturation	Average Delay (secs)	95 <sup>th</sup> Percentile Queue (m)
East: Main Street	AM	0.04	1	0
North: Parsons Street		0.03	5	1
West: Main Street		0.08	1	0
<b>All Vehicles</b>		<b>0.08</b>	<b>1</b>	<b>1</b>

Approach	Peak	Degree of Saturation	Average Delay (secs)	95 <sup>th</sup> Percentile Queue (m)
East: Main Street	PM	0.05	1	1
North: Parsons Street		0.05	5	1
West: Main Street		0.07	2	0
<b>All Vehicles</b>		<b>0.07</b>	<b>2</b>	<b>1</b>

Based on the modelling results shown above, the Parsons Street/ Main Street intersection is expected to continue to operate well immediately post development Stage 1 with minimal queues and delays expected on all approaches of the intersection.

#### 4.1.6 Post Development Stages 2 – 4 (2025) Traffic Volumes

As discussed, Stages 2 – 4 of the proposed development will be completed within the next 5 years. As such, the traffic impact of the remaining stages of the development on the Parsons Street/ Main Street intersection has been assessed for the year 2025.

A compounding growth rate of 2% per year has been applied to the existing traffic volumes on the road network to determine the 2025 traffic volumes. The traffic generated by the subdivision has not been increased as the subdivision is not expected to increase beyond what is proposed.

It was assumed that growth in traffic movements associated with Haywoods Reserve could be disregarded as sporting events would usually occur on weekends and not affect the weekday peak hours.

Based on the above, the expected traffic volumes during the AM and PM peak hours at the Parsons Street/ Main Street intersection post development Stages 2 – 4 is shown in Figure 19 and Figure 20.

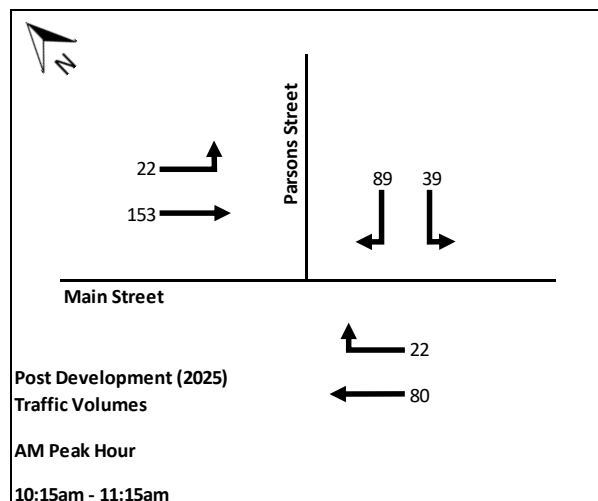


Figure 19: Post Development Stages 2 – 4 (2025) Traffic Volumes – AM Peak Hour

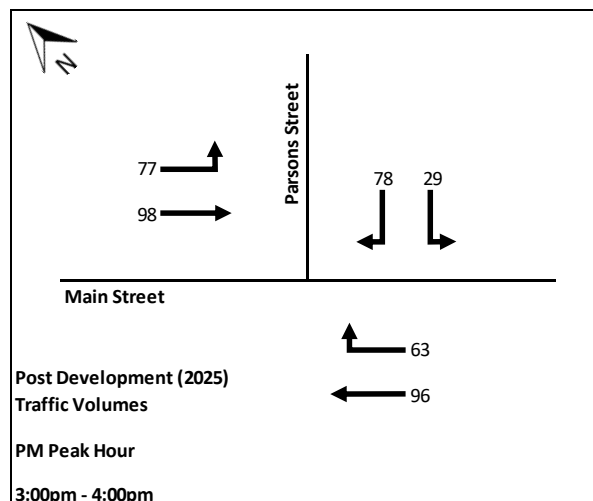


Figure 20: Post Development Stages 2 – 4 (2025) Traffic Volumes – PM Peak Hour

#### 4.1.7 Post Development Stages 2 – 4 (2025) Traffic Impacts

Based on the above, the impact of the development on the LOS for each approach of Parsons Street/ Main Street intersection post development Stages 2 – 4 is shown in Figure 21 and Figure 22. A summary of the SIDRA results for degree of saturation, average delay and 95<sup>th</sup> percentile queue is provided in Table 5. Full results are presented in Appendix C.



Figure 21: Parsons Street/ Main Street Post Stages 2 – 4 Development (2025) LOS – AM Peak Hour



Figure 22: Parsons Street/ Main Street Post Stages 2 – 4 Development (2025) LOS – PM Peak Hour

Table 5: Parsons Street/ Main Street Post Development Stages 2 – 4 (2025) SIDRA Results

Approach	Peak	Degree of Saturation	Average Delay (secs)	95 <sup>th</sup> Percentile Queue (m)
East: Main Street	AM	0.05	1	1
North: Parsons Street		0.09	5	2
West: Main Street		0.09	1	0
<b>All Vehicles</b>		<b>0.09</b>	<b>2</b>	<b>2</b>
East: Main Street	PM	0.08	3	2
North: Parsons Street		0.07	5	2
West: Main Street		0.09	3	0
<b>All Vehicles</b>		<b>0.09</b>	<b>3</b>	<b>2</b>

Based on the modelling results shown above, the Parsons Street/ Main Street intersection is expected to continue to operate well post development Stages 2 – 4 with minimal queues and delays expected on all approaches of the intersection.

## 4.2 Intersection Assessment

As discussed above, the traffic modelling results show that the existing Parsons Street/ William Street intersection layout is expected to operate well post completion of all stages of the proposed development. Based on this, the development is not expected to have a noticeable impact on the safety or operation of the road network.

Council may want to consider banning parking on Main Street opposite Parsons Street so that a northwest bound through vehicle on Main Road can pass a vehicle turning right onto Parsons Street.

## 4.3 Site Layout Assessment

### 4.3.1 Road Layout Assessment

The proposed new road access to all 80 lots is required to comply with the *Local Government Associate (LGAT) Standard Drawings*. The minimum LGAT road and reservation width requirements for a local cul-de-sac with length greater than 150m is shown in Table 6.



Table 6: Local Through Road Requirements

Road Type	Minimum Road Width	Minimum Reservation Width	Minimum Footpath Width
Local Cul-De-Sac with Length Greater than 150m	8.9m	18.0m	One Side Only

The proposed road reservation width of 18.0m for the subdivision meets the LGAT Standard Drawing requirements.

In order to meet the remaining LGAT Standard Drawing requirements, a minimum road width of 8.9m with a footpath on one side is required.

It is noted that the first new road provided within the subdivision will be constructed over four stages. It is understood that a temporary vehicle turning head will be constructed at the temporary termination point of the road at each stage.

#### 4.3.2 Sight Distance Assessment

The Safe Intersection Sight Distance (SISD) has been assessed against the *Austrroads Guide to Road Design – Part 4: Unsignalised and Signalised Intersections* (Austrroads Guide). The SISD measurements were taken from a point 5m back from the edge of the site access along Parsons Street and at the Parsons Street/ Main Street intersection in accordance with Figure 3.2 of the Austrroads Guide.

The SISD requirements (with a reaction time of 2 seconds) and the observed available sight distances are presented in Table 7. The observed available sight distances are shown in Figure 23 to Figure 26.

Table 7: Sight Distance Requirements

Location	Direction	Speed Limit	Sight Distance Requirement	Sight Distance Available
Site Access/ Parsons Street Intersection	Facing South	50km/h	97m	230m
	Facing North			97m*
Parsons Street/ Main Street Intersection	Facing South-East	60km/h	123m	300m
	Facing North-West			165m <sup>3</sup>

\*Sight distance noted to end of Parsons Street

<sup>3</sup> Sight distance restricted to 105m for short periods of time when approaching the give-way line due to a Telstra services turret



*Figure 23: Sight Distance to North from Site Access along Parsons Street*



*Figure 24: Sight Distance to South from Site Access along Parsons Street*



*Figure 25: Sight Distance to North-West at Parsons Street/ Main Street Intersection*



*Figure 26: Sight Distance to South-East at Parsons Street/ Main Street Intersection*

Based on the above, the sight distances from the site access along Parsons Street and the Parsons Street/ Main Street intersection satisfy the Austroads requirements.

It is noted that the sight distance to the north-west at the Parsons Street/ Main Street intersection is obstructed by a Telstra services turret (shown in Figure 25) which temporarily restricts available sight distance as vehicles approach the intersection. However, once vehicles approach the give-way line, vehicles are able to see the required distance.

#### 4.4 Planning Scheme Assessment

The proposed development has been assessed against the E9 Traffic Generating Use and Parking Code of the Planning Scheme. The use standards have been assessed in Table 8 while the development standards have been assessed in Table 9.

#### 4.4.1 E9.5 Use Standards

Table 8: E9.5 Use Standards

<b>E9.5.1 Provision for parking</b>	
<p><b>Objective:</b></p> <p>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</p>	
<b>Acceptable Solution/ Performance Criteria</b>	<b>Comment</b>
<p><b>A1</b></p> <p>Provision for parking must be –</p> <p>a) The minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p><b>Expected to Satisfy Acceptable Solution A1</b></p> <p>Although parking is not shown on the plans, there is sufficient space on each lot to provide the minimum number of on-site vehicle parking spaces. Council should review individual dwelling plans to ensure minimum on-site vehicle parking spaces are provided.</p>

#### 4.4.2 E9.6 Development Standards

Table 9: E9.6 Development Standards

<b>E9.6.1 Design of vehicle parking and loading areas</b>	
<p><b>Objective:</b></p> <p>Vehicle circulation, loading, and parking areas–</p> <p>(a) protect the efficient operation and safety of the road from which access is provided;</p> <p>(b) promote efficiency, convenience, safety, and security for vehicles and users; and</p> <p>(c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site</p>	
<b>Acceptable Solution/ Performance Criteria</b>	<b>Comment</b>
<p><b>A1.1</b></p> <p>All development must provide for the collection, drainage and disposal of stormwater; and</p> <p><b>A1.2</b></p> <p>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/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;</p>	<p><b>Acceptable Solution A1.1 not applicable, however it is feasible to provide for the collection, drainage and disposal of stormwater based on the site topography and existing infrastructure. Complies with Acceptable Solution A1.2</b></p> <p>Designated Road Reservation widths are in accordance with LGAT Standard drawing <i>TSD R06-V1 Table 1 – Road Requirements (Residential)</i>.</p> <p>Lots are of adequate size to provide required number of off-street car parking spaces.</p> <p>Adequate sight distance is provided at all intersections. Sight distance for internal roads is expected to be adequate.</p>

- 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.

## 5. Conclusion

The Proposed subdivision development at 18 Parsons Street has been assessed in accordance with the Department of State Growth's *Framework for Undertaking Traffic Impact Assessments* and the *Central Coast Interim Planning Scheme 2013*. The analysis and discussions presented in this report are summarised below.

- The additional traffic volumes expected to be generated by the development following the construction of all stages is not expected to have any significant impact on the safety and function of the surrounding road network
- Council may want to consider banning parking on Main Street opposite Parsons Street so that a northwest bound through vehicle on Main Road can pass a vehicle turning right onto Parsons Street
- Road reserves are suitable for the development traffic and meet the Planning Scheme requirements.
- In order to meet the remaining LGAT Standard Drawing requirements, a minimum road width of 8.9m with a footpath on one side is required.
- The sight distances from the site access along Parsons Street and the Parsons Street/ Main Street intersection satisfy the Austroads requirements.

# Appendix A

Site Plans



# PLAN OF SUBDIVISION



**PDA Surveyors**  
Surveying, Engineering & Planning  
ABN 71 217 806 325

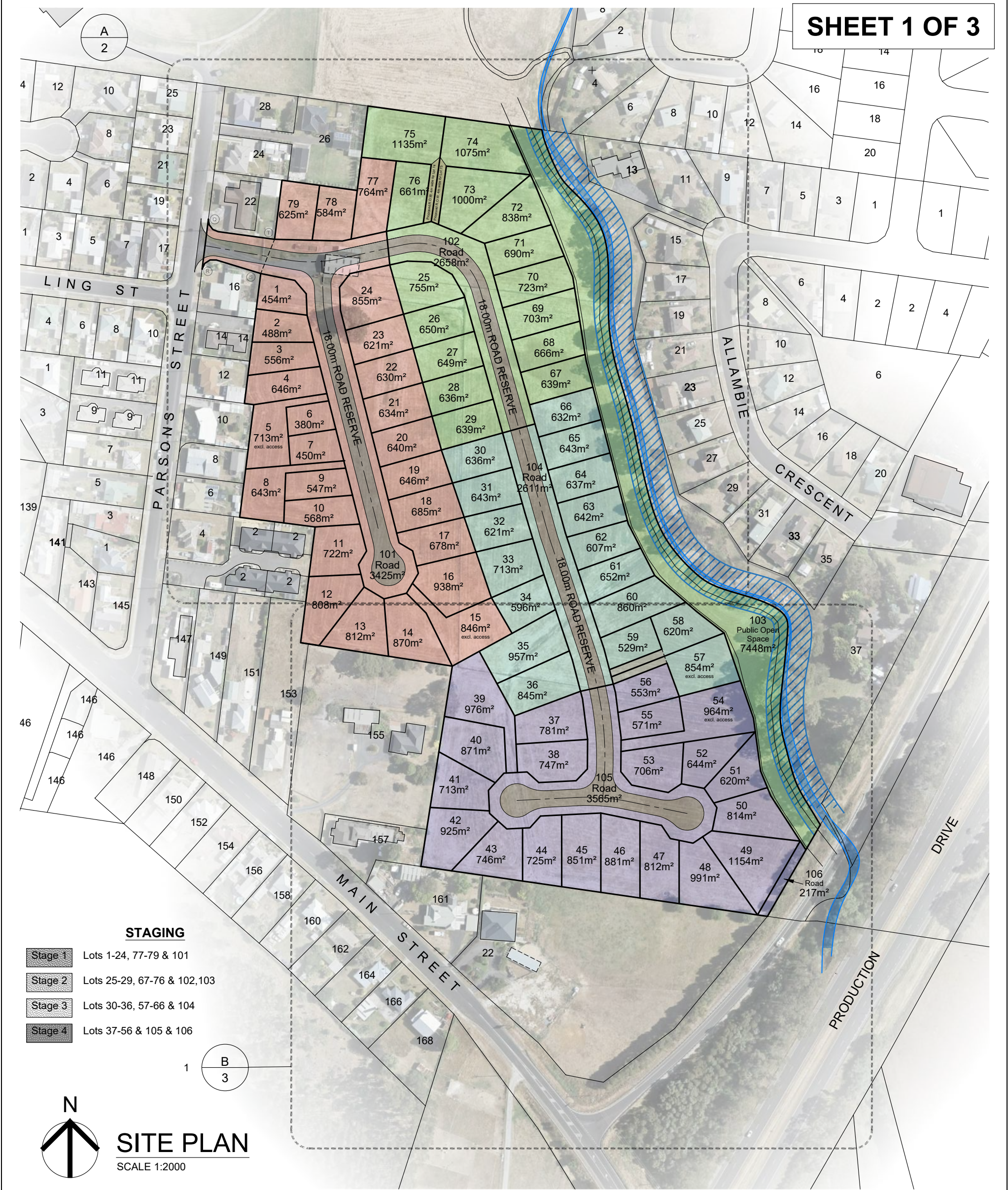
Incorporating  
**WALTER  
SURVEYS**

77 Gunn Street  
Devonport, Tasmania, 7310  
www.pda.com.au  
Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements											
Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.											
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-1C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

**SHEET 1 OF 3**





# PLAN OF SUBDIVISION



**PDA Surveyors**  
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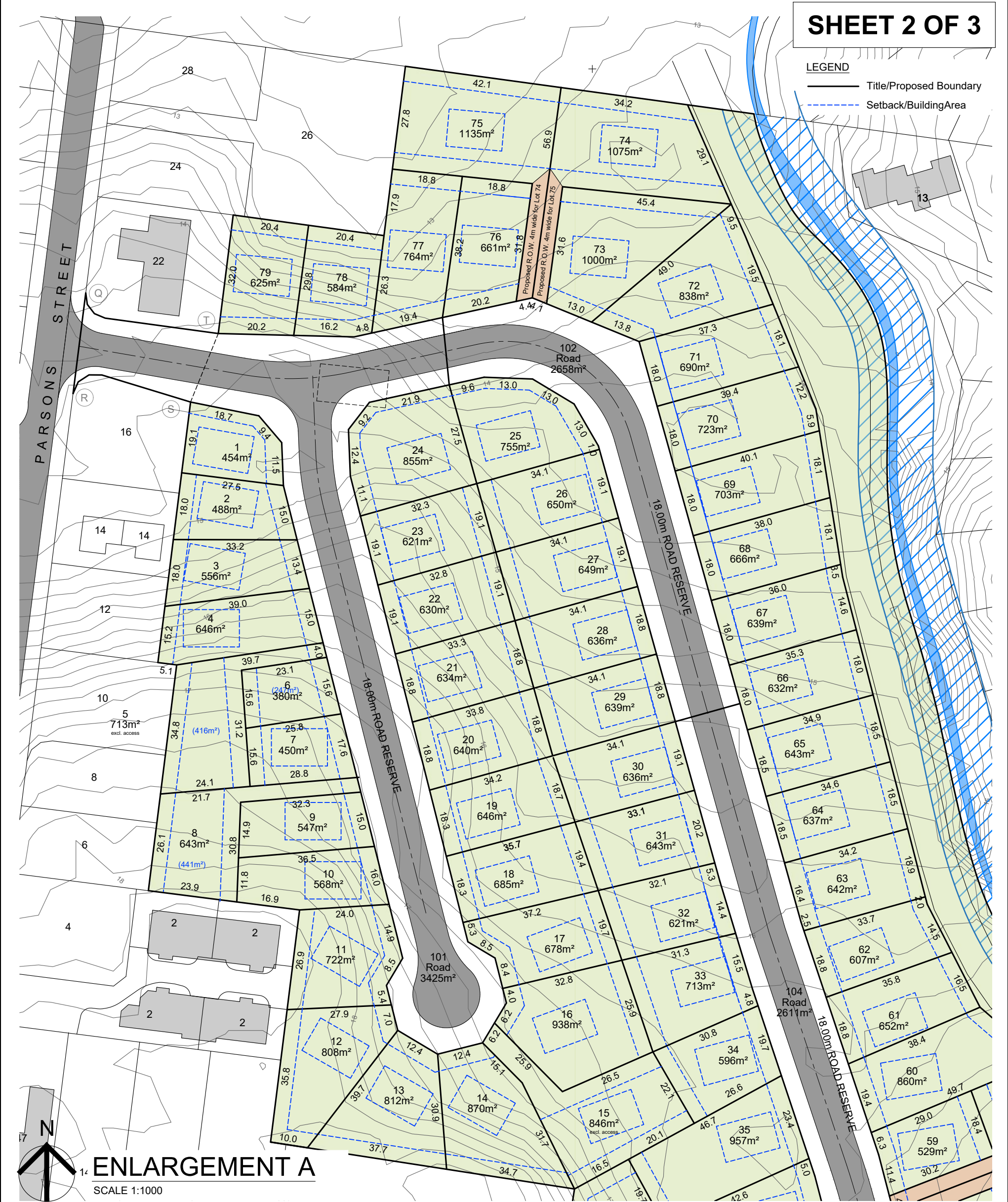
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Devonport, Tasmania, 7310  
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Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements		Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.									
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-2C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

## SHEET 2 OF 3

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea



**ENLARGEMENT A**  
SCALE 1:1000



# PLAN OF SUBDIVISION



**PDA Surveyors**  
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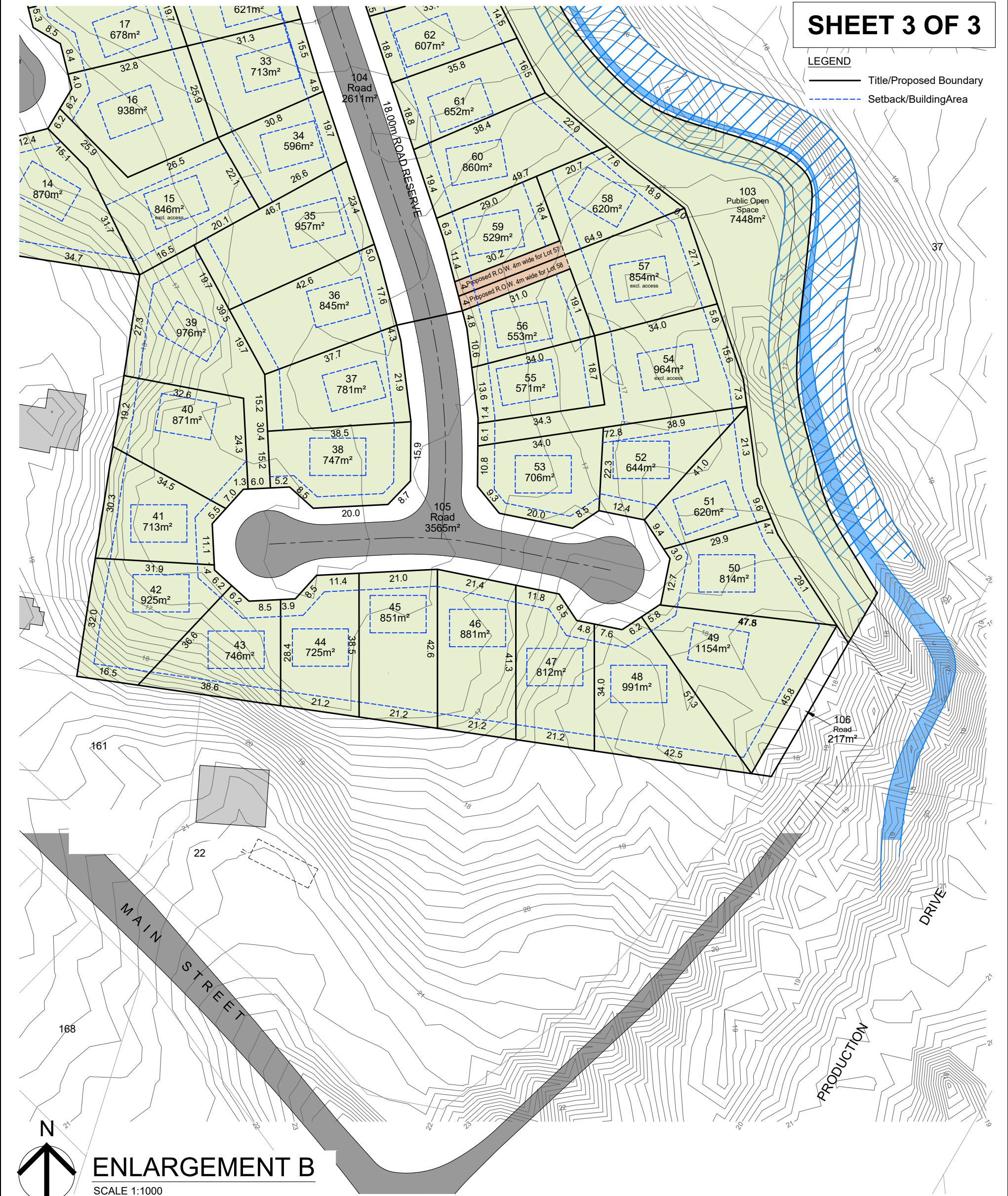
77 Gunn Street  
Devonport, Tasmania, 7310  
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Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
Title References	FR 152584/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements	Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.										
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-3C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

## SHEET 3 OF 3

- LEGEND
- Title/Proposed Boundary
  - Setback/BuildingArea





# Appendix B

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SIDRA Results – Existing (2020) Operation

# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street Existing 2020 Operation - AM Peak Hour]

10:15am-11:15am

Site Category: (None)

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	72	2.0	0.040	0.0	LOS A	0.0	0.2	0.04	0.04	0.04	59.5
6	R2	5	2.0	0.040	5.8	LOS A	0.0	0.2	0.04	0.04	0.04	53.0
Approach		77	2.0	0.040	0.4	NA	0.0	0.2	0.04	0.04	0.04	59.0
North: Parsons Street												
7	L2	6	2.0	0.013	4.9	LOS A	0.0	0.3	0.19	0.53	0.19	49.3
9	R2	13	2.0	0.013	4.9	LOS A	0.0	0.3	0.19	0.53	0.19	48.8
Approach		19	2.0	0.013	4.9	LOS A	0.0	0.3	0.19	0.53	0.19	49.0
West: Main Street												
10	L2	10	2.0	0.078	5.6	LOS A	0.0	0.0	0.00	0.04	0.00	57.9
11	T1	139	2.0	0.078	0.0	LOS A	0.0	0.0	0.00	0.04	0.00	59.6
Approach		149	2.0	0.078	0.4	NA	0.0	0.0	0.00	0.04	0.00	59.5
All Vehicles		245	2.0	0.078	0.7	NA	0.0	0.3	0.03	0.08	0.03	58.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street Existing 2020 Operation - PM Peak Hour]

3:00pm-4:00pm

Site Category: (None)  
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	87	2.0	0.047	0.0	LOS A	0.0	0.1	0.02	0.02	0.02	59.7
6	R2	3	2.0	0.047	5.8	LOS A	0.0	0.1	0.02	0.02	0.02	53.2
Approach		90	2.0	0.047	0.2	NA	0.0	0.1	0.02	0.02	0.02	59.5
North: Parsons Street												
7	L2	15	2.0	0.041	4.8	LOS A	0.1	0.8	0.16	0.54	0.16	49.4
9	R2	47	2.0	0.041	4.9	LOS A	0.1	0.8	0.16	0.54	0.16	48.9
Approach		62	2.0	0.041	4.8	LOS A	0.1	0.8	0.16	0.54	0.16	49.0
West: Main Street												
10	L2	37	2.0	0.066	5.6	LOS A	0.0	0.0	0.00	0.17	0.00	56.8
11	T1	89	2.0	0.066	0.0	LOS A	0.0	0.0	0.00	0.17	0.00	58.4
Approach		126	2.0	0.066	1.6	NA	0.0	0.0	0.00	0.17	0.00	57.9
All Vehicles		278	2.0	0.066	1.9	NA	0.1	0.8	0.04	0.21	0.04	56.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# Appendix C

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SIDRA Results – Post Development Stage 1 (2020) Operation



# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street PD Stage 1 2020 Operation - AM Peak Hour]

10:15am-11:15am

Site Category: (None)

Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	72	2.0	0.042	0.1	LOS A	0.1	0.4	0.07	0.07	0.07	59.1
6	R2	9	2.0	0.042	5.8	LOS A	0.1	0.4	0.07	0.07	0.07	52.7
Approach		81	2.0	0.042	0.7	NA	0.1	0.4	0.07	0.07	0.07	58.3
North: Parsons Street												
7	L2	14	2.0	0.031	4.9	LOS A	0.1	0.6	0.19	0.54	0.19	49.3
9	R2	32	2.0	0.031	4.9	LOS A	0.1	0.6	0.19	0.54	0.19	48.8
Approach		46	2.0	0.031	4.9	LOS A	0.1	0.6	0.19	0.54	0.19	49.0
West: Main Street												
10	L2	13	2.0	0.079	5.6	LOS A	0.0	0.0	0.00	0.05	0.00	57.8
11	T1	139	2.0	0.079	0.0	LOS A	0.0	0.0	0.00	0.05	0.00	59.5
Approach		152	2.0	0.079	0.5	NA	0.0	0.0	0.00	0.05	0.00	59.4
All Vehicles		279	2.0	0.079	1.3	NA	0.1	0.6	0.05	0.14	0.05	57.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street PD Stage 1 2020 Operation - PM Peak Hour]

3:00pm-4:00pm

Site Category: (None)  
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	87	2.0	0.054	0.1	LOS A	0.1	0.7	0.09	0.10	0.09	58.7
6	R2	18	2.0	0.054	5.8	LOS A	0.1	0.7	0.09	0.10	0.09	52.4
Approach		105	2.0	0.054	1.1	NA	0.1	0.7	0.09	0.10	0.09	57.5
North: Parsons Street												
7	L2	19	2.0	0.049	4.8	LOS A	0.1	1.0	0.16	0.54	0.16	49.3
9	R2	55	2.0	0.049	4.9	LOS A	0.1	1.0	0.16	0.54	0.16	48.9
Approach		74	2.0	0.049	4.9	LOS A	0.1	1.0	0.16	0.54	0.16	49.0
West: Main Street												
10	L2	47	2.0	0.072	5.6	LOS A	0.0	0.0	0.00	0.21	0.00	56.5
11	T1	89	2.0	0.072	0.0	LOS A	0.0	0.0	0.00	0.21	0.00	58.2
Approach		136	2.0	0.072	1.9	NA	0.0	0.0	0.00	0.21	0.00	57.6
All Vehicles		315	2.0	0.072	2.3	NA	0.1	1.0	0.07	0.25	0.07	55.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# Appendix D

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SIDRA Results – Post Development Stages 2 – 4 (2025) Operation

# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street PD Stage 1 2025 Operation - AM Peak Hour]

10:15am-11:15am

Site Category: (None)

Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	80	2.0	0.053	0.1	LOS A	0.1	0.9	0.14	0.13	0.14	58.3
6	R2	22	2.0	0.053	5.9	LOS A	0.1	0.9	0.14	0.13	0.14	52.1
Approach		102	2.0	0.053	1.4	NA	0.1	0.9	0.14	0.13	0.14	56.8
North: Parsons Street												
7	L2	39	2.0	0.087	5.0	LOS A	0.3	1.8	0.21	0.56	0.21	49.2
9	R2	89	2.0	0.087	5.0	LOS A	0.3	1.8	0.21	0.56	0.21	48.8
Approach		128	2.0	0.087	5.0	LOS A	0.3	1.8	0.21	0.56	0.21	48.9
West: Main Street												
10	L2	22	2.0	0.093	5.6	LOS A	0.0	0.0	0.00	0.07	0.00	57.6
11	T1	155	2.0	0.093	0.0	LOS A	0.0	0.0	0.00	0.07	0.00	59.3
Approach		177	2.0	0.093	0.7	NA	0.0	0.0	0.00	0.07	0.00	59.1
All Vehicles		407	2.0	0.093	2.2	NA	0.3	1.8	0.10	0.24	0.10	54.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# MOVEMENT SUMMARY

▽ Site: 101 [Parsons Street/ Main Street PD Stage 1 2025 Operation - PM Peak Hour]

3:00pm-4:00pm

Site Category: (None)  
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
East: Main Street												
5	T1	95	2.0	0.081	0.3	LOS A	0.3	2.3	0.23	0.23	0.23	57.1
6	R2	63	2.0	0.081	5.9	LOS A	0.3	2.3	0.23	0.23	0.23	51.1
Approach		158	2.0	0.081	2.5	NA	0.3	2.3	0.23	0.23	0.23	54.5
North: Parsons Street												
7	L2	29	2.0	0.073	4.8	LOS A	0.2	1.5	0.18	0.55	0.18	49.3
9	R2	78	2.0	0.073	5.1	LOS A	0.2	1.5	0.18	0.55	0.18	48.8
Approach		107	2.0	0.073	5.0	LOS A	0.2	1.5	0.18	0.55	0.18	49.0
West: Main Street												
10	L2	77	2.0	0.093	5.6	LOS A	0.0	0.0	0.00	0.26	0.00	56.1
11	T1	98	2.0	0.093	0.0	LOS A	0.0	0.0	0.00	0.26	0.00	57.7
Approach		175	2.0	0.093	2.5	NA	0.0	0.0	0.00	0.26	0.00	57.0
All Vehicles		440	2.0	0.093	3.1	NA	0.3	2.3	0.13	0.32	0.13	53.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: PITT & SHERRY CONSULTING ENGINEERS | Processed: Friday, 28 February 2020 8:31:23 AM

Project: \\pittsh\projects\HOB\2020\051-100\HB20058\14P - Calculations\SIDRA\HB20058 Parson St Main Rd intersection.sip8



## Parsons Street Subdivision - Traffic Impact Assessment

### Contact

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**PDA Surveyors**

ABN 71 217 806 325

Surveying, Engineering & Planning

## *- Planning Scheme Compliance Submission -*

*Multi-lot subdivision 18 Parsons Street, Ulverstone*

*Prepared by: Thomas Reilly*

*Date: 13 March 2020*

*PDA Surveyors reference: 43728*

### *Central Coast Interim Planning Scheme 2013*

<i>Provision</i>	Applicable	Compliant	Comment:
<i>1.0 Identification of the Planning Scheme</i>	Yes	Yes	The site is wholly within the area controlled by the Central Coast Interim Planning Scheme 2013. Otherwise, section 1.0 contains no applicable standards.
<i>2.0 Planning Scheme Purpose</i>	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
<i>3.0 Planning Scheme Objectives</i>	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.

<i>4.0 Interpretation</i>	Yes	Yes	Definitions in section 4 have been adopted in this submission.
<i>5.0 General Exemptions</i>	No	N/A	No general exemptions apply.
<i>6.0 Limited Exemptions</i>	No	N/A	No limited exemptions apply.
<i>7.0 Planning Scheme Operation</i>	Yes	Yes	In accordance with 7.2.1, the land on which the activity would occur is in the General Residential and is assessed below accordingly.
<i>8.1 Application Requirements</i>	Yes	Yes	In accordance with 8.1.2, the application documentation includes:  (a) details of the location of the proposed use or development; (b) a copy of the certificate of title, title plan and schedule of easements; (c) a full description of the proposed use or development; (d) a description of the manner in which the proposed use or development will operate.
<i>9.0 Special Provisions</i>	No	N/A	No special provisions apply.

## *10 GENERAL RESIDENTIAL ZONE*

<i>10.1.1 Zone Purpose Statements</i>	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
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<i>10.1.2 Local Area Objectives</i>	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.
<i>10.1.3 Desired Future Character Statements</i>	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.
<i>10.2 Use Table</i>	Yes	Yes	The proposed use is Residential, which is no permit required use.
<i>10.3.1 Discretionary use</i>	No	N/A	Proposed use is Residential, which is no permit required use.
<i>10.3.2 Impact of use</i>	No	N/A	No non-residential use is proposed.
<i>10.4.1 Multiple dwellings</i>	No	N/A	No multiple dwellings proposed.
<i>10.4.2 Frontage setback and building envelope</i>	Yes	Yes	There is an existing shed on the site that would be demolished. No other buildings are proposed. Each lot would have a suitable building area for future dwellings located free from the 4.5m (or 3m for corner lots) frontage setback requirement.
<i>10.4.3 Site coverage and private open space for all dwellings</i>	Yes	Yes	<p>A1</p> <p>Each lot is of sufficient size to be capable of containing a dwelling (or dwellings) that would comply with the site coverage standards.</p> <p>A2</p> <p>Each lot would be sufficiently large and level that a compliant 6m x 4m area of private open space could be accommodated on-site.</p>

<i>10.4.4 Sunlight and overshadowing for all dwellings</i>	Yes	Yes	<p>A1</p> <p>Provided that principles of passive solar design are followed, a suitable degree of solar access would be achievable for future dwellings on each lot.</p> <p>A2</p> <p>No multiple dwellings proposed but suitable solar access is available provided that principles of passive solar design are followed.</p> <p>A3</p> <p>No multiple dwellings proposed but suitable solar access is available provided that principles of passive solar design are followed.</p>
<i>10.4.5 Width of openings for garages and carports for all dwellings</i>	Yes	Yes	For each lot, future garage openings within 12m could be designed to ensure that the opening is of a suitable width.
<i>10.4.6 Privacy for all dwellings</i>	Yes	Yes	<p>A1</p> <p>Provided that care is taken in the design of future balconies, decks, roof terraces, carports and parking spaces, an acceptable degree of privacy would be achievable.</p> <p>A2</p> <p>Provided that care is taken in the design and siting of windows of future dwellings, an acceptable degree of privacy would be achievable.</p>

			<p>A3</p> <p>Provided that care is taken in the design and siting of shared driveways and windows of future dwellings, an acceptable degree of privacy would be achievable.</p>
<i>10.4.7 Frontage fences for all dwellings</i>	No	N/A	No fencing proposed
<i>10.4.8 Waste storage for multiple dwellings</i>	No	N/A	Can be considered on a case by case basis as each lot is developed.
<i>10.4.9 Storage for multiple dwellings</i>	No	N/A	Can be considered on a case by case basis as each lot is developed.
<i>10.4.9 Suitability of a site or lot for use or development</i>	Yes	Yes	<p>A1</p> <p>Other than lots 5 and 8, each lot would have an area greater than 330m<sup>2</sup> with sufficient space to contain a 10m x 15m building area with the following attributes:</p> <ul style="list-style-type: none"> <li>(i) Clear of acceptable setbacks from all boundaries</li> <li>(ii) The closest listed zone boundary is the Commercial Zone boundary (70m separation and requirement is 4m).</li> <li>(iii) Clear of easements</li> <li>(iv) Clear of rights of way</li> <li>(v) Clear of utilities</li> <li>(vi) Clear of access strips;</li> </ul>

	<div data-bbox="938 108 2056 384" data-label="List-Group"><ul style="list-style-type: none"><li>(vii) Suitably accessible - Access to each lot would be formed and constructed from the edge of the road surface in accordance with Council's requirements.</li><li>(viii) The orientation of the building envelopes on each lot are indicated on the Plan of Subdivision.</li></ul></div> <div data-bbox="891 491 2022 584" data-label="Text"><p>It is noted that the 10m x 15m building area on lots 5 and 8 could not be oriented east-west and is thereby contrary to A1(b)(viii). Lot 6 is</p></div> <div data-bbox="891 691 922 722" data-label="Text"><p>P1</p></div> <div data-bbox="891 762 2056 1187" data-label="Text"><p>Lots 5 and 8 are of reasonable size (731m<sup>2</sup> and 643m<sup>2</sup>) and have a configuration that would provide opportunity for a number of design solutions. Both lots have northerly aspects providing greater opportunity for solar access. In accordance with P1(a)(i), sufficient space would exist for typical residential building that are clear of constraints. In accordance with P1(a)(ii)-(v), residential development lots 5 and 8 would not be constrained by access, easements, or utilities and their development is unlikely to significantly impact on the development of adjacent lots provided design solutions are appropriately considerate.</p></div> <div data-bbox="891 1225 2045 1369" data-label="Text"><p>Future dwellings on lots 5 and 8 are unlikely to have their solar access "built out" in the future. In accordance with P1(b), it is considered that the opportunity for solar access would be sufficient in a residential context.</p></div>
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	<p>A2 – Access</p> <p>Each access would be formed and constructed from the road edge in accordance with Council’s requirements. In each case, access would be across a frontage over which no other land has a right of access. The width of the frontage of internal lots would be no less than 4m. Each crossover would be constructed in accordance with the requirements of the Road Authority.</p> <p>A Traffic Impact Assessment, considering the impacts on Main Street and Parsons Street is included with the application documentation. Permission of the Road Authority is hereby sought.</p> <p>A3 - Water</p> <p>The subdivision would connect to the existing reticulated network in accordance with the requirements of TasWater.</p> <p>A4 - Sewer</p> <p>A system of drainage is included on the Plan of Subdivision, demonstrating that fall can be achieved from the lowest point of all lots. The subdivision would connect to the existing reticulated network in accordance with the requirements of TasWater.</p> <p>A5 - Stormwater</p> <p>A system of drainage is included on the Plan of Subdivision, demonstrating that fall can be achieved from the lowest point of all lots. The subdivision would connect to</p>
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			the existing municipal stormwater network in accordance with the requirements of the Stormwater Authority.
<i>10.4.10 Dwelling density for single dwelling development</i>	Yes	Yes	The subdivision would be to an acceptable density.
<i>10.4.11 Development other than a single or multiple dwelling</i>	No	N/A	The subdivision is primarily intended for single or multiple dwellings. Other permissible uses could be considered on a case by case basis.
<i>10.4.12 Setback for sensitive use</i>	Yes	Yes	<p>A1</p> <p>Residential is a sensitive use as defined and would be located no closer than 70m from land in the closest listed Zone, which is Commercial (requirement is 4m). No other listed zone exists in the vicinity.</p> <p>A2</p> <p>The dwellings on each site would be setback from the Devonport Port, the Bass Highway and the Western Line as follows:</p> <ul style="list-style-type: none"> <li>• Devonport Port – over 10km.</li> <li>• Bass Highway – 200m.</li> <li>• Western Line – 1km.</li> </ul>
<i>10.4.13 Subdivision</i>	Yes	Yes	<p>A1</p> <p>Each lot is intended for Residential use and development.</p>

*10.4.14 Electricity*

		<p>P2</p> <p>Internal lots have been minimised to the extent possible. The irregular shape of the western boundary of the site combined with the need to create an efficient road network, means that some judicious use of internal lots is necessary to meet a reasonable the lot yield. It is considered that internal lots have been reasonably minimised.</p>
Yes	Yes	All electricity reticulation and connections within the subdivision would be underground.

*CODES*

<i>E1 Bushfire-Prone Areas Code</i>	Yes	Yes	Bushfire risk is addressed in the enclosed report by Livingston Natural Resource Management.
<i>E2 Airport Impact Management Code</i>	No	N/A	The site is not within an ANEF area and not within prescribed airspace.
<i>E3 Clearing and Conversion of Vegetation Code</i>	No	N/A	<p>The land is within the General Residential Zone. The land is not identified as being of scenic, biodiversity or landscape value. The land is not identified as having landslide risk.</p> <p>No tree clearance is proposed. The Code does not apply.</p>

*E4 Change in Ground Level  
Code*

Yes

Yes

The subdivision would involve the excavation of a flood conveyance channel to carry water in a significant flood event. Excavated materials would be transferred to an appropriate site, approved for the deposition or sale of such material.

Road formations would follow slope and would not involve significant cross-falls. Therefore, only minor cut and fill would be required for road construction.

In accordance with E4.6.1 A1, it is noted as follows:

A1(b)

In accordance with (ii), the cut and fill for road construction is intended to facilitate vehicular access.

In accordance with (iii) and (vi), the excavation of the flood conveyance channel is required to mitigate exposure to a natural environmental hazard and assist in stormwater management (flood).

A1(c)

Contrary to (iii), excavation for the flood conveyance channel would result in a modification of the nature of discharge from land upstream in an artificial drainage channel.

A1(d)

The cut and fill would be well away from building areas on adjacent properties.

		<p>A1(e)</p> <p>No ground water sources have been identified on the site.</p> <p>A1(f)</p> <p>The amount of time that soils would be exposed would be minimal. The minimal slopes and the existing grass cover across the site would act as an appropriate filter for water, ensuring that any escaped water was suitably clean before it entered any drainage systems. The flood conveyance channel would include siltation barriers to prevent erosion from unstable soils entering Buttons Creek. Ground cover would be established as soon as possible.</p> <p>A1(g)</p> <p>No retaining or support structures would be involved.</p> <p>A1(h)</p> <p>The cut and fill activity would not encroach upon or expose, disturb, or reduce cover on any utility below 1m.</p> <p>In accordance with the objective, the change in the existing ground level is unlikely to have a significant adverse impact on the physical, environmental, aesthetic, and amenity features of the land. Once roads, footpaths and nature strips are established, there would be no exposed soils.</p>
<i>E5 Local Heritage Code</i>	No	<p>N/A</p> <p>There are no local heritage areas listed in the Code that affect this site.</p>

<i>E6 Hazard Management Code</i>	Yes	Yes	<p>The site is not affected by landslide hazard or contamination risk.</p> <p>Stage 1 of the subdivision development would produce lots with building areas that would be sufficiently elevated above the 1:100 flood level of Buttons Creek. The remaining stages, would incorporate mitigation measures in order to provide for an acceptable level of flood risk as per the flood risk assessment by Pitt &amp; Sherry. It is considered that the flood risk assessment and the proposed flood conveyance channel appropriately address the requirements of the Code.</p>
<i>E7 Sign Code</i>	No	N/A	No signage proposed.
<i>E8 Telecommunication Code</i>	No	N/A	The site is not near and the proposal does not involve telecommunications infrastructure of the type covered by the Code.
<i>E9 Traffic Generating Use and Parking Code</i>	Yes	Yes	<p>E9.5.1</p> <p>Each lot is intended for a Residential use. With appropriate care in design, each lot would provide sufficient space to accommodate dwellings with at least two vehicle parking spaces as required by table E9.1.</p> <p>E9.6.1</p> <p>The appropriate construction and drainage of the access to future dwellings can be suitably addressed at the time that a dwelling is proposed.</p>
<i>E10 Water and Waterways Code</i>	Yes	Yes	Stages 2, 3, 4 and 5 of the subdivision development would produce lots with building areas that would be within 30m of Buttons Creek.



Running north-south and adjacent to the eastern boundary of the site is Buttons Creek, which is fed from a catchment beginning south-west of Spalford.

10.6.1

*Function of Buttons Creek*

Above the site, a number of agricultural dams within the Creek and its minor tributaries capture much of the flow, causing intermittency. The hydraulic function above the site is primarily as an irrigation source.

Below the site, the Creek winds its way through the residential Ulverstone, where natural environmental values have been degraded by human activity, culverts, pollutants, weeds. Other than being a controlled discharge for the catchment, the Creek provides a habitat for a range of native and introduced species.

Being below an actively farmed area, the water is unlikely to be suitable for human consumption. Domestic pets and other animal species are likely to use the Creek for drinking purposes.

*Values of the Buttons Creek*

The natural environmental values of Buttons Creek are adversely impacted by farm activity and human interference above and below the site. Dams above the site have caused flows to be more intermittent and controlled than they otherwise would be. Chemical runoff and erosion is likely to be a persistent factor in water quality. The natural environmental value throughout the length of the Creek is typical of a low to medium quality aquatic habitat for a limited range of plants and

	<p>animals. It is considered that the environmental values of the Creek are not significant in conservation terms.</p> <p>It is considered that the economic values of the Creek in the upper reaches are high in that it enables the farmlands above to be highly productive, which then provides significant economic benefit to the local and wider area. Below the site there are amenity benefits to individual property owners.</p> <p>Below the site, the intrinsic value of the Creek is one that benefits plants and animals. Extrinsic values are tied to the sounds, movement and life that a water course naturally gives and so to this extent, it is considered that the Creek also has a moderate social and environmental value.</p> <p>In accordance with the development standards E10.6.1 P1(a):</p> <ul style="list-style-type: none"><li>(i) The hydraulic performance of the creek for the majority of rainfall events would not be impacted at all. During more significant flood events, flood waters would be diverted into the conveyance channel. It is considered that the hydraulic performance of the creek would be improved by the proposal, lowering the maximum flood height and reducing flood impacts on adjacent properties.</li><li>(ii) No significant economic value is attributable to the Creek at this location. There are no known economic rights or entitlements over the Creek below the site. In any event, the subdivision activity is unlikely to limit use the Creek for economic purposes.</li></ul>
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		<p>(iii) The Creek does not support water based activity at this location. There would be no impacts on future potential of the Creek to support water based activity.</p> <p>(iv) The flood conveyance channel would be a significant disturbance to natural ground levels adjacent to the Creek. However, the 5m separation of the top of the flood conveyance channel from the bank of the Creek would ensure that adverse impacts on the function and values of the Creek are minimised;</p> <p>(v) There would be no increase in concentrated runoff caused by the activity. Once the flood conveyance channel is established and stabilised with appropriate ground cover, it would be a barrier to sedimentation and contaminants entering the Creek. In order to control potential for sedimentation during construction of the flood conveyance channel, a sediment control plan would be produced prior to works being undertaken on site. The plan would provide solutions to minimise erosion and sedimentation, including the following measures:</p> <ul style="list-style-type: none"> <li>• Installation of temporary sediment barriers at the end of the conveyance channel to prevent unwanted sediment and other debris entering the Creek. The temporary sediment barriers (geofabric fencing) to intercept and collect runoff sediment.</li> <li>• Stockpiles (topsoil, fill material, or otherwise) to be located at least three metres from any areas of concentrated flow, access ways, swales or surfaces with steep slope and to be protected from up slope stormwater surface flows.</li> <li>• Sediment barriers structures to be regularly inspected and maintained after each significant rainfall event to repair damage and remove</li> </ul>
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		<p>clogging by silt and debris. All sediment barriers will be maintained at maximum operational capacity until the land is effectively rehabilitated and stabilised after completion of fill activity in the relevant area.</p> <p>The erosion management measures would be further developed and detailed in an erosion and sedimentation control plan prior to works being undertaken. It is considered reasonable that these actions form the basis of a condition of approval.</p> <p>(vi) There would be no change or impact on public access and use of the Creek;</p> <p>(vii) The aesthetic and scenic quality relates to the colours and forms of native and introduced vegetation along this stretch. The conveyance channel would be constructed in the already cleared areas adjacent to the creek and so these aesthetic or scenic qualities are unlikely to be impacted.</p> <p>(viii) The activity would involve controlled stormwater discharge from the site that would enter Buttons Creek in a controlled manner, with appropriate flow control measures in place to minimise fluctuations and erosion potential.</p> <p>(ix) The conveyance channel would impact on the flow of flood waters in a positive sense.</p> <p>(x) The Creek supports a limited range of native and introduced flora and fauna species. In the context of the wider area, the values of this length of Creek as a habitat are likely to be minimal. The proposed activity is unlikely to significantly impact on the qualities of the Creek as a habitat;</p> <p>(xi) The proposed flood conveyance channel is designed to improve circumstances in relation to flooding. Please see Pitt &amp; Sherry reporting.</p>
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		<p>(xii) There would be no adverse impact on the community risk and public safety profile. The proposed flood conveyance channel is designed to reduce risk of flooding. Please see Pitt &amp; Sherry reporting.</p> <p>In accordance with E10.6.1 P1(b), the site is not subject to any known advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation.</p> <p>Based on the above, it is considered that the risk to the function and values of the Creek can be appropriately minimised in accordance with E10.6.1.</p>
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## Local Government (Building & Miscellaneous Provisions) Act 1993

### Section 85 - *Local Government (Building & Miscellaneous Provisions) Act 1993*

Provision	Comment
<i>S85. The council may refuse to approve a plan of subdivision if it is of the opinion –</i>	
<i>(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or</i>	Road designs are logical and satisfactorily connect the inhabitants with the wider area. The TIA from Pitt & Sherry indicates that there would be suitable road arrangements.
<i>(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or</i>	Stormwater from buildings and developed areas would be gravity fed to a reticulated network in accordance with the requirements of the Stormwater Authority.
<i>(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or</i>	No lot would require an on-site waste water system.
<i>(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or</i>	Water, electricity, drainage and access would be arranged in a typically cost effective manner.



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

*(i) blind roads; or*

No foreseeable benefit.

*(ii) alleys or rights of way to give access to the rear of lots; or*

The rear of all relevant lots can be accessed without need for alleys or additional rights of way.

*(iii) public open space; or*

All land within stages 1, 2 and 3 are within 400m of Haywoods Reserve and would be suitably connected to Haywoods Reserve by the existing and proposed pedestrian network. Future stages of the subdivision would develop land along Buttons Creek as part of the Council's public open space network. It is proposed that Stage 2 of the subdivision would involve the transfer of the land described as Lot 103 to the Council, The development of the flood conveyance channel would involve environmental improvements to provide an open space experience that is of long term value and benefit to the health and wellbeing of the community. If Council intends to exercise its discretion under s117 of the Local Government (Building & Miscellaneous Provisions) Act 1993, it is considered reasonable that the value of the land and the costs of improvements be offset against any cash-in-lieu contribution.

*(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, Creek or lake; or*

A littoral or riparian reserve is unlikely to be of benefit unless developed and environmentally remediated to provide an open space experience that is of long term value and benefit to the health and wellbeing of the community.

*(v) private roads, ways or open spaces; or*

No foreseeable benefit.

<i>(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or</i>	Cross-fall is minimal and in the circumstances it is considered that the proposed road reservation is wide enough to accommodate the minor levels of cut and fill either side.
<i>(vii) licences to embank highways under the Highways Act 1951; or</i>	No embankments necessary.
<i>(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or</i>	Any provision for widening or deviating ways would be considered on a case by case basis.
<i>(ix) provision for the preservation of trees and shrubs; or</i>	There are no trees or shrubs that warrant such protection.
<i>(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or</i>	No foreseeable benefit.
<i>(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or</i>	Issue addressed above in the assessment of the development standards.
<i>(g) that one or more of the lots ought not to be sold because of –</i>	
<i>(i) easements to which it is subject; or</i>	There are no easements on the land that would affect the potential for each lot to support appropriate use and development.

*(ii) party-wall easements; or*

There are no party walls on the land that would affect the potential for each lot to support appropriate use and development.

*(iii) the state of a party-wall on its boundary.*

There are no party walls on the land that would affect the potential for each lot to support appropriate use and development.

- End -

# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 18 Parsons Street, Ulverstone

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

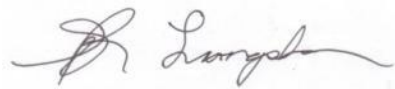
**Date:** 17<sup>th</sup> March 2020  
Version 3



## Summary

<b>Client:</b>	PDA Surveyors obo NAK Building
<b>Property identification:</b>	18 Parsons Street, Ulverstone CT 152584/1 PID 2867230  Current zoning: General Residential, Central Coast Interim Planning Scheme 2013
<b>Proposal:</b>	A 79 lot, roads and Public Open Space subdivision in 4 stages is proposed from 1 existing title at Parsons Street, Ulverstone.
<b>Assessment comments:</b>	A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

**Assessment  
by:**



---

Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.

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## DESCRIPTION

A 79 lot, roads and Public Open Space subdivision in 4 stages is proposed from 1 existing title (CT 152584/1 )at Parsons Street, Ulverstone.

The property is currently grassland with residential lots to the west, Haywoods Reserve sports fields to the north, Buttons Creek and residential lots to the east and south. Land to the south of Production Road, Main Street and the Bass Hwy is grassland. Vegetated land along Buttons Creek is a mosaic of trees, grassland and mown laws adjacent to residential lots. The extent of this vegetation and areas between Production Road and the Bass Hwy are less than 1 ha in size and separated from other bushfire prone vegetation by more than 20m.

The subdivision fronts Parsons Street. The land generally slopes to the north at 0-5°. The property is serviced by a reticulated water supply, with hydrants on Parsons St and Main St.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

## BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation to the south and east greater than 1 ha in area.

### VEGETATION AND SLOPE

	North	East	South (western section)	South eastern section)	West
<b>Vegetation within 100m of subdivision boundary</b>	0-100m managed land	0-10/20m riparian vegetation, grassland & low threat vegetation mosaic, 20-100m managed land	0--100m grassland	0-20m managed land (road), 20-100m grassland	0-100m managed land
<b>Slope</b>	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
<b>BAL Rating at boundary</b>	not bushfire prone/ BAL Low	not bushfire prone/ BAL Low	BAL FZ	BAL FZ	not bushfire prone/ BAL Low
<b>BAL Rating with HMA</b>	not bushfire prone/ BAL Low	not bushfire prone/ BAL Low	BAL19/ 12.5	BAL19/ 12.5	not bushfire prone/ BAL Low

### BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

### **BUILDING SETBACKS**

BAL	Slope	Grassland	Forest
Not BFP	All	100m	100m
BAL low	All	50m	100m
BAL 12.5	Flat/ Upslope	14m	32m
	Down slope 0-5°	16m	38m

### **PROPOSED LOT BAL RATING**

The BAL rating shown below rely on hazard management areas within the subdivision during staging.

Stage	Lot	BAL during Staging	BAL on completion
1	1-24	BAL Low	Not Bushfire Prone
	77-79	BAL Low	Not Bushfire Prone
2	25-29	BAL Low	BAL Low
	67--76	BAL Low	Not Bushfire Prone

3	30-35	BAL Low	Not Bushfire Prone
	36	BAL Low	BAL Low
	57--66	BAL Low	Not Bushfire Prone
4	37-41	BAL Low	BAL Low
	42-50	BAL 19/12.5	BAL 19/12.5
	51-56	BAL Low	BAL Low

Lots 42-50, Stage 4 require setbacks from the southern boundary

### **HAZARD MANAGEMENT AREAS – STAGING**

#### **Stage 1-3**

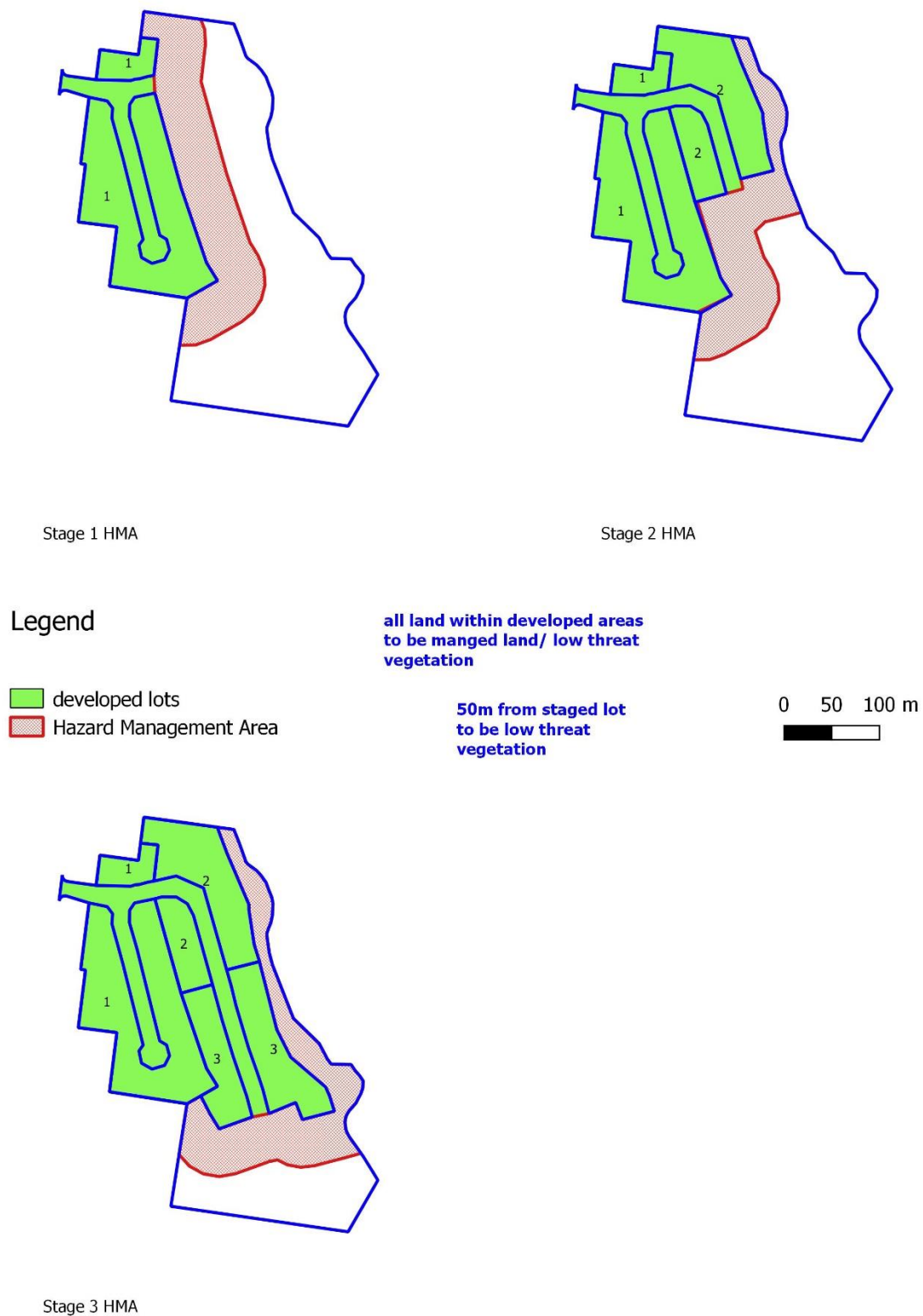
- all land within the subdivision and with 50m of staged lots must be managed as low threat vegetation from commencement of construction on any lot within the stage.

#### **Stage 4 and ongoing**

- all land within the subdivision must be managed land - low threat vegetation, including the Public Open Space along Buttons Creek.

Low threat vegetation: managed gardens orchards or lawns maintained to < 100mm in height. Trees and other vegetation may be retained within the POS provided any additional plantings of bushfire prone species are no more than 20m in total width.





**Figure 2: Hazard management Staged development 1-3**



## ROADS

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Subdivision roads must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Staged roads must meet the Code requirements and during staged road construction the terminus must meet turning circle requirements with a minimum 12m outer radius, this may be gravelled and temporary until further stages are added.

Cul de sac ends have a road pavement of 18m diameter, which is the residential standard while bushfire provisions require 12m in diameter. Mountable curbs must be installed on cul de sac turning areas so that paths and nature strips may be included in the 12m radius, street trees must not be planted within the extended turning area.

**Table E1: Standards for roads**

Element	Requirement
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A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with</li> </ul> <p><i>Australian Standard AS1743-2001 Road signs-Specifications.</i></p>
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## PROPERTY ACCESS

Access to lots and water supply points must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. No lot is anticipated to require access to water supply points other than subdivision roads.

**Table E2: Standards for Property Access**

Column I Element		Column Requirement
<b>A.</b>	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
<b>B.</b>	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(1) All-weather construction;</li> <li>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(3) Minimum carriageway width of 4 metres;</li> <li>(4) Minimum vertical clearance of 4 metres;</li> <li>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(6) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(8) Curves with a minimum inner radius of 10 metres;</li> <li>(9) 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</li> <li>(10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(a) A turning circle with a minimum inner radius of 10 metres; or</li> <li>(b) A property access encircling the building; or</li> <li>(c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>
<b>C.</b>	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"> <li>(1) The Requirements for B above; and</li> <li>(2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200</li> </ul>

<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.
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## **FIRE FIGHTING WATER SUPPLY**

The subdivision will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Locations shown on attached plans are indicative only.

**Table E4 Reticulated water supply for fire fighting**

<b>Element</b>		<b>Requirement</b>
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2<sup>nd</sup> Edition</i> ; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>

E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>
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## CONCLUSIONS

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A 79 lot, roads and Public Open Space subdivision in 4 stages is proposed from 1 existing title (CT 152584/1 at Parsons Street, Ulverstone.

The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. Provided hazard management areas are maintained on the balance lot during staging Lots 42-50 are rated BAL 19 and all other lots are BAL Low. Lots 43-49 require building setbacks for building area at BAL 19 with an increased setback for BAL 12.5 construction. The majority of lots become not bushfire prone at completion of development.

Land within the subdivision must be managed in accordance with fuel loads as shown in the Bushfire Hazard Management Plan, including Staged Hazard Management Areas where at least 50m from any developed lot rated BAL Low must be maintained as low threat vegetation.

Subdivision roads must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. If staged road construction occurs the terminus must meet turning circle requirements. Cul de sac ends must have mountable curbs to achieve the required 12m radius. Access to all lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

The subdivision will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

## REFERENCES

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Central Coast Council (2013), *Central Coast Interim Planning Scheme 2013*

Planning Commission (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.



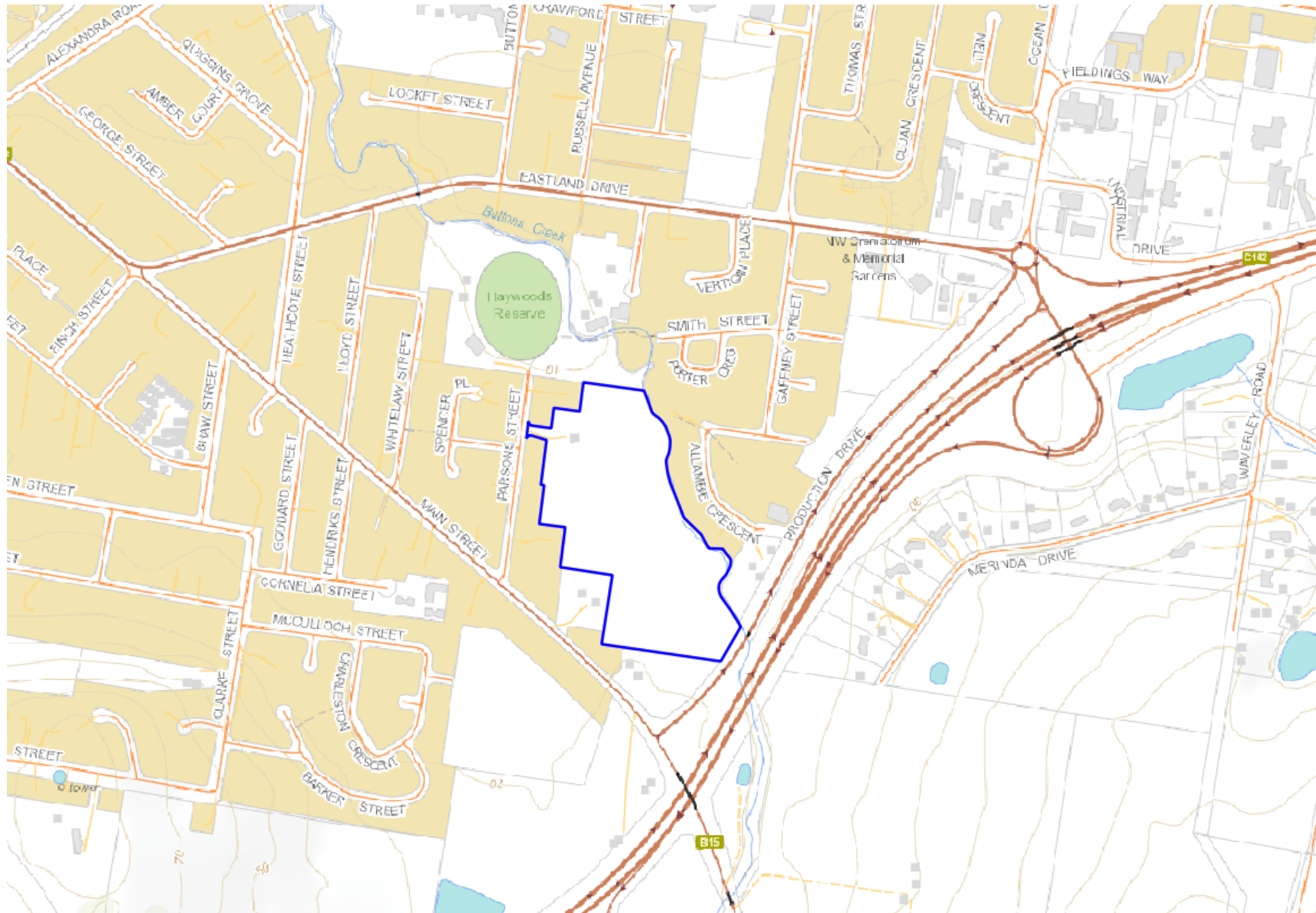


Figure 3: Location existing lot in blue





Figure 4: Aerial Image



77 Gunn Street  
Devonport, Tasmania, 7310  
www.pda.com.au  
Also at: Burnie, Launceston,  
Hobart & Kingston

PHONE: +61 03 6423 6875  
EMAIL: pda\_dpt@pda.com.au

**SHEET 1 OF 3**

**STAGING**

- Stage 1 Lots 1-24, 77-79 & 101
- Stage 2 Lots 25-29, 67-76 & 102, 103
- Stage 3 Lots 30-36, 57-66 & 104
- Stage 4 Lots 37-56 & 105 & 106

**10000 BLOCK OF MAIN STREET**

**STAGING ZONES:**

- Stage 1 (Red)
- Stage 2 (Green)
- Stage 3 (Blue)
- Stage 4 (Purple)

**STREET NAMES:** LING ST, PARSONS STREET, ALLAMBIE CRESCENT, MAIN STREET, PRODUCTION DRIVE

**LOT NUMBERS AND AREAS:**

- 1 454m², 2 488m², 3 556m², 4 646m², 5 713m², 6 380m², 7 450m², 8 643m², 9 547m², 10 568m², 11 722m², 12 808m², 13 812m², 14 870m², 15 846m², 16 938m², 17 678m², 18 685m², 19 646m², 20 640m², 21 634m², 22 630m², 23 621m², 24 855m², 25 755m², 26 650m², 27 649m², 28 636m², 29 639m², 30 636m², 31 643m², 32 621m², 33 713m², 34 596m², 35 957m², 36 845m², 37 781m², 38 747m², 39 976m², 40 871m², 41 713m², 42 925m², 43 746m², 44 725m², 45 851m², 46 881m², 47 812m², 48 991m², 49 1154m², 50 814m², 51 620m², 52 644m², 53 706m², 54 964m², 55 571m², 56 553m², 57 854m², 58 620m², 59 529m², 60 880m², 61 652m², 62 607m², 63 642m², 64 637m², 65 643m², 66 632m², 67 639m², 68 666m², 69 703m², 70 723m², 71 690m², 72 838m², 73 1000m², 74 1075m², 75 1135m², 76 661m², 77 764m², 78 584m², 79 625m², 80 2658m², 81 2811m², 82 2811m², 83 2811m², 84 2811m², 85 2811m², 86 2811m², 87 2811m², 88 2811m², 89 2811m², 90 2811m², 91 2811m², 92 2811m², 93 2811m², 94 2811m², 95 2811m², 96 2811m², 97 2811m², 98 2811m², 99 2811m², 100 2811m², 101 3425m², 102 7448m², 103 7448m², 104 3585m², 105 3585m², 106 217m², 107 217m², 108 217m², 109 217m², 110 217m², 111 217m², 112 217m², 113 217m², 114 217m², 115 217m², 116 217m², 117 217m², 118 217m², 119 217m², 120 217m², 121 217m², 122 217m², 123 217m², 124 217m², 125 217m², 126 217m², 127 217m², 128 217m², 129 217m², 130 217m², 131 217m², 132 217m², 133 217m², 134 217m², 135 217m², 136 217m², 137 217m², 138 217m², 139 217m², 140 217m², 141 217m², 142 217m², 143 217m², 144 217m², 145 217m², 146 217m², 147 217m², 148 217m², 149 217m², 150 217m², 151 217m², 152 217m², 153 217m², 154 217m², 155 217m², 156 217m², 157 217m², 158 217m², 159 217m², 160 217m², 161 217m², 162 217m², 163 217m², 164 217m², 165 217m², 166 217m², 167 217m², 168 217m², 169 217m², 170 217m², 171 217m², 172 217m², 173 217m², 174 217m², 175 217m², 176 217m², 177 217m², 178 217m², 179 217m², 180 217m², 181 217m², 182 217m², 183 217m², 184 217m², 185 217m², 186 217m², 187 217m², 188 217m², 189 217m², 190 217m², 191 217m², 192 217m², 193 217m², 194 217m², 195 217m², 196 217m², 197 217m², 198 217m², 199 217m², 200 217m²

**SCALE 1:2000**

**N**

**10000 BLOCK OF MAIN STREET**

17





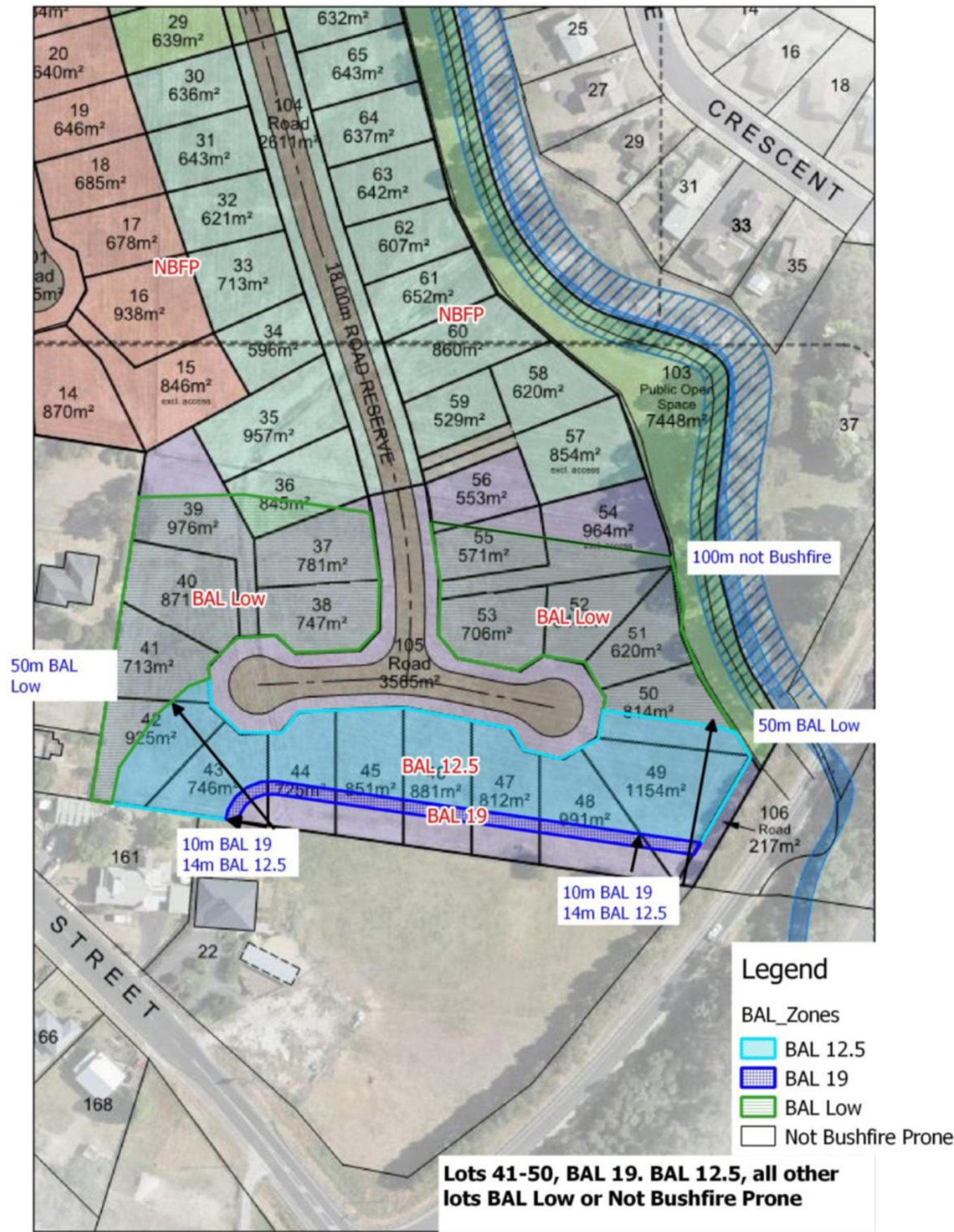
**Figure 6: south along eastern boundary**



**Figure 7: south east from Parsons Street access**



Bushfire Hazard Management Plan: Subdivision of CT 152584/1 at Parsons Street, Ulverstone



Building Areas

Stage	Lot	BAL during Staging	BAL on completion
1	1-24	BAL Low	Not Bushfire Prone
	77-79	BAL Low	Not Bushfire Prone
2	25-29	BAL Low	BAL Low
	67-76	BAL Low	Not Bushfire Prone
3	30-35	BAL Low	Not Bushfire Prone
	36	BAL Low	BAL Low
	57-66	BAL Low	Not Bushfire Prone
4	37-41	BAL Low	BAL Low
	42-50	BAL 19/12.5	BAL 19/12.5
	51-56	BAL Low	BAL Low

Construction: BAL Low-BAL 12.5/19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

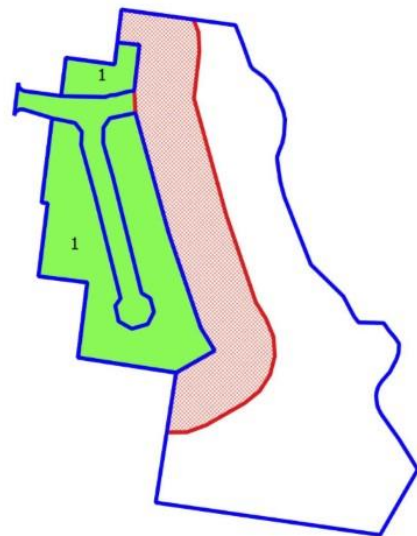
Note:  
It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

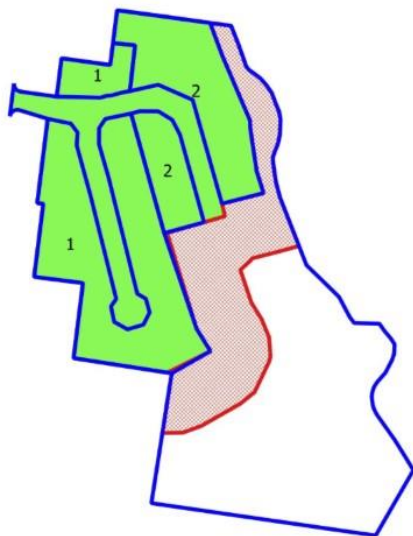
Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 17/3/2020  
SRL20/07S3



Hazard Management Areas



Stage 1 HMA



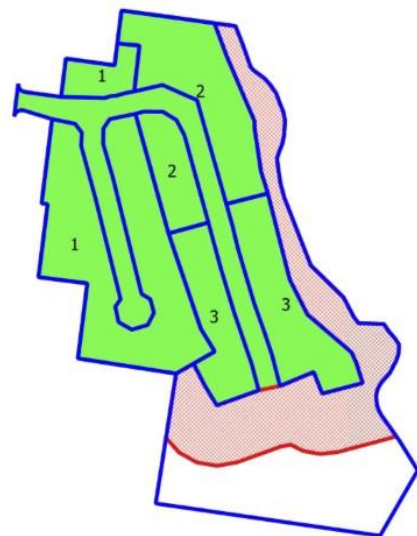
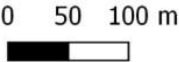
Stage 2 HMA

Legend

- developed lots
- Hazard Management Area

all land within developed areas  
to be manged land/ low threat  
vegetation

50m from staged lot  
to be low threat  
vegetation



Stage 3 HMA

Low Threat vegetation: managed gardens orchards or lawns maintained to < 100mm in height.

Stage 1-3

all land within the subdivision and within 50m of staged lots must be managed as low threat vegetation from commencement of construction on any lot within the stage.

Stage 4 and ongoing

all land within the subdivision must be managed land - low threat vegetation

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Date 17/3/2020  
SRL20/07S3

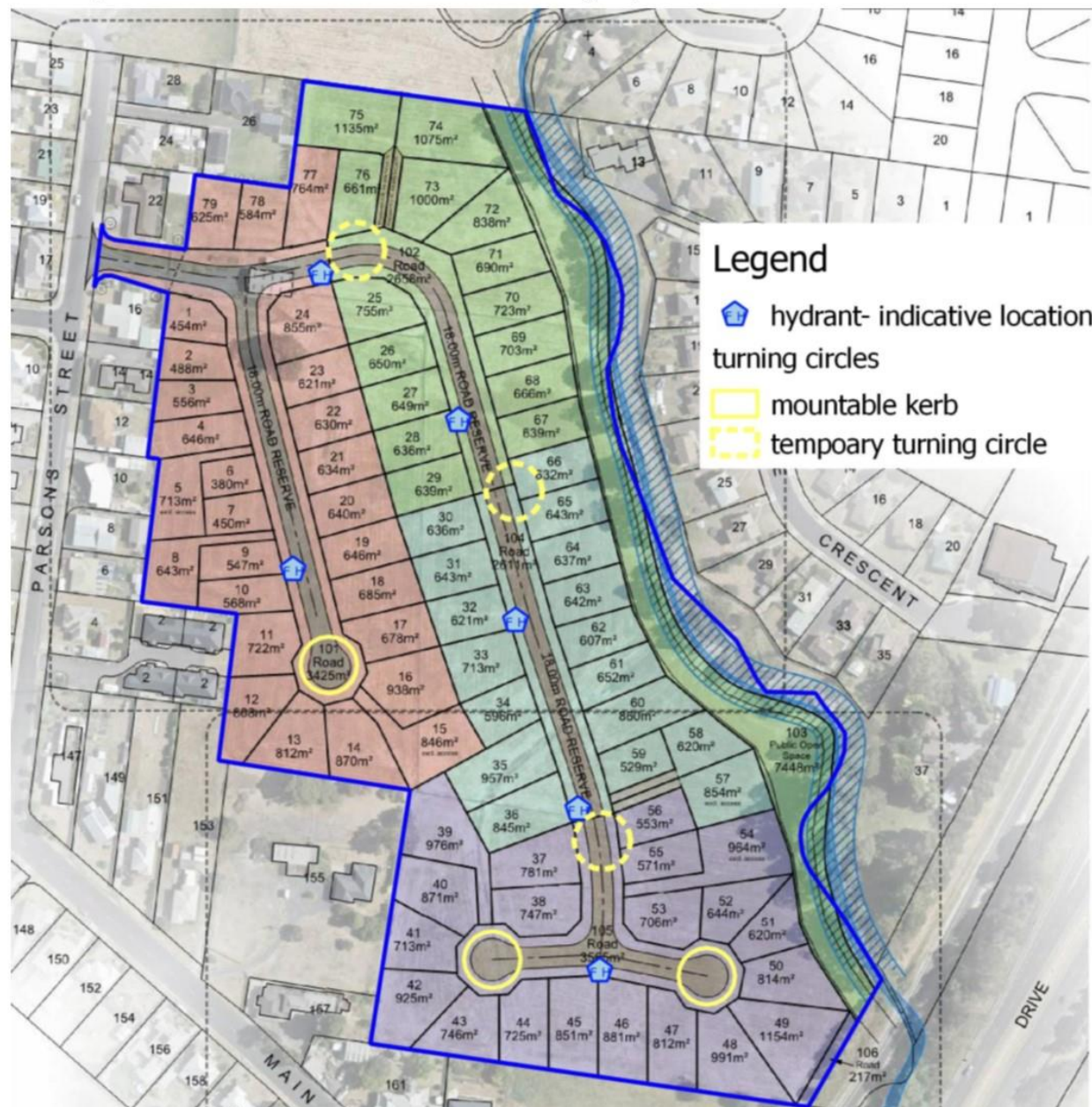




## ROADS

All roads at any stage of development within the subdivision must comply with the following:

- two-wheel drive, all-weather construction;
- load capacity of at least 20t, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications*.



## Property Access

If access exceeds 30m to a habitable building or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- 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
- Terminate with a turning area for fire appliances provided by one of the following:
  - A turning circle with a minimum inner radius of 10 metres; or
  - A property access encircling the building; or a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

## Water Supply

New Hydrants, must comply with :

- 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 Edition 2.0; and
- Fire hydrants are not installed in parking areas

A hardstand area for fire appliances must be provided:

- no more than 3m from the hydrant, measured as a hose lay;
- No closer than six metres from the building area to be protected;
- With a minimum width of three metres constructed to the same standard as the carriageway; and
- Connected to the property access by a carriageway equivalent to the standard of the property access

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 17/3/2020

SRL20/07S3



## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies<sup>2</sup>

*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:

18 Parsons Street, Ulverstone

Certificate of Title / PID:

CT 152584/1 PID 2867230

*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:

A 92 + balance lot & road subdivision from 2 existing titles,

#### Code Clauses:

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

<sup>2</sup> 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.

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

### 3. Documents relied upon

#### Documents, Plans and/or Specifications

**Title:** Plan of Subdivision – Sheet 1

**Author:** PDA Surveyors

**date:** 25/2/2020 **Version:** 1C

#### Bushfire Hazard Report

**Title:** Bushfire Hazard Management Report, 22 Parsons Street Ulverstone v3

**Author:** Scott Livingston

**Date:** 17/3/2020 **Version:** 3

#### Bushfire Hazard Management Plan

**Title:** Bushfire Hazard Management Plan, 22 Parsons Street Ulverstone v3

**Author:** Scott Livingston

30/1/2020 **Date:** 17/3/2020 **Version:** 3

#### Other Documents

**Title:**

**Author:**

**Date:** **Version:**

### 4. Nature of Certificate

<input type="checkbox"/>	<b>E1.4 – Use or development exempt from this code</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/>	<b>E1.5.1 – Vulnerable Uses</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/>	<b>E1.5.2 – Hazardous Uses</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input checked="" type="checkbox"/>	<b>E1.6 – Development standards for subdivision</b>		
	<b>E1.6.1 Subdivision: Provision of hazard management areas</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<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	Bushfire Hazard Management Plan, 22 Parsons Street Ulverstone v3
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

<b>E1.6.2 Subdivision: Public and fire fighting access</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<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	Bushfire Hazard Management Plan, 22 Parsons Street Ulverstone v3

<b>E1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<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	Bushfire Hazard Management Plan, 22 Parsons Street Ulverstone v3
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<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 Practitioner<sup>3</sup>

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	0438 951 021
<b>Address:</b>	12 Powers Rd	<b>Fax No:</b>	
	Underwood	<b>Email Address:</b>	Scottlivingston.lnrs@gmail.com
	Tasmania		7268
<b>Accreditation No:</b>	BFP – 105	<b>Scope:</b>	1, 2, 3A, 3B, 3C

## 6. Certification

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

<i>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.</i>	<input type="checkbox"/>
---	--------------------------

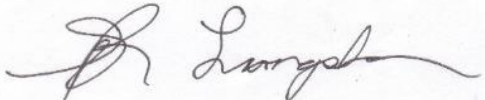
*or*

<i>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.</i>	<input type="checkbox"/>
--	--------------------------

*and/or*

<i>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.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

**Signed:**  
certifier



**Date:**

17/3//2020

**Certificate No:**

SRL20/07S3

<sup>3</sup> 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](http://www.fire.tas.gov.au).



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:     
Licence No:  Email address:   
Phone No:   
Fax No:   
Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)  
Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:     
Lot No:   
Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant  
calculations:

NA

Australian Standard 3959

- Planning Directive No.5.1 *Bushfire-Prone Areas Code*
- Building Amendment Regulations 2016
- Director of Building Control, Determination
  - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

*Substance of Certificate: (what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Assessed as -BAL Low- BAL 12.5 BAL 19

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

*Scope and/or Limitations*

**Scope:**

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Planning Directive No 5.1, Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

**Limitations:**

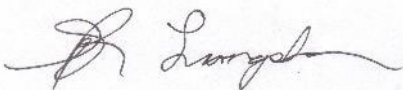
The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

SRL20/07S3

*Date:*

17/3/2020



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Email: classifieds@theadvocate.com.au



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The Advocate

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- 1300 363 789
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- Save time, submit online 24/7
- advertisers.com.au

Print and online packages available throughout Australia  
Ongoing business advertising self service enquiries: acmadonline@austcommunitymedia.com.au

Emoji now available 😊

## Death Notices

### BRADSHAW

Carol Eunice  
958 - 2020  
Loved niece of Lana, Colina, Gay, Janice, Kay, Lee and families.

God bless you darling girl.

### CRUSE

Noel James  
25.12.37 - 28.7.20

Passed peacefully away at Coroneagh Park 28.7.20. Loved and loving husband of Lorraine and father of Nigel, Leonie and boys; Leigh, Joanne and girls; and Adrian.

Gone fishing with Rex.  
Tight lines.  
Lately cremated.

### CRUSE

Noel James  
25.12.37 - 28.7.20

Dearly loved stepfather of Louise Monson, Pop of Nicholla and Stephen McClean, Daniel Monson and Old Pop.

we you Pop

### CRUSE

Noel  
Passed away peacefully on July 28th. Loving brother and brother-in-law of Cheryl and Wayne (dec.), Wendy and George (dec.), Christine and Ian, Chas (NZ) and families.

## Death Notices



### GLANVILLE

Roderick Victor  
Loved brother-in-law of Darryl and Dian Bennett, Carmel Ferguson, Evan and Thelma (dec) Harris.

Will be missed, rest in peace.

### GLANVILLE

Roderick Victor (Rod)  
Much loved and cherished brother and brother-in-law of Cavell (dec.) and Brian Robertson.

Adored Uncle of Chere and Ted (dec.), Magella and Kent, Rohan and Alana, Meredith (dec.), Fenella and Brock, and their families.

Precious memories of a life well lived

### RADFORD

Dudley Peter (Peter)  
Barbara and her family farewell Peter with a private cremation service on TUESDAY, July 21, 2020. He is now at peace.

Forever in our hearts.



## Funeral Notices

### AMENDED NOTICE

#### JAGO (NEE HIGGS) Rema Lydia

Family and friends are warmly invited to the Celebration of Life of Rema Lydia Jago to be held at the Punchbowl Christian Centre, 100 Punchbowl Road, Punchbowl, on Friday 31st July 2020, commencing at 10.00am

In lieu of flowers, donations to the Bible Society would be greatly appreciated and may be made at the service.

**FINNEY**  
FUNERAL SERVICES  
Phone 6343 2266

## Wanted to Buy

### DVD/CDs,

LP records, estates /downsize, shed/workshop contents, antiques, chesterfield, deer head, wine/whisky, Stamps/coins, books /comics, model trains /cars, collections of anything. Cash paid, will visit. Ph 6423 3316.

WANTED to buy fruit trees and border shrubs delivered to Sheffield (40 of each). Will pay up to \$750.  
Ph. 0419 091 163 or email: jack.buzelin@internode.on.net



Forever in our hearts  
Pet Death and Tributes notices now available in Classifieds  
Connect with Classifieds

## Funeral Notices

### ROBERTS Janet Alison

Relatives and friends are respectfully invited to attend the funeral service for Mrs Janet Alison Roberts to be held at the Franklin Grove Centre, 502 Hobart Road, Youngtown on Friday, 31st July 2020 commencing at 2.30 p.m.

The service will be livestreamed. Please go to our website for more details: www.finneyfunerals.com.au/upcomingfunerals

**FINNEY**  
FUNERAL SERVICES  
Phone 6343 2266

### WATSON

Barbara Jean

The family and friends of the late Mrs Barbara Watson are respectfully invited to attend her funeral service, which will be held in the Chapel of Parkside Funerals, 254 East Cam Rd, Burnie, on FRIDAY July 31, 2020, commencing at 2pm.

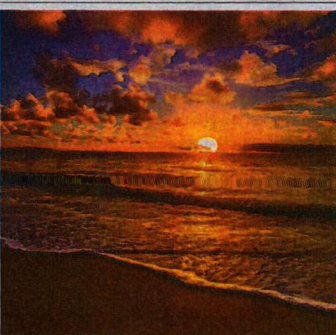
In lieu of flowers Donations can be made at the service to the Cancer Council.

To view the service via livestream, search Parkside Funerals on YouTube.

Private cremation will take place at Parkside Gardens Crematorium.

Current COVID-19 restrictions will apply.

**Parkside**  
FUNERALS  
TELEPHONE 6433 4010



## Beauty Health and Fitness

**MASSAGE.** Michelle Betts. Relax and unwind. Devonport. Ph: 0407 901 125.

## Motor Vehicles

### Ford Fiesta LX

2011, Hatchback 5 dr. manual. Excellent condition. Low 57,500 km. Burnt orange. \$6990. Located Wynyard. Inspect from 28/6. Ph. or text 0419 887 525.



### MAZDA 2 NEO

1st registered May 2019, red, auto., only 40,000 kms. \$15,000 o.n.o. Ph. 0437 454 655.

## Local Government



19 King Edward Street  
Ulverstone Tasmania 7315  
Tel. 03 6429 8900  
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: 18, 27 & 28 Parsons Street, Ulverstone  
Proposal: Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) - variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised)

Application No.: DA2020071

- Location: 886 Ironcliff Road, Penguin  
Proposal: Community meeting and entertainment - change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) - variation to sensitive use development standards and suitability of site for use and development

Application No.: DA2020072

- Location: 2 Manley Street, Turners Beach  
Proposal: Residential (ancillary dwelling) - variation to building envelope and site area required for on-site disposal of stormwater

Application No.: DA2020187

- Location: 23 Shorehaven Drive, Turners Beach (CT175068/11)  
Proposal: Residential (dwelling) - variation to building envelope and building height

Application No.: DA2020192

- Location: 77 Eastland Drive, Ulverstone  
Proposal: Residential (subdivision - 25 lots, road and redevelopment of Ulverstone swim centre car park) - comprising six internal allotments

Application No.: DA2020201

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 12 August 2020.

Date of notification: 29 July 2020.

SANDRA AYTON  
General Manager

## For Lease

### WANTED to LEASE

for grazing, 5 - 15 acres, Peng, Sprent, Ulv area. Ph. 0476 196 873.

## Livestock

### Ulverstone Pet Food

Stock wanted, suitable for pet food.  
Ph. 6425 5822 or 0408 141 972 (AH).



## Public Notices

### NOTICE FOR CLAIMS

**DONALD GORDON BASSETT** late of 15 Nichols Street, Ulverstone in Tasmania, who died on 31/03/2020. Creditors, next of kin and others having claims in respect of the property of the abovenamed deceased are required by the Executors, LYNETTE ANN BROWN and GRAEME TREVOR MALONE, C/- Friend & Edwards Lawyers, 28a King Edward Street, Ulverstone in Tasmania, to send particulars of their claim in writing to the Registrar of the Supreme Court of Tasmania, Salamanca Place, Hobart in Tasmania on or before the 01/09 /2020 after which date the Executors may distribute the assets having regard only to the claims of which the Executors then have notice.

Dated this 29/07/2020

**FRIEND & EDWARDS Lawyers**  
Solicitors to the Estate



DEVONPORT CITY COUNCIL  
137 Rocks Street, Devonport TAS 7310  
Phone: 03 6424 0311  
www.devonport.tas.gov.au

### TEMPORARY CLOSURE OF PUBLIC STREET

**FORMBY ROAD - 3 AUGUST-25 SEPTEMBER 2020**  
The following closure will apply for the conduct of the reconstruction of Formby Road pavement, kerbs and footpaths from 7.00am, 3 August to 5.00pm, 25 September 2020:  
\* Formby Road (between Best Street and Victoria Parade), road will be closed continuously from start date and time to end date and time.

It would be appreciated if this closure could be noted.  
Matthew Atkins  
GENERAL MANAGER

## PSYCHIC EXPO

Gateway Hotel Devonport  
Fri 31 - Sun 2, 9am-5pm  
www.psychics.net.au



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# Annexure 3

Dear Sir/Madam

DA2020071 – 18, 26 & 27 Parsons Street, Ulverstone

Planning Division Central Coast Council Ulverstone

I live in Parsons Street and I am sending this letter to be lodged to express concerns we have in relation to the proposed subdivision.

My Main concern is that there is only one entry/exit point to the sub-division via Parsons Street. Concerns we have are as follows.

Traffic congestion on Parsons Street - Significant increase in traffic on Parson Street .We acknowledge the Traffic Impact Statement lodged with the DA but believe this is not a fair representation given it's a point in time assessment and doesn't take into account the additional traffic generated from sporting and other events held all year round at the Haywards Reserve complex.

Inability for traffic to flow freely and safely when cars are parked on either side of Parsons Street. This is already an issue but will be exacerbated by the influx of additional traffic. And would particularly be the case during construction period of the sub-division and subsequently home with trucks and machinery having to use Parsons Street.

Safety risk to residents if there is an accident or emergency and there is only one way in/out for residents and/or emergency services – e.g. Ambulance, Police, Fire Brigade.

We believe these concerns could be addressed by an additional exit/access point to the sub-division from either Main Street, Production Drive or Allambie Crescent. This would reduce the traffic and safety concerns highlighted for both current residents and those in the new sub-division.

Yours Sincerely

Paul Buchanan

**From:** Leanne Ansell <lgansell@outlook.com>  
**Sent:** Tuesday, 4 August 2020 5:48 PM  
**To:** Admin  
**Subject:** DA2020071 - 18, 26 & 27 Parsons Street Ulverstone

Attn: General Manager

**DA2020071 – 18, 27 & 28 Parsons Street, Ulverstone  
Planning Division Central Coast Council Ulverstone**

As resident of Parsons Street this letter is lodged to express concerns we have in relation to the proposed subdivision.

Our principal concern is that there is only one entry/exit point to the sub-division via Parsons Street. Concerns we have are as follows.

- Traffic congestion on Parsons Street - Significant increase in traffic on Parson Street .We acknowledge the Traffic Impact Statement lodged with the DA but believe this is not a fair representation given it's a point in time assessment and doesn't take into account the additional traffic generated from sporting and other events held all year round at the Haywards Reserve complex.
- Inability for traffic to flow freely and safely when cars are parked on either side of Parsons Street. This is already an issue but will be exacerbated by the influx of additional traffic. And would particularly be the case during construction period of the sub-division and subsequently home with trucks and machinery having to use Parsons Street.
- Safety risk to residents if there is an accident or emergency and there is only one way in/out for residents and/or emergency services – e.g. Ambulance, Police, Fire Brigade.

We believe these concerns could be addressed by an additional exit/access point to the sub-division from either Main Street, Production Drive or Allambie Crescent. This would reduce the traffic and safety concerns highlighted for both current residents and those in the new sub-division.

Yours Sincerely

Greg & Leanne Ansell

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Attn: General Manager  
Sandra Ayton  
Re: Planning Application DA2020071

While we fully support the process and wish the proponents of the planned subdivision the very best, we would like to bring to your attention the following matter.

The report states in the Planning Scheme Compliance Submission, prepared by Thomas Reilly, under Code E3 Clearing and Conversion of Vegetation Code, that “No tree clearance is proposed.”

We are unsure as to whether we are reading or applying the correct code in this situation but a re-assessment of the trees which are situated on the development side of Buttons Creek opposite 35 & 37 Allambie Crescent is warranted.

Some of these trees are at dangerous angles, some have snapped off 3-4 metres from the ground and some have already fallen across the creek into our property. Also, willow trees growing in the creek could also be removed as part of any flood mitigation plan, reducing flow restriction in Buttons Creek.

It is our belief that these should be removed while developing the Flood Conveyance Channel, but before the development of Stage 4 after which house will be constructed in this area.

Yours sincerely

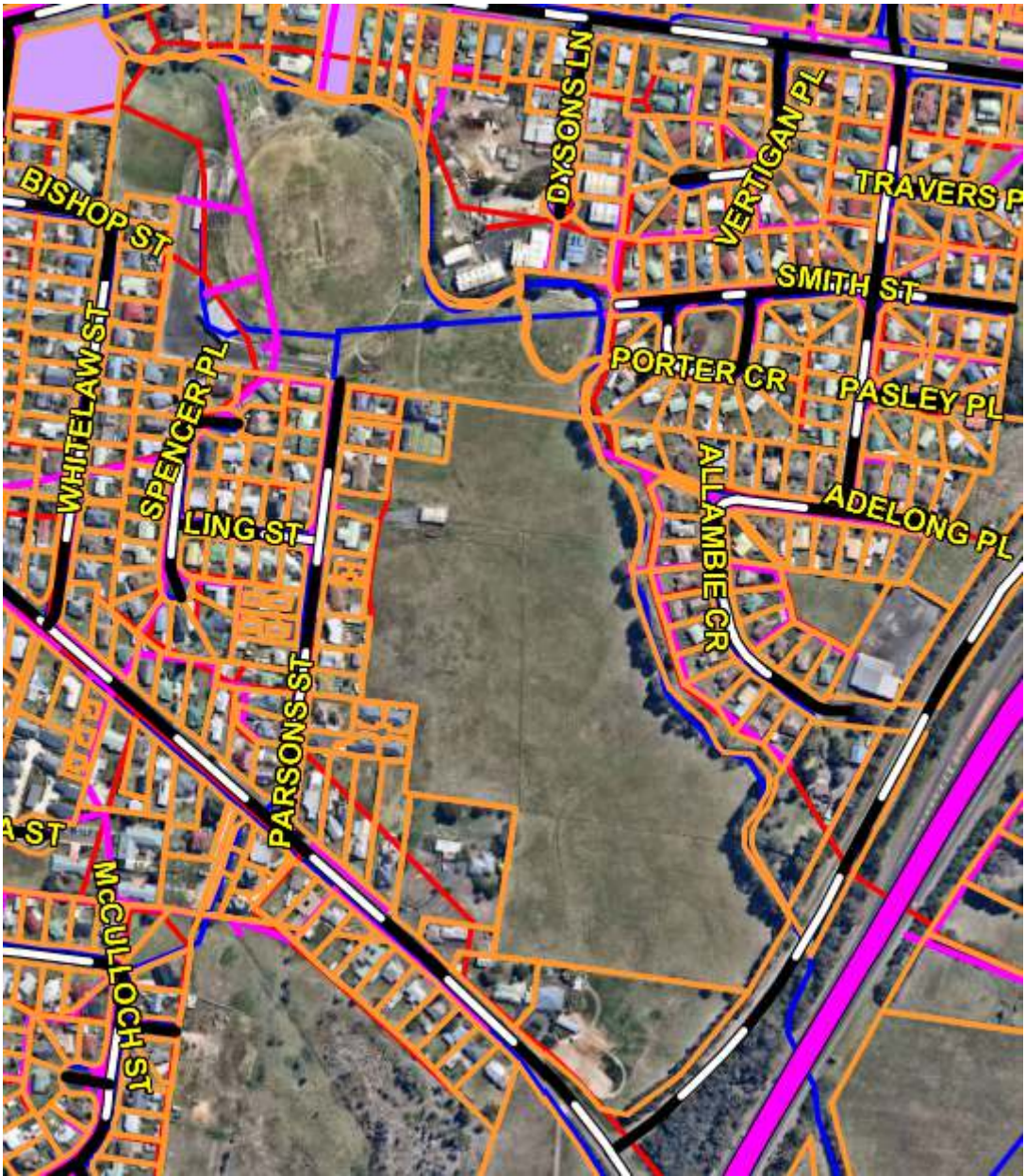
Zane & Annie King  
37 Allambie Crescent







Annexure 4



Aerial image – 18 Parsons Street and adjoining Haywoods Reserve, Ulverstone





Shed at 18 Parsons Street, Ulverstone that is to be demolished in Stage 1 of the development



18 Parsons Street, Ulverstone





18 Parsons Street, Ulverstone

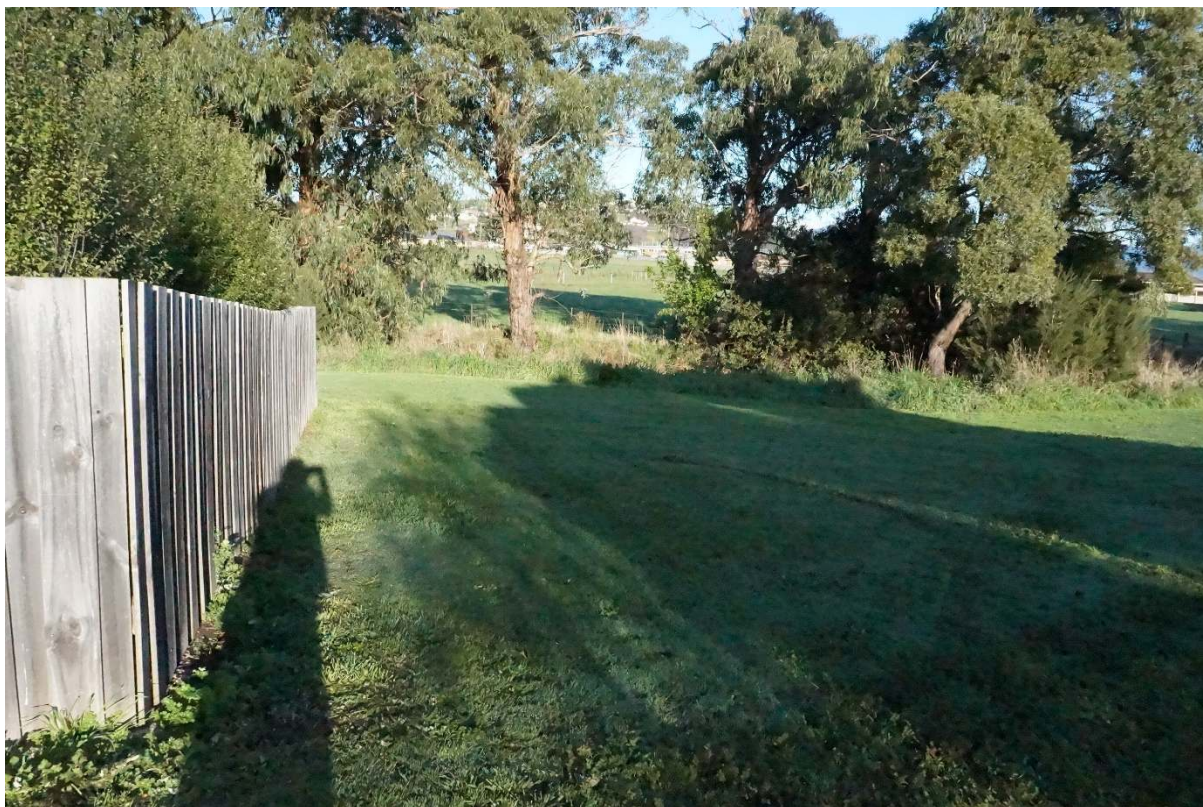


The southern portion of Haywoods Reserve – viewed from a public walkway at the end of Smith Street, Ulverstone





18 Parsons Street, the southern portion of Haywoods Reserve and Buttons Creek – viewed from the end of Smith Street, Ulverstone



Buttons Creek – viewed from the end of Smith Street, Ulverstone





Buttons Creek – viewed from the end of Smith Street, Ulverstone



Buttons Creek – viewed from the end of Smith Street, Ulverstone

## Submission to Planning Authority Notice

Council Planning Permit No.	DA2020071	Council notice date	8/05/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00634-CC	Date of response	28/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
<b>Development details</b>			
Address	18 PARSONS ST, ULVERSTONE	Property ID (PID)	2867230
Description of development	Stage Subdivision - 79 Lots		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	43728TR-2C / Concept Servicing Plan Sh. 4 & 5		25/02/2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. The developer must design and construct, the upsizing of a existing DN150mm Ø sewer mains to TasWater's satisfaction to accommodate the proposed development. (TasWater's Asset number: <u>A687246</u> approximately 55.7m) See figure 1 below in advice section  <i>Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within/outside of Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.  The additional amount of storage has been determined using TasWater's Supplement to WSA 04-2005 2.1 WSAA Sewage Pumping Station Code of Australia Version 3.0 and has been calculated on Average Dry Weather Flow (ADWF).</i> </li> <li>5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> </ol>			



6. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "PDA Surveyors 43728TR-2C Sh. 4 & 5", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

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

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be

obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
17. Prior to the issue of a Consent to Register a Legal Document from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) over affected adjoining titles to cover existing/proposed TasWater infrastructure.

#### **DEVELOPMENT ASSESSMENT FEES**

18. 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. \$1,139.79 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.

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

#### **Advice**

##### **General**

For information on TasWater development standards, please visit

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

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

##### **Water Boundary Conditions**

In the absence of a specified fire flow, a standard non-residential fire flow of 10 L/s has been assumed.

Hydraulic context and overview description of current capacity issues:

The proposed development is located in the Kimberleys Reservoir pressure zone supplied from Kimberleys Reservoir which has a TWL of 64.26 m AHD. This development is at an elevation of 15 m AHD, giving a maximum static pressure of 49 m in a well-looped network.

The main in Parsons Street is a two direction feed pipe which branches off Smith Street and Main Street.

These pressure heads are at the assumed connection point in Parsons Street and do not include losses through the service connection or associated pipework

##### **Note**

The hydraulic and process capacity of the water treatment plant and sources upstream have not been assessed.



### Sewer Main Replacement(Yellow)

*Figure 1*



*Pipe exceeding capacity following the introduction of the proposed development.*

## Declaration

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

**Authorised by**

*J. W. Taylor*

**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		



25 June 2020

Our ref.: DA2020071, pjb:kaa  
Doc ID: 359539

Mr T Reilly  
PDA Surveyors  
77 Gunn Street  
DEVONPORT TAS 7310

Dear Tom

*LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013*  
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS  
PROPOSED 79 LOT SUBDIVISION - 18, 26 & 27 PARSONS STREET, ULVERSTONE 7315

I refer to your application DA2020071 for a seventy nine lot subdivision at 18, 26 and 27 Parsons Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access, stormwater disposal and Council infrastructure.

Access can be provided to the road network at Parsons Street, Ulverstone, subject to the following:

- R1 Access to Parsons Street may be located generally as shown on the enclosed PDA Surveyors Proposal Plan of Subdivision Sheet 1 dated 25 February 2020;
- R2 Road and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services. In particular, but not limited to:
- (a) 18 metre wide road reservation;
  - (b) Type KCS kerb on both sides of new road;
  - (c) A 1.5m wide concrete footpath on at least one side of the proposed roads and generally in accordance with Standard Drawing TSD-R11-v1 Urban Roads Footpaths;
  - (c) Cul-de-sacs in accordance with Standard Drawing TSD- R08-v1 Typical Cul-de-sac Details - Urban and Rural;
  - (d) Temporary Cul-de-sac or turning head at the end of the proposed interim stages in accordance with Standard Drawing TSD- R07-v1 Urban Roads - Cul-de-sac Turning Heads (no kerb required);

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](http://www.centralcoast.tas.gov.au)



- (e) Reinforced concrete vehicular accesses to each lot in accordance with Standard Drawings TSD- R09-v1 Urban Roads – Driveways and TSD- R14-v1 Approved Concrete Kerbs and Channels – Profile Dimensions;
- R3 As noted in the submitted Traffic Impact Assessment, by Pitt & Sherry dated 18 May 2020, a section of Parsons Street is only 8.25m wide. As part of the first stage of the proposed development this section of kerb must be removed and replaced on the same alignment as the rest of Parsons Street (nominal 8.9m road width). The developer is to submit design drawings to the Council's Director Infrastructure Services, or his representative, for approval taking into account the existing infrastructure in their design;
- R4 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the Parsons Street road reservation, and must be arranged prior to any work associated with this permit being undertaken. Please contact the Council's Public Safety Officer on 0419 103 887;
- R5 Any damage or disturbance to roads, footpaths, kerb and channel or nature strips resulting from activity associated with the subdivision must be rectified;
- R6 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;
- R7 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or their representative;
- R8 All works or activity listed above shall be at the developer's/property owner's cost.

Due to its capacity and location only very limited access can be provided to a Council's stormwater network to drain stormwater from some of the proposed lots and roadway of the proposed development.

Any piped stormwater discharge from the site to the existing piped system in Parsons Street must be managed under one of the following scenarios:

- 1 The allowable piped stormwater discharge is to be the difference between the existing flow in the downstream piped system for a 5% AEP rainfall event and the flow in the downstream piped system running 60% full at the most restricted point;

- 2 The allowable piped stormwater discharge from the site developed to 80% impervious for a 5% AEP rainfall event, provided that the downstream drainage system is, and can be, upgraded accordingly;
- 3 Alternative stormwater disposal methods may be considered. Approval of such will be at the discretion of the Council's Director Infrastructure Services;
- 4 For either the remainder of the development site or alternatively all of the development site, a new stormwater discharge to Buttons Creek, is to be located at a location agreed to by the Council's Director Infrastructure Services. Under the Urban Drainage Act 2013, collected stormwater is to be suitably treated to remove erroneous matter. The proposed treatment system design and specification, is to be submitted for approval to the Council's Director Infrastructure Services, prior to commencing work on the development site.

Any proposed stormwater system will be subject to the following:

- S1 Stormwater drainage and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services;
- S2 Any proposed on-site stormwater detention storage system must be provided to limit the peak rate of stormwater discharge from portion of the development being serviced by said detention system, relative to the scenarios detailed above;
- S3 Any proposed on-site detention storage system must be designed to accommodate the maximum volume generated for a storm event within the 5% AEP to 1% AEP range for the portion of the development being serviced by said detention system, relative to the scenarios detailed above;
- S4 Any proposed on-site detention storage system must be designed by a civil engineer eligible for membership of IE Aust or equivalent;
- S5 The plans and calculations for any proposed on-site detention storage system must be submitted to the Director Infrastructure Services and be approved in principle by the Director Infrastructure Services or his representative, prior to the issuing Engineering Drawing Approval;
- S6 On completion of the works, an "as constructed" plan, must be submitted, complete with a certification that the installed stormwater system, including associated infrastructure and storages have been constructed in accordance with the approved design;



- S7 A downstream analysis must be undertaken on any stormwater system in to which stormwater discharge from the subdivision is proposed. For the purposes of this permit the downstream system includes natural and manmade watercourses;
- S8 Any stormwater system in which the downstream analysis has indicated that there is a lack of capacity to adequately cope with the additional stormwater discharge from the subdivision must be upgraded, relative to the scenarios detailed above;
- S9 The Council stormwater reticulation system must be extended to service the subdivision, where considered necessary by the Council's Director Infrastructure Services;
- S10 An appropriate flow path must be provided to cater for at least the 1% AEP event. This overland flow path must not adversely impact the proposed flood diversion drain nor allow peak floods that occur in Buttons Creek to backflow into the development site;
- S11 A separate reticulated stormwater connection, generally in accordance with the Tasmanian Standard Drawings, must be provided to each lot;
- S12 Any approved stormwater treatment system must be installed as close as practical to the subdivision piped stormwater discharge point or otherwise as approved by the Council's Director Infrastructure Services for ease of maintenance;
- S13 Appropriate easements must be established over any Council stormwater infrastructure;
- S14 The final survey plan must show areas that cannot be serviced by the stormwater drainage system;
- S15 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the subdivision must be rectified;
- S16 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or their representative;
- S17 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or their representative;
- S18 All work or activity listed above shall be at the developer's/property owner's cost.



The submitted reports by Pitt & Sherry regarding flood impact assessment dated 10 March, and as a result of a request for further information dated 15 June 2020, have been generally accepted as giving good guidance on engineering treatments revolving around peak stormwater events.

In general the following shall apply in respect to the provision of infrastructure associated with the development.

- 11 Engineering design drawings, including supporting documentation and calculations, for all road and stormwater infrastructure, including temporary or interim arrangements between stages, associated with the subdivision that will become an asset of the Council, shall be submitted for the in-principle approval of the Council's Director Infrastructure Services;
- 12 The finished surface level of each lot of a proposed stage of construction is to above the indicated 1% AEP flood level plus 0.3m. Whilst the new diversion drain is not in operation this level is to be the existing flood level plus 0.3m;
- 13 The design shall allow for the future development potential of the property;
- 14 Construction is not to commence until the relevant design drawings have been approved in-principle by the Council's Director Infrastructure Services;
- 15 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or their representative;
- 16 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be at the property owner's/developer's cost;
- 17 Drainage and/or pipeline easements shall be aligned along property boundaries where possible, and be to the satisfaction of the Council's Director Infrastructure Services or their representative;
- 18 Any damage or disturbance to existing services resulting from activity associated with the subdivision must be rectified at the property owner's/developer's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA2020071.

Please contact Council's Engineering Group Leader, Phillip Bowen, on tel. 6429 8971 should you have any further enquires.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'P. Breden', with a stylized, flowing script.

Paul Breden  
DIRECTOR INFRASTRUCTURE SERVICES

Encl.



# PLAN OF SUBDIVISION



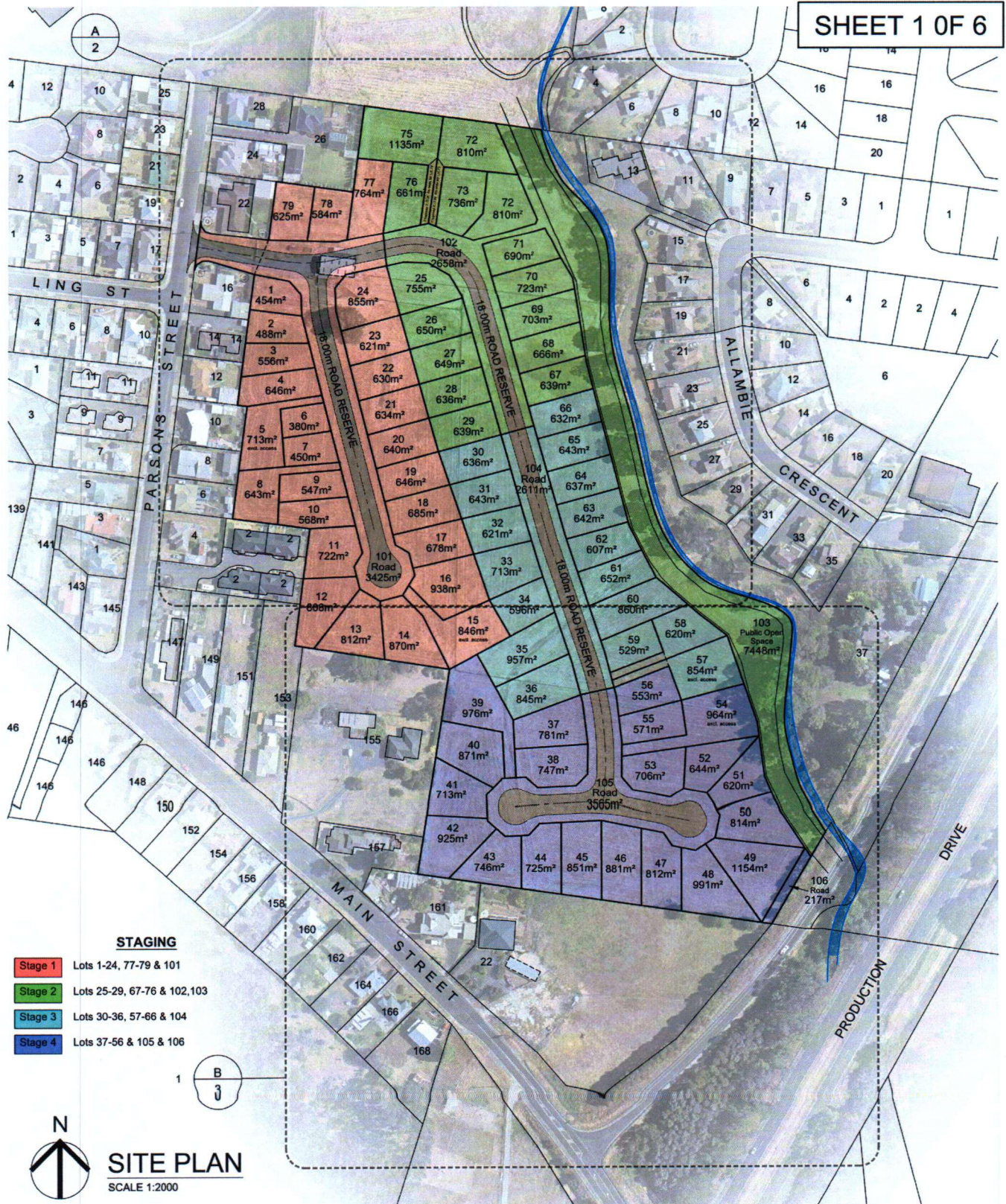
**PDA Surveyors**  
WALTER SURVEYS

Surveying, Engineering & Planning  
ABN 71 217 806 325

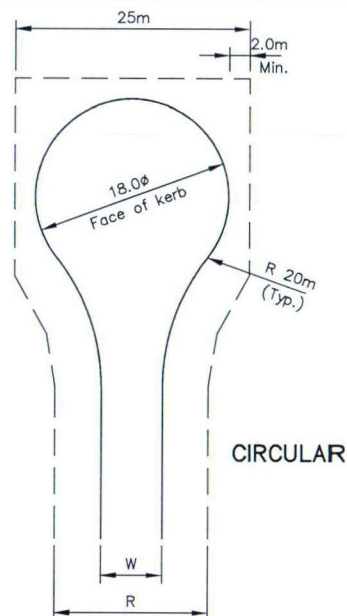
77 Gunn Street  
Devonport, Tasmania, 7310  
www.pda.com.au  
Also at: Burnie, Launceston,  
Hobart & Kingston  
PHONE: +61 03 6423 6875  
EMAIL: pda.dpt@pda.com.au

Owners	ALLAN GORDON BONNEY		Address	18 Parsons St Ulverstone tas 7315		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Central Coast Council							
			Planning Scheme	Central Coast Interim Planning Scheme 2013							
			Zone & Overlay	10.0 General Residential							
Title References	FR 152584/1										
Schedule Of Easements	Existing Right of Way Marked QRST in favour of No.16 Parsons Street to be carried forward. Proposed Right of Way in favour of Lot 21, Proposed Drainage, Pipeline and Service Easements as required by Council and relevant authorities.										
Scale	1:2000	Date	25 February 2020	PDA Reference	43728TR-1C	Map reference	4244-43	PID	2867230	Point of Interest GDA94 MGA55	432046E, 5442855N

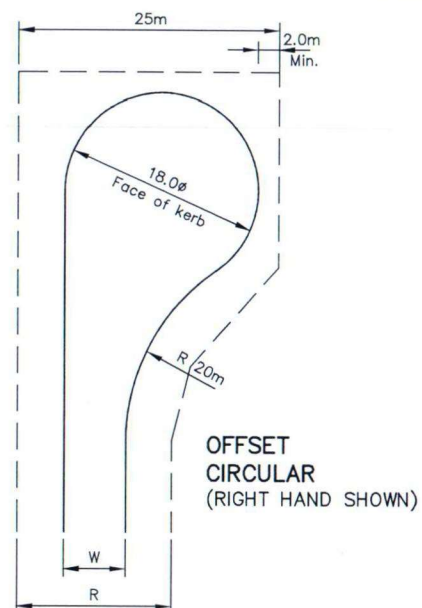
SHEET 1 OF 6



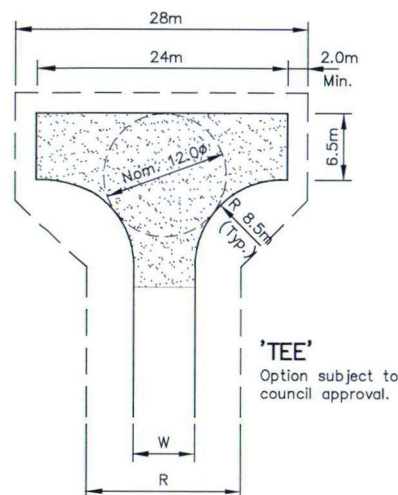




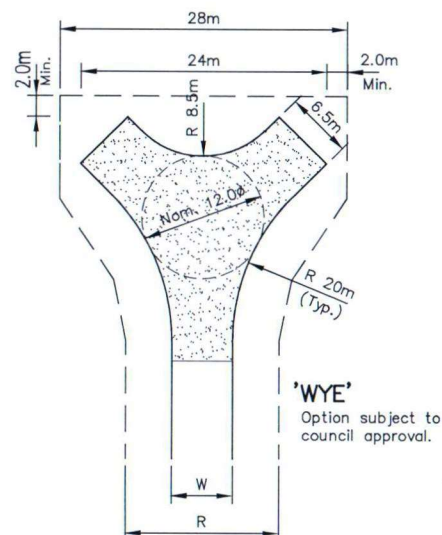
CIRCULAR



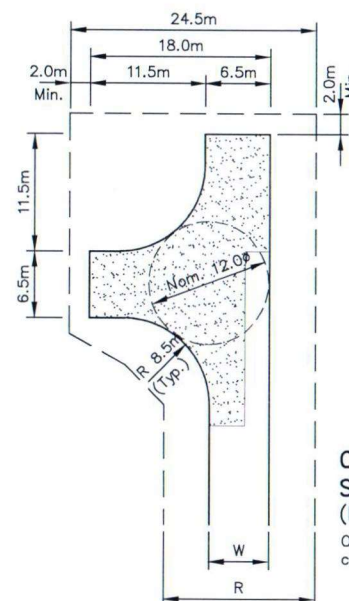
OFFSET  
CIRCULAR  
(RIGHT HAND SHOWN)



'TEE'  
Option subject to  
council approval.



'WYE'  
Option subject to  
council approval.



OFFSET  
SQUARE  
(LEFT HAND SHOWN)  
Option subject to  
council approval.

#### NOTES

- The general layout and dimensions accommodate the wheelpaths for a:
  - Single Movement Turn by a design car – turning circle 12.0m
  - Three Point Turn by a design service vehicle – 8.8m long
- The road pavement shown represents the:
  - extent of pavement construction (No barrier kerbs).
  - face of kerb (barrier kerb type).
  - The minimum 2.0m clearance from the extent of the turning head to the road reserve boundary provides for service conduits, signage, vehicle overhang, pedestrian movement etc.
- Refer Sheet TSD-R06 for:
  - Road width (W) face of kerb to face of kerb.
  - Road reserve width (R)

#### KEY

- — — ROAD RESERVE
- NO PARKING ZONE

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

XRef File: TSD-R07-v1.dwg

REFERENCES

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## STANDARD DRAWING

### URBAN ROADS

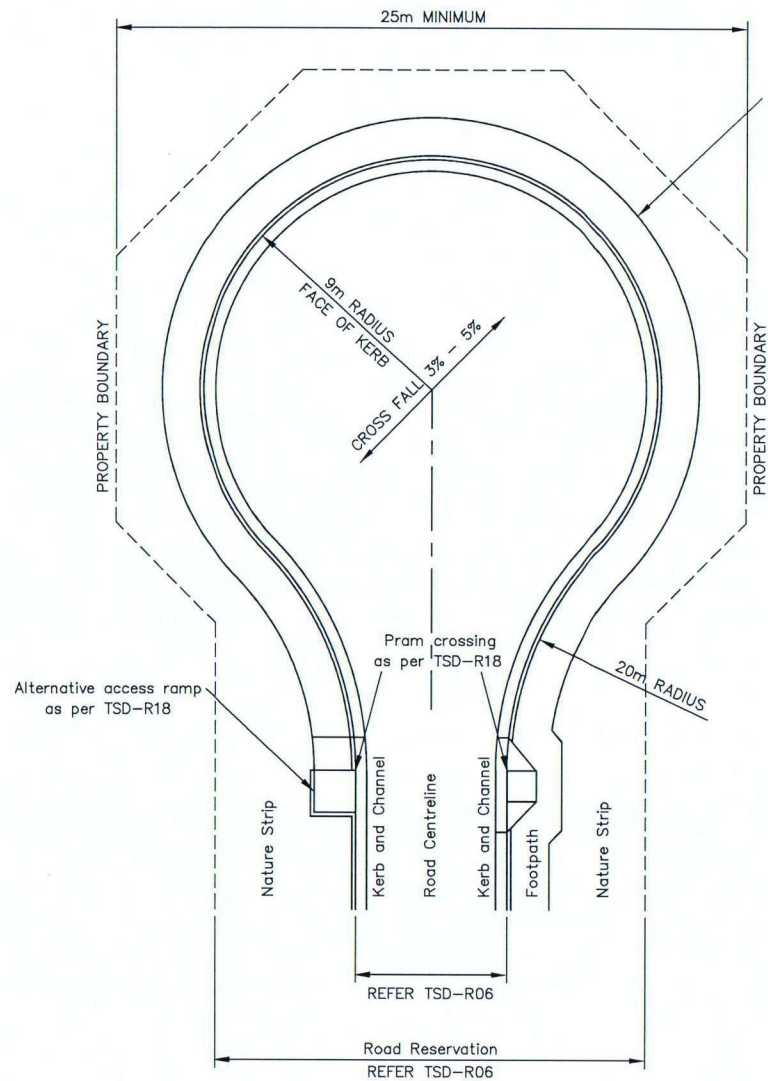
### CUL-DE-SAC TURNING HEADS

GPO Box 1521, Hobart Tasmania 7001 1326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 3966 F: 03 6233 3986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

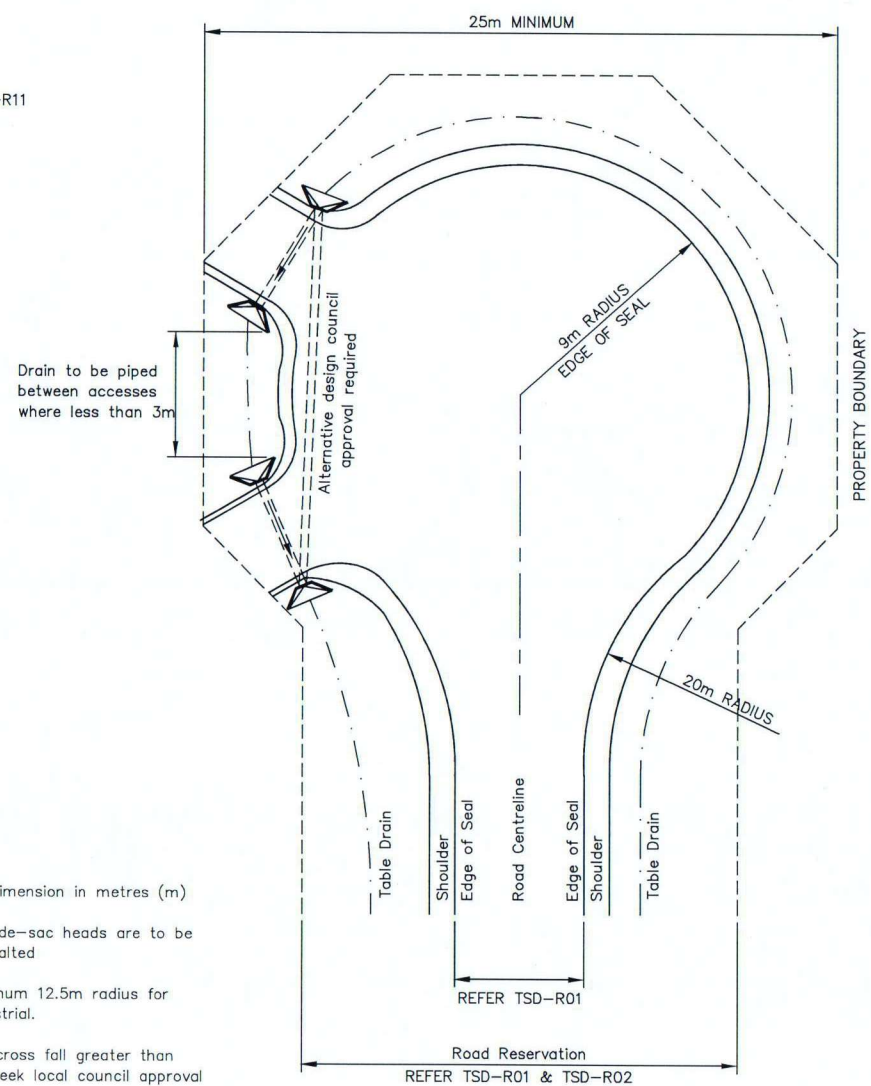
ISSUE DATE:  
30-11-2013

DWG No.

TSD-R07-v1



**URBAN TYPE CUL-DE-SAC**



**RURAL TYPE CUL-DE-SAC**

**NOTES**

1. All dimension in metres (m)
2. Cul-de-sac heads are to be asphalted
3. Minimum 12.5m radius for industrial.
4. For cross fall greater than 5% seek local council approval

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

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**STANDARD DRAWING**  
TYPICAL CUL-DE-SAC DETAILS URBAN AND RURAL

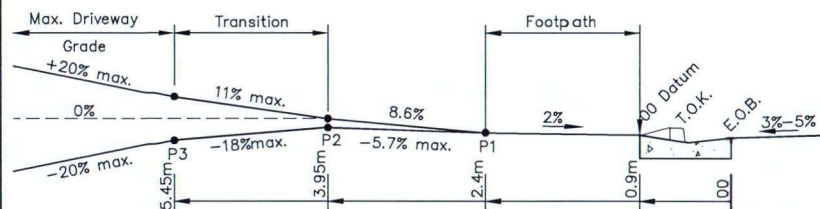
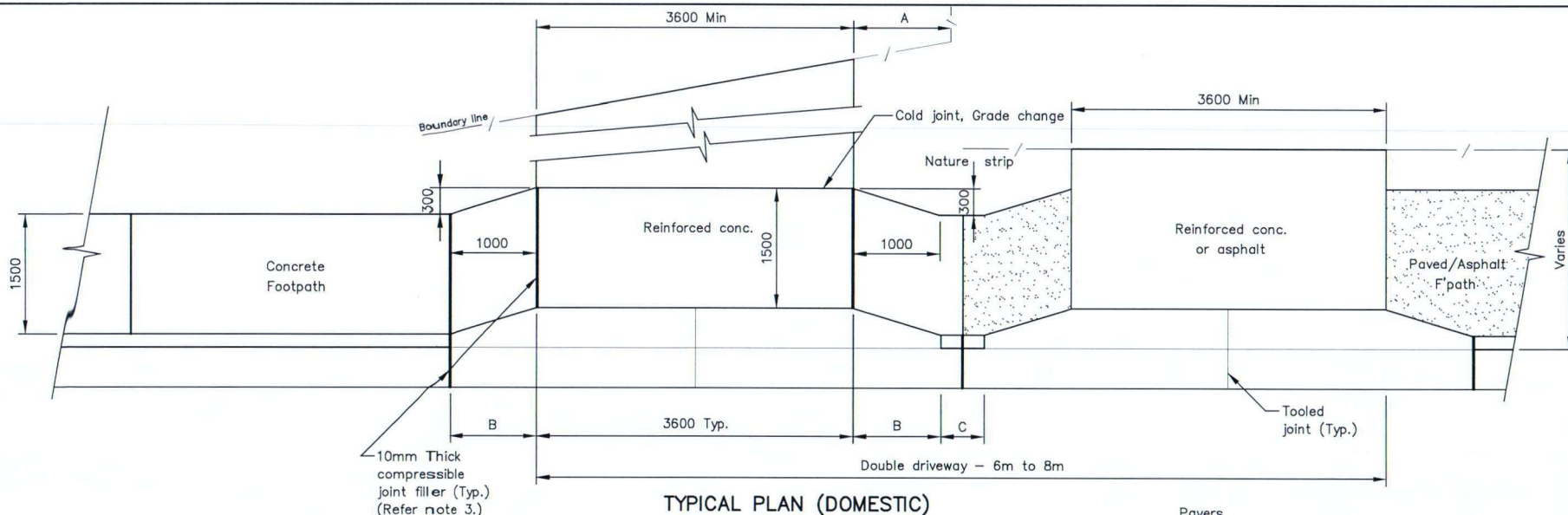
GPO Box 1521, Hobart Tasmania 7001 1326 Macquarie Street, Hobart Tasmania 7000  
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ISSUE DATE: 30-11-2013

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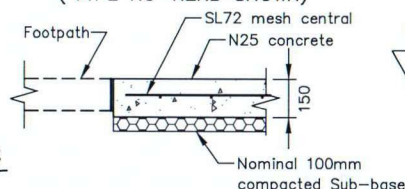
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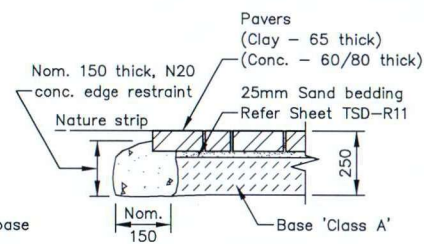


**TYPICAL DRIVEWAY PROFILE**  
SUITS 'B85' / 'B99' VEHICLES  
( ' TYPE KC' KERB / FOOTPATH AT KERB SHOWN)

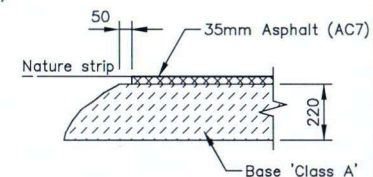
**TYPICAL PLAN (DOMESTIC)**  
( 'TYPE KC' KERB SHOWN)



**CONCRETE**



**SEGMENTAL PAVERS**



**ASPHALT**

**PAVEMENT DETAILS**

(For Sub-grade C.B.R.  $\geq 4.0\%$ )

#### CONSTRUCTION NOTES

1. Concrete surfaces - Edge tooled, broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R.  $< 4.0\%$ ).
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD-R11, Footpaths).

#### DESIGN NOTES

4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
  - B85 Vehicle - Domestic driveways (including 1 - 2 units)
  - B99 Vehicle - Light commercial, large unit development.
5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.

DIMENSION TABLE - PLAN VIEW		
Dim.	Description	Notes
A	Boundary Offset	New Subdivisions - 1000mm min. Established areas - Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS $< 500\text{mm}$

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REFERENCES

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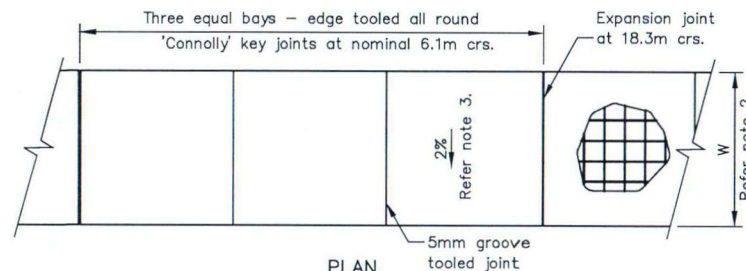
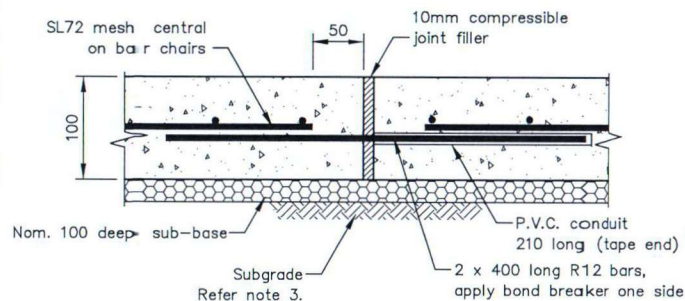
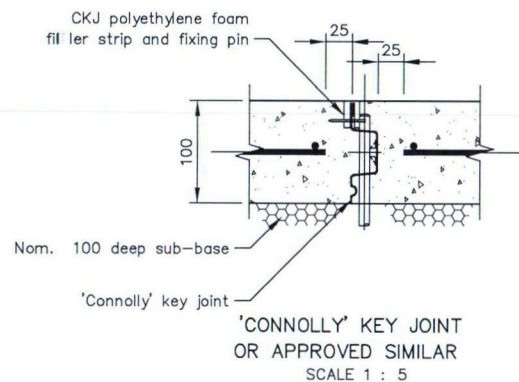
**STANDARD DRAWING**  
URBAN ROADS  
DRIVEWAYS

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 9966 F: 03 6233 9966 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

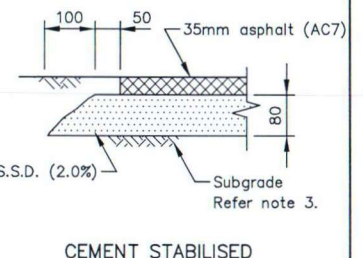
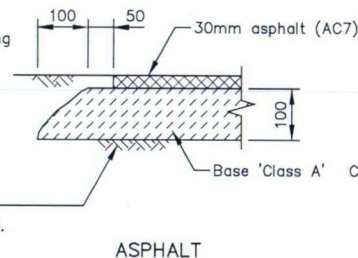
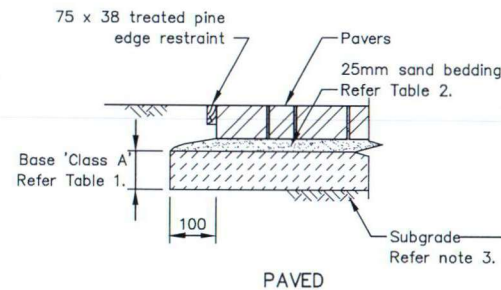
ISSUE DATE:

DWG No.

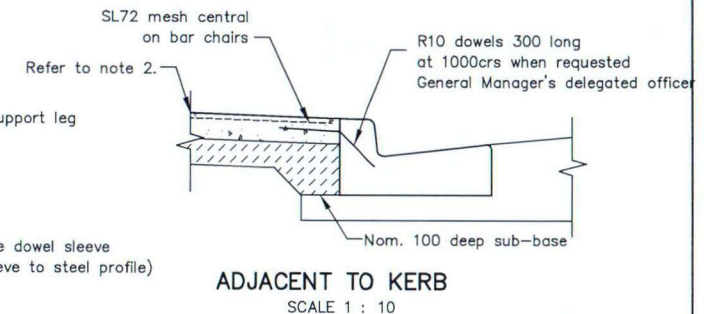
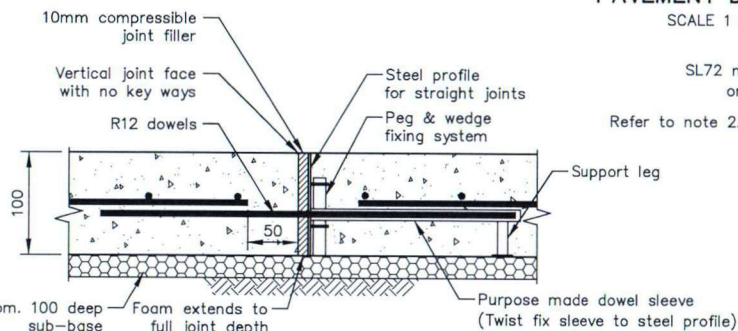
TSD-R09-v1



REINFORCED CONCRETE FOOTPATH



PAVEMENT DETAILS  
SCALE 1 : 10



## NOTES

- Concrete - N25, nominal 60 slump continuously broom finish surface.
- Generally 'W' = 1.5m when footpath is adjacent to kerb and channel and elsewhere.  
The General Manager's delegated officer may:
  - Approve reduced footpath width where pedestrian traffic is low or where physical constraints exist. Min width 1.2m.
  - Require increased footpath width where pedestrian traffic is high.
  - Require increased footpath width to 1.8m around head of culs-de-sac adjacent to kerb and channel.
- The General Manager's delegated officer may:
  - Approve crossfalls to a maximum of 4% where physical constraints exist.
  - Increase depth of base course(s) for sub-grade strength (C.B.R. < 4.0%)
- Treated pine to comply with 'AS1604-1997' (Timber - Preservative Treated - Sawn and Round).
- Fibre reinforcement are permissible but must be approved by general manager's delegated officer of local council.

TABLE 1

PAVER TYPE	BASE 'CLASS A'
65mm Clay	75mm
40mm Concrete	100mm
60mm Concrete	80mm

TABLE 2 - SAND GRADINGS FOR PAVERS

AS. SIEVE SIZE (mm)	BEDDING SAND		JOINTING SAND	
	CONCRETE	CLAY	CONCRETE	CLAY
% PASSING				
9.52	100	100		
4.75	95 - 100	90 - 100		
2.36	80 - 100	75 - 100	100	100
1.18	50 - 85	55 - 90	90 - 100	75 - 95
600 Microns	25 - 60	35 - 59	60 - 90	50 - 80
300 Microns	10 - 30	8 - 30	30 - 60	20 - 45
150 Microns	5 - 15	0 - 10	15 - 30	5 - 15
75 Microns	0 - 10	0 - 5	5 - 10	0 - 5

\* Refer 'Approved Products List' for jointing sand stabilisers and paving sealants.

## STANDARD DRAWING URBAN ROADS FOOTPATHS

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

XRef File: TSD-R 11-v1.dwg

REFERENCES

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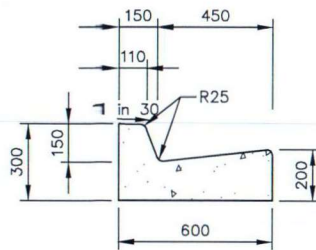
GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000  
T: 03 6233 5966 F: 03 6233 5986 Email: [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

FIGURE DATE  
30-11-2013

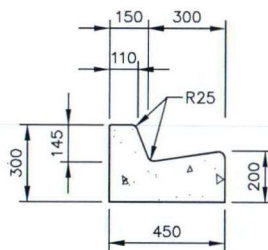
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TSD-R11-v1

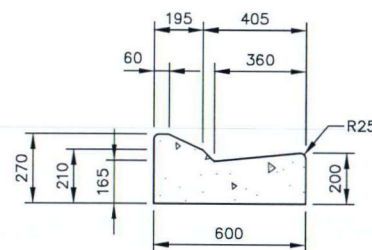




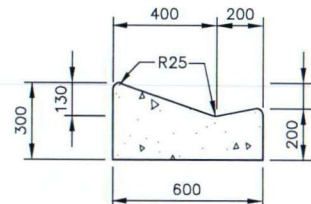
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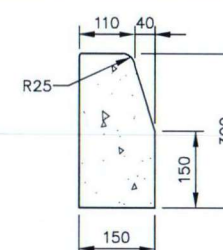
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(SMALL)  
SCALE 1 : 20



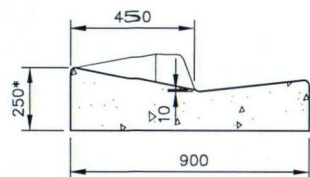
**TYPE KCM**  
(MOUNTABLE)  
SCALE 1 : 20



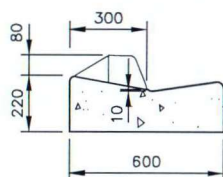
**TYPE KCM2**  
(MOUNTABLE)  
SCALE 1 : 20



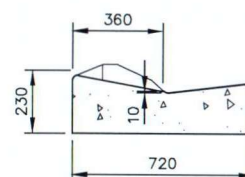
**TYPE BK**  
(BARRIER)  
SCALE 1 : 10



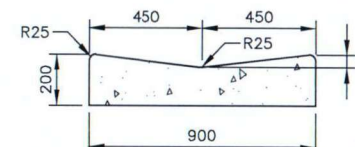
**TYPE KC**  
VEHICULAR CROSSING  
SCALE 1 : 20  
\* Refer note 2.



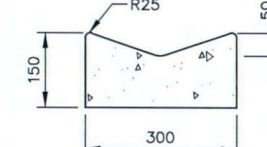
**TYPE KCS**  
VEHICULAR CROSSING  
SCALE 1 : 20



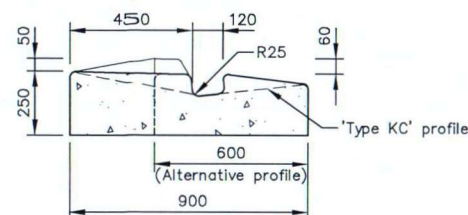
**TYPE KCM**  
VEHICULAR CROSSING  
SCALE 1 : 20



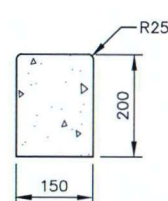
**VEE CHANNEL**  
VEHICULAR CROSSING  
SCALE 1 : 20



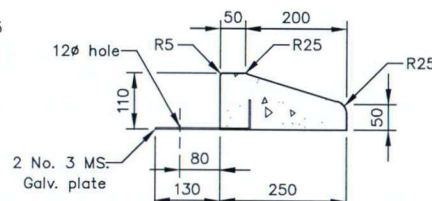
**TYPE DD**  
(DISH DRAIN)  
SCALE 1 : 10



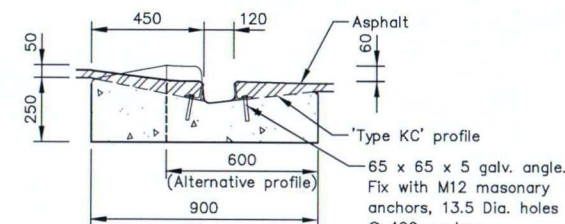
**OPEN WEDGE**  
VEHICULAR CROSSING  
SCALE 1 : 20



**TYPE FK**  
(FLUSH)  
SCALE 1 : 10



**TYPE PCM**  
(PRECAST MOUNTABLE or POURED ON SITE)  
SCALE 1 : 10

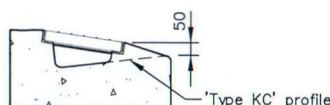


**ASPHALT WEDGE**  
VEHICULAR CROSSING  
SCALE 1 : 20

(Approval needed by General manager's delegated officer)

#### NOTES

- Radius (25mm) all exposed edges unless otherwise noted.
- The height of the 'Type KC' crossover may be reduced from 250mm, by up to 50mm to improve vehicle clearance, subject to the road drainage requirements being satisfied by either:
  - confirming, by calculation, the flow contained within the road reserve OR
  - Provision of additional drainage.
- All concrete kerb and channel shall be constructed in accordance with AS2878-2000
- Provide tooled contraction joints at 3m max centres.
- Jointing Requirements - Typical for all, provide expansion joints at 21m centres and at structures such as access ramps, vehicular crossings, gully pits and tangent points at intersection kerb returns.



**GRATED WEDGE**  
VEHICULAR CROSSING  
SCALE 1 : 20

Refer Sheet TSD-R17 for grate details



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

XRef File: TSD-R14-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](http://www.lgat.tas.gov.au)



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



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

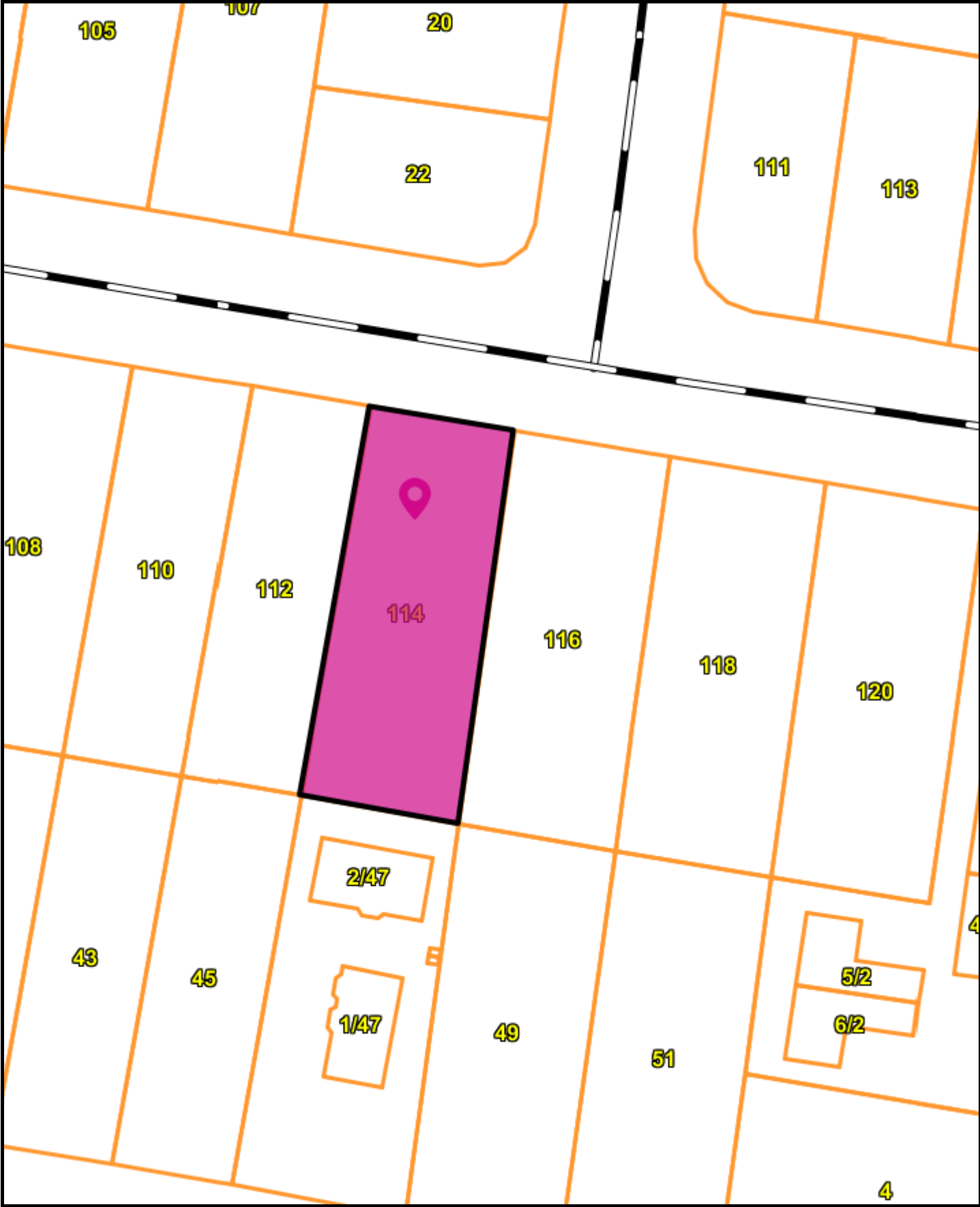
ISSUE DATE

DWG No.

30-11-2013 TSD-R14-v1

**STANDARD DRAWING**  
APPROVED CONCRETE KERBS AND CHANNELS  
PROFILE DIMENSIONS

Annexure 1



20 m



Scale = 1 :  
653.940

Central Coast Council  
19 King Edward St  
Ulverstone  
TAS 7315  
Telephone: 03 6429 8800  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au



20-Jul-2020

**Important**  
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**114 LEVEN STREET,  
ULVERSTONE  
DA2020190**

# 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](mailto:planning@centralcoast.tas.gov.au)

www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



CENTRAL COAST COUNCIL

### Land Use Planning and Approvals Act 1993

### Central Coast Interim Planning Scheme 2013

### PLANNING PERMIT APPLICATION

#### DEVELOPMENT & REGULATORY SERVICES

Received: 13 JUL 2020

Application No: .....

#### Office Use Only

Application No .....

Date Received .....

Zone .....

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site: Doc. Id .....

Site Address

114 LEVEN STREET ULVERSTONE TAS 7315

Certificate of  
Title Reference

CONV. 17 - 9393

S. P10064 Lot 1.

Land Area

984m<sup>2</sup>

Heritage Listed Property

NO ☒

Applicant/s

First Name

ANDREW

Middle  
Name

JAMES

Surname or  
Company name

BROADBY

Mobile

0447 914 996

Postal Address:

114 LEVEN STREET

Phone No:

0447 914 996

ULVERSTONE

7315

Email address:

ajb\_969@hotmail.com

☒ Please tick box to receive correspondence and any relevant information regarding your application via email.

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 for proposed use and development, please attach separate documents)

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

Proposed Use

GARAGE / SHED.

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** (please submit all documentation in PDF format to [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

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

\$.....20,000 - ..... Estimate/ Actual

Total floor area of the development .....63.....m<sup>2</sup>

**Notification of Landowner****If land is NOT in the applicant's ownership**

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

Signature of Applicant

Date

**If the application involves land within a Strata Corporation**

I, \_\_\_\_\_, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

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

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

General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

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

I, \_\_\_\_\_ the Minister

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

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

*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.*

**Applicants Declaration**

I/we Andrew Broadby

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

13/7/20

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

## SEARCH OF TORRENS TITLE

VOLUME 10064	FOLIO 1
EDITION 5	DATE OF ISSUE 04-Aug-2017

SEARCH DATE : 07-Jul-2020

SEARCH TIME : 10.36 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Sealed Plan 10064

Derivation : Part of Lot 3 Section W. Gtd. to H. Edgcumbe

Prior CT 3686/56

SCHEDULE 1

M643104 TRANSFER to ANDREW JAMES BROADBY Registered  
04-Aug-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 10064 EASEMENTS in Schedule of Easements (if any)  
SP 10064 COVENANTS in Schedule of Easements (if any)  
SP 10064 FENCING COVENANT in Schedule of Easements  
E92154 MORTGAGE to National Australia Bank Limited  
Registered 04-Aug-2017 at 12.02 PM


UNREGISTERED DEALINGS AND NOTATIONS

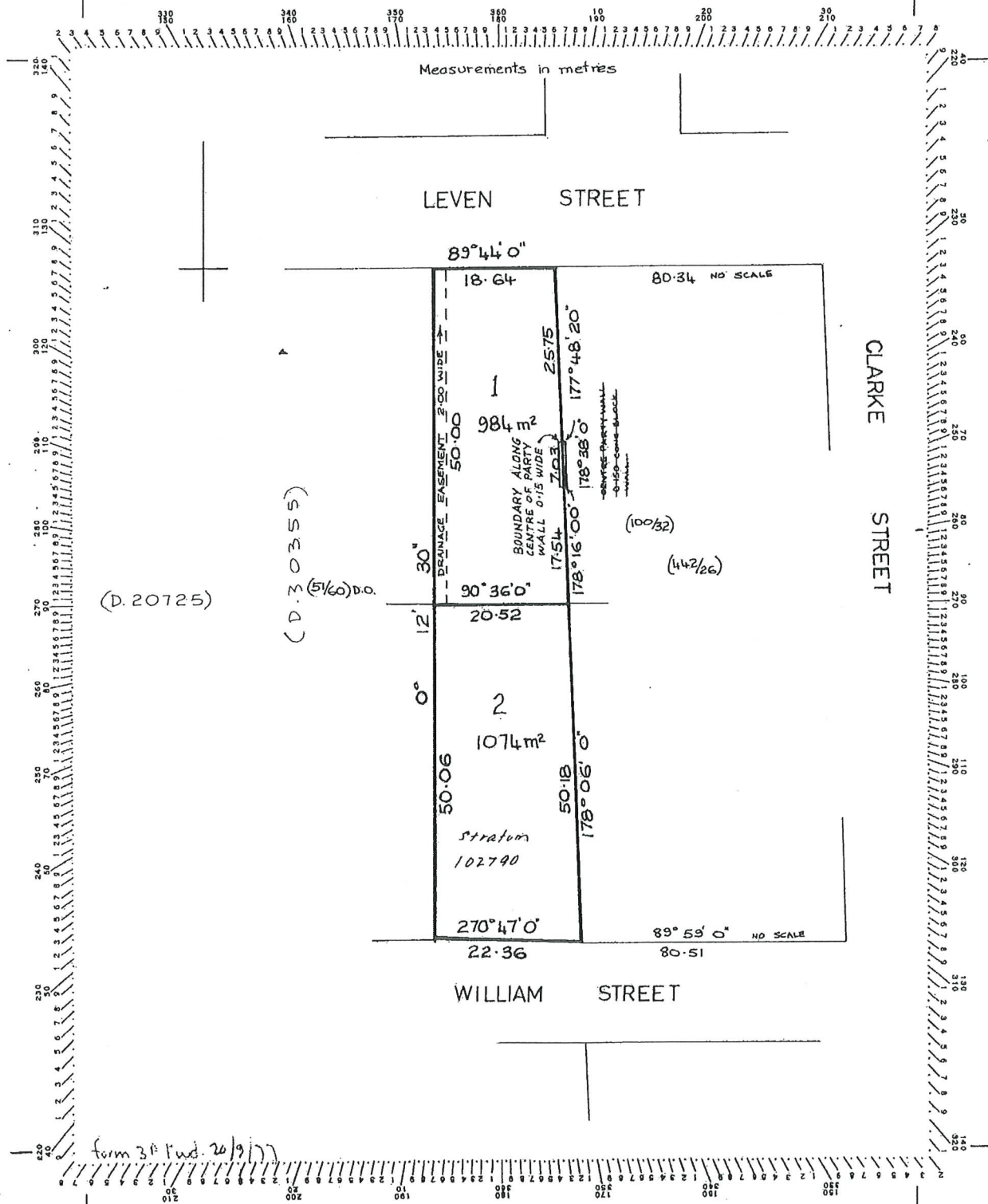
No unregistered dealings or other notations

**CENTRAL COAST COUNCIL****DEVELOPMENT & REGULATORY SERVICES**Received: **13 JUL 2020**

Application No: .....

Doc. Id .....

Owner: <b>FREDERICK CHARLES ROWLAND</b>	<b>PLAN OF SURVEY</b> by Surveyor of land situated in the <b>TOWN OF ULVERSTONE</b> <b>SEC W</b> Scale 1:600	Registered Number: <b>S.P10064</b>
Title Reference: Conv. 17-9393		Effective from: <b>15 MAY 1978</b>
Grantee: Part Lot 3 <sup>A. R. P.</sup> 11.3.4 Henry Edgecumbe pur.		 ACTING Recorder of titles





SCHEDULE OF EASEMENTS

Plan No.

5r 10064

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

COVENANT : The owner of each Lot shown on the plan hereby covenants with Frederick Charles Rowland that the Vendor the said Frederick Charles Rowland "shall not be required to fence".

EASEMENTS : The wall shown on the plan as "party wall" is a party wall as defined by Section 34B of the Conveyancing and Law of Property Act 1884 and Lot 1 on the Plan and Certificate of Title Volume 3067 Folio 20 are affected by easements and rights mentioned in that section

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden the Lots shown on the Plan.

Lot 2 is together with a right of drainage over the drainage easement shown hereon.  
Lot 1 is subject to a right of drainage for lot 2 over the drainage easement shown hereon.

SIGNED by FREDERICK CHARLES ROWLAND  
the registered proprietor of the  
land comprised in Conveyance No.  
17/9393 in the presence of :

*Attested Clerk  
Unerstone*

*F. C. Rowland*

SIGNED by COLIN JAMES TARGETT and  
BEVERLEY ANNETTE TARGETT the  
registered proprietors of the land  
comprised in Certificate of Title  
Volume 3067 Folio 20 in the  
presence of :

*Attested Clerk  
Unerstone*

*C. J. Targett  
B. A. Targett*



SIGNED for and on behalf of SAVINGS BANK LIMITED the Mortgagee  
under Mortgage No. A565337 by its  
duly constituted Attorney KENNETH DANIEL FOLEY  
under power of attorney No. 22803  
who hereby certifies that he has  
received no notice of revocation  
of the said Power in the presence of:

BANK OFFICER, HOBART

AUSTRALIA AND NEW ZEALAND  
BANKING GROUP LIMITED  
By its Attorney [Signature]  
Chief Manager Banking Tasmania

Dated this                      day of                      1977

CERTIFIED CORRECT for the purposes of the Real Property Act  
1862 as amended

ARCHER JACKSON & JONES

Per: [Signature]

Solicitors for the Registered Proprietor

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of

*Frederick Charles*  
(Insert Subdivider's Full Name)

*Rawland*

..... affecting land in

*of T. 3067-20*

(Insert Title Reference)

Sealed by

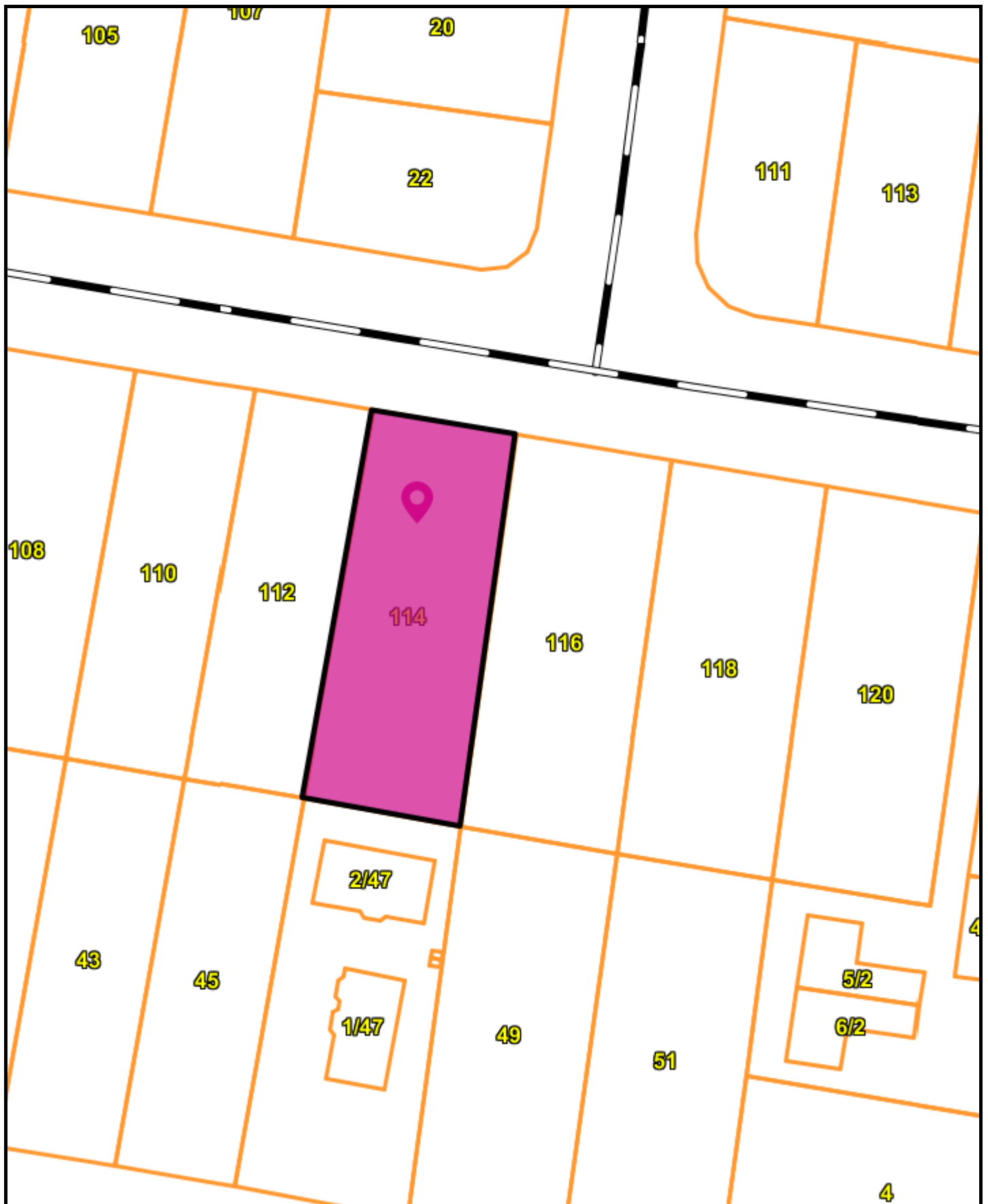
*Municipality of Ulverston*

on

*12<sup>th</sup> Sept* 19 *77*.

*D. Lane*  
Council Clerk/~~Town Clerk~~

3025



20 m



CENTRAL COAST  
COUNCIL

Scale = 1 :  
653.940

Central Coast Council  
19 King Edward St  
Ulverstone  
TAS 7315  
Telephone: 03 6429 8800  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au



20-Jul-2020

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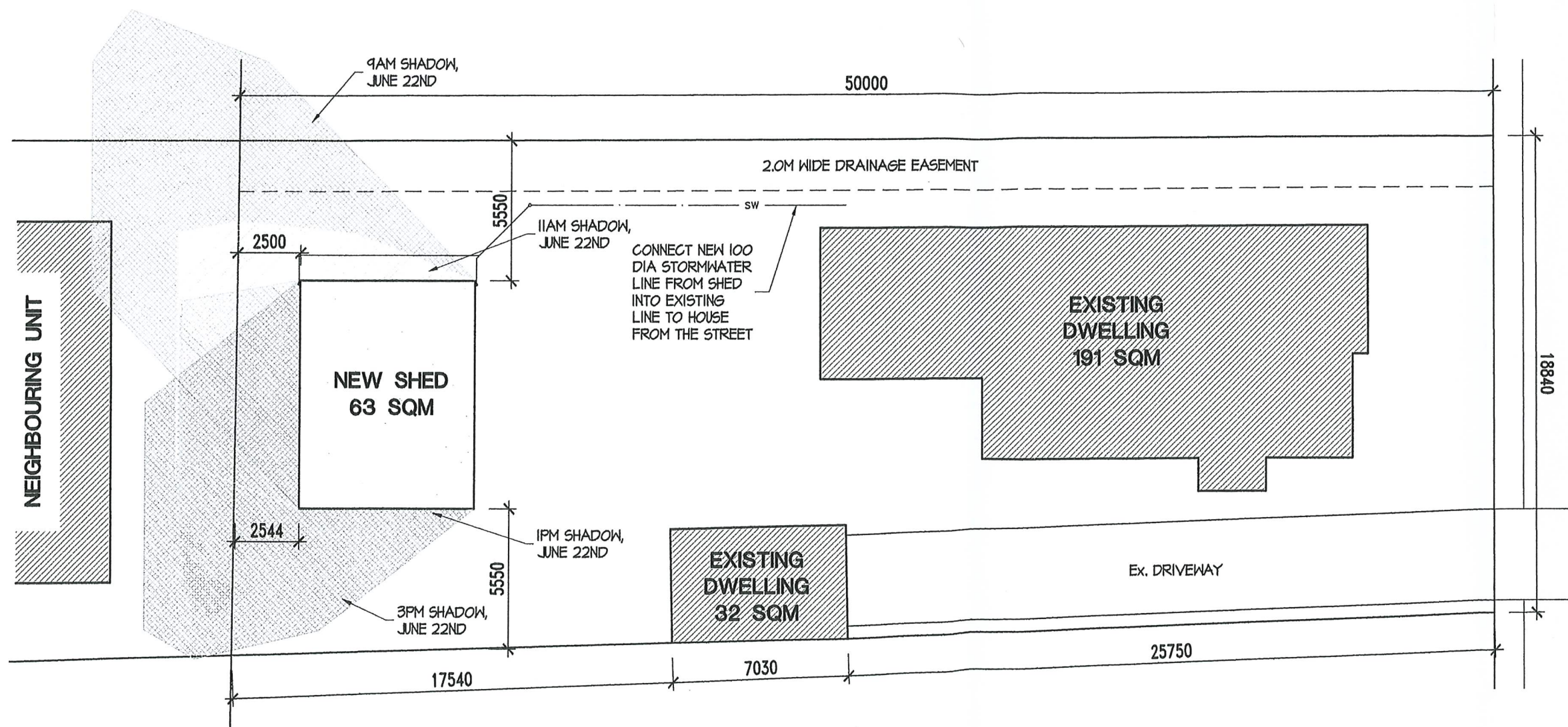
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**114 LEVEN STREET,  
ULVERSTONE  
DA2020190**

**NOTES:**

1. All dimensions & levels to be checked on site before starting construction.
2. All new work shall comply with the current Building Code of Australia, local Council By-Laws & Timber Framing Manual.
3. Sewer and stormwater drains to be installed as directed by the local Council.
4. All plumbing to be carried out by qualified tradesman.
5. Electrical installation shall be in accordance with the S.A.A. Wiring Rules and H.E.C. approval.
6. All materials shall be new (or approved re-cycled) and shall be suitable for the intended purpose.
7. Foundation and floor slabs are to be constructed to engineer details.
8. Timber roof trusses are to be designed in accordance with ABCB protocol for structural design software, relevant Australian standards and contain minimum physical information.

**BUILDING AREA (OVER ALL)**  
SHED = 63 SQM  
EXISTING DWELLING = 191 SQM  
EXISTING SHED = 32 SQM



**SITE PLAN**  
SCALE 1:200

**LEVEN STREET**

**CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: **13 JUL 2020**

Application No: .....

Doc. Id: .....

ISSUE	DATE	ISSUED FOR	REV.
02	10.08.20	COUNCIL APPROVAL - PLANNING	-
01	04.08.20	CLIENT APPROVAL	-

PROJECT: ANDREW BROADBY  
PROPOSED SHED  
114 LEVEN STREET, ULVERSTONE

DRAWING: SITE PLAN

DESIGNED: GAVIN SMITH SCALE: 1:200

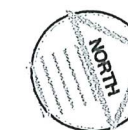
ACCREDITATION No: CC2495V

PROJECT No:

**00620**

DRAWING No. REV.

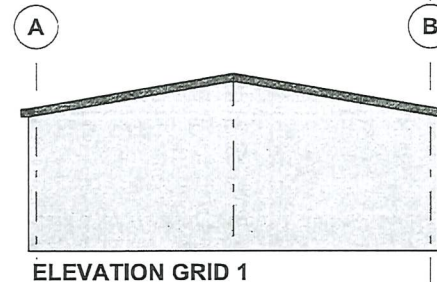
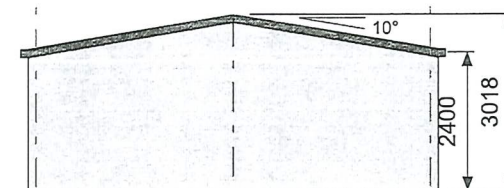
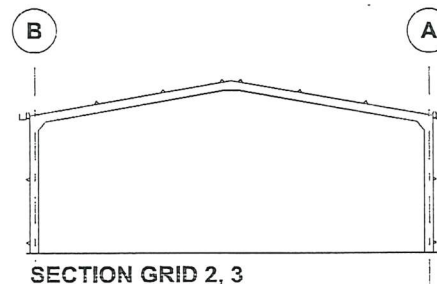
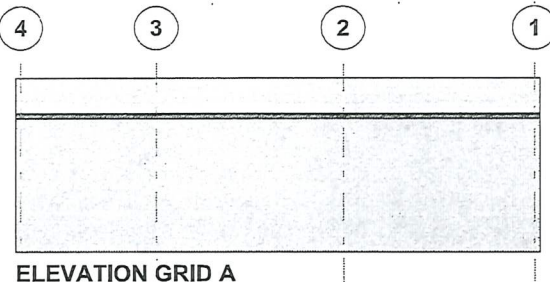
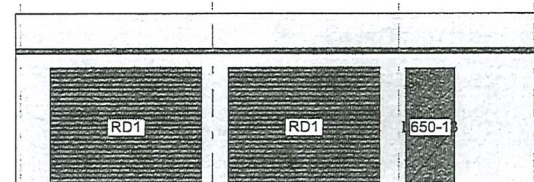
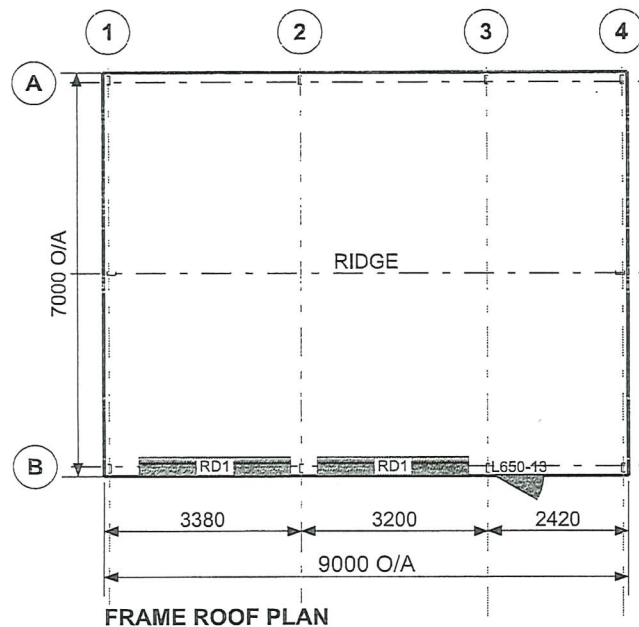
**A01**







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Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	DU
WALLS	TRIMDEK 0.35 BMT	CB	DU
CORNERS	-	CB	DU
BARGE	-	CB	BY
GUTTER	HI-QUAD	CB	BY

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadour, R.D, Residential "R1F", 2000 high x 2600 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/B

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **13 JUL 2020**

Application No: .....

Doc. Id: .....

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT <b>Andrew Broadby</b>
SITE <b>114 Leven street ULVERSTONE TAS 7315</b>
BUILDING <b>SUNDOWN DELUXE 7000 SPAN x 2400 EAVE x 9000 LONG</b>
TITLE <b>GENERAL ARRANGEMENT</b>

SCALE A4 SHEET 1:125	DRAWING NUMBER <b>396588-GA</b>	REV <b>A</b>	PAGE <b>1/2</b>
-------------------------	------------------------------------	-----------------	--------------------



**IMPORTANT**

AT CLIENT REQUEST, THE ENGINEERING DESIGN FOR THIS BUILDING MAY NOT REFLECT THE BUILDING AS ORDERED AND INDICATED ON THIS ARCHITECTURAL DRAWING, BUT RATHER THE END USE OR CONFIGURATION OF THE COMPLETED BUILDING.

DETAILS PROVIDED BY THE CLIENT ARE AS FOLLOWS:

ROLLER DOOR



Better sheds. Bigger choice.

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Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

**CENTRAL COAST COUNCIL**

**DEVELOPMENT & REGULATORY SERVICES**

Received: **13 JUL 2020**

Application No: .....

Doc. Id .....

SCALE  
A4 SHEET 1:125

REV  
**A**

DRAWING NUMBER  
**396588-GA**

PAGE  
**2/2**

## CERTIFICATION

- THIS DRAWING IS VALID ONLY WHEN ENDORSED BY A SEPARATE DESIGN CERTIFICATE FROM RANBUILD.
- THAT IS VALID FOR THE DATE OF ISSUE AND CONSTRUCTION. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING LAYOUT AND CONNECTIONS DRAWINGS.

## GENERAL

- ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS AND APPLICABLE BUILDING REGULATIONS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CLIENTS AND CONSULTANTS DRAWINGS & SPECIFICATIONS.
- ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE THESE DRAWINGS. DIMENSIONS MAY VARY FROM THESE STANDARD DRAWINGS. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. SETTING OUT DIMENSIONS SHALL BE TAKEN FROM THE CLIENT'S DETAIL SHOP DRAWINGS.
- THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION DURING ERECTION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY ROOF AND / OR WALL BRACING MAY BE REQUIRED DURING CONSTRUCTION.
- FOR OPENING MODIFICATION, REFER TO RELEVANT DETAILS IN ASSEMBLY GUIDE.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN(FROM SUNBURN) AND OF HEARING(FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

## STRUCTURAL STEEL

- ALL STEELWORK TO COMPLY WITH AS 4100 STEEL STRUCTURES CODE AND AS/NZS 4600 COLD-FORMED STEEL STRUCTURES CODE.
- ALL STEEL FRAMING SHALL BE MANUFACTURED FROM HI-TENSILE HOT DIP ZINC COATED STEEL (G450 - G550) CONFORMING TO AS1397 u.n.o. AND INSTALLED TO MANUFACTURER'S INSTRUCTIONS.
- BRACING UNITS SHOULD BE SPLIT EQUALLY BETWEEN SIDES OF THE BUILDING.
- TOPSPAN PURINS & GIRTS SHOULD BE CONTINUOUS LAPPED WITH MINIMUM 15% OVERLAP.

## SELF DRILLING SCREWS

- QUALITY AND MECHANICAL PROPERTIES OF STRUCTURAL SCREWS MUST COMPLY WITH AS3568.
- ALL TEK SCREWS SHALL BE NO. 12 - 14 X 20 U.N.O.
- THE MINIMUM DISTANCE OF EDGE/END SCREWS MUST HAVE AN EDGE DISTANCE OF 1.5 X SCREW DIAMETER FROM THE EDGE.
- THE MINIMUM DISTANCE OF SCREW TO SCREW SPACING MUST NOT BE LESS THAN 3 X SCREW DIAMETER BETWEEN ANY SCREWS.

## HIGH TENSILE BOLTS

- ALL BOLTS SHALL BE M16 / 8.8 / S U.N.O.
- CONNECTIONS WITH 8.8S BOLTS SPECIFIED ARE DESIGNED AS FRICTION TYPE JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252.
- 8.8S BOLTS TO BE INSTALLED IN ACCORDANCE WITH AS1511 & TENSIONED BY AN APPROVED METHOD TO PRODUCE THE FOLLOWING SHANK TENSIONS

BOLT SIZE	SHANK TENSION (kN)
M12	90
M16	90

- FOR THIS DESIGN AN ACCEPTABLE TENSIONING METHOD IS SNUG TIGHT (PODGER SPANNER TIGHT) PLUS HALF A TURN.

## CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562 AND THE MANUFACTURER'S INSTRUCTIONS.
- ROOF AND WALL CLADDING ARE STRUCTURAL DIAPHRAGM BRACINGS. UNDER NO CIRCUMSTANCES SHOULD THE CLADDING BE REMOVED WITHOUT WRITTEN APPROVAL FROM A PRACTISING STRUCTURAL ENGINEER.

## FOUNDATIONS

- NO GEOTECHNICAL SITE INVESTIGATION IS PROVIDED. TWO STANDARD DESIGN OPTIONS ARE OFFERED:-
- STIFF CLAY
  - CONFORMING TO AS2870.
  - SITE CLASSIFICATION CLASS M.
  - MINIMUM SAFE BEARING CAPACITY 100kPa.
  - SHAFT ADHESION 15kPa.
- DENSE SAND
  - CONFORMING TO AS2870.
  - SITE CLASSIFICATION CLASS A / S.
  - MINIMUM SAFE BEARING CAPACITY 100kPa.
  - SOIL ADHESION 10kPa.
- IF DIFFERENT SITE CONDITIONS ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED.
- ALL VARIATIONS REQUIRE ADDITIONAL CERTIFIED DOCUMENTATION FROM A CONSULTING STRUCTURAL ENGINEER WHO ASSUMES FULL RESPONSIBILITY FOR THE DESIGN.

## FOOTINGS AND SLAB

- STRIP AND REMOVE ALL TOPSOIL FROM THE SITE.
- ALL FOOTINGS TO BE FOUNDED ON NATURAL GROUND. NO FOOTINGS TO BE FOUNDED ON FILL MATERIAL.
- FLOOR SLABS TO BE PLACED ON 50mm CONSOLIDATED CLEAN SAND LEVELLING BED. SLABS MAY BE PLACED ON 300mm MAXIMUM APPROVED GRANULAR FILL COMPACTED TO 98 % STANDARD COMPACTION.
- THE EXCAVATION MUST BE BACKFILLED WITH MANUALLY RODDED TAMPED SOIL.

## CONCRETE

- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH AS3600.
- FOOTING / SLAB STRENGTH  $f_c$  20MPa MINIMUM.
- SHRINKAGE LIMITED TYPE (SL CEMENT).
- MAXIMUM AGGREGATE SIZE 20mm.
- SLUMP 80mm.
- FLOOR SLABS TO BE CURED FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS.
- PROVIDE TOOLED OR CUT CONTROL JOINTS IN FLOOR SLABS ON GRIDLINES AS INDICATED.

## DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS COMPLYING WITH AS/NZS 1170.0, 1, 2, 3:-

	SELF WEIGHT ONLY
ROOF DEAD LOAD	(1.8/A+0.12) BUT NOT LESS THAN 0.25kPa AND 1.1kN
WIND LOAD REGION	A
TERRAIN CATEGORY	2.5
Ms	1.0
Mt	1.0
INTERNAL PRESSURE	Cpi = -0.65 or +0.7 (OPEN)
COEFFICIENTS	
GROUND SNOW LOAD Sg	0.5 kPa

- ALL DOORS AND WINDOWS SHALL HAVE THE SAME CYCLONIC WIND LOAD RATING AS THE REST OF THE BUILDING ENVELOPE, INCLUDING RESISTANCE TO FLYING DEBRIS AS SPECIFIED IN AS1170.2:2011 AND AS/NZS 4505-2012. DOORS AND WINDOWS SHALL BE CLOSED DURING STORMS. DOORS SHALL BE INSTALLED WITH WIND LOCKS IN CYCLONIC AREAS. SUPPORTING DOCUMENTATION INCLUDING TEST REPORTS SHALL BE AVAILABLE FROM DOORS AND WINDOWS MANUFACTURERS TO CONFIRM LOAD RATING AND ENSURE COMPLIANCE WITH ABOVE MENTIONED STANDARDS AND BCA. DOORS ARE ALSO REQUIRED TO BE SUPPLIED WITH A STICKER THAT SHOWS A RANGE OF INFORMATION INCLUDING THE DESIGN PRESSURE OF THE DOOR ACCORDING TO AS/NZS 4505-2012 REQUIREMENTS.

## STRUCTURAL STEELWORK SCHEDULE

MARK	DESCRIPTION	SECTION
C1	COLUMN UNCLAD FRAME	C15015
C2	COLUMN CLAD FRAME	C15010
C3	COLUMN - END	C15012 (1)*
R1	RAFTER UNCLAD FRAME	C15015
R2	RAFTER CLAD FRAME	C15010
DH1(I)	RD HEAD - SIDE INT. BAY	TS6160+TS6160
DH1(E)	RD HEAD - SIDE END BAY	TS6160+TS6160
RMS1	RD SIDE - POST (INT. BAY)	C15010
RMSE	RD SIDE - POST (END BAY)	C15010
F1	FASCIA	0.75 FB
P1	PURLINS	TopSpan/6175 @ 1250
G1	GIRTS - SIDE	TopSpan/6160 @ 1325
G2	GIRTS - END	TopSpan/6160 @ 1325
rbr	ROOF BRACING	Diaphragm
wbr	WALL BRACING	Diaphragm
fbr	FLY BRACE - ROOF	95 x 0.6 STRAP (4)**
fbcr	FLY BRACE - COLUMN	95 x 0.6 STRAP (1)***

REFER TO RDS REF DC0N-8, D7.6-O-B2.5

\* QUANTITY IN BRACKETS REFERS TO NUMBER OF ELEMENTS PER END FRAME

\*\* QUANTITY IN BRACKETS REFERS TO NUMBER OF ELEMENTS PER ROOF FRAME

\*\*\* QUANTITY IN BRACKETS REFERS TO NUMBER OF ELEMENTS PER COLUMN

## FOOTING SCHEDULE - CLAY

MARK	DESCRIPTION	SIZE
PF1	PAD FOOTING (DXWXW)	500x500x500
PF2		450x450x450
PF3		400x400x400
SF1	SLAB FOOTING (DXWXW)	200x200x200
S1	SLAB ON GRADE	100RC SLAB SL62T

CAREFUL PLANNING SHOULD BE MADE WHEN DETERMINING PAD FOOTING SIZES. IF AN ANNEXE OR AWNING IS BEING CONSIDERED AS A FUTURE ADD-ON, INITIAL FOOTING TREATMENT MUST BE MADE. PLEASE CONTACT RANBUILD FOR THIS TREATMENT DETAIL.

# CENTRAL COAST COUNCIL

## DEVELOPMENT & REGULATORY SERVICES

Received: 13 JUL 2020

Application No: .....

Doc. Id .....

## DRAWING SCHEDULE

- 396588-ES - ENGINEERING SCHEDULE
- 396588-GA - GENERAL ARRANGEMENT
- 396588-PFP - PAD FOOTING PLAN
- 396588-RSP - RC SLAB PLAN
- ENG-DELUXE-01 - ENGINEERING LAYOUT
- ENG-DELUXE-02 - CONNECTION DETAILS

DESCRIPTION

## ENGINEERING SCHEDULE

DRAWING NUMBER

396588-ES

PAGE

1/1



Copyright 2020  
Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

REV	DESCRIPTION	DATE
A	DRAWN BY RDS	05/06/2020

PRODUCT RANGE

# DELUXE



I CERTIFY THAT THE DESIGN OF THIS STEEL FRAMED BUILDING IS STRUCTURALLY ADEQUATE, MEETS SERVICEABILITY REQUIREMENTS AND COMPLIES WITH THE RELEVANT REGULATIONS WITH ALL AMENDMENTS CURRENT TO DATE.  
I FURTHER CERTIFY THE PROPOSED STEEL FRAMED BUILDING WILL BE STRUCTURALLY ADEQUATE WHEN CONSTRUCTED TO GOOD BUILDING PRACTISES, IN ACCORDANCE TO RANBUILD ASSEMBLY GUIDE AND THESE DRAWINGS. APPROVED 3/06/2020.

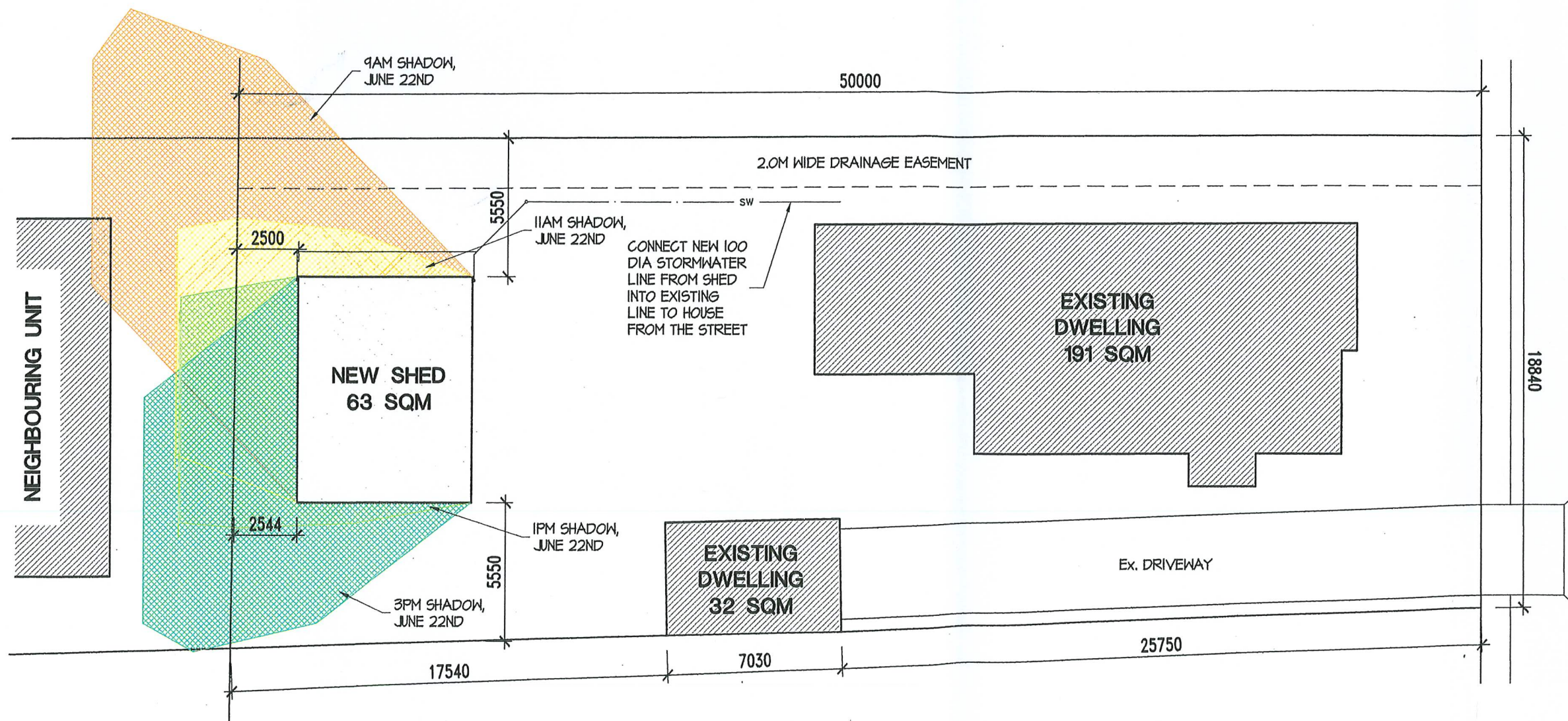
ALEXANDER FILONOV  
MIEAust, CPEng, NPER 1296508  
(Structural), RPEQ 8094, CC4718P,  
EC27759, 24032ES  
Lysaght Building Solutions



**NOTES:**

1. All dimensions & levels to be checked on site before starting construction.
2. All new work shall comply with the current Building Code of Australia, local Council By-Laws & Timber Framing Manual.
3. Sewer and stormwater drains to be installed as directed by the local Council.
4. All plumbing to be carried out by qualified tradesman.
5. Electrical installation shall be in accordance with the S.A.A. Wiring Rules and H.E.C. approval.
6. All materials shall be new (or approved re-cycled) and shall be suitable for the intended purpose.
7. Foundation and floor slabs are to be constructed to engineer details.
8. Timber roof trusses are to be designed in accordance with ASCEB protocol for structural design software, relevant Australian standards and contain minimum physical information.

**BUILDING AREA (OVER ALL)**  
SHED = 63 SQM  
EXISTING DWELLING = 191 SQM  
EXISTING SHED = 32 SQM



**SITE PLAN**  
SCALE 1:200

**CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: **14 JUL 2020**

Application No: .....

Doc. Id: .....

02	10.08.20	COUNCIL APPROVAL - PLANNING	-
01	04.08.20	CLIENT APPROVAL	-
ISSUE	DATE	ISSUED FOR	REV.

PROJECT: ANDREW BROADBY  
PROPOSED SHED  
114 LEVEN STREET, ULVERSTONE  
DRAWING: SITE PLAN

DESIGNED: GAVIN SMITH SCALE 1:200

ACCREDITATION: CC2495V

PROJECT No.

**00620**

DRAWING No. REV.

**A01**







## Local Government

## BURNIE CITY COUNCIL

TASMANIAN PLANNING SCHEME - BURNIE  
and Use Planning and Approvals Act 1993  
Notice under section 35M(2)

The Tasmanian Planning Scheme will come into effect in the Burnie municipal area on 22 July 2020. The Tasmanian Planning Scheme consists of -

- a) the State Planning Provisions; and
- b) the Local Provision Schedule for each municipal area

## Operation of State Planning Provisions

The Minister for Planning has specified in accordance with section 30 of the Act that the State Planning Provisions which are in effect as part of the Tasmanian Planning Scheme are to come into effect in the Burnie municipal area on 22 July 2020.

## Approval of Burnie Local Provision Schedule

The Tasmanian Planning Commission has in accordance with section 35L of the Act approved the Burnie Local Provisions Schedule to form part of the Tasmanian Planning Scheme.

The Burnie Local provision Schedule will come into effect on 22 July 2020.

## Burnie Interim Planning Scheme 2013

The Burnie Interim Planning Scheme 2013 will cease to have effect on 22 July 2020.

In accordance with section 51(3)(a) of the Act all land use permit decisions must be made by reference to the provisions of the Tasmanian Planning Scheme from 22 July 2020.

The State Planning Provisions and the Burnie Local Provisions Schedule are available on the iplan website: [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au).

Enquiries can be directed to the Council's planning officers on 6430 5700 or email [burnie@burnie.net](mailto:burnie@burnie.net)

Dated: 22 July 2020

Andrew Wardlaw  
GENERAL MANAGER



[www.burnie.net](http://www.burnie.net)

TAS65610

## Local Government



19 King Edward Street  
Ulverstone Tasmania 7315  
Tel. 03 6429 8900  
Fax. 03 6425 1224  
[www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au)

## APPLICATIONS FOR PLANNING PERMITS

## 5.57 Land Use Planning and Approvals Act 1993.

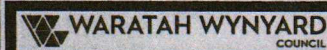
The following applications have been received:

- Location: 24 Kywong Crescent, West Ulverstone  
Proposal: Residential (dwelling and outbuilding - shed) - variation to the building envelope  
Application No.: DA2020122
- Location: 4 Albert Street, Turners Beach  
Proposal: Residential (demolition of two outbuildings and construction of new outbuilding - shed) - variation to the building envelope  
Application No.: DA2020182
- Location: 2 Park Avenue, Penguin  
Proposal: Residential (outbuilding - garage) - variation to the building envelope  
Application No.: DA2020184
- Location: 17 Cluan Crescent, Ulverstone  
Proposal: Residential (outbuilding - shed) - variation to the building envelope  
Application No.: DA2020185
- Location: 114 Leven Street, Ulverstone  
Proposal: Residential (outbuilding - shed) - variation to the building envelope  
Application No.: DA2020190

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](mailto: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 5 August 2020.

Date of notification: 22 July 2020.

SANDRA AYTON  
General Manager



## APPLICATION FOR PLANNING PERMIT

Notice is given that application has been made for the following discretionary permit: -

- No: DA 79/2020
- Location: 135 Deep Creek Road Wynyard
- Applicant: Abel Drafting Services Pty Ltd
- Zoning: Rural Living
- Use Class: Residential
- Proposal: Temporary Dwelling in Outbuilding
- Discretionary Matter: Suitability of a site or lot for use or development 13.4.1 (P1), Dwelling density 13.4.2 (P1), Location and configuration of development 13.4.3 (P2) & Change in existing ground level or natural ground level E4.6.1 (P1)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au). Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Wednesday 5 August 2020.

Dated at Wynyard this day, 22 July 2020.

Shane Crawford, General Manager  
PO Box 168, WYNYARD 7325  
Email: [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au)

[www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au)

TAS65685

## Local Government



## ORDINARY MEETING OF COUNCIL

An Ordinary Meeting of Council will be held by teleconference on Tuesday 28 July 2020, commencing at 5.00pm.

Due to COVID-19 and associated restrictions, this meeting will not be open to public attendance.

Questions can be submitted to Council via the General Manager, prior to midday the day of the meeting, by emailing [ea@westcoast.tas.gov.au](mailto:ea@westcoast.tas.gov.au) or post to PO Box 63 Queenstown 7467.

The meeting will be streamed Live and can be accessed via Council's website [www.westcoast.tas.gov.au](http://www.westcoast.tas.gov.au). Agendas will be available from Council's Agencies and website from Thursday 23 July 2020.

David Midson  
General Manager



## Notice For Claims

All persons having claims against the unmentioned deceased estates are required to lodge the same with the Public Trustee, Hobart on or before the 15th day of August next. Particulars of assets held by any person are also requested.

Jessie Isobel Ebdon  
late of Somerset in Tasmania

David Benbow  
Chief Executive Officer  
Public Trustee  
116 Murray Street, Hobart  
and at Cnr Edward and Best  
Streets, Devonport  
and at Columbar Court  
Complex, 22 Wilmot Street,  
Burnie  
[tp@publictrustee.tas.gov.au](http://tp@publictrustee.tas.gov.au)  
1800 068 784

[www.publictrustee.tas.gov.au](http://www.publictrustee.tas.gov.au)

TAS66412

## Public Notices

NOTICE OF INTENTION TO APPLY FOR AN INCREASE TO KENNEL LICENCE  
Section 51 (3)  
DOG CONTROL ACT 2000

Notice is hereby given that it is my intention to apply to Latrobe Council for an increase to my kennel licence for 6 dogs: 5 x German shepherds and 1 Smithfield at 68 Hawley Esplanade, Hawley Beach, TAS, 7307.

Persons residing or owning land within 200 metres of the above address may, within 14 days after the publication of this notice, object in writing to the General Manager of the Latrobe Council stating their reasons for objecting to the grant of the licence. Dated 20.7.2020 Signed by applicant.

## Positions Vacant

## ACACIA COMMERCIAL FURNITURE

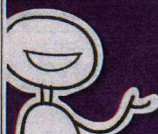
Acacia Furniture  
Administration and Office Support  
Administrative Assistant  
Part-time - 2 days per week

Acacia is a leading wholesale office furniture manufacturing company based in Spreyton. We are a family business established in 1989. Over the last 30 years we have built a reputation for our quality of service, product and strong client focus.

We are currently seeking to appoint a highly organised, motivated and focused individual with exceptional Administrative skills to join our team. Previous MYOB experience will be an advantage.

Applications to: Acacia Furniture P/L  
PO Box 67, Quoiba Tas 7307  
Applications close Friday 7th August 2020.

PUT THE FEELS IN WITH  
EMOJI  
NOW AVAILABLE



## SPREYTON PRIMARY SCHOOL

Please be advised that the Annual General Meeting of the Spreyton Primary School/School Association will be held on 20 August 2020 at 6.00 pm.

Any adult person, who resides in the Spreyton Municipality, or a Parent Carer of a student currently enrolled at Spreyton Primary School is able to attend.  
Toni Douglas,  
Principal

## HAD A COVID CLEAROUT?

Advertise your Garage Sale  
from only \$35 until July 26.

## YOUR SUBURB

Your address  
Start and finish time.  
List of items that will be on offer. Any extra information of interest.

Contact your local office on: 1300 363 789  
[classifieds@theadvocate.com.au](mailto:classifieds@theadvocate.com.au)



TAS651292

## FOREVER IN OUR HEARTS

Pet Death and Tributes  
notices now available  
in Classifieds



Connect with Classifieds



Sally said her classified advert works so much better than any other advertising they have done. They are the only Australian Company left that has a tennery and she finds people are travelling from all over to their business through their extended classified campaign.

If you have a business where you service the local area and beyond and are missing the local customers when people are looking at adverts and wanting to spend and enjoy the success that Sally recently enjoyed!

Contact your local classified team  
for the same results

Connect with Classifieds

## Connect with Classifieds



It's that easy!

## SAVE TIME - SUBMIT ONLINE

Placing your classified ad through our self-service portal

[advertisers.com.au](http://advertisers.com.au)

• Submit your ad at any time of the day

• Select multiple publications across all Australian Community Media papers and receive up to 25% discount.

• Access the portal from anywhere in Australia

It's easy!

Create an account with your email or quickly log in with your favourite social network and then follow the four easy steps.

1 Publication

1. Select the region and the publications that you wish to advertise in

2 Section

2. Select the Section and classification that you want to advertise within

3 Details

3. Build your advertisement and put in the dates you want your ad to run. You can add colour, emoji's, photos, logos - whatever you require to build your eye catching advertisement

4 Payments

4. Put in your payment details.



# Annexure 3

**Kellie Malone**

---

**From:** Jan Hills <jan.hills20@live.com>  
**Sent:** Sunday, 2 August 2020 10:51 AM  
**To:** Admin  
**Subject:** Your Ref DA2020190

Attention Paul West

Dear Paul

We refer to the above application to erect a shed on the property at 114 Leven Street Ulverstone. My husband and I are the owners of Unit 2, 47 William Street, Ulverstone which backs onto the Leven Street property.

On inspection of the proposed plans we notice that the shade map shows that the majority of our outdoor space would be shaded for the majority of the day. As we have gone to considerable expense to create an outdoor private space by adding an Optimo awning that we could use both summer and winter for outdoor dining etc we would like to object to this new building. We notice that the awning is not included in the shade map plans.

When considering our objection please take into account the fact that this is our only private outdoor area.

Many thanks

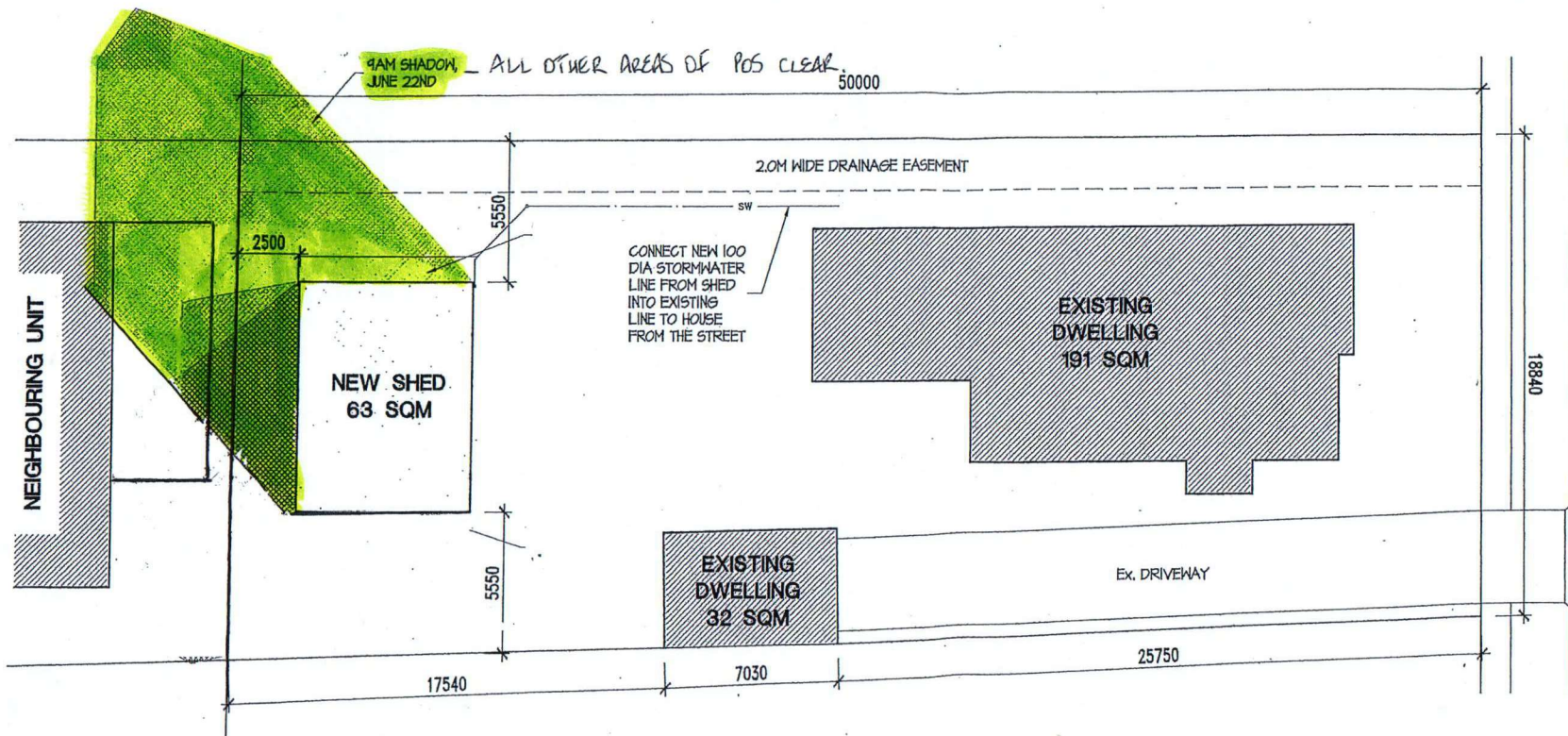
Janet and Leon Hills



## NOTES:

1. All dimensions & levels to be checked on site before starting construction.
2. All new work shall comply with the current Building Code of Australia, local Council By-Laws & Timber Framing Manual.
3. Sewer and stormwater drains to be installed as directed by the local Council.
4. All pinking to be carried out by qualified tradesman.
5. Electrical installation shall be in accordance with the S.A.A. Wiring Rules and H.E.O. approval.
6. All materials shall be new (or approved re-cycled) and shall be suitable for the intended purpose.
7. Foundation and floor slabs are to be constructed to engineer details.
8. Timber roof trusses are to be designed in accordance with ABCB protocol for structural design software, relevant Australian standards and contain minimum physical information.

BUILDING AREA (OVER ALL)  
 SHED = 63 SQM  
 EXISTING DWELLING = 191 SQM  
 EXISTING SHED = 32 SQM



# SITE PLAN

SCALE 1:200

9AM

## CENTRAL COAST COUNCIL

DEVELOPMENT &amp; REGULATORY SERVICES

Received: 14 JUL 2020

Application No: .....

Doc. Id: .....

ISSUE	DATE	DESCRIPTION	REV.
02	16.08.20	COUNCIL APPROVAL - PLANNING	-
01	24.08.20	CLIENT APPROVAL	-

PROJECT: ANDREW BROADBY  
 PROPOSED SHED  
 114 LEVEN STREET, ULVERSTONE

DRAWN: SITE PLAN

DESIGNED: GAVIN SMITH SCALE: 1:200

ACCOMMODATION: CC2-195V

PROJECT No.

00620

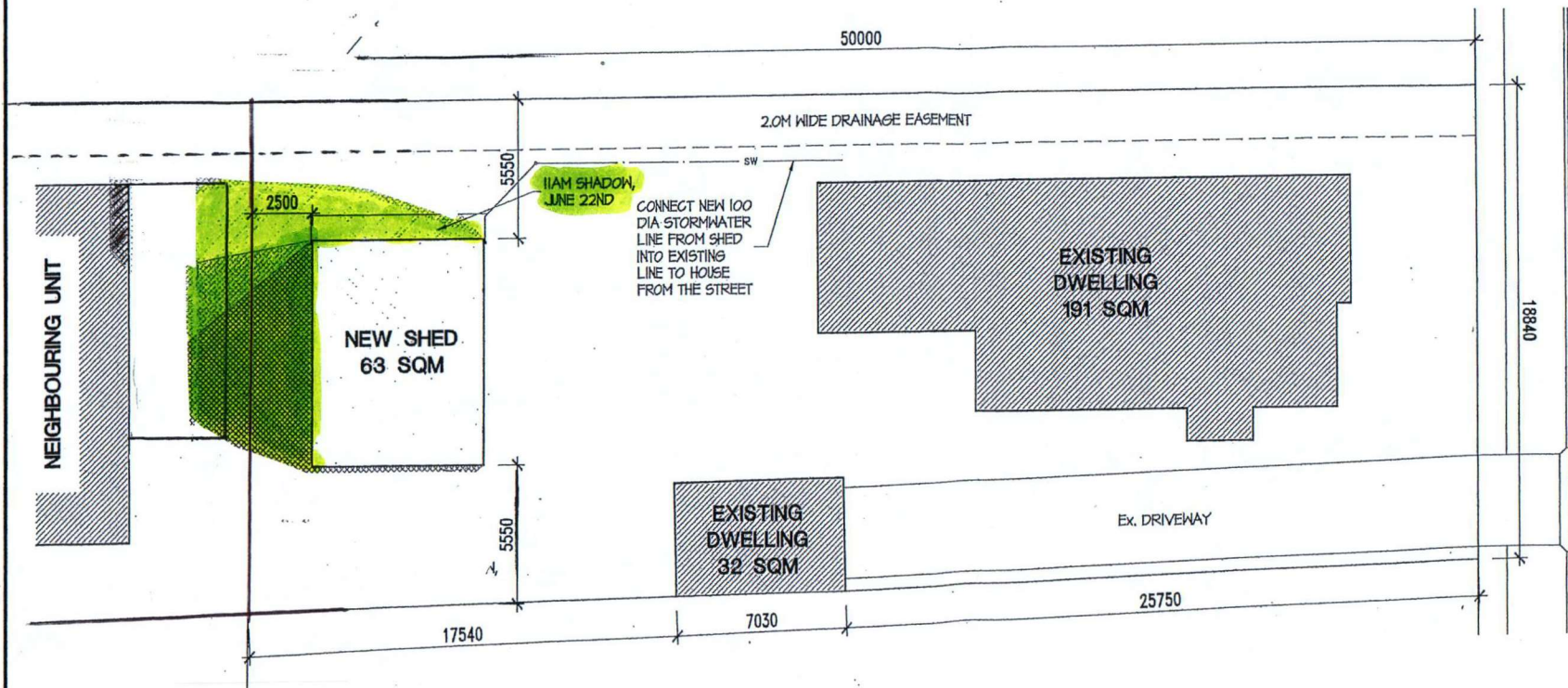
DRAWING No. REV.

A01

**NOTES:**

1. All dimensions & levels to be checked on site before starting construction.
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**BUILDING AREA (OVER ALL)**  
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EXISTING DWELLING = 191 SQM  
EXISTING SHED = 32 SQM



**SITE PLAN**  
SCALE 1:200

**CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: **14 JUL 2020**

Application No: .....

Doc. Id: .....

02	10.08.20	COUNCIL APPROVAL - PLANNING	
01	04.08.20	CLIENT APPROVAL	
00		DATE	DESIGNER

PROJECT: **ANDREW BROADBY**  
PROPOSED SHED  
114 LEVEN STREET, ULVERSTONE  
DRAWN: **SITE PLAN**

DESIGNED: **GAVIN SMITH** SCALE: 1:200

ACCREDITATION: **CC2495V**

PROJECT No.

**00620**

DRAWING No. REV.

**A01**

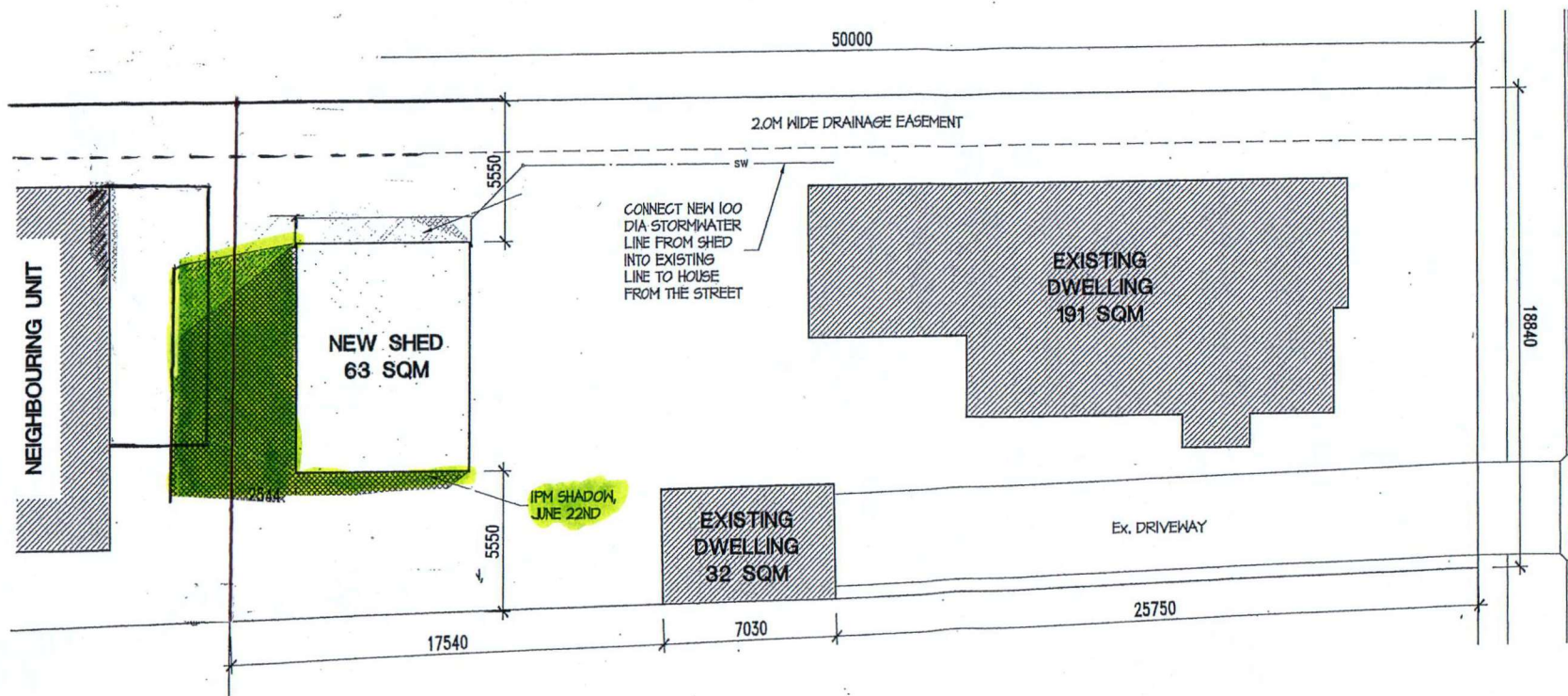




**NOTES:**

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2. All new work shall comply with the current Building Code of Australia, local Council By-Laws & Timber Framing Manual.
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SHED = 63 SQM  
EXISTING DWELLING = 191 SQM  
EXISTING SHED = 32 SQM



**SITE PLAN**  
SCALE 1:200

**CENTRAL COAST COUNCIL**  
DEVELOPMENT & REGULATORY SERVICES

Received: **14 JUL 2020**

Application No: .....

Doc. Id: .....

02	10.08.20	COUNCIL APPROVAL - PLANNING	-
01	04.08.20	COUNCIL APPROVAL - PLANNING	-
03/06	DATE	10/08/2020	REV

PROJECT: ANDREW BROADBY  
PROPOSED SHED  
114 LEVEN STREET, ULVERSTONE  
DRAWING: SITE PLAN

DESIGNED: GAVIN SMITH SCALE: 1:200

APPROVED: CC2-189V

PROJECT No.

**00620**

DRAWING No. REV.

**A01**

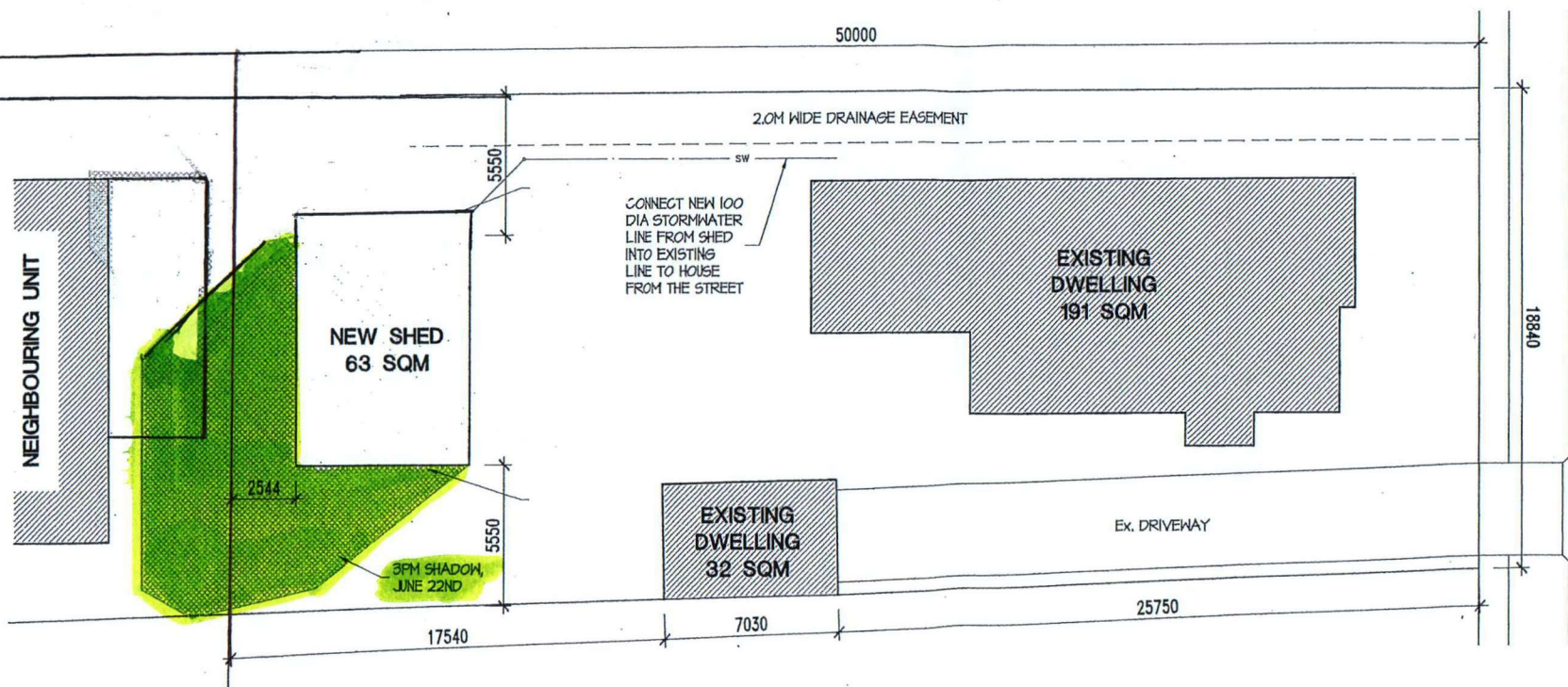


IPM

**NOTES:**

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2. All new work shall comply with the current Building Code of Australia, local Council By-Laws & Timber Framing Manual.
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**BUILDING AREA (OVER ALL)**  
SHED = 63 SQM  
EXISTING DWELLING = 191 SQM  
EXISTING SHED = 32 SQM



**SITE PLAN**  
SCALE 1:200

3PM

**CENTRAL COAST COUNCIL**

DEVELOPMENT & REGULATORY SERVICES

Received: **14 JUL 2020**

Application No: .....

Doc. Id: .....

02	10.08.20	COUNCIL APPROVAL - PLANNING	-
01	04.08.20	CLIENT APPROVAL	-
03/04	DATE	DESCRIPTION	REV.

PROJECT: ANDREW BROADBY  
PROPOSED SHED  
114 LEV EN STREET, ULVERSTONE  
DRAWING: SITE PLAN

DESIGNED: GAVIN SMITH SCALE: 1:200

ACCREDITATION: CC-2495V

PROJECT No.

**00620**

DRAWING No.

**A01**





## Annexure 5

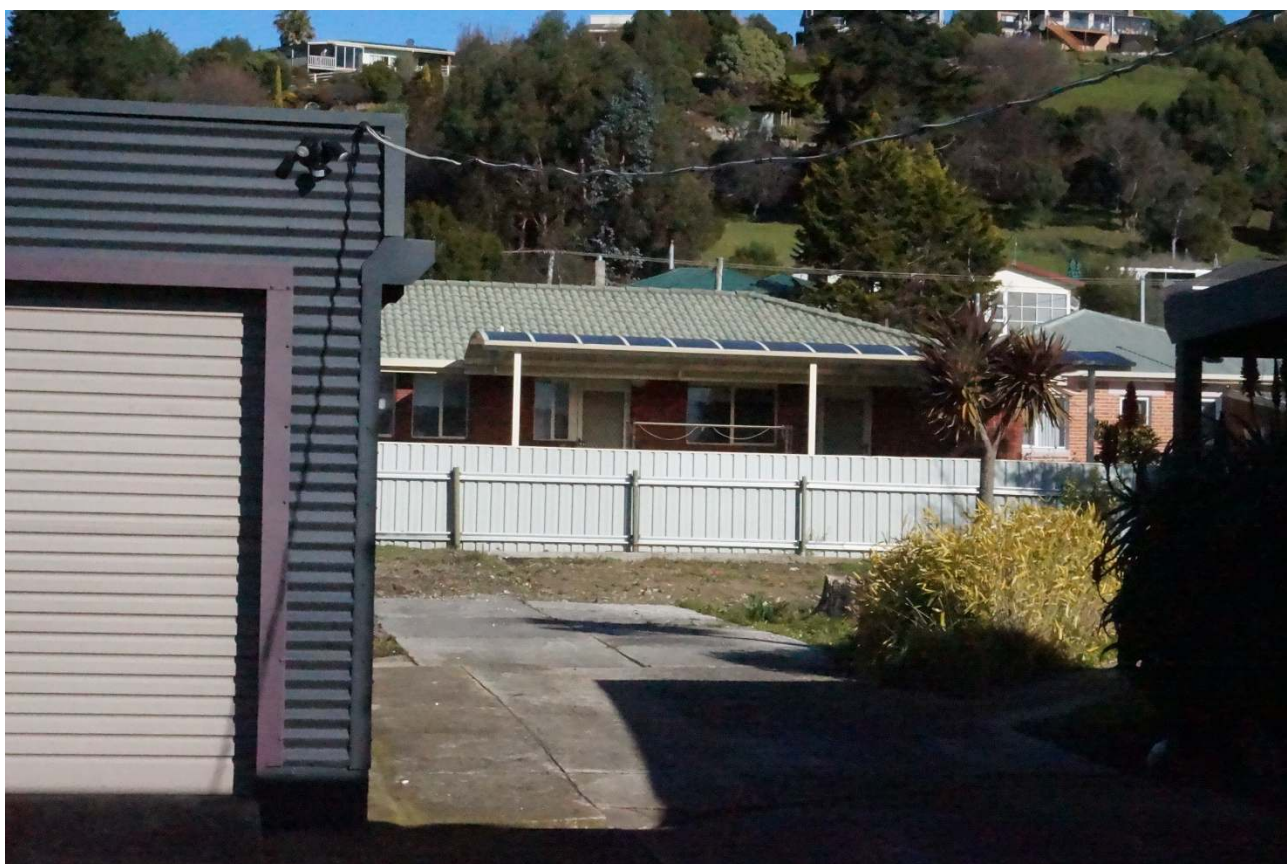


Aerial view – 114 Leven Street, Ulverstone



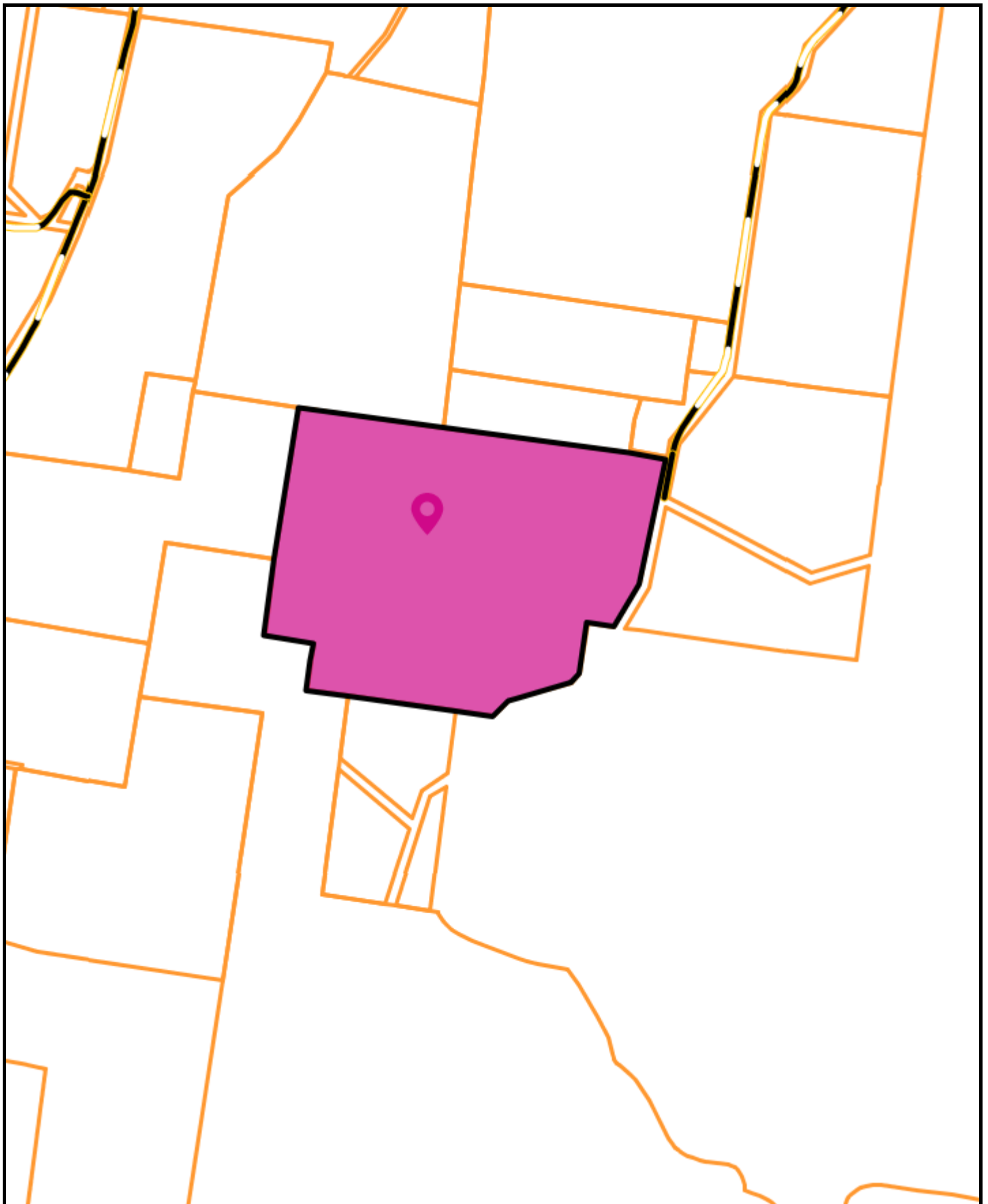


View - Shed location - 114 Leven Street, Ulverstone



View looking toward Unit 2 - 47 William Street, Ulverstone

# Annexure 1



200 m



**CENTRAL COAST  
COUNCIL**

**Scale = 1 :  
10455.480**

Central Coast Council  
19 King Edward St  
Uiverstone  
TAS 7315  
Telephone: 03 6429 8800  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au



27-Jul-2020

#### Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

#### Disclaimer

**This map is not a precise survey document**

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

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**886 IRONCLIFFE ROAD,  
PENGUIN  
DA2020072**

# Annexure 2

## CENTRAL COAST COUNCIL

PO Box 220

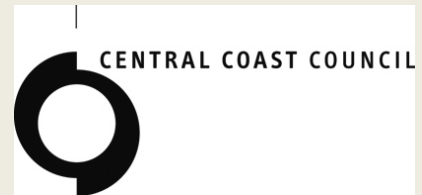
19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

www: [centralcoast.tas.gov.au](http://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**

Proposed Function Centre &amp; Visitor/Farm Stay Accommodation

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

\$ 500,000 ..... Estimate/ Actual

Total floor area of the development .....406.....m<sup>2</sup>**Notification of Landowner****If land is NOT in the applicant's ownership**

I, **Paul Allen**, 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 *Paul Allen*

Date 17.03.2020

**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, Jesse Edward Walker, Delegated Officer to the Minister responsible for the land, consent to the making of this permit application.

Delegated Officer (Signature)



Date 22 July 2020

## Applicants Declaration

I/ we Paul Allen

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 Paul Allen Date 17.03.2020

*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	\$ .....
<b>TOTAL</b>	<b>\$ .....</b>
Validity Date	





Department of Primary Industries,  
Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia  
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308  
[www.parks.tas.gov.au](http://www.parks.tas.gov.au)



Enquiries: Gerry Murrell  
Phone: (03) 6165 3065  
Email: [propertyservices@parks.tas.gov.au](mailto:propertyservices@parks.tas.gov.au)  
Our ref: 292020

23 July 2020

Guy Matthew Robertson  
886 Ironcliffe Road  
PENGUIN TAS 7316

E: [info@mountgnomonfarm.com.au](mailto:info@mountgnomonfarm.com.au)

Dear Mr Robertson,

**LODGEMENT OF PLANNING APPLICATION  
GUY ROBERTSON  
PROPOSED FUNCTION CENTRE & VISITOR / FARM STAY ACCOMMODATION  
886 IRONCLIFFE ROAD , PENGUIN**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not PWS' practice for the Crown to enter into agreements under a Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, you will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker  
**Team Leader (Unit Manager, Policy & Projects)**

### SEARCH OF TORRENS TITLE

VOLUME 36003	FOLIO 4
EDITION 5	DATE OF ISSUE 12-Jan-2017

SEARCH DATE : 04-Dec-2017

SEARCH TIME : 01.30 PM

### DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON

Lot 4 on Sealed Plan 36003

(Formerly Lots 2 and 3 on Sealed Plan No. 36003)

Derivation : Part of Lot 8097 (320 Acres) Joseph Stott, part of Lot 15571 (40A-2R-26Ps) Gtd. to George Hooper, part of Lot 20058, (15A-3R-20Ps) Gtd. to Francis Henry Hooper and part of Lot 37709, 1.190ha Gtd. to Mervyn Bruce and Patricia Margaret Whiteley

Prior CT 4483/86

### SCHEDULE 1

C916234 & M582201 TRANSFER to GUY MATTHEW ROBERTSON

Registered 12-Jan-2017 at 12.02 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 36003 BENEFITING EASEMENTS: Right of carriageway and Water Supply Easement

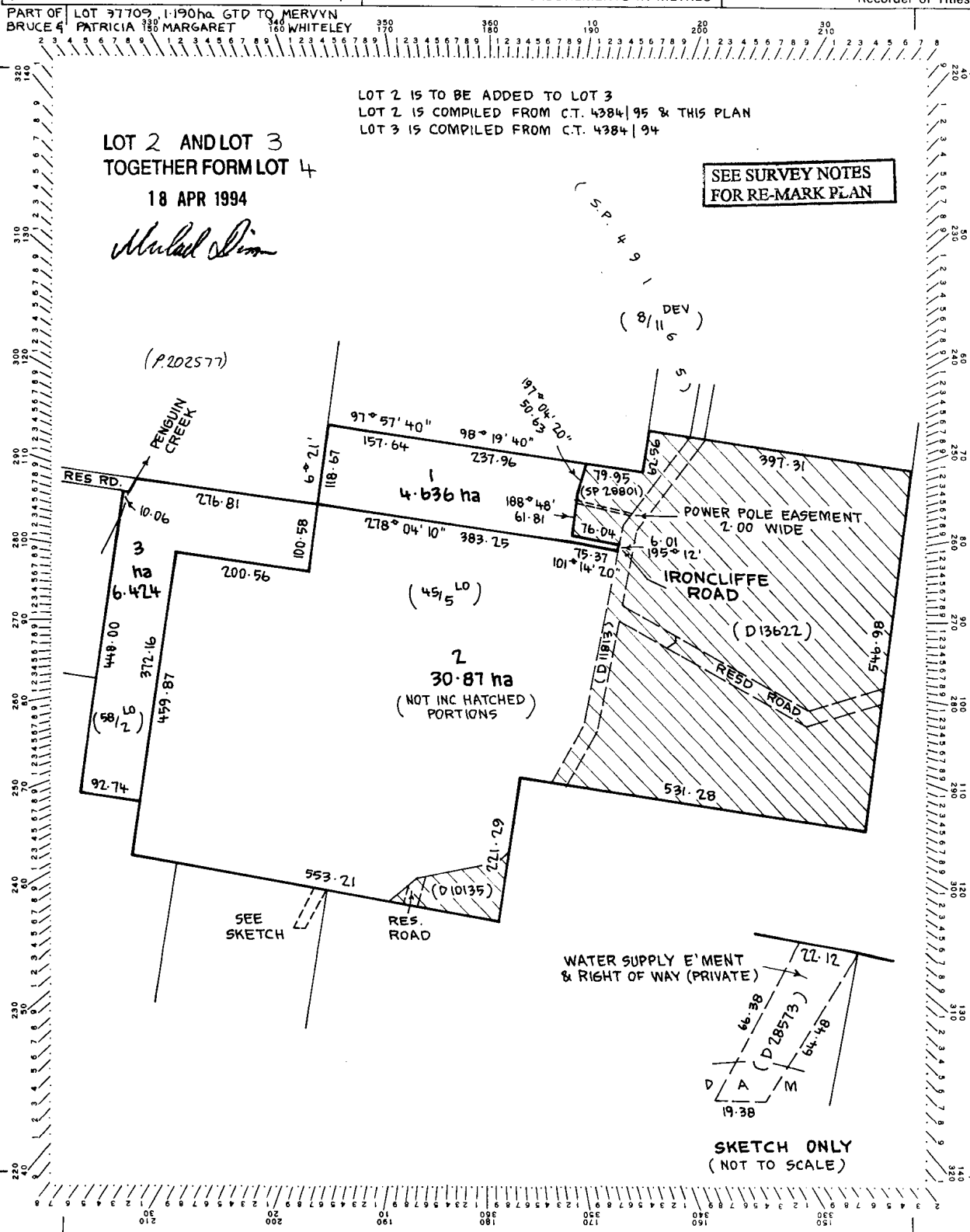
E31726 CAVEAT by The Trust Company (Australia) Limited against portion of the said land within described as shown hatched on the plan annexured thereto  
Registered 08-Aug-2016 at noon

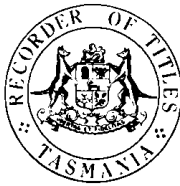
E77662 MORTGAGE to Commonwealth Bank of Australia  
Registered 12-Jan-2017 at 12.03 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: W. R. & G. M. GEALE	<b>PLAN OF SURVEY</b> by Surveyor Robert W. Ranson of land situated in the	Registered Number: <b>S. P36003</b>
Title Reference: C.T. 4384/94 & 95	<b>LAND DISTRICT OF DEVON</b> <b>PARISH OF ASHWATER</b>	Approved: 25 JUL 1988 Effective from: <i>Mulad Jim</i> Recorder of Titles
Grantee: PART OF LOT 8097 (320.0.0) JOSEPH STOTT. PART OF LOT 15571 (40.2.26) GTD TO GEORGE HOOPER. PART OF LOT 20058. (15.3.20) GTD TO FRANCIS HENRY HOOPER	SCALE 1: 6000 MEASUREMENTS IN METRES	





### SCHEDULE OF EASEMENTS

PLAN NO.

**S. P36003**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

### EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

**LOT 1** is together with the right to erect poles and affix wires thereto on or over the strip of land marked "Power Pole Easement 2.00 wide" hereon and the right to enter onto the said strip of land with workmen at all times to inspect repair or maintain the said poles and wires without doing any unnecessary damage to the said strip of land

**LOT 2 AND LOT 3** are together with a right of carriage way over the land marked Right of Way ~~Supply Easement~~ **(Private) and Water Supply Easement**

**LOT 2 AND LOT 3** are together with a right to lay irrigation pipes on the surface of the land marked Right of Way, ~~and~~ **(Private)** and Water Supply Easement hereon for the purpose of conveying water through the pipes and the right to enter thereon to inspect repair cleanse mend remove and replace any such pipes without doing any unnecessary damage to the said land

**LOT 2 AND LOT 3** are together with the right to stand a pump tractor or apparatus on the said Right of Way, ~~and~~ **(Private)** and Water Supply Easement and to stand poles and wires thereon for the purpose of supply of power to the said pump or other apparatus

SIGNED by the Registered Proprietors)

WILTON REGINALD GEALE and GILLIAN )

MAREE GEALE in the presence of: )

*W R Geale*  
*M Geale*

*Attest*  
*Law Clerk*  
*Burnie*

36003

This is the schedule of easements attached to the plan of WILTON REGINALD AND GILLIAN  
*(Insert Subdivider's Full Name)*  
MAREE GEALE affecting land in  
C.T. 4384/94 & 95  
*(Insert Title Reference)*

Sealed by MUNICIPALITY OF PENGUIN on 16th May, 1988

Solicitor's Reference .....

*Peter Royn*  
 Council Clerk/Town Clerk

OS-K 3134



Enquiries: Tanya Simm  
Phone: 6165 4691  
Email: [Tanya.Simm@parks.tas.gov.au](mailto:Tanya.Simm@parks.tas.gov.au)  
Our ref: LM-LM-CW-JD-291999

Mr G Robertson  
886 Ironcliffe Road  
PENGUIN TAS 7316

Dear Mr Robertson,

### **APPLICATION TO LICENCE CROWN LAND – IRONCLIFFE ROAD, PENGUIN**

I refer to the above and advise that your access licence application has been approved over the area shown in red on the attached plan.

The Licence Agreement will be prepared and forwarded to you for signing in due course.

The following is general information about your licence:

- Once the licence has been executed by both parties you will hold a valid licence to access the Crown reserve road (RR) and you and your visitors are entitled to freely pass across the RR to your property.
- Once the licence has been executed by both parties you may build a road on the unformed RR to a standard that allows you to access your property (whether this is 4-W-D or better). However, it is a condition of the licence that you obtain relevant Council approvals and other approvals as may be applicable. Please consult with your local Council to determine their requirements. If this involves a Development Application, then you will need to seek Parks and Wildlife Service (PWS) consent to lodge that application (Crown consent is required as the land owner).
- It is your responsibility to determine the location of the RR and this may require survey prior to construction in order to ensure that you do not cross onto adjoining freehold title.
- The licence does not give you authority to enter freehold property on either side of the RR and it is entirely your responsibility to ensure that any road is built on the RR.
- If you need to cross any part of freehold property (other than the RR for which you are licenced) i.e. in order to access the RR, you will need to negotiate with the freehold owner an appropriate right-of-way or some other private arrangement between yourselves.
- If you wish to upgrade or widen the existing track, only a minimal amount of vegetation should be removed and you should also check with council whether they have any requirements, including as to whether there are any threatened species present.

- Your licence is not exclusive, so other licences may be issued over the RR.
- If you wish to sell your adjoining freehold, the purchaser of your property may apply to PWS for transfer of the access licence agreement.

If you have any further questions about this matter please contact Tanya Simm on (03) 6165 4691.

Yours sincerely

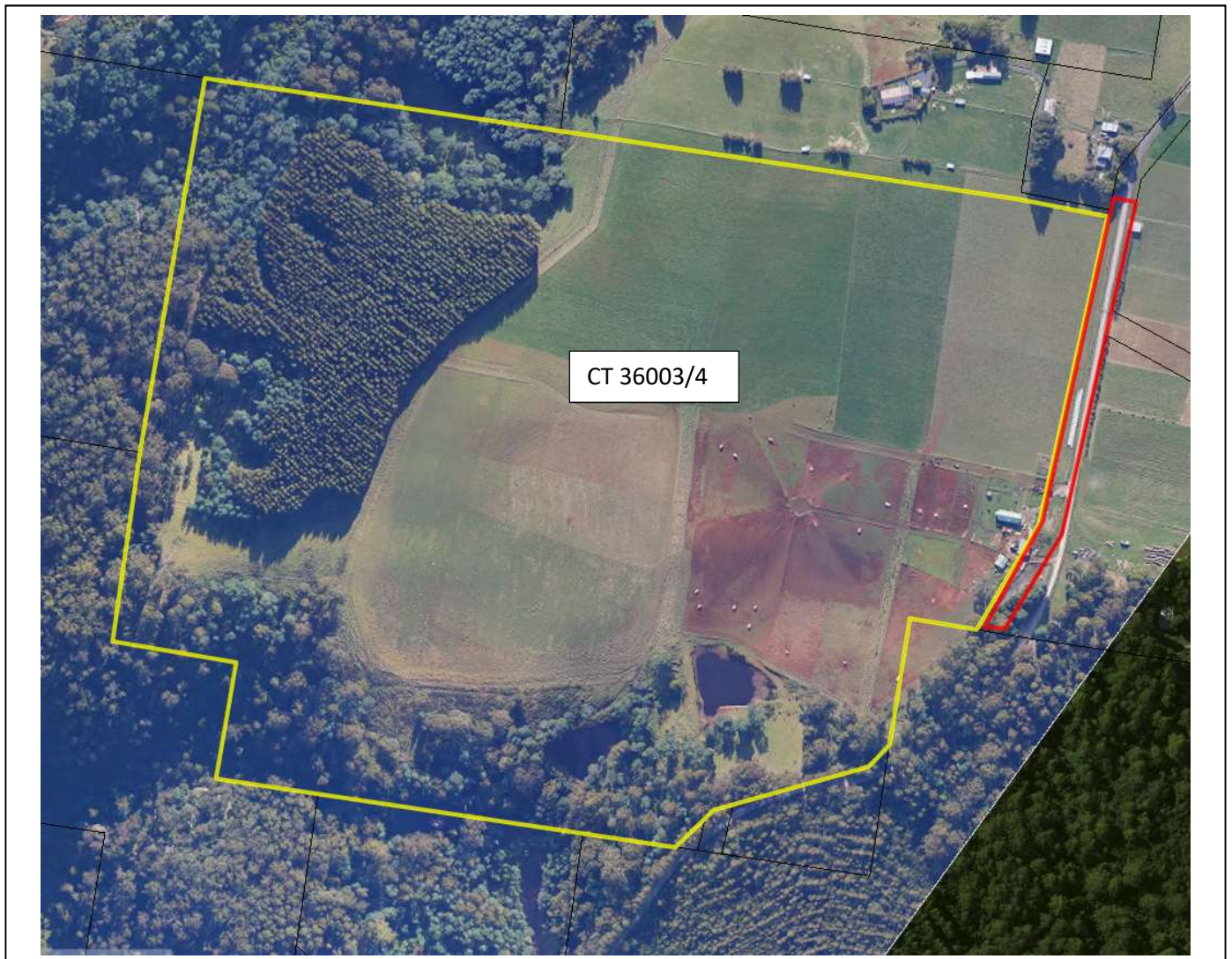
A handwritten signature in black ink, appearing to read 'Tanya Simm', with a stylized, flowing script.

Tanya Simm  
Property Officer  
Lease & Licence  
**Property Services**  
**Parks and Wildlife Service**

Date: 24/07/2020

# MAP OF SUBJECT AREA

## LOCALITY: Ironcliffe Road, Penguin



**\*PLAN IS FOR ILLUSTRATION  
PURPOSES ONLY**

**Licensee: Guy Matthew Robertson**

 Applicant Freehold Title

 Licence area

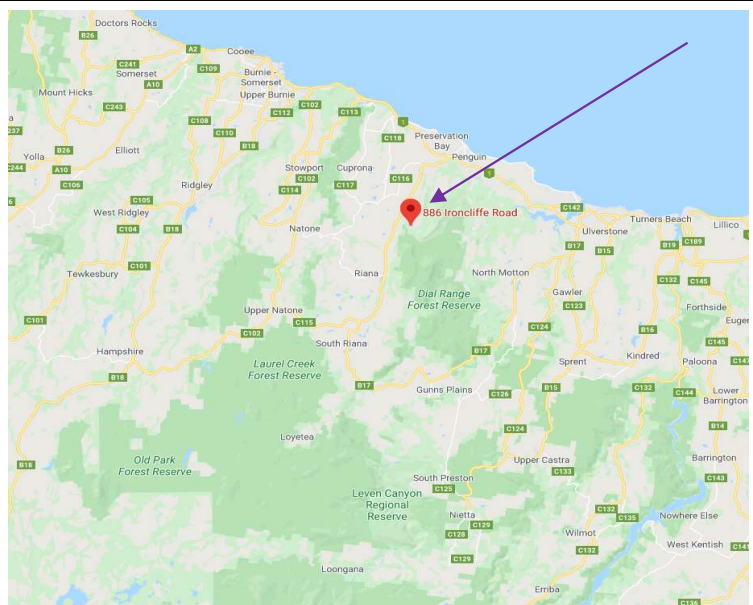
 Locality Point

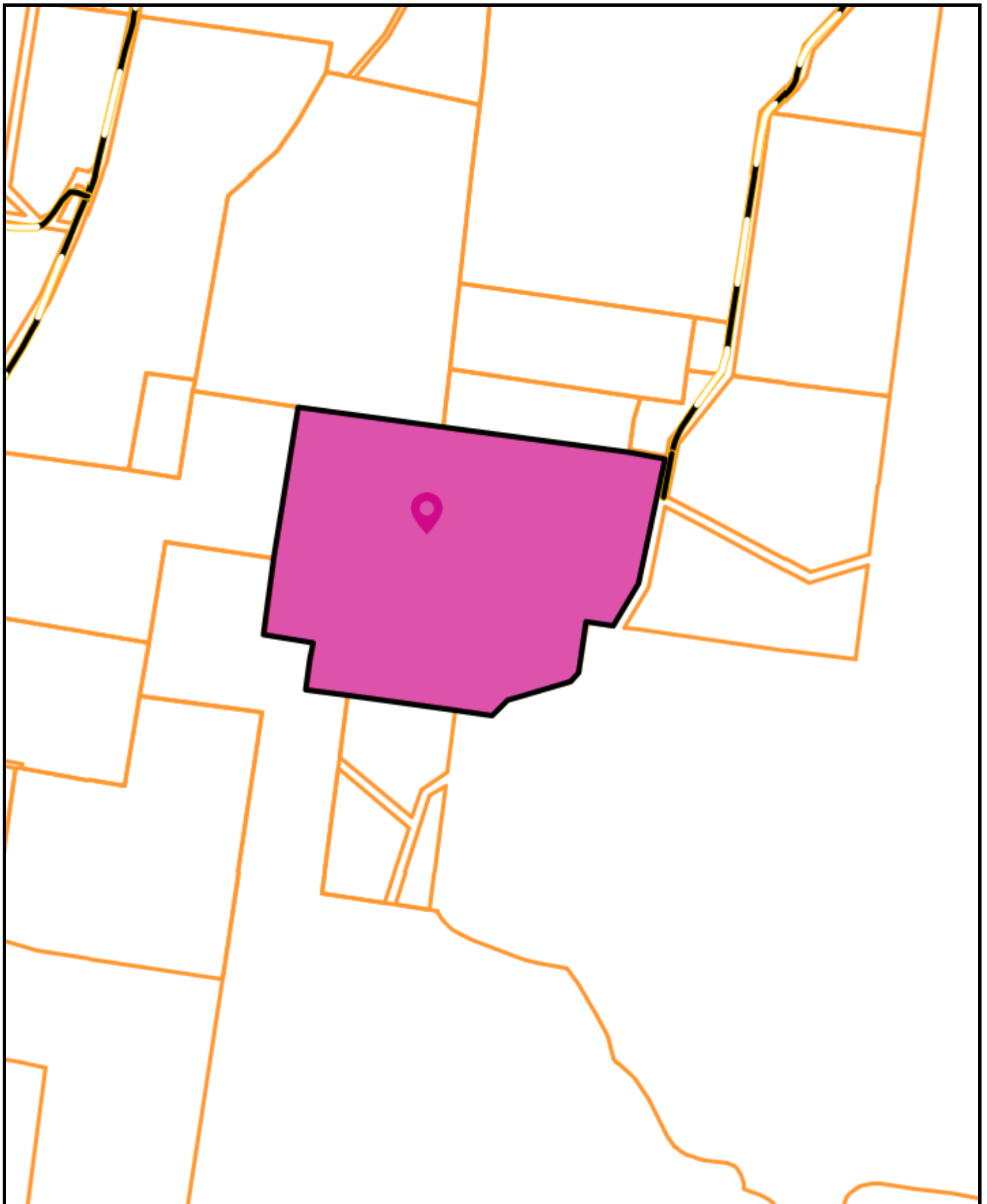
**File Number: 291999**

**PID: 9258880**

**Area:  $\pm 6,430\text{m}^2$**

### Locality Plan





200 m



CENTRAL COAST  
COUNCIL

Scale = 1 :  
10455.480

Central Coast Council  
19 King Edward St  
Uiverstone  
TAS 7315  
Telephone: 03 6429 8800  
Facsimile: 03 6425 1224  
admin@centralcoast.tas.gov.au



27-Jul-2020

**Important**

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geodetic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

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**886 IRONCLIFFE ROAD,  
PENGUIN  
DA2020072**



# PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION

## 886 IRONCLIFFE ROAD PENGUIN


### MOUNT GNOMON FARM

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	C
02	SITE PLAN	D
03	SITE PLAN DETAIL	D
04	FLOOR PLAN – FUNCTION BUILDING	C
05	FLOOR PLANS – AMENITIES BLOCK & MEZZANINE	C
06	FUNCTION BUILDING ELEVATIONS	B
07	FUNCTION BUILDING ELEVATIONS	A
08	FLOOR PLANS – CABINS 1 & 2	B
09	FLOOR PLANS – CABIN 3	B
10	CABIN ELEVATIONS	B
11	PLUMBING PLAN	C

PROJECT DETAILS:

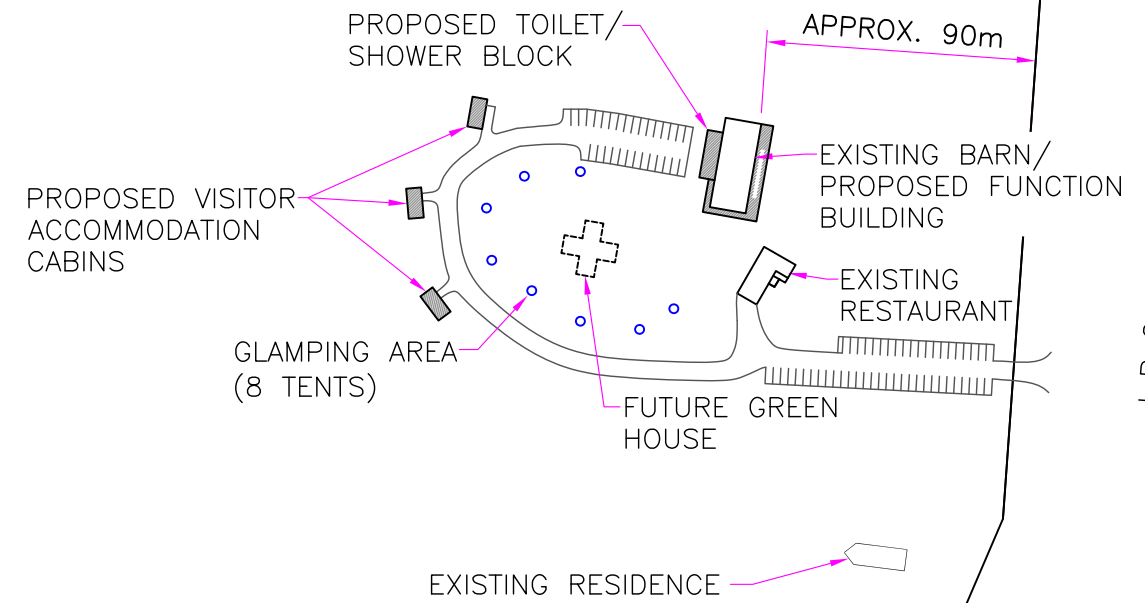
TITLE REFERENCE:	36003/4
AREAS:	
SITE –	37.294m <sup>2</sup>
EXISTING FLOOR –	UNKNOWN
PROPOSED FLOOR –	406m <sup>2</sup>
TOTAL FLOOR –	UNKNOWN
SITE CLASSIFICATION:	H1
WIND CLASSIFICATION:	N3
CLIMATE ZONE:	7
BUSHFIRE ATTACK LEVEL:	TBC

<div>Accreditation No. CC1779G</div> <div><div>PLA DESIGNS</div></div> <div>Ph: 0407 532 435 Email: paul@pladesign.com.au</div>	DATE OCT 2019	PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION 886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM		
	DRAWN A.R.M.			
	CHECKED P.L.A.			
	SHEET SIZE A3			
	SCALE	DRAWING No. 19187-01		
ABN: 27 165 669 278		REV. C	DATE 09.06.20	






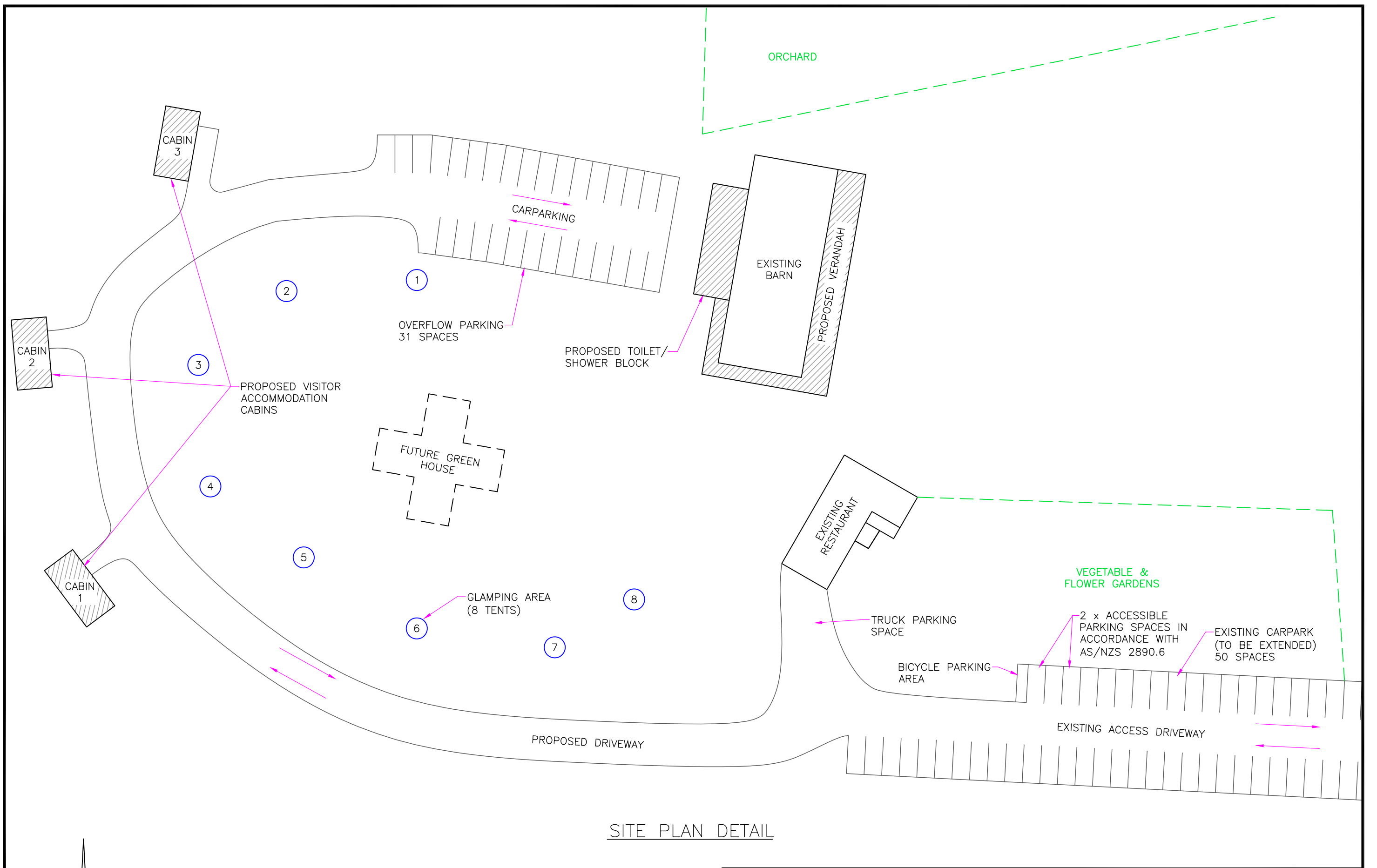
36003/4  
37.29 ha




IRONCLIFFE ROAD

SITE PLAN

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	ABN: 27 165 669 278	DATE OCT 2019	PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION 886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM			DRAWING No. 19187-02	REV. D	DATE 09.06.20
		DRAWN A.R.M.						
		CHECKED P.L.A.						
		SHEET SIZE A3						
		SCALE 1 : 2500						



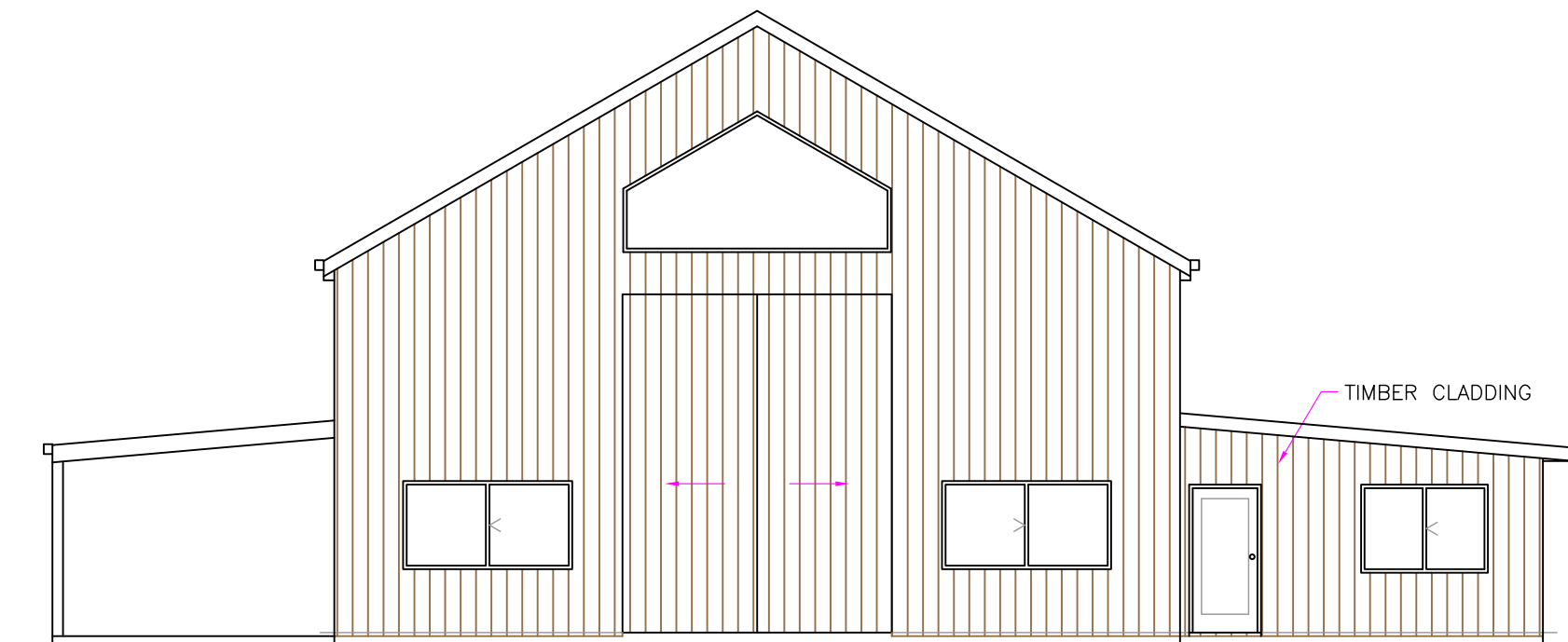
Accreditation No. CC1779G  ABN: 27 165 669 278 Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2019	PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION 886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM	DRAWING No. 19187-03	REV. D	DATE 09.06.20
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	CHECKED	P.L.A.				
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	SCALE	1 : 500				








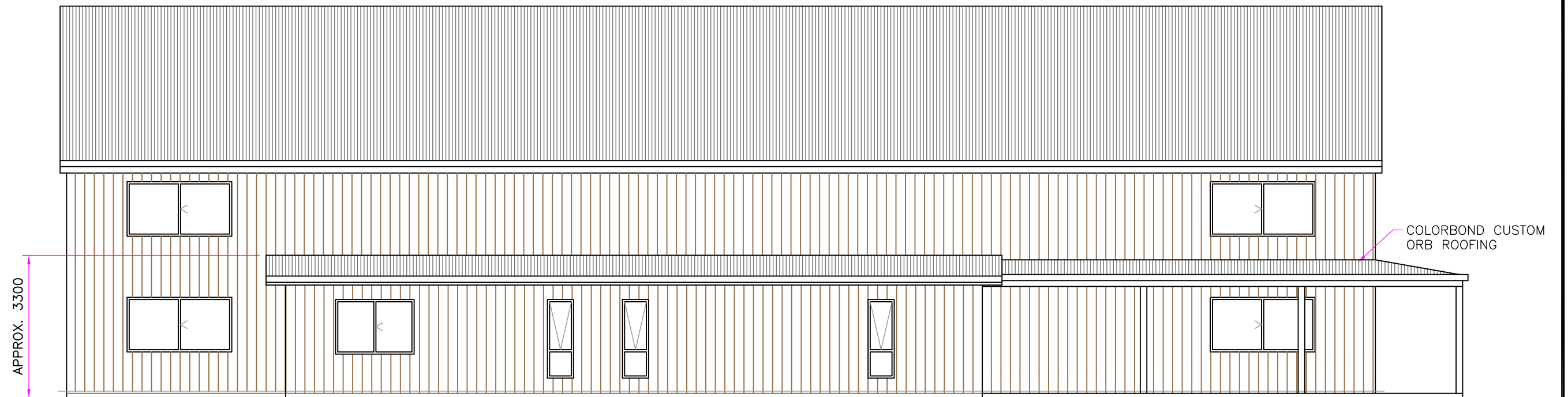
FUNCTION BUILDING – EASTERN ELEVATION



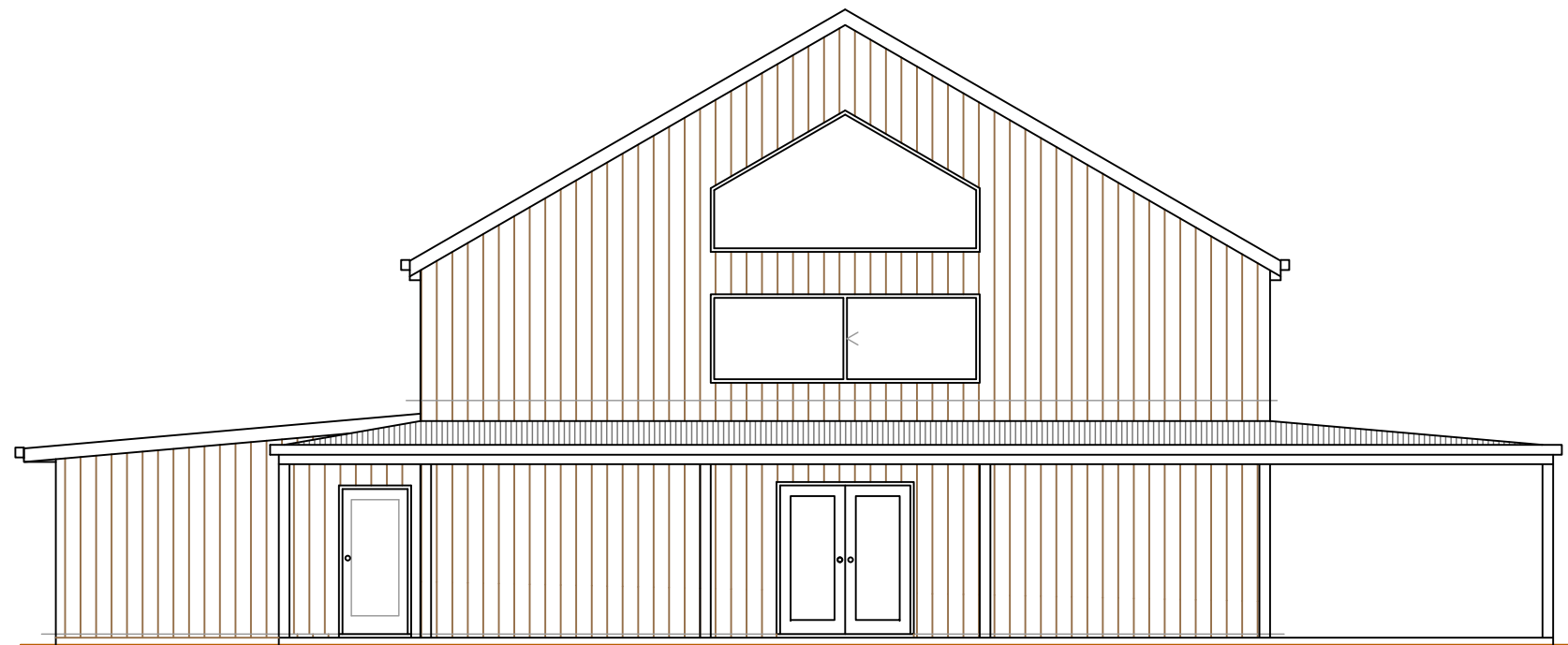
FUNCTION BUILDING – NORTHERN ELEVATION

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2019	PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION 886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM			DRAWING No. 19187-06	REV. B	DATE 09.06.20
	DRAWN	P.L.A.						
	CHECKED							
	SHEET SIZE	A3						
	SCALE	1 : 100						




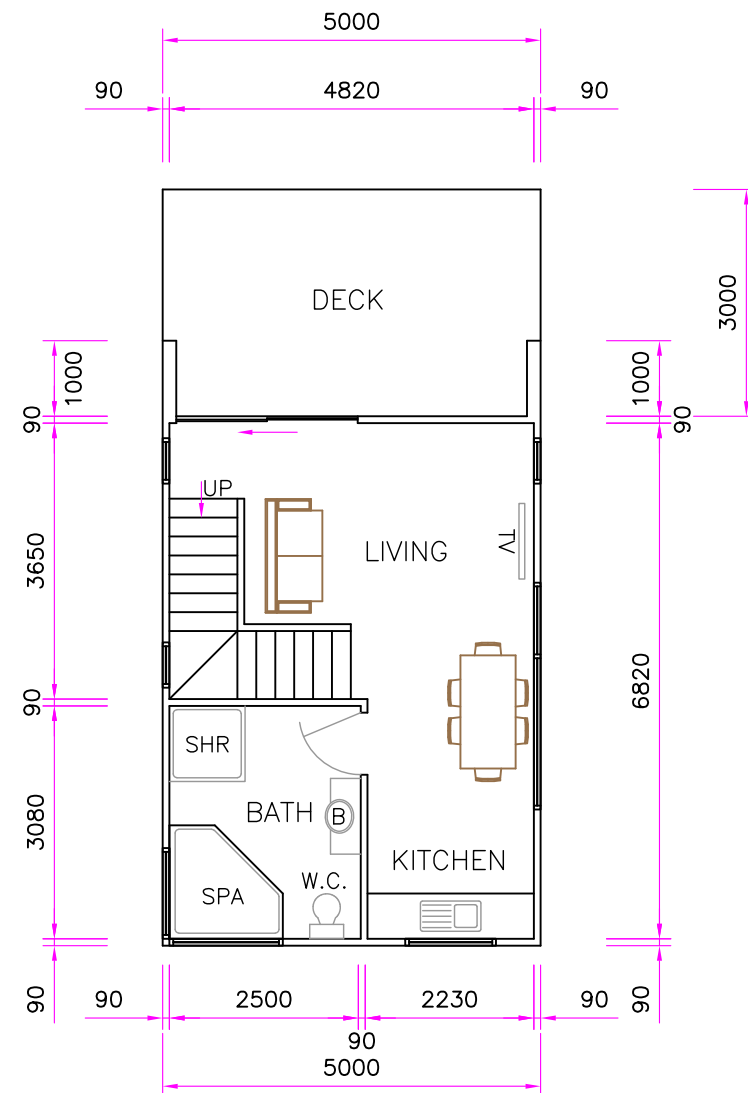


FUNCTION BUILDING – WESTERN ELEVATION

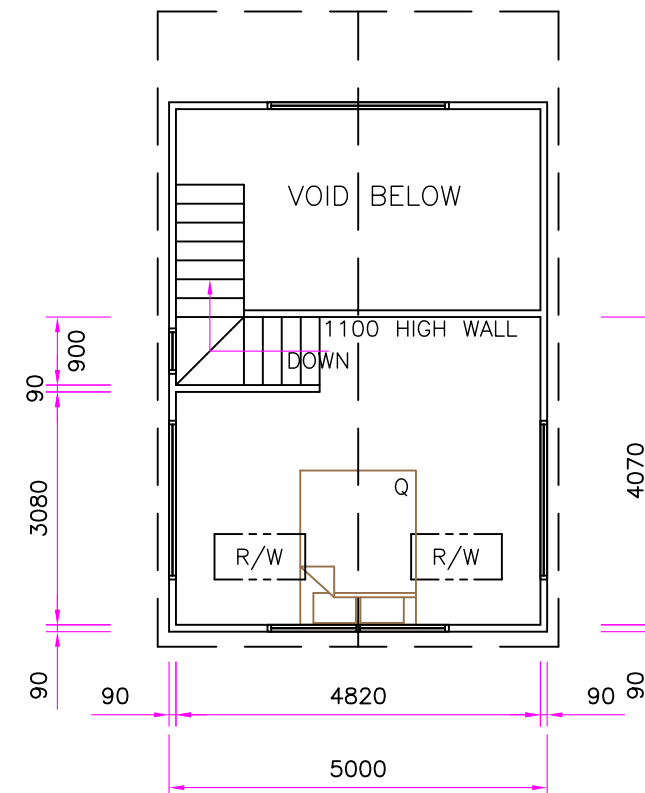


FUNCTION BUILDING – SOUTHERN ELEVATION

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	OCT 2019	PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION 886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM	
	DRAWN	P.L.A.		
	CHECKED			
	SHEET SIZE	A3		
	SCALE	1 : 100	DRAWING No.	19187-07
			REV.	DATE
			A	24.02.20



GROUND FLOOR



MEZZANINE

FLOOR PLANS – CABINS 1 & 2

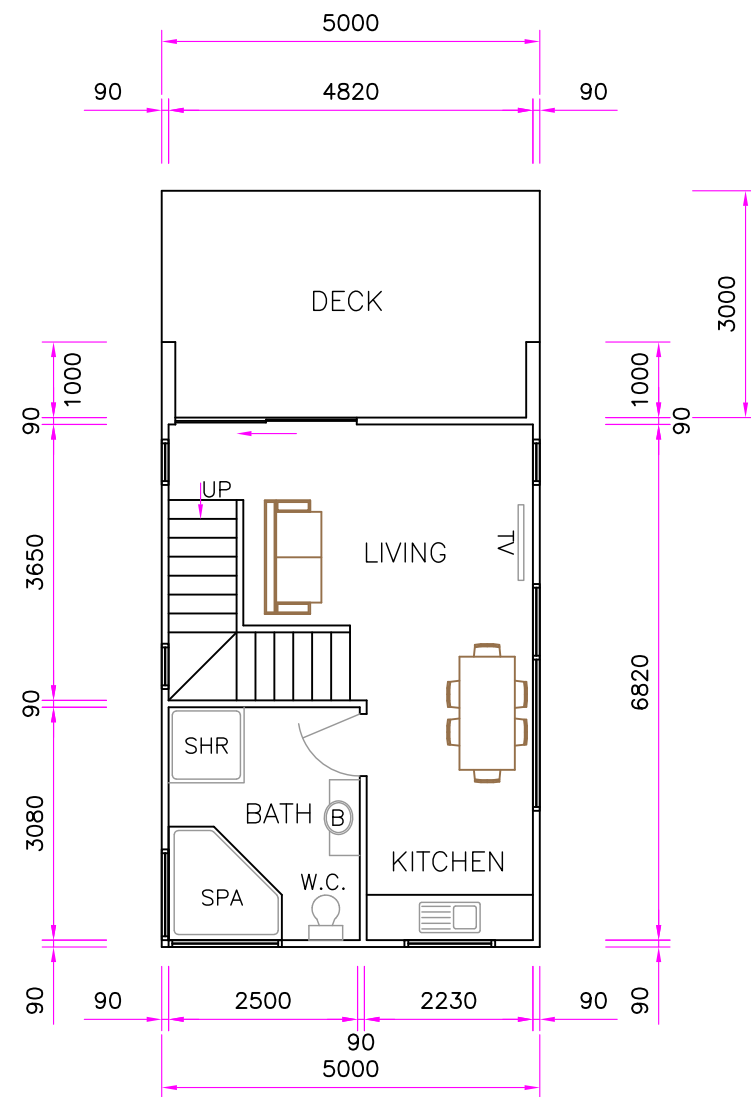
AREA

VISITOR ACCOMMODATION GROUND FLOOR = 35.0m<sup>2</sup> (3.76 SQ.)  
VISITOR ACCOMMODATION MEZZANINE = 21.25m<sup>2</sup> (2.28 SQ.)  
DECK = 15.00m<sup>2</sup> (1.61 SQ.)  
TOTAL = 71.25m<sup>2</sup> (7.66 SQ.)

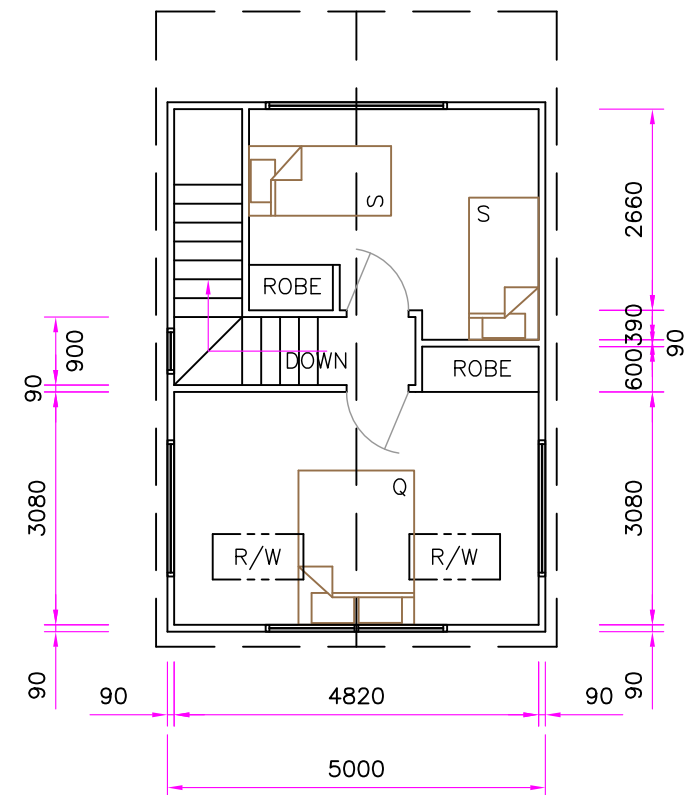


DATE	OCT 2019
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION			
886 IRONCLIFFE ROAD PENGUIN MOUNT GNOMON FARM			
DRAWING No. 19187-08		REV. B	DATE 24.02.20



GROUND FLOOR



MEZZANINE

### FLOOR PLANS – CABIN 3

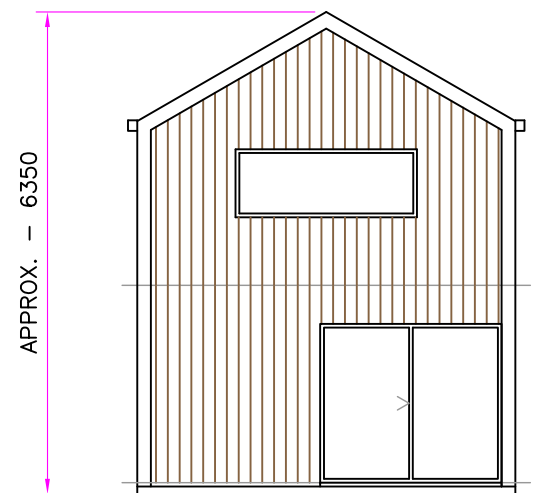
#### AREA

VISITOR ACCOMMODATION GROUND FLOOR = 35.0m<sup>2</sup> (3.76 SQ.)  
VISITOR ACCOMMODATION MEZZANINE = 32.18m<sup>2</sup> (3.46 SQ.)  
DECK = 15.00m<sup>2</sup> (1.61 SQ.)  
TOTAL = 82.18m<sup>2</sup> (8.84 SQ.)

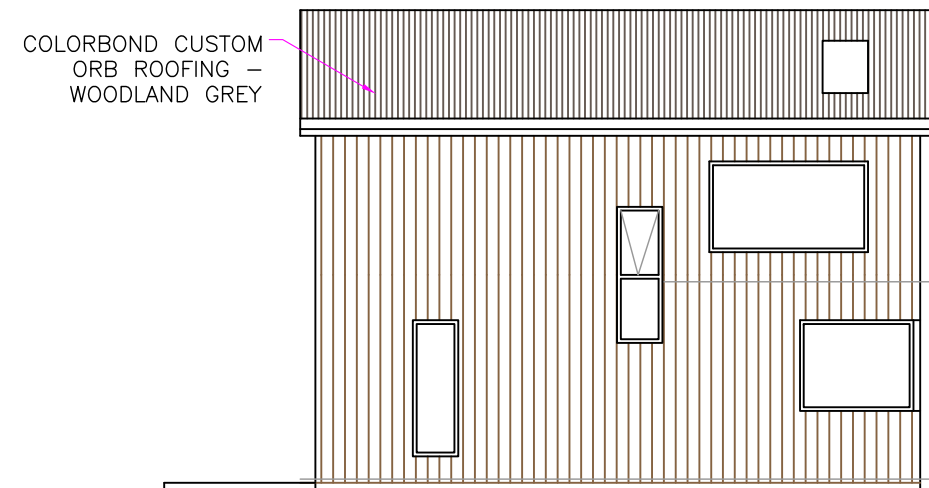


DATE	OCT 2019
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

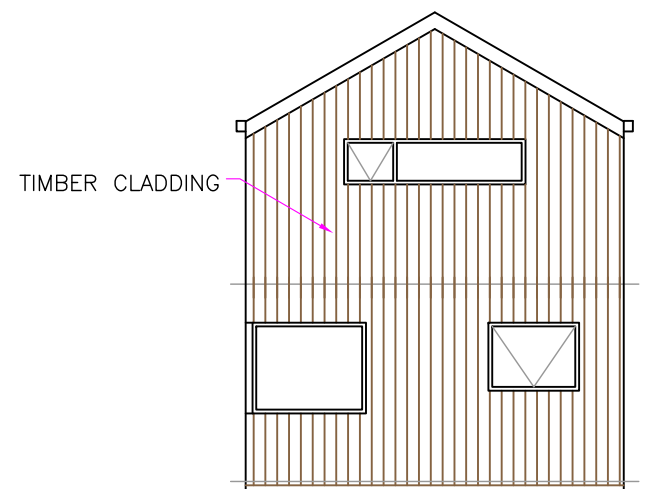
PROPOSED FUNCTION CENTRE & VISITOR ACCOMMODATION		REV.	DATE
886 IRONCLIFFE ROAD PENGUIN		B	24.02.20
MOUNT GNOMON FARM			
DRAWING No.	19187-09		



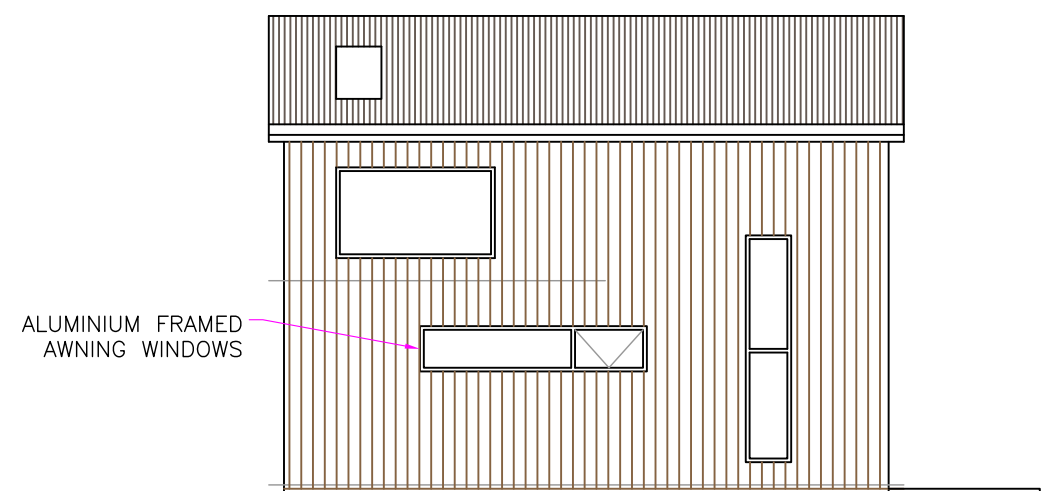
NORTHERN ELEVATION



WESTERN ELEVATION



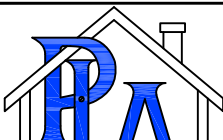
SOUTHERN ELEVATION

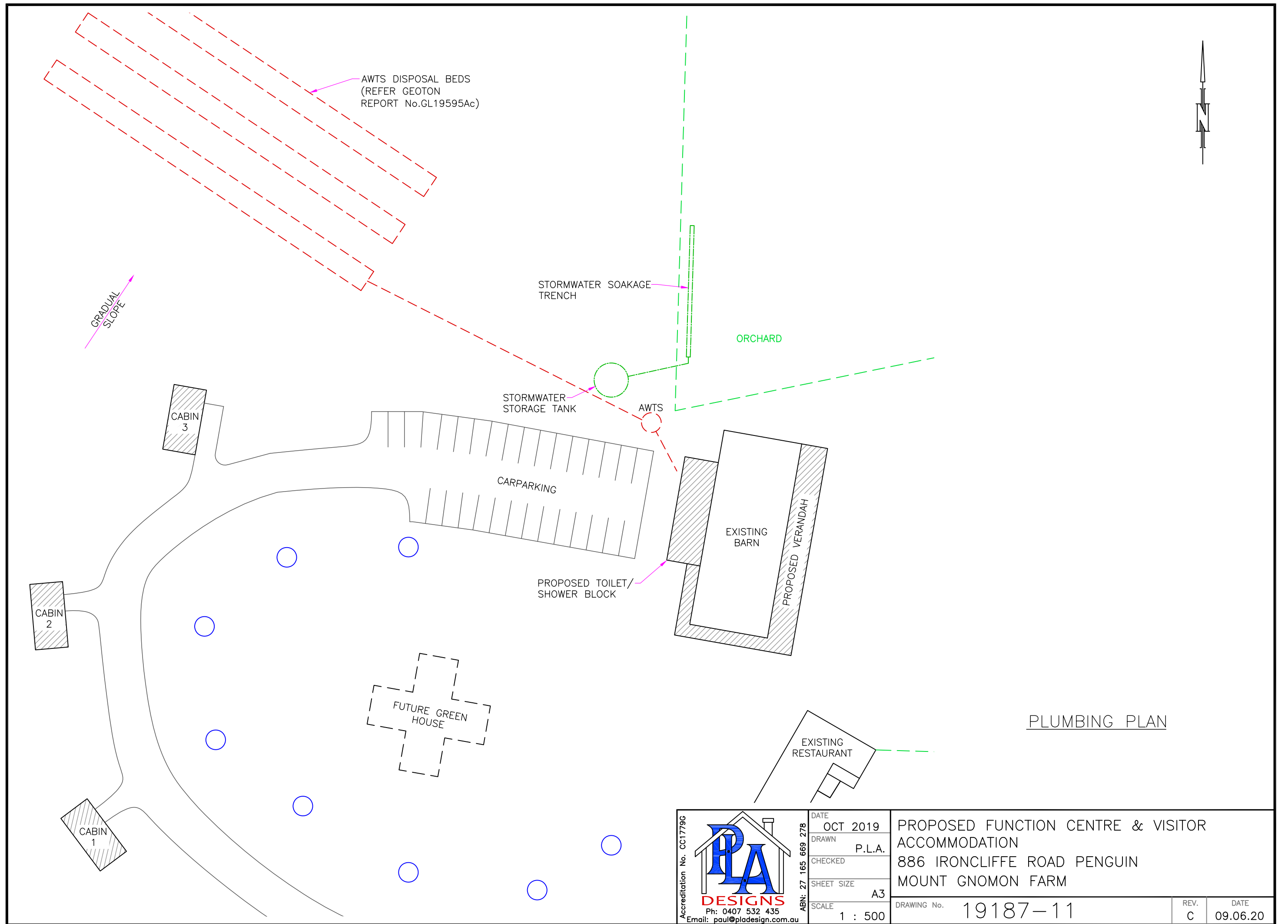



EASTERN ELEVATION

# ELEVATIONS – CABINS 1, 2 & 3

NOTE:  
SITE LEVELS YET TO BE TAKEN & DEPICTED ON ELEVATIONS

<div>Accreditation No. CC1779G</div> <div></div> <div>Ph: 0407 532 435</div> <div>Email: paul@pladesign.com.au</div>	ABN: 27 165 669 278	DATE	PROPOSED FUNCTION CENTRE & VISITOR			
		DRAWN	OCT 2019	ACCOMMODATION		
		CHECKED	A.R.M.	886 IRONCLIFFE ROAD PENGUIN		
			P.L.A.	MOUNT GNOMON FARM		
		SHEET SIZE	A3			
		SCALE	1 : 100			
		DRAWING No.	19187-10	REV. B	DATE 24.02.20	



<div>Accreditation No. CC1779G</div> <div><div>DESIGNS</div><div>Ph: 0407 532 435</div><div>Email: paul@pladesign.com.au</div></div> <div>ABN: 27 165 669 278</div>	DATE	PROPOSED FUNCTION CENTRE & VISITOR		
	OCT 2019	ACCOMMODATION		
	DRAWN	886 IRONCLIFFE ROAD PENGUIN		
	P.L.A.	MOUNT GNOMON FARM		
	CHECKED			
	SHEET SIZE			
A3	DRAWING No.	19187-11	REV.	DATE
SCALE			C	09.06.20
1 : 500				



---

# Development Application

---

**Use Class:** Community Meeting and Entertainment

**Development:** Function Centre and Visitor Accommodation

---

**Location:** 886 Ironcliffe Road, Penguin

---

**Project No:** 19187-P

---

**Report date:** 9 June 2020

---



### AUTHOR DETAILS:

Reporting Planner: Jayne Newman  
Date: 9 June 2020 - Amended

### PROPERTY DETAILS:

Location: 886 Ironcliffe Road, Penguin  
Proposal: Function Centre and Visitor Accommodation  
Use Class: Community Meeting and Entertainment  
Zoning: Rural Resource  
Title Reference: CT: 36003/4  
PID: 7643324

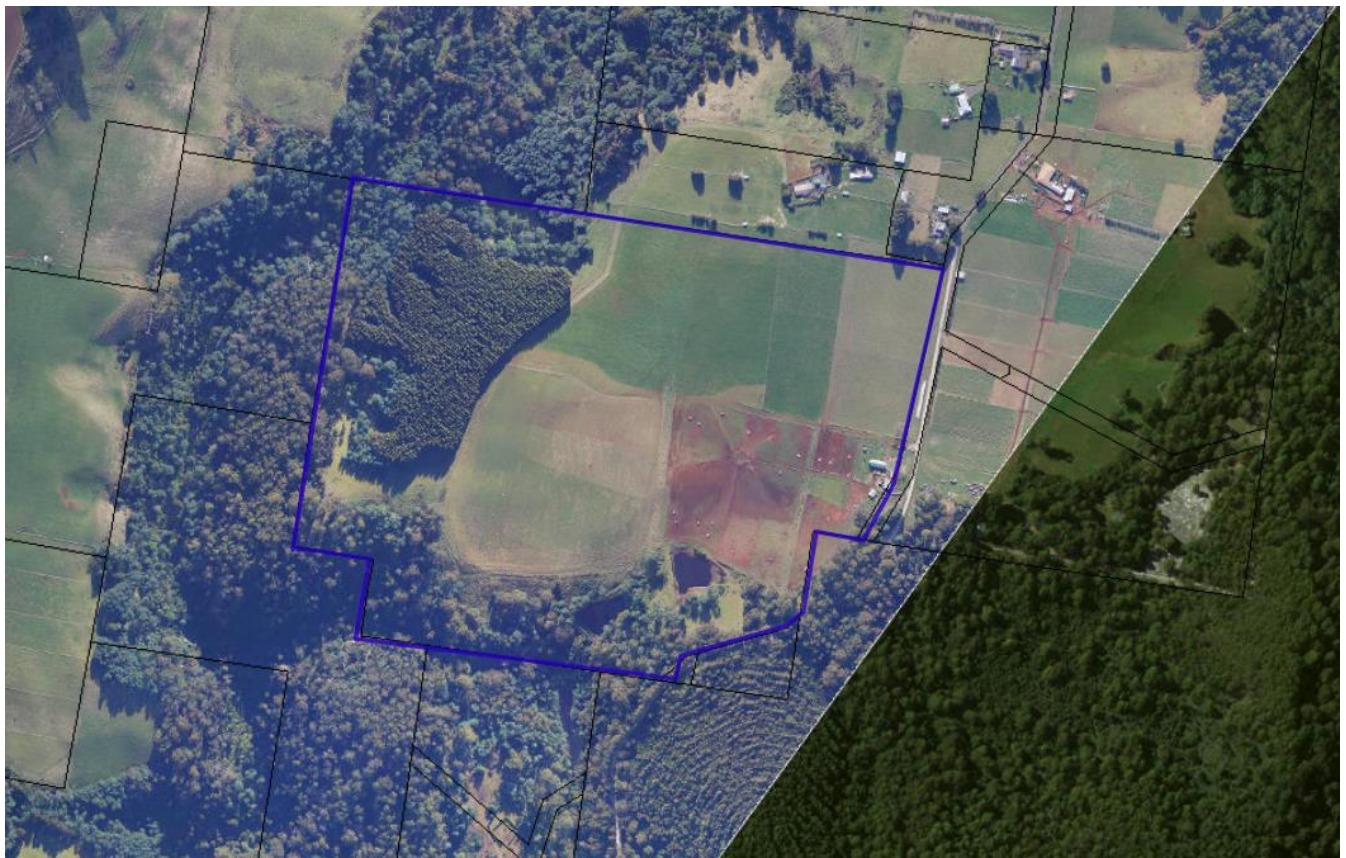


Figure 1: Source: Listmap – Aerial Imagery

## 1. Summary

*This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Central Coast Interim Planning Scheme 2013. The proposal is for a change of use allowing for a wedding venue to be used in conjunction with the existing approved café, which will be utilised to cater for functions. There is also accommodation proposed, providing for farm stay and guest accommodation. The application relies on a discretionary use invoking discretion within the Rural Resource zone, which have been addressed throughout this report.*

## 2. Background

*The proposal is located on a 37.29ha lot, situated at 886 Ironcliffe Road, Penguin. The site adjoins Ironcliffe Road on the eastern boundary and the Rural Resource zone on all other boundaries with the exception of the south/eastern corner which contains the Environmental Management zone. The property has traditionally run as a free-range pig farm with the addition of a small heard of beef cows and fat lambs processed on-site within the butchery and sold through the café space as direct sales or café meals. In recent years extensive vegetable and herb gardens, cut flowers and a 1000 tree apple, pear and quince orchard have been established. This provides additional sales with the first batch of cider released in November last year. This along with the bacon beer has added to the range sold at the farm café which opens on weekends. The site currently consists of a café, small butchery and farm managers residence.*

## 3. Proposal

*The proprietor wishes to value add to the existing functionality of the site by including a function/tasting centre, providing a cider tasting bar and dining space within the barn and three farm stay accommodation units. A barn function centre would allow for more produce grown at the farm to be value added and sold as dishes/cider increasing the viability of the farm. The barn will also become the main farm shop allowing for the additional sale of cut flowers, garden preserves, heritage apples along with the current meat and small goods line. It would also provide a one stop location for wedding ceremonies and receptions. The accommodation options will also complement the mountain biking developments that are currently taking place in the Dial Range, allowing for mountain bikers and hikers to be based adjacent to the recreation area.*

*The development consists of an extension to the barn providing a toilet/shower block and a verandah attached to the existing building. There are also three two-story accommodation blocks proposed with two containing a ground floor open plan living, kitchen, bathroom and deck and a first-floor queen bedroom. The third is a family accommodation block which will provide for two bedrooms upstairs with the addition of two single beds. The accommodation units are intended for farm stay style accommodation and wedding accommodation for functions when required. Additionally, is an area set aside for 8 glamping tents having a total accommodation capacity of 24 guests for the site.*

#### 4. Local Area Objectives

- (a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;
  - (b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;
  - (c) Air, land and water resources are protected against –
    - (i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and
    - (ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;
  - (d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;
  - (e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;
  - (f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;
  - (g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry
  - (h) Residential use and development on rural land is appropriate only if –
    - (i) required by a primary industry or a resource based activity; or
    - (ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes
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**Comment:**

- a) *The priority purpose of the zone is to allow for a primary industry use which is dependent on natural resources. The farming operation within the property will remain the same, with any development located to minimise fettering while value adding to the economic sustainability of operation.*
- b) *The proposal is not a use that would impact current or future primary industry uses but is considered to be value adding to the existing farm operations. The proposal will not impact air or water quality, and all land required for the function centre will remain within the already fettered area. It is noted that the cabins visitor accommodation for up to 16 people is permitted for farm stay, therefore the use on weekends for weddings will not create any further fettering from that of the permitted use. The additional visitor accommodation through glamping tents is not considered to permanently preclude the land from returning to agricultural use and will only be set up during the summer months. The land surrounding the tent will be used as a garden, which will be sold as fresh cut flowers.*
- c) *The proposed additional use takes advantage of existing developed areas, therefore not considered to remove any land from resource development. The proposal is value adding to the existing use and is considered to work in harmony with the rural resource land within the lot and is located far enough away from adjoining rural resource activities to ensure they are not impacted. The addition of the visitor accommodation will primarily be used as farm stay but also for wedding functions on weekends. The additional space used for the visitor accommodation units has been reduced using a double storey footprint and the glamping tents will not be a permanent structure therefore not creating any permanent loss to the agricultural land. Additionally, surrounding the tents will be a large garden which will provide a fresh cut flower market.*
- d) *The site is 37 ha in area and has a diverse range of agriculture uses. It's mainly used for livestock production but also has a 5 hectare forestry plantation, 1000 tree apple, pear and quince orchard and a market garden operation. The farm has a strong brand and is popular with locals and tourists. Produce grown can be sampled at the farm or on-sold to the public and prepared on-site for events.*
- e) *The site is not of a size to provide for a standalone sustainable agriculture production, which is why value adding is so important. The butchery/commercial kitchen has allowed for some value adding to occur. The site now provides for sustainable production with growth, harvesting and sales all within the property, providing the business with long term sustainability.*

- f) *The proposal is for both an economic and community activity which requires the farm environment to allow for direct sales and visitor experience. It therefore cannot reasonably be located within a settlement area away from the rural resource activities.*
- g) *Although the application is not solely a Tourist operation, the site has existing use rights for tourism and will expand through this application. It will allow for more agritourism such as cider tasting and farm stay which is directly associated with a primary industry use conducted within the zone, compliant with local area objective (g).*
- h) *Not applicable; the proposal does not include a residential use.*

## 5. Desired Future Character Statement

Use or development on rural land –

- (a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –
  - (i) expansive areas for agriculture and forestry;
  - (ii) mining and extraction sites;
  - (iii) utility and transport sites and extended corridors; and
  - (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency
- (b) may be interspersed with –
  - (i) small-scale residential settlement nodes;
  - (ii) places of ecological, scientific, cultural, or aesthetic value; and
  - (iii) pockets of remnant native vegetation
- (c) will seek to minimise disturbance to –
  - (i) physical terrain;
  - (ii) natural biodiversity and ecological systems;
  - (iii) scenic attributes; and
  - (iv) rural residential and visitor amenity;
- (d) may involve sites of varying size –
  - (i) in accordance with the type, scale and intensity of primary industry; and
  - (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;
- (e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems

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### **Comment:**

- a) *The site is located within an expansive area of agriculture.*
- b) *Not applicable.*
- c) *The proposal minimises disturbance to the physical terrain, natural biodiversity and scenic attributes, using an area that is already developed. This proposal also adds to visitor amenity, providing a function centre within an active farm and also farm accommodation with the additional use for wedding guests.*
- d) *The 37ha lot is of a size that requires intensive practices and direct sales to be sustainable. The proposal is not sited near any mining leases, therefore not considered to impact any commercial production based on naturally occurring resources.*
- e) *Technology, management and marketing systems are integral for the sustainability of a small-scale farm. The off and on-farm sales allow for a diverse operation that can be viable on small acreage.*



### 26.3.1 – Requirement for discretionary non-residential use to located on rural resource land

Other than for residential use, discretionary permit use of rural resource land is to minimise –

- (a) unnecessary loss of air, land and water resources of significance for sustainable primary industry and other permitted use, including for agricultural use dependent on the soil as a growth medium; and
- (b) unreasonable conflict or interference to existing or potential primary industry use, including agricultural use, by other land use

A1	P1
There is no acceptable solution	<p>Other than for residential use, discretionary permit use must –</p> <ul style="list-style-type: none"> <li>(a) be consistent with the local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement;</li> <li>(c) be required to locate on rural resource land for operational efficiency – <ul style="list-style-type: none"> <li>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</li> <li>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</li> <li>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</li> <li>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</li> <li>(v) if required – <ul style="list-style-type: none"> <li>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</li> <li>b. for security;</li> <li>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</li> </ul> </li> <li>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</li> <li>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</li> <li>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</li> </ul> </li> <li>(d) minimise likelihood for – <ul style="list-style-type: none"> <li>(i) permanent loss of land for existing and potential primary industry use;</li> <li>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</li> <li>(iii) loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development</li> </ul> </li> </ul>

**COMMENT:**

Other than for residential use, discretionary permit use must –

**(a) be consistent with the local area objectives;**

*The proposal has demonstrated compliance with the local area objectives on page 4 of this report.*

**(b) be consistent with any applicable desired future character statement;**

*The proposal has demonstrated compliance with the future character statement on page 5 of this report.*

**(c) be required to locate on rural resource land for operational efficiency –**

*The proposal is required to provide the opportunity to value add to the security of the existing operation. Food production from the farm will be used for the catering of wedding and other functions together with accommodation. This provides “paddock to plate” venture where the entire process is undertaken within the site.*

**(d) minimise likelihood for -**

**(i) permanent loss of land for existing and potential primary industry use;**

*As the proposal is for an extension to a building within an already fettered portion of the site, it is not considered to create any greater impact to the land used for animal grazing. The visitor accommodation is primarily used for a permitted use “farm stay” while also providing wedding accommodation. The additional visitor accommodation provided in the glamping tents does not permanently preclude the land from potential agricultural use as they are not permanent structures.*

**(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and**

*The proposal is considered to value add to the primary industry use within the site. The proposal provides for additional income for the farm using produce grown within the site. The location of the proposal is not considered to create any increase in impact to surrounding lots. Setbacks to the function centre are similar to that of the existing building, with only a small extension on the eastern & western sides extending towards the boundary. The use as a function centre is considered similar to activities of the existing tourist operation, therefore not a significant change in activity. This building is sited 90 metres from the east (Road) and more than 100 metres from the northern boundary providing a setback of sufficient distance to minimise any interference to adjoining owners.*

*In relation to adjacent land, the visitor accommodation is sited in excess of 200 metres from the western and southern boundaries, 117 metres from the northern boundary and 112 metres from tent 8 to the eastern (road) boundary. The separation distance provided together with the fact that this is a node of small scale farms and not broad scale agriculture, reduce the likelihood of impact as intensive or large scale activities are unlikely. Each surrounding farm looks to be used for animal grazing and each contain a single dwelling. The diagram below shows a 200m radius around each existing sensitive use demonstrating that the area containing the proposal and surrounding lots is already fettered by existing development. The proposal does not extend this area and is considered to achieve sufficient separation from use and activities pertaining to animal grazing.*



Figure 2 – Source Listmap – 200 metre radius shown around existing sensitive uses.

- (iii) loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development

*As stated above, this area is small scale animal grazing, therefore although located within an irrigation district, is not considered to be benefit from broadscale irrigation. Such lot sizes cannot support a rotation of crops of a size to require the implementation of an irrigation scheme.*

## 7. Development Standards

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

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

A1	P1
<p>A site or each lot on a plan of subdivision must –</p> <ul style="list-style-type: none"> <li>(a) unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and</li> <li>(b) if intended for a building, contain a building area – <ul style="list-style-type: none"> <li>(i) of not more than 2000m<sup>2</sup> or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</li> <li>(ii) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(iii) clear of any applicable setback from a zone boundary;</li> <li>(iv) clear of any registered easement;</li> <li>(v) clear of any registered right of way benefiting other land;</li> <li>(vi) clear of any restriction imposed by a utility;</li> <li>(vii) not including an access strip;</li> <li>(viii) accessible from a frontage or access strip</li> </ul> </li> </ul>	<p>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 –</p> <ul style="list-style-type: none"> <li>(a) erection of a building if required by the intended use;</li> <li>(b) access to the site;</li> <li>(c) use or development of adjacent land;</li> <li>(d) a utility; and</li> <li>(e) any easement or lawful entitlement for access to other land</li> </ul>

**COMMENT:**

*The site area is 37ha, with a building envelope not detailed on the title. The total floor area proposed is 406m<sup>2</sup>, located clear of any setbacks, easements, right of ways, utilities or access strips. The development is accessible from the existing driveway to Ironcliffe Road, achieving compliance with A1.*

A2	P2
<p>A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(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.</p>	<p>(a) A site must have a reasonable and secure access from a road provided –</p> <p>(i) across a frontage; or</p> <p>(ii) by an access strip connecting to a frontage, if for an internal lot; or</p> <p>(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by –</p> <p>a. the intended use; and</p> <p>b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and</p> <p>(v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or</p> <p>(b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.</p>
<p><b>COMMENT:</b></p> <p><i>The lot has an existing and approved frontage and crossover to Ironcliffe Road, compliant with A2. No changes are proposed to this access. An increase in traffic movement is likely with a function centre, therefore the application has been forwarded to Councils Engineering department for review.</i></p>	

A3	P3
<p>Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply –</p> <p>(a) provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) from a rechargeable drinking water system R31 with a storage capacity of not less than 10,000 litres if–</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for –</p> <p>a single dwelling; or</p> <p>a use with an equivalent population of not more than 10 people per day</p>	<p>(a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or</p> <p>(b) It must be unnecessary to require a water supply</p>
<p><b>COMMENT:</b></p> <p><i>Plumbing plan 19087-11 depicts a water storage tank that is rechargeable from stormwater. The water supply will be utilised to service the amenities area and for water supply to the visitor accommodation units.</i></p>	

A4	P4
<p>Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –</p> <p>(a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) by on-site disposal if –</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip</p>	<p>(a) A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste</p> <p>(i) in accordance with any prescribed emission limits for discharge of waste water;</p> <p>(ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency;</p> <p>(iii) without likely adverse impact for the health or amenity of the land and adjacent land;</p> <p>(iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and</p> <p>(v) with appropriate safeguards to minimise contamination if the use or development has potential to –</p> <p>a. indirectly cause the contamination of surface or ground water; or</p> <p>b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or liquid trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or</p> <p>(b) It must be unnecessary to require the drainage and disposal of sewage or liquid trade waste</p>
<p><b>COMMENT:</b></p> <p><i>The proposal is for a function centre providing for more than 10 people per day. A report has been provided by Geoton (reference GL19595Ac) detailing that the site is suitable for on-site disposal in accordance with AS/NZS1547:2012 compliant with A4.</i></p>	

A5	P5
<p>Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –</p> <p>(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; 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 5000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface</p>	<p>(a) A site or each lot on a plan of subdivision must drain and dispose of stormwater –</p> <p>(i) to accommodate the anticipated stormwater –</p> <p>a. currently entering from beyond its boundaries; and</p> <p>b. from the proposed development;</p> <p>(ii) without likelihood for concentration on adjacent land;</p> <p>(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;</p> <p>(iv) to manage the quantity and rate of discharge of stormwater to receiving waters;</p> <p>(v) to manage the quality of stormwater discharged to receiving waters; and</p> <p>(vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or</p> <p>(b) It must be unnecessary to require the drainage and disposal of stormwater</p>
<p><b>COMMENT:</b></p> <p><i>Stormwater disposal will be provided within the site. The site exceeds 5000m<sup>2</sup> with the overflow directed away from the buildings, accesses and septic disposal areas are shown on plumbing plan 19087-11.</i></p>	



## 26.4.2 - Location and configuration of development

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

A1	P1
<p>A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan</p>	<p>The setback of a building or utility structure must be –</p> <p>(a) consistent with the streetscape; and</p> <p>(b) required by a constraint imposed by –</p> <p>(i) size and shape of the site;</p> <p>(ii) orientation and topography of land;</p> <p>(iv) arrangements for vehicular or pedestrian access;</p> <p>(v) a utility; or</p> <p>(vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;</p> <p>(vii) any lawful and binding requirement –</p> <p>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</p> <p>b. an interest protected at law by an easement or other regulation</p>
<p><b>COMMENT:</b></p> <p><i>The site plan shows the proposed development 90 metres from the closest boundary achieving compliance with A1.</i></p>	

A2	P2
<p>Building height must be not be more than 8.5m</p>	<p>Building height must -</p> <p>(a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;</p> <p>(b) minimise apparent scale, bulk, massing and proportion in relation to any adjacent building;</p> <p>(c) be consistent with the streetscape and rural landscape;</p> <p>(d) respond to the effect of the slope and orientation of the site; and</p> <p>(e) take into account the effect and durability of screening other than vegetation to attenuate impact</p>
<p><b>COMMENT:</b></p> <p><i>The accommodation units have a maximum height of 6.4 metres with the barn extension having a height of 3.3 metres, achieving compliance with A2.</i></p>	

A3	P3
<p><b>A3.1</b> A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p> <p><b>A3.2</b> Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p><b>P3.1</b> The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to –</p> <p>(a) minimising the visual impact on the skyline;</p> <p>(b) minimising height above the adjacent vegetation canopy;</p> <p>(c) minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and</p> <p>(d) minimising reflection of light from an external surface.</p> <p><b>P3.2</b> Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to –</p> <p>(a) the visual impacts of the development;</p> <p>(b) the characteristics of the vicinity of the site;</p> <p>(c) the characteristics of the wind resource;</p> <p>(d) the topography of the site and how that location affords access to wind; and</p> <p>(e) potential impacts on birds.</p>
<p><b>COMMENT:</b></p> <p><i>The site is not located near a ridgeline, therefore is not considered to impact the skyline.</i></p> <p><i>There are no adjacent forests or woodlands within the vicinity of this proposal, therefore no impact to any adjacent vegetation canopies.</i></p> <p><i>There is a waterway and dams located within the site, but more than 200 metres from the proposed development.</i></p> <p><i>Clad material of the proposal is timber cladding with colorbond roofing. The roof colour will be Woodland Grey, therefore will have a light reflectance of not more than 40%.</i></p> <p><i>The proposal is considered to achieve compliance with the performance criteria and objective to this clause.</i></p>	

### 26.4.3 Location of development for sensitive uses

The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –

- (a) agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;;
- (b) agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;
- (c) use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;
- (d) conservation management;
- (e) extractive industry;
- (f) forestry; and
- (g) transport and utility infrastructure

A1	P2
<p>New development for sensitive uses must –</p> <ul style="list-style-type: none"> <li>(a) be located not less than – <ul style="list-style-type: none"> <li>(i) 200m from any agricultural land;</li> <li>(ii) 200m from aquaculture or controlled environment agriculture;</li> <li>(iii) 500m from extractive industry or intensive animal husbandry;</li> <li>(iv) 100m from land under a reserve management plan;</li> <li>(v) 100m from land designated for production forestry;</li> <li>(vi) 50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and</li> <li>(vii) clear of any restriction imposed by a utility; and</li> <li>(viii) not be on land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broadscale irrigation development</li> </ul> </li> </ul>	<p>New development for sensitive uses must minimise –</p> <ul style="list-style-type: none"> <li>(a) permanent loss of land for existing and potential primary industry use;</li> <li>(b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;</li> <li>(c) permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and</li> <li>(d) adverse effect on the operability and safety of a major road, a railway or a utility</li> </ul>

#### COMMENT:

*It is our interpretation that the proposal for visitor accommodation is not a sensitive use as per the definition, "...involving the presence of people for extended periods...". The application does however provide visitor accommodation for short term stays which is defined as "use of land for providing short or medium term accommodation for persons away from their normal place of residence...". Council planners have advised that they consider all visitor accommodation as a sensitive use, therefore require the application to address the performance criteria.*

*As the proposal provides 3 visitor accommodation units which have a capacity of 8 people which are primarily used for farm stay accommodation in conjunction with the farming operation, the proposal is considered to value add to the farm and not impede the operations providing people with an interactive stay. As the glamping tents are not a permanent style of accommodation, it will not create a permanent loss to the existing or potential primary industry use leaving the soil as a growth medium unchanged. Surrounding the tents will be a large flower garden which will be used for fresh market flower sales. It is also noted that the tents will only likely be erected during dry months.*

*In relation to adjacent land, the visitor accommodation is sited in excess of 200 metres from the western and southern boundaries, 117 metres from the northern boundary and 112 metres from tent 8 to the eastern (road) boundary. The separation distance provided together with the fact that this is a node of small scale farms and not broad scale agriculture, reduce the likelihood of impact as intensive or large scale activities are unlikely. Each surrounding farm looks to be used for animal grazing and each contain a single dwelling. Figure 2 on page 7 of this report shows a 200m radius around each existing sensitive use demonstrating that the area containing the proposal and surrounding lots is already fettered by*

*existing development. The proposal does not extend this area and is considered to achieve sufficient separation from use and activities pertaining to animal grazing.*

*Although located within an irrigation district, as this area is used for small scale animal grazing, it is not considered to be benefit from broadscale irrigation. Such lot sizes cannot support a rotation of crops of a size to require the implementation or justify joining an irrigation scheme.*

*The site is not located near a major road, railway or any identified utility that would likely be affected by this proposal.*

*The application is considered to achieve compliance with the requirements of the performance criteria and relative objectives providing a value add to sustain the small-scale agriculture undertaken within the site.*

CODES	
<b>E1 – Bushfire-Prone Areas Code</b>	<b>N/A</b>
The application does not involve a vulnerable or hazardous use, nor does it involve the subdivision of land.	
<b>E2 Airport Impact Management Code</b>	<b>N/A</b>
The code is not applicable to the Central Coast Interim Planning Scheme.	
<b>E3 – Clearing and Conversion of Vegetation Code</b>	<b>N/A</b>
The application does not propose any clearing or conversion of vegetation.	
<b>E4 - Change in Ground Level Code</b>	<b>N/A</b>
The proposal complies with exemption E4.4.1 (b), as detailed within the site and elevation plans.	
<b>E5 - Local Heritage Code</b>	<b>N/A</b>
This Code is not applicable as the lot is not listed within the Heritage Code nor is the lot listed on the Tasmanian Heritage Register.	
<b>E6 - Hazard Management Code</b>	<b>N/A</b>
There are no hazards identified within the vicinity of development proposed. Any potential landslide is located more than 300 metres to the south/west.	
<b>E7 - Sign Code</b>	<b>N/A</b>
There are no signs as part of this permit application.	
<b>E8 - Telecommunication Code</b>	<b>N/A</b>
This Code is not applicable as the permit application does not propose any telecommunication facilities.	

<b>E9 - Traffic Generating Use and Parking Code</b>	<b>Yes</b>
<b>E9.5.1 Provision for parking</b> 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	
<b>A1</b> <b>Provision for parking must be –</b>  <b>(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;</b>	<b>P1</b> <b>(a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or</b> <b>(b) Adequate and appropriate provision must be made for vehicle parking to meet –</b> (i) anticipated requirement for the type, scale, and intensity of the use; (ii) likely needs and requirements of site users; and (iii) likely type, number, frequency, and duration of vehicle parking demand
<b>Comment:</b> <i>The application provides 84 parking spaces. The function area of the barn has a floor area of 360m<sup>2</sup> and having a peak capacity of 250 people requiring a minimum of 84 parking spaces. There is also an existing truck parking space for the restaurant, which will remain in place, compliant with the acceptable solution. Because the restaurant and function centre will not be running concurrently, providing parking spaces for both floor area is not required. Each unit is provided with a parking space with additional space available within the large parking space if required. In relation to the function centre, as the units will be occupied either while a wedding is on or as farm stay accommodation outside of wedding times, no additional parking is needed.</i>	



#### E9.6.1 Design of vehicle parking and loading areas

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

<p><b>A1.1</b> All development must provide for the collection, drainage and disposal of stormwater; and</p> <p><b>A1.2</b> Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"><li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;</li><li>(b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;</li><li>(c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;</li><li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;</li><li>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</li><li>(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</li><li>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</li></ul> <p><b>A2</b> 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><b>P1</b> The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –</p> <ul style="list-style-type: none"><li>(a) the nature and intensity of the use;</li><li>(b) effect of size, slope and other physical characteristics and conditions of the site;</li><li>(c) likely volume, type, and frequency of vehicles accessing the site;</li><li>(d) likely demand and turnover for parking;</li><li>(e) delivery and collection vehicles;</li><li>(f) familiarity of users with the vehicle loading and vehicle parking area;</li><li>(g) convenience and safety of access to the site from a road;</li><li>(h) safety and convenience of internal vehicle and pedestrian movement;</li><li>(i) safety and security of site users; and</li><li>(j) the collection, drainage, and disposal of stormwater</li></ul> <p><b>P2</b> Design of internal access roads and vehicle circulation, movement and standing areas for permitted use on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be adequate and appropriate for the likely type, volume, and frequency of traffic</p>
--	---

#### Comment:

*Site plan 19187-03 shows the vehicle parking area available. This area is partially constructed with compacted sub-base and all-weather material, with additional spaces to be constructed in the same manner. The plan shows two disabled parking spaces, area availability for bicycle parking and each parking space separately accessible from the internal circulation isle, therefore allowing for forward moving and passing of all vehicles.*

#### E10 - Water and Waterways Code

N/A

This Code is not applicable as the development is sited more than 30 metres from any onsite dam or creek.

## **Traffic Impact Assessment**

886 Ironcliffe Rd, Penguin

Prepared for  
**Mount Gnomon Farm**

Client representative  
**Paul Allen (PLA Designs)**

Date  
**15 July 2020**

Rev00



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## Appendices

### Appendix A — Site Photos

Prepared by — Andrew Van Tatenhove		Date — 15/7/20
Reviewed by — Paul Allen – PLA Designs		Date — 15/7/20
Authorised by — Andrew Van Tatenhove		Date — 15/7/20

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# 1. Introduction

The site is a 37.294 ha lot used for a mix of agricultural activities being cattle, pig and sheep grazing, extensive vegetable and herb gardens and an orchard. All foods are processed onsite within the small butchery and kitchen and are either sold in bulk at festivals or through the restaurant/café. The existing restaurant has vehicular parking provided within the frontage setback and accesses via an existing crossover to Ironcliffe Road.

The site also contains an existing farm managers residence which accesses via a separate crossover to Ironcliffe Road.

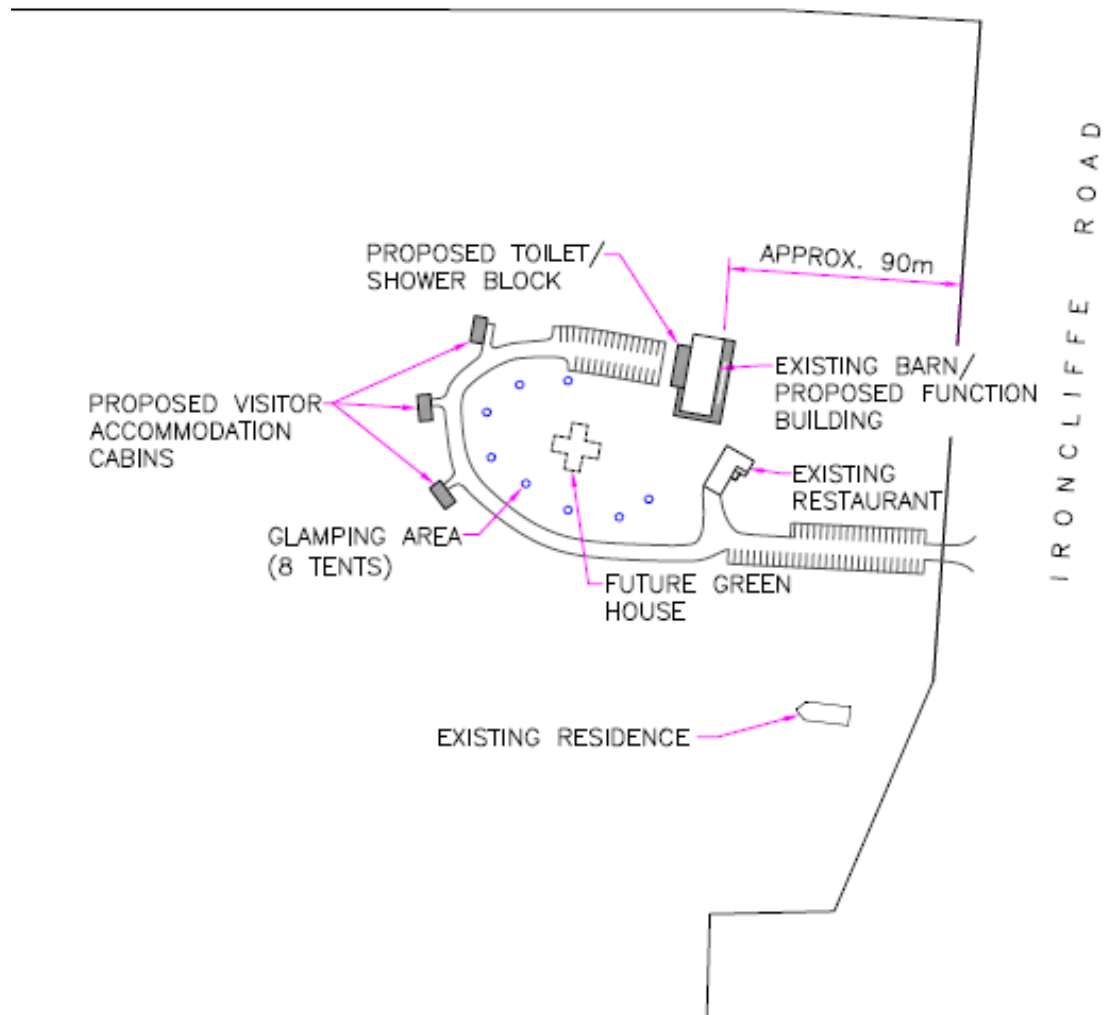


Figure 1 - PLA Designs site plan – Extract of works proposed.

## 2. Existing Site

At present, the café / restaurant services approximately 70 people per day, generally operating on the weekends. Based on the occupation levels for the facility, an estimate as to the current vehicle generation for the restaurant has been estimated. The Central Coast Interim Planning Scheme 2013 Table E9.1 requires 1 parking space per 3 seats for a restaurant. This equates to approximately 25 cars visiting the facility, resulting in 50 vehicle movements per day.

In addition to the general restaurant usage, the facility has also typically catered for 3 wedding functions per year, which have an average attendance of 100 people. For the purposes of this assessment, a similar relationship between attendees and vehicle movements has been assumed. This results in 33 cars, and 66 vehicle movements associated with each current wedding.

It should be noted that the restaurant does not operate independently to the weddings, so there at present, the facility would generate a peak of 66 vehicle movements per day.

## 3. Proposed development

An existing barn on the site is proposed to be converted into a function centre.

The proposed function centre is anticipated to provide for 10 weddings (an increase of 7). An average wedding size has 100 guests which equates to 33 cars and 66 vehicle movements. As the restaurant will be closed to the public during weddings, any corresponding vehicle movements will not overlap. It is also anticipated that the weddings will typically be between 3:00pm and 10:00pm, which is expected to miss the current peak traffic periods for Ironcliffe Rd.

The proposed visitor accommodation is to include 3 accommodation cabins and 8 glamping style tents. Based upon the Austroads guide to traffic generation, it has been assumed that each of the units or tents will develop 3 vehicle movements per day. These numbers are considered conservative, as they represent typical generation for a motel type facility. Therefore, at full occupancy, it has been assumed that the accommodation will develop 33 vehicle movements per day.

The permit application has indicated that the function centre will have a peak occupancy of 250 people. This is to represent a maximum permissible occupancy for a single event, so whereas the typical wedding or event would average around 100 people, there is scope for these functions to allow for up to 250 people. It is expected that these larger functions would occur on average twice per year.

It should be noted that the restaurant will be closed whilst functions are being held. Also, access to the accommodation will be restricted during functions to ensure a maximum occupancy of 250 people is adhered too. This corresponds with 84 cars and 168 vehicle movements. Because there is no access to the restaurant and accommodation, there will not be an overlap in vehicle movements for the restaurant and function centre.

## 4. Surrounding Road Network

The Mount Gnomon Farm site is located on Ironcliffe Road, approximately 5.5km south of the intersection with Hardy's Rd. In general, this road is a sealed road, although the final 300m of road on the approach to the site is unsealed. This unsealed road section is believed to be a Crown road reserve.

Ironcliffe Rd does not have a posted speed limit in place. As a result, the sealed section speed limit is 100km/hr.



However, in the vicinity of the development, the road is unsealed, therefore an 80km/hr speed limit is imposed as per legislation which came into force on the 1 February 2014.

There is a single lane bridge on McBrides Creek, approximately 2.7km from the site, along with a cattle grid on the unsealed road section. Both these items reduce the available road width, although there is sufficient sight distance in both directions at these locations to minimise any potential impact on road users.

This section of Ironcliffe Road to the south of the site is a “no through” road, providing access to the start of a number of walking and mountain bike trails through Parks & Wildlife property.

The unsealed section of Ironcliffe Rd in front of the site is nominally 5.0m wide, with additional gravel shoulder width available. This section of road is also straight, so approaching vehicles have adequate sight distance and road width to safely pass.

The existing sealed road network, which comprises the majority of Ironcliffe Rd is 4.5m wide and provides sufficient width to enable the safe passing of vehicles. Once reaching the Hardys Rd intersection for vehicles travelling north, a 60km/hr speed limit is introduced through the urban area, where the impact for vehicles is expected to be minimal.

## 5. Traffic Impact

Traffic count data has been provided from Central Coast Council (CCC) for Ironcliffe Rd. This data was obtained in 2015, and was recorded in front of the property at 788 Ironcliffe Rd, located approximately 300m north of the subject property. This data has been summarised below:

	Count Data	Adopted AADT
AADT (10 day count)	117, 112, 69, 84, 96, 99, 111, 73, 130, 71, 97 Weekend values typically higher.	130
Peak Hourly Rate	Peak 10-19 vehicles per hour. Peak period between 11:00 and 14:00 hrs.	

Table 1 - Traffic Count Data (source: Central Coast Council traffic count 2015)

In addition, a brief 1hr traffic count was undertaken during the surrounding road network site investigation. The count identified 10 vehicle movements in the 1 hour period. This provides a general agreement with the recorded council data, so these values have been adopted in preparation of this TIA.

### 5.1 Road Classification

The Local Government Division for the Department of Premier and Cabinet has provided a summary of the Local Government Road Hierarchy for Tasmania. An extract of this summary is included in Figure 2 below.

## 2.5 The Tasmanian Local Government Road Hierarchy – Rural roads

Classification	Arterial	Collector	Link	Local access	Minor access	Unformed
<b>Functional Criteria</b>						
Function/ predominant purpose	Provide the principal links between rural population centres and regions.	Connect arterial roads to local areas and supplement arterial roads in providing for traffic movements between rural population centres.	Provide a link between the arterial or collector roads and local access roads.	Provide access to residential properties and in some cases commercial properties, at a local level.	Provide secondary access to residential properties and irregular access to community facilities such as parks and reserves.	Roads not maintained by the council or non-constructed/maintained road reserves or roads that have a very low level of service.
Connectivity description	High connectivity - connecting rural population centres.	High connectivity - supplements arterial roads in connecting towns, rural centres and localised facilities.	Medium connectivity - connects traffic at a neighbourhood level with collector and arterial roads.	Low - connects individual properties within a neighbourhood to link roads.	Low - provides access to properties.	Future roads or roads that have a very low level of service.
<b>Guidance Metrics</b>						
Average Annual Daily Traffic (AADT)	>2000 vehicles per day (vpd)	300 - 2000 vpd	100 - 300 vpd	30 - 100 vpd	<30 vpd	N/A
Heavy vehicles permitted	Yes - thoroughfare	Yes - thoroughfare	Yes - some through traffic	No thoroughfare, local access only	No thoroughfare, local access only	N/A
Average Annual Daily Truck Traffic or Equivalent Heavy Vehicles (AADTT / EHV)	>300 AADTT or >20% EHV	60 - 300 AADTT or >10% EHV	<60 AADTT or >10% EHV	N/A	N/A	N/A
Public transport route	Yes	Yes	Yes	No	No	N/A
Carriageway form	2 or 4 lanes	2 lanes	2 lanes	1 or 2 lanes	Typically 1 lane	N/A
Running surface	Sealed	Sealed	Sealed/unsealed	Sealed/unsealed	Sealed/unsealed	Unformed

Figure 2 - Local Government Road Hierarchy

In comparison, the Local Government Association of Tasmania (LGAT) municipal standard drawing TSD-R02-v1 provides an alternative road classification system. An extract from this plan is included in Figure 3 below:

TABLE 2		EXISTING INFRASTRUCTURE	NEW DEVELOPMENT								
CODE*	A.A.D.T.	(w) SEALED TRAFFIC WIDTH	(w) SEALED TRAFFIC WIDTH	SEALED SHOULDER	GRAVEL SHOULDER	VERGE	PAVEMENT WIDTH	LOGGING ROUTE	HEAVY VEHICLES	BUS ROUTE	Bends with < 60m sight line
S1	< 30	4000 (S)	—	—	500	NO	5000	NO	< 5%	NO	w + 1000
S2	30 - 100	4000 (S)	—	—	1000	NO	6000	YES < 5%	< 5%	YES	w + 1000
S3	100 - 300	5500 (D)	5500 (D)	400 (See Note 1)	500	500	6500	YES	< 10%	YES	w + 500
S4	300 - 2000	6000 (D)	6000 (D)	400 (See Note 1)	500	500	7000	YES	> 10%	YES	w + 500
S5	> 2000	7000 (D)	7000 (D)	500	500	500	9000	YES	> 10%	YES	w + 500

\*To satisfy a Road Class (eg. S3) the capability to comply with all A.A.D.T., LOGGING ROUTE, HEAVY VEHICLE and BUS ROUTE is necessary.

(S) - SINGLE LANE

(D) - DUAL LANE

Figure 3 - Road Classification from municipal standard drawings

Based on the current traffic volumes, the section of Ironcliffe Rd could be considered at the upper limit of the Access Road (or Class S2) classifications. However, it is noted that Ironcliffe Road meets all of the functionality criteria for a local access road, in that it provides access to residential properties, and in some cases commercial properties at a local level. In addition, a number of the guidance metrics are also met, in terms of the road being 1 or 2 lanes, is generally sealed, but has unsealed sections, and is generally not a heavy vehicle thoroughfare except for local access.

The municipal standards appear to classify the roads based upon the traffic volumes only, with the road geometry governed by these values. In comparison, the Local Government Road Hierarchy, included in Figure 2 considers a range of factors in classifying the roads. As such, the TIA has considered the functionality of the road, rather than looking solely at any potential changes to the AADT and traffic volumes.

## 5.2 Traffic Impact

A summary of the vehicle movements associated with the existing and proposed developments is summarised in Table 2 below.

Development Component	Vehicle Movements per Day (VPD)
Existing Restaurant / Café (70 people per day)	50
Proposed Accommodation	33
Weddings (Avg 100 people)	66 (current 3 times per year, proposed 10 times per year)
Functions (Max 250 people)	168

The traffic count data provided by CCC has indicated that the peak traffic periods are between 11:00am and 2:00pm, with the current AADT of Ironcliffe Rd approximately 130 VPD.

The addition of the proposed accommodation will increase the traffic volumes from the site from 50 to 83 VPD and increase the traffic volumes on the road to 163 VPD. This is representative of the typical day to day traffic generation from the site, as the increase from weddings and functions are stand alone events. This increase in traffic is not expected to result in any appreciable impact on the traffic movements on Ironcliffe Rd.

The site currently holds approximately 3 weddings per year, with this number expected to increase to 10 weddings per year. Each wedding is expected to contribute approximately 66 VPD. The restaurant / café will not be open to the public during these events, so it is anticipated that the weddings contribute an additional 16 VPD to the current traffic volume. It has been advised that the accommodation will not be available to the public during weddings, and would only be utilised by wedding patrons, if at all. As a result, the maximum traffic volumes will be 146 VPD. It is noted that this level of activity is currently occurring; however, following the development, these movements will be occurring an additional 7 times per year. As the weddings are expected to occur outside of the peak traffic periods, there is not expected to any appreciable impact on the traffic movements on Ironcliffe Rd as a result of these additional functions.

With a proposed maximum capacity of 250 people for functions, which could occur up to twice per year, the larger functions will generate up to 168 vehicle movements. Again, the restaurant / café and accommodation will not be operating during these larger functions. During these events, a peak traffic volume of 298 VPD is expected. This is expected to be the worst case scenario for the development and is only likely to occur on only 2 days per year. Due to the nature of these functions, the increase in traffic generation will occur outside of current peak traffic periods, noted to be between 11:00am and 2:00pm.

## 5.3 Summary

In general, it is considered that the proposed accommodation and function centre, used to hold up to 10 weddings per year, will not have a significant impact on traffic along Ironcliffe Rd. There is only a relatively minor increase in traffic volume as a result of the proposed accommodation.

Wedding functions are already hosted on the site, so although there will be an increased frequency of these events occurring, there is not expected to be any significant increase in peak traffic generated from these events.

When hosting the larger weddings / functions for the maximum 250 people, there will be an increase in traffic generation from the site. However, some of this increase in traffic will be offset by the fact that the restaurant / café and accommodation will be closed. A peak 298 VPD is expected on these maximum attendance days. Because this is only expected to occur on 2 days per year, and the majority of the traffic will be outside the current peak times, the impact on

Ironcliffe Rd is expected to be minimal.

Despite the increase in traffic volumes, the road will continue to function as a local access road in accordance with the Tasmanian Local Government Road Hierarchy. Therefore, when considering that the proposed increase in traffic is not expected to have a significant impact on road users, then it is not considered necessary to increase the classification of the road or undertake any road upgrades associated with this development.

Note that this assessment has not considered the impacts of any proposed Open Days or Festivals for the site, as these are outside the scope of the current permit application

## 6. Site Distance Assessment

The provisions of adequate sight distance at a road access is not specified within the Central Coast Interim Planning Scheme 2013. Therefore, the proposed accesses have been assessed against the requirement of the Australian Standard and LGAT Standards Drawings.

The site location, including the available site distances are included in Figure 3 below.

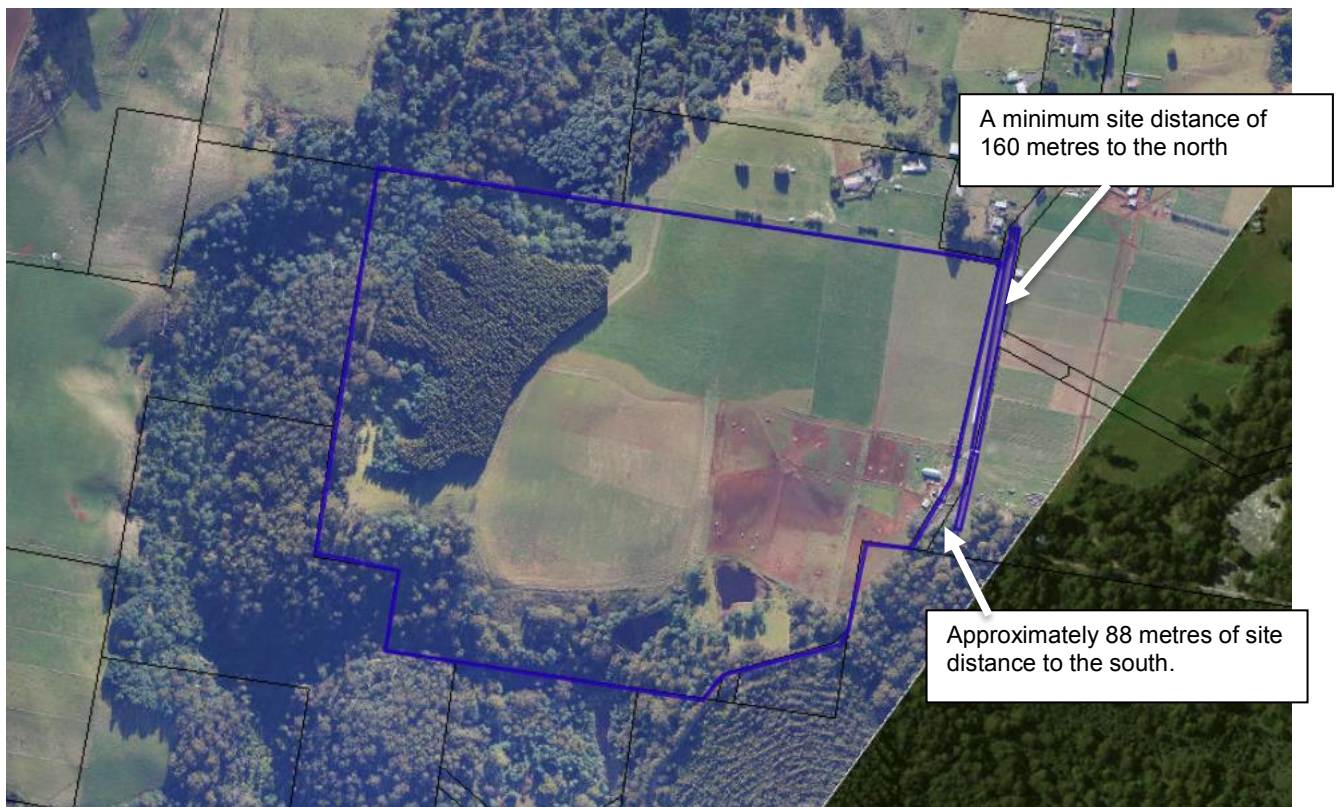


Figure 4 - Locality Map (source ListMap)

Map shows Ironcliffe Road giving visibility north for more than 260 metres and approximately 88 metres to the south.

In determining a safe site distance, the following has been taken into consideration.

- The road beyond the proposed development is a “no through road” with only one unoccupied lot beyond this boundary, therefore minimal traffic will travel past this property.
- Traffic leaving the site will be traveling predominantly in a northern direction as the southern end of the road is a no through road.



On visiting the site testing was undertake of the safe speed to be traveling Ironcliffe Road. This testing was undertaken 3 times in each direction to determine the following details.

	Test 1	Test 2	Test 3
Speed Limit	80 km/h	80 km/h	80 km/h
South traveling speed	65 km/h	68 km/h	66km/h
North traveling speed	60 km/h	58 km/h	62 km/h

Table 2 - Ironcliffe Road Vehicle Speed Data

Based on the above table 2, vehicle approach speeds of 68km/hr from the north and 60km/hr from the south have been adopted as the likely 85% vehicle speeds for the site access. These values have been used in the assessment below.

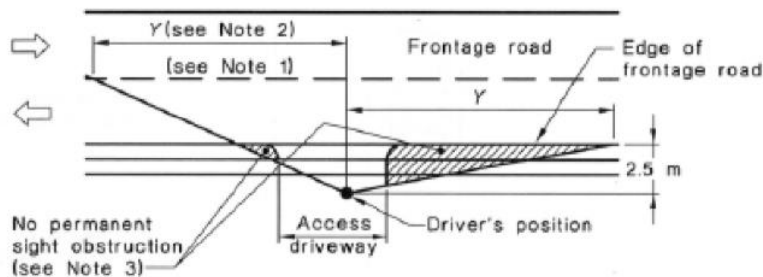


South: Site distance from the property access looking south.





North: Site distance from the property access looking north.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	65
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 <sup>nd</sup> and 3 <sup>rd</sup> columns
100	139	160	
110	153	190	

As per the Australian Standard, a property access with a 70km/hr frontage road speed requires an 85m minimum safe site distance while 60km/hr road speed requires a minimum safe site distance of 65m. Based on the site measurements, 160m site distance is available to the north and 88m site distance is available to the south. Both distances meet the requirements therefore the existing access location is considered suitable.

## 7. Conclusion

It has been shown that the existing property access can achieve a safe site distance in accordance with Australian Standard AS/NZS: 2890.1:2004. Additionally, it is considered that the existing road arrangement, incorporating the unsealed road section in front of the property, and the sealed section of Ironcliffe Rd, up to the intersection with Hardy's Rd, is sufficient to cater for the traffic generation from the proposed development.

Despite the increase in traffic volumes, the road will continue to function as a local access road in accordance with the Tasmanian Local Government Road Hierarchy. Therefore, when considering that the proposed increase in traffic is not expected to have a significant impact on road users, then it is not considered necessary to increase the classification of the road or undertake any road upgrades associated with this development.

# Site Photos

Appendix A



Photo 1 – Transition from Sealed to Unsealed road on approach to site.

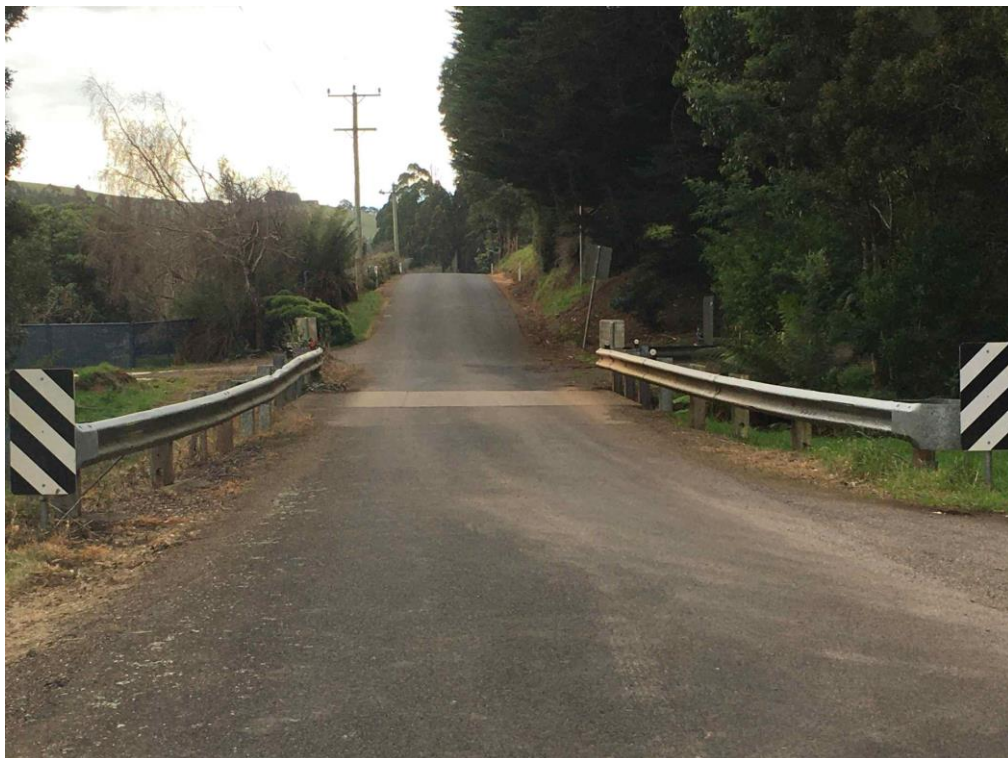


Photo 2 – Indicative Sealed Road, with Single Lane Bridge at Mc Brides Creek





Photo 3 – Ironcliffe Road (Typical Arrangement)





## Traffic Impact Assessment

886 Mount Gnomon

### Contact

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Sydney  
Brisbane  
Hobart  
Launceston  
Newcastle  
Devonport  
Wagga Wagga



15 April 2020

Reference No. GL19595Ac

PLA Designs Pty Ltd  
PO Box 428  
SOMERSET TAS 7322

Attention: Ms Anna Murton

Dear Madam

**RE: On-site Wastewater Soil Evaluation and Design  
886 Ironcliffe Road, Penguin**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Michael Banks or the undersigned on 03 6326 5001.

For and on behalf of

**Geoton Pty Ltd**



**Tony Barriera**

Director

## **1 INTRODUCTION**

A limited scope investigation has been conducted for PLA Designs Pty Ltd at the site of a proposed development at 886 Ironcliffe Road, Penguin.

The investigation has been conducted to assess the suitability of the site for the disposal of domestic wastewater effluent in accordance with AS/NZS 1547:2000 "On-site domestic-wastewater management" for 3 proposed cabins and the construction of a public toilet and showers which will service camping grounds patrons during events held at the existing barn.

A site plan showing the accommodation and public toilet locations were provided, prepared by PLA Designs Pty Ltd, Drawing No. 19187-02 to 07, dated October 2019. We understand the proposed development will consist of 3 cabins (comprising 2 single-bedroom cabins and 1 two-bedroom cabin) and a public amenities building attached to the existing barn.

## **2 FIELD INVESTIGATION**

The field investigation was conducted on 8 January 2020 and involved the drilling of 3 boreholes by 4WD mounted auger rig to the investigated depths of 2.0m.

The permeability of the site was tested using a Constant Head Permeameter.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

## **3 SITE CONDITIONS**

The proposed development site is located within the northeastern portion of 37.29ha of farmland on the western side of Ironcliffe Road, Penguin. The site is currently developed and occupied by an existing dwelling, barn, access tracks, restaurant, gardens and orchard. The ground surface has a general gentle north-easterly to easterly fall with a low dense grass cover.

The proposed units are to be located to the west of the existing barn. The amenities building will be attached to the western side of the barn and comprise public toilets and showers. The proposed wastewater disposal field will be located to the northwest of the barn and north of the proposed cabins.

A photograph of the site is provided as Plate 1.

The MRT Digital Geological Atlas 1:250,000 Series indicates that the area around the location of the proposed wastewater disposal field is mapped as Cretaceous Period basalt.

Examination of the LIST Landslide Planning Map indicates that the location of the proposed wastewater disposal field is not mapped within a known landslide hazard band.

The investigation indicated that the soil profile was uniform across the site. The boreholes encountered clayey silt topsoil to depths of 0.2m to 0.3m, underlain by low to high plasticity clayey silt to the investigated depths of 2.0m.

Full details of soil conditions encountered are presented on the borehole logs.

## **4 EFFLUENT DISPOSAL**

The AS/NZS 1547:2012 and 2016 Director's guidelines for on-site wastewater management systems provide guidelines for typical wastewater flow allowances under a range of circumstances. As a general guide, the standard and guidelines recommend a typical wastewater flow of:

- 120 litres/person/day for unit guests;
- 100 litres/person/day for fully serviced camping grounds; and
- 30 litres/person/day for the community hall used for banqueting.

These values apply for standard fixtures on a tank water supply.

### **4.1 Barn**

As a general guide, the standard recommends a typical wastewater flow of 30 litres per customer per day for a conference/function center on tank water. As the proposed barn will have a peak patronage of 234 people per day a value of 7,020L/day has been adopted.

### **4.2 Camping Ground**

As the proposed camping ground will have a maximum capacity of 8 tents, a population equivalent of 18 persons is appropriate, with a value of 1,800L/day being adopted.

### **4.3 Proposed Units**

As the proposed 3 units are to consist of 2 x 1-bedroom units and 1 x 2-bedroom unit, a population equivalent of 8 persons is appropriate, with a value of 960L/day being adopted.

#### **Total wastewater volume of 9,780L/day**

### **4.4 Permeability of Soil and Soil Category**

The soil has been classified as follows:

- Texture – Clay Loam (Table 5.1 from AS1547-2012);
- Structure – Highly to Moderately Structured (Table 5.1 from AS1547-2012); and
- Category – 4 (Table 5.1 from AS1547-2012).

The permeability ( $K_{sat}$ ) at the site was measured at 3.62m/day. Due to the dry, highly cracked and fissured condition of the soil strata, it is considered to not be representative of the site all year-round.

For highly to moderately structured Category 4 soils the indicative permeability from AS/NZS1547 Table 5.1 is 0.5 – 1.5m/day.

- Adopted Permeability – 0.7m/day.

## 4.5 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

**Due to the system having large peak loading events and the required setbacks, the site is not suitable for the disposal of effluent by way of primary treated effluent.**

Secondary treated effluent requires a much smaller setback from site boundaries and smaller land application areas. As such, the site assessment indicates that the site is suitable for the disposal of domestic effluent by way of a septic tank(s) with a minimum capacity of 20,000litres and an Eljen Geotextile Sand Filter System (GSF).

## 4.6 Design Loading Rate

The design loading rate for Category 4 soils with a high to moderate structure has a secondary treated rate of 20mm/day as outlined in AS/NZS 1547:2012 Table L1.

## 4.7 Eljen Geotextile Sand Filter System

Guidelines for the design of the trench systems are outlined in AS/NZS 1547:2012 Appendix L. The method of determining the dimensions for the Eljen disposal field is outlined in AS/NZS 1547:2012 Section L4 and is as follows:

$$L = \frac{Q}{DLR \times W}$$

Where:        L = Length in metres  
                  Q = Design daily flow in L/day  
                  DLR = Design Loading Rate in mm/day  
                  W = Width in metres (3m)

As the design loading rate has been set at 20mm/day and the daily flow (Q) has been set at 9,780L/day, when the parameters are inserted in the above equation the area required for the effluent disposal field is 489m<sup>2</sup>.

The Commercial Eljen Design Calculator has been utilised to determine the required Eljen design dimensions of the disposal field. A copy of the approved Commercial Eljen Design Calculator certificate is provided in Appendix B. The Eljen Design Calculator indicates that the disposal field is required to comprise the following:

- 11 rows of 10 Eljen Units (total units 110) with an Eljen Treatment zone of 123.75m<sup>2</sup>;
- Total Dispersal Zone of 489m<sup>2</sup>



The Eljen system is to be constructed as per the cross sections detailed on Figure 4 attached.

There is adequate secondary (back-up) area of 489m<sup>2</sup> if required.

The bed is to be located in the area shown on the site plan. K-Rain valves are to be installed to ensure even distribution of effluent. The effluent is to be evenly dose-loaded.

## 4.8 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 "Recommended Setback Distances for Land Application Systems". As per Table R1 from AS/NZS 1547:2012 a setback of 23m is required from downslope watercourse and sensitive features. A setback of 6m is required from downslope property boundaries and a setback of 3m is required for buildings and property boundaries situated cross-slope or up-slope.

## 4.9 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Septic tanks **must be** pumped out at least every 3 to 5 years or more frequently depending on usage;
- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (eg calgon and similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor the quality of groundwater.

**References:**

AS 1726 - 2017 Geotechnical Site Investigations

AS/NZS 1547- 2012 On-site domestic-wastewater management

**Attachments:**

Limitations of report

Figure 1 – Locality Plan

Figure 2 – Site Plan

Figure 3 – Wastewater Plan

Figure 4 – Eljen Bed Section

Figure WW-01 – Typical Cut-Off Drain Section

Site Photograph

Appendix A – Borehole Logs & Explanation Sheets

Appendix B – Certificate Forms

## **Geotechnical Consultants - Limitations of report**

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

### **Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

### **Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

### **Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

### **Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

### **Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

### **Interpretation by others**

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

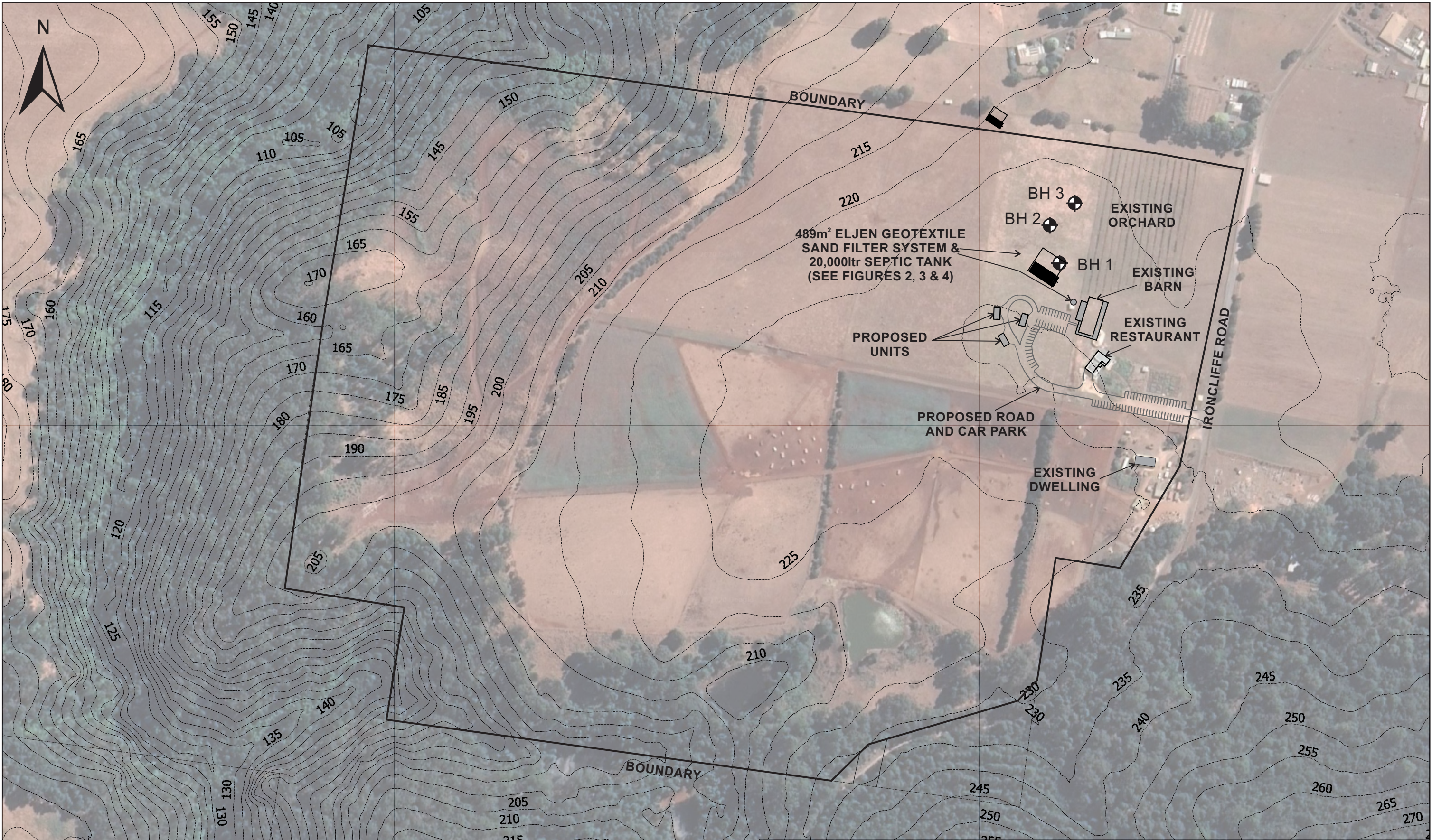
### **Report integrity**

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

### **Geoenvironmental issues**

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.





**Legend**

- Approximate Contour Lines, 5m
- BH 1  
● Approximate Borehole Location

Approximate Scale (m)

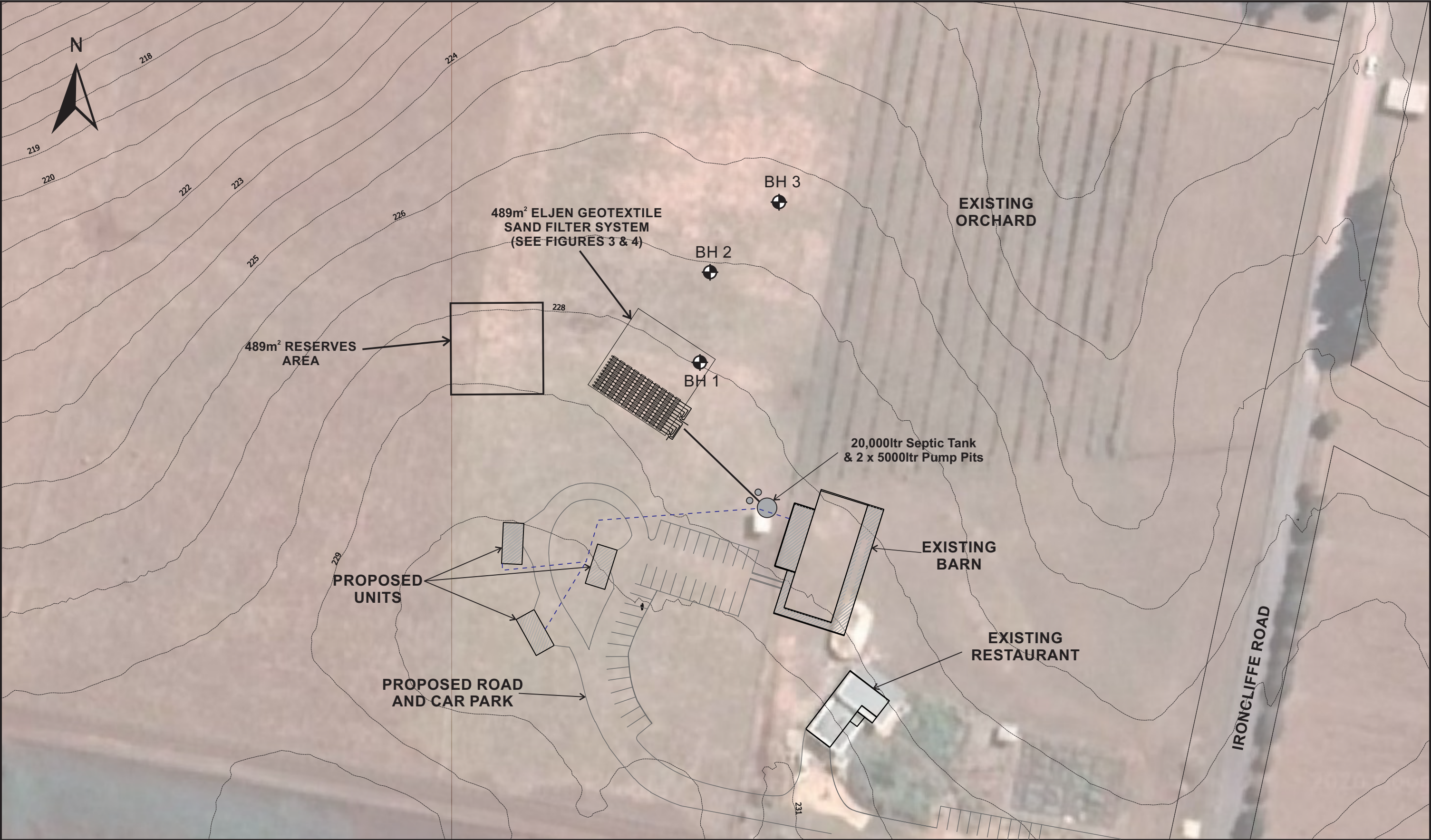


**GEOTON** Pty Ltd

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original size	A3	rev	

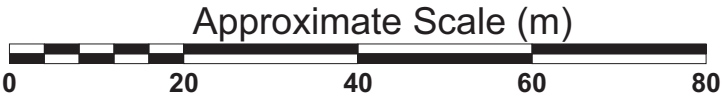
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project:	886 IRONCLIFFE ROAD PENGUIN		
title:	LOCALITY PLAN		
project no:	GL19595A	figure no.	1





**Legend**

- Approximate Contour Lines, 5m
- BH 1  
⊕ Approximate Borehole Location

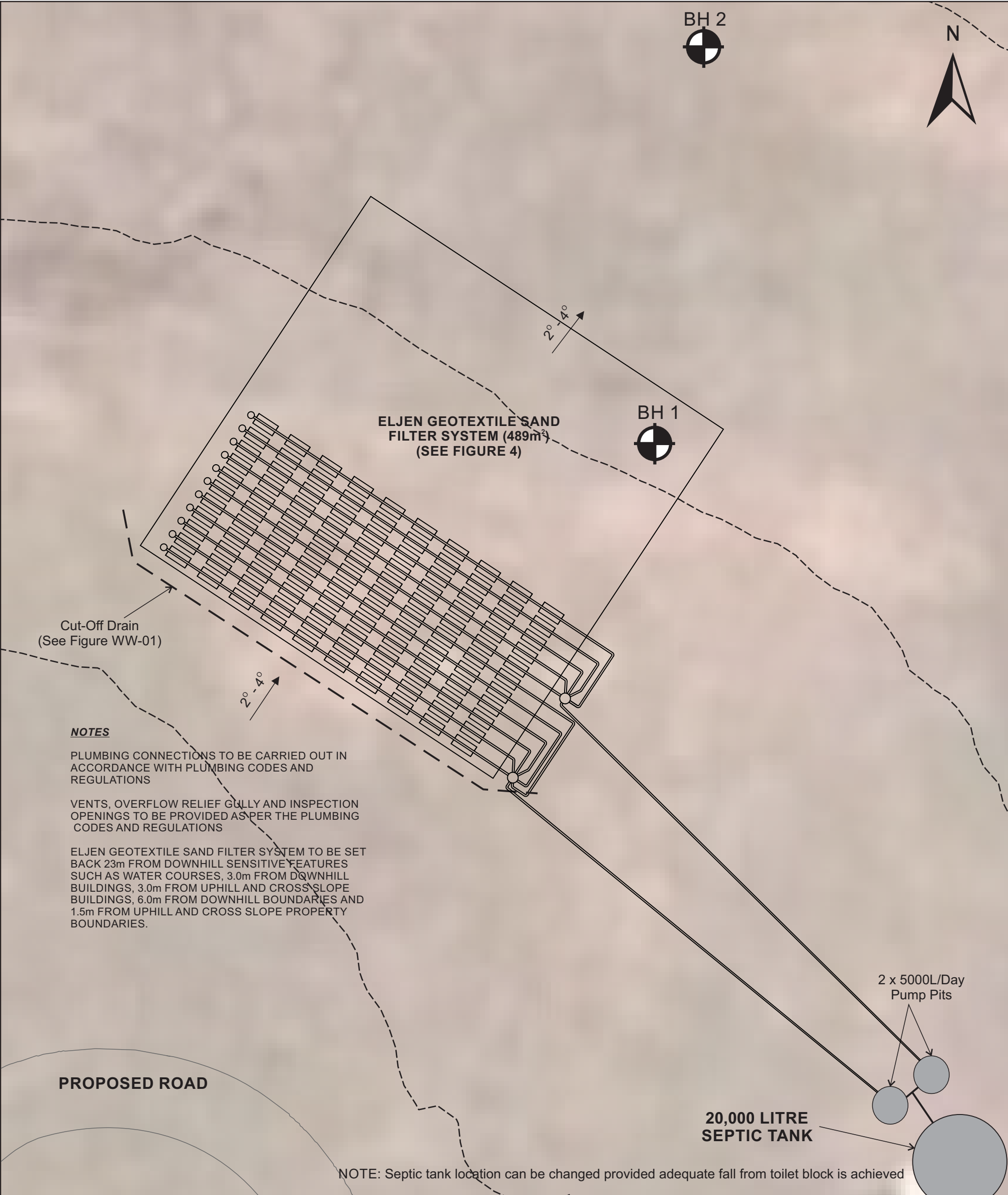


**GEOTON** Pty Ltd



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original size	A3	rev	

client:	PLA DESIGNS PTY LTD		
project:	886 IRONCLIFFE ROAD PENGUIN		
title:	SITE PLAN		
project no:	GL19595A	figure no.	1





Legend

- Approximate Contour Lines, 1m
- BH 1  Approximate Borehole Location
- 5°  Approximate Slope Angle

<b>GEOTON</b> Pty Ltd	client: <b>PLA DESIGNS PTY LTD</b>	
	project: <b>886 IRONCLIFFE ROAD PENGUIN</b>	
date	<b>17/03/2020</b>	drawn <b>MB</b>
scale	<b>1:200</b>	approved <b>TB</b>
original size	<b>A3</b>	rev
title: <b>WASTEWATER PLAN</b>		
project no: <b>GL19595A</b>		figure no. <b>3</b>



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**GEOTECHNICAL CONSULTANTS**



- GEOTECHNICAL INVESTIGATIONS
- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- ENVIRONMENTAL ASSESSMENT
- FOUNDATION INVESTIGATION

PO Box 522 Prospect Vale TAS 7250  
Unit 24, 16-18 Goodman Court  
Invermay, TAS  
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www.geoton.com.au

**CLIENT:**

PLA DESIGNS PTY LTD

**PROJECT:**

SITE CLASSIFICATION & ONSITE  
WASTEWATER DISPOSAL DESIGN

PROJECT NO: GL19695Ab

DRAWING NO: FIGURE 4

DATE: 14/04/2020

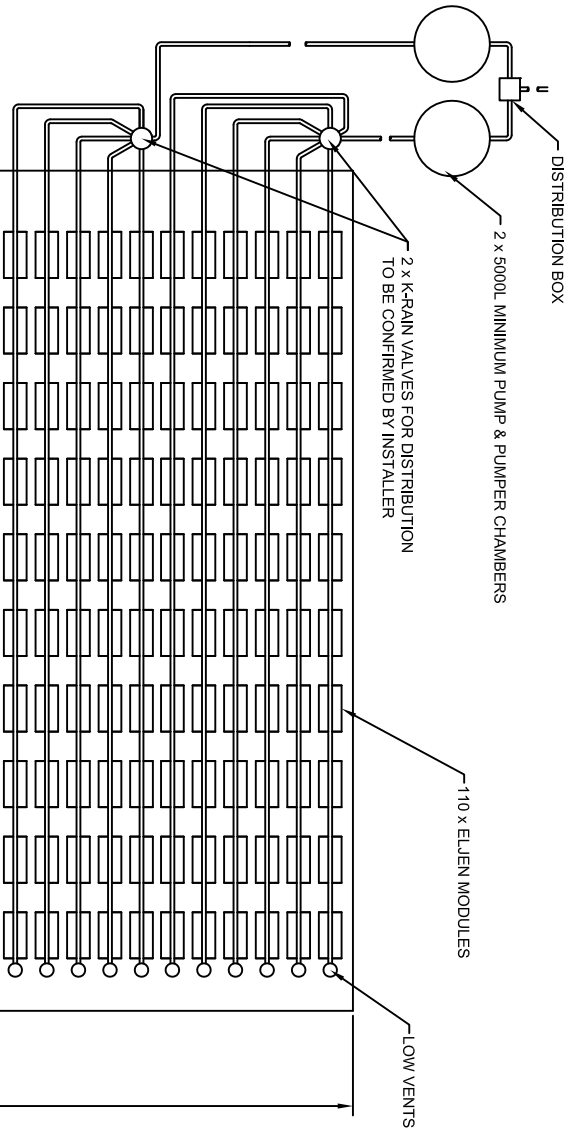
**REVISION:**

SCALE: A3

DRAWN: B.STREET

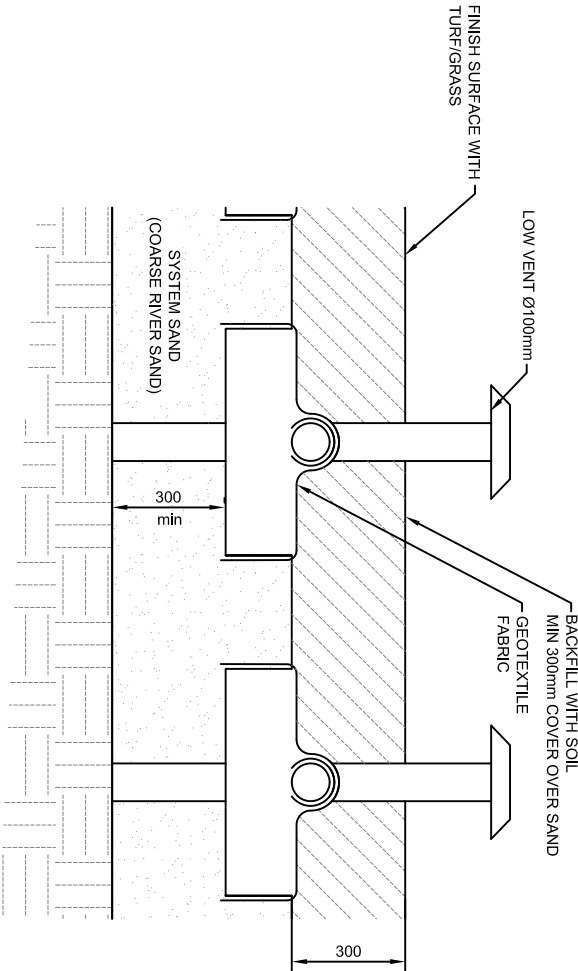
DESIGNED: T.BARRIERA

APPROVED: T.BARRIERA



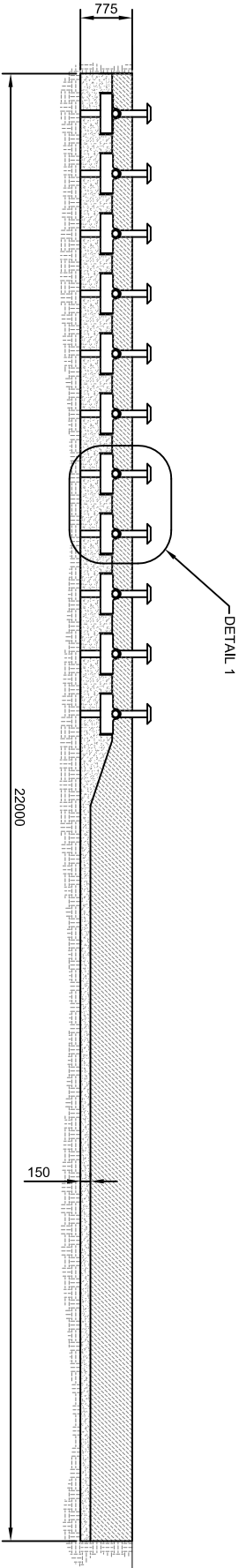
**ELJEN SYSTEM CONFIGURATION**

SCALE 1:200 @ A3



**DETAIL 1**

SCALE 1:20 @ A3



**TYPICAL SECTION**


SCALE 1:100 @ A3

No.	REVISION	DATE

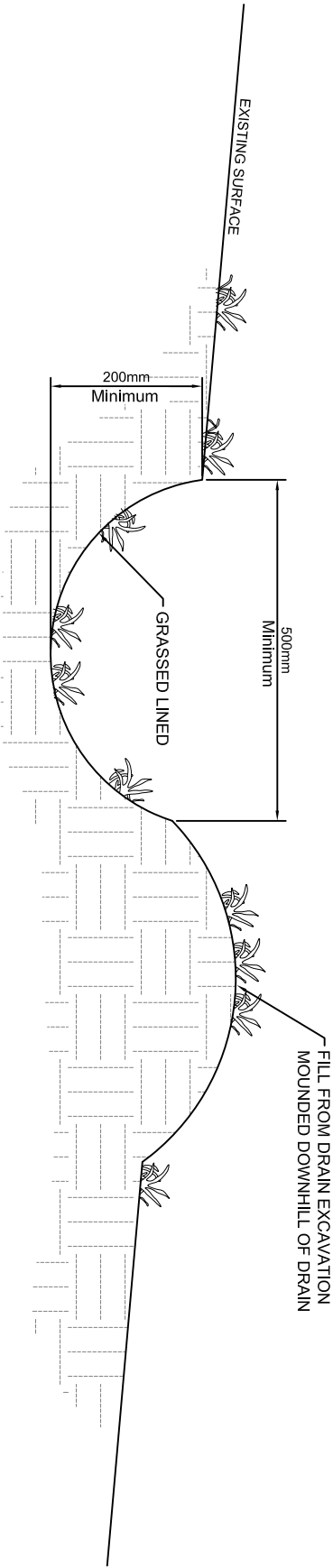
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  - LANDSLIDE RISK ASSESSMENT
  - DAMS
  - ENVIRONMENTAL ASSESSMENT
  - FOUNDATION INVESTIGATION

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**TYPICAL CUT-OFF DRAIN SECTION**

SCALE 1:10

**SCALE**



FIGURE:	WW-01
DATE:	18/12/19
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA



**Plate 1 - Looking south towards the proposed land application area and existing barn**

<div>GEOTON Pty Ltd</div>				client: <div>PLA DESIGNS PTY LTD</div>	
				project: <div>886 IRONCLIFFE ROAD PENGUIN</div>	
title: <div>PHOTOGRAPH</div>					
date:	8/01/2020	original size	A4	project no: <div>GL19595A</div>	figure no. <div>Plate 1</div>

# Appendix A

## Borehole Logs



### Geotechnical Consultants

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Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL19595A

Client :		PLA Designs Pty Ltd				Date :		8/01/2020	
Project :		Onsite Wastewater Disposal Evaluation and Design				Logged By :		MB	
Location :		886 Ironcliffe Road, Penguin							
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :	
Hole diameter :		150mm		Northing:		Bearing: -		Datum :	

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N						TOPSOIL - clayey SILT, low plasticity, red/brown, trace fine sand	D	MD	W<W <sub>p</sub>	
					0.25		MH	clayey SILT - high plasticity, red/brown	M/D	VSt	W<W <sub>p</sub>
					0.50				M		
					0.75						
					1.00						
					1.25			EXTREMELY WEATHERED material - remoulded clayey SILT, low plasticity, red mottled black, orange & white, trace fine sand	M	VSt	W<W <sub>p</sub>
					1.50						
					1.75						
					2.00						
					2.25						

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Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL19595A

Client :		PLA Designs Pty Ltd				Date :		8/01/2020	
Project :		Onsite Wastewater Disposal Evaluation and Design				Logged By :		MB	
Location :		886 Ironcliffe Road, Penguin							
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :	
Hole diameter :		150mm		Northing:		Bearing: -		Datum :	

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		TOPSOIL - clayey SILT, low plasticity, red/brown, trace fine sand	D	MD	W<W <sub>p</sub>
					0.50	MH	clayey SILT - high plasticity, red/brown	M/D	VSt	W<W <sub>p</sub>
					0.75					
					1.00					
					1.25					
					1.50					
					1.75		becoming brown, with fine angular gravel	M	VSt	W≈W <sub>p</sub>
					2.00					
					2.25					

### Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL19595A

Client :		PLA Designs Pty Ltd				Date :		8/01/2020	
Project :		Onsite Wastewater Disposal Evaluation and Design				Logged By :		MB	
Location :		886 Ironcliffe Road, Penguin							
Drill model :		Drilltech		Easting:		Slope: 90°		RL Surface :	
Hole diameter :		150mm		Northing:		Bearing: -		Datum :	

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25		TOPSOIL - clayey SILT, low plasticity, red/brown, trace fine sand	D	MD	W<W <sub>p</sub>
					0.50	MH	clayey SILT - high plasticity, red/brown	M/D	VSt	W<W <sub>p</sub>
					0.75					
					1.00					
					1.25					
					1.50		becoming dark grey mottled brown, with fine grained sand	M	VSt	W<W <sub>p</sub>
					1.75					
					2.00		EXTREMELY WEATHERED material - remoulded clayey SILT, high plasticity, dark grey mottled white	M	VSt	
					2.25		BH3 terminated @ 2.0m			

## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

\* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator

### SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

### PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

### WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

### NOTES, SAMPLES, TESTS

TERM	Description
U <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N <sub>c</sub>	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B <sub>s</sub>	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

### CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

## Soil Description Explanation Sheet (1 of 2)

### DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

### CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

### PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

### MOISTURE CONDITION

#### Coarse Grained Soils

**Dry** Non-cohesive and free running.

**Moist** Soil feels cool, darkened in colour.  
Soil tends to stick together.

**Wet** As for moist but with free water forming when handling.

#### Fine Grained Soils

**Moist, dry of Plastic Limited –  $w < PL$**

Hard and friable or powdery.

**Moist, near Plastic Limit –  $w \approx PL$**

Soils can be moulded at a moisture content approximately equal to the plastic limit.

**Moist, wet of Plastic Limit –  $w > PL$**

Soils usually weakened and free water forms on hands when handling.

**Wet, near Liquid Limit -  $w \approx LL$**

**Wet, wet of Liquid Limit -  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH $s_u$ (kPa)	FIELD GUIDE
Very Soft	$\leq 12$	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

### RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	$\leq 15$
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	$\leq 5$	$\leq 15$	$\leq 15$	Trace
	>5, $\leq 12$	>15, $\leq 30$	>15, $\leq 30$	With
Secondary	>12	>30	>30	Prefix

### SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

### GEOLOGICAL ORIGIN

#### WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

#### TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.



## Soil Description Explanation Sheet (2 of 2)

### SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		• LL – Liquid Limit.					

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

# Appendix B

## **Certificate Forms**

## LOADING CERTIFICATE

To:	<b>PLA Designs Pty Ltd</b>	Owner /Agent	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	<b>PO Box 428</b>	Address	
	<b>SOMERSET TAS</b>	Suburb/postcode	
		<b>7322</b>	

<b>Details of work:</b>		
Address:	<b>886 Ironcliffe Road</b>	Lot No: <b>4</b>
	<b>PENGUIN TAS</b>	Certificate of title No: <b>36003/4</b>
	<b>7316</b>	
The work related to this certificate:	<b>On-site domestic-wastewater management</b>	(description of the work or part work being certified)

<b>Certificate details:</b>	
-----------------------------	--

In issuing this certificate the following matters are relevant –

Documents:	Report GL19595Ac dated 15/04/2020 Figure 1 – Locality Plan Figure 2 – Site Plan Figure 3 – Wastewater Plan Figure 4 – Eljen Geotextile Sand Filter System Section Figure WW-01 – Typical Cut-Off Drain Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

**Substance of Certificate:**

This certificate sets out the design criteria and the limitations associated with use of the system.

### **Wastewater Characteristics**

*Population equivalent used for this assessment* = 234 Barn Users, 8 unit occupants and 18 camp ground users  
*Wastewater volume (L/day) used for this assessment* = 9,780  
*Approximate blackwater volume (L/day)* = 3,912  
*Approximate greywater volume (L/day)* = 5,868

### **Soil Characteristics/Design Criteria**

*Texture (Table E4 from AS/NZS 1547)* = Clay Loam  
*Soil category (Table E1 from AS/NZS 1547)* = 4  
*Soil structure (Table E4 from AS/NZS 1547)* = Highly to Moderately Structured  
*Indicative permeability (Table 5.1 from AS/NZS 1547)* = 0.5 – 1.5m/day  
*Adopted permeability* = 0.7m/day  
*Adopted Design Loading Rate* = 20mm/day  
*Soil thickness for disposal* = >2m  
*Minimum depth (m) to water* = >2.0m

### **Dimensions for On-Site Treatment System**

*Disposal and treatment methods* = Septic tank and Eljen Geotextile Sand Filter  
*Site modification and specific design* = None required  
*Primary disposal area required* = 489m<sup>2</sup>  
*Reserve disposal area* = 489m<sup>2</sup>  
*Location and use of Reserve area* = Reserve area located to the west of the proposed land application area.  
*Is there sufficient area available on site for disposal (including reserve)* = Yes

### **Notes**

*The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.*

*The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.*

### **Allowable Variation from Design Flow**

Based on a septic tank capacity of 20,000L and wastewater design volume of 9780L/day the allowable variation from design flow (peak loading events) would be an additional 5000L/day with an additional 5000L for scum/sludge build up.

### **System Limitations**

*Consequences of overloading the system:*

Overloading the system can result in failure of the septic tank and land application system. This is a serious health and environmental hazard and can lead to any one or more of the following: Spread of infectious disease; Breeding of mosquitoes and attraction of flies and rodents; Nuisance and unpleasantness; Pollution of waterways; Contamination of bores, wells and groundwater; and alteration to local ecology.

*Consequences of under loading the system:*

Under loading the system may result in the bacteria to stop working and system failure.

### **Operation Requirements**

Refer to Section T5.2.1 of AS/NZS 1547:2012 for additional requirements.

For on-site system to work well the following is required:

- Reduce sludge building up through scraping all dishes to remove fats/grease; don't use a food waste disposal unit; and don't put sanitary napkins into the system.
- To keep bacteria working in the septic tank use biodegradable soaps; use a low phosphorous detergent; don't use powerful bleaches and disinfectants; and don't put chemicals or paint down the drain.
- Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance.


### **Maintenance Requirements**

Refer to Section T5.2.2 of AS/NZS 1547:2012 for additional requirements.

Maintenance of the system should include the following:

- Septic tanks must be inspected at least annually and pumped out regularly once the scum and sludge occupy two thirds of the tank volume. Typically a septic tank must be pumped out at least every 3 to 5 years or more frequently depending on usage.
- Grease traps must be inspected at least quarterly and cleaned out regularly.
- Deep rooting trees or shrubs should not be grown over the mound or pipes.
- Surface water diversion drains should be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into the trenches.
- Maintain disposal area by maintaining plants and mowing grass to ensure that plants/grasses take up nutrients with maximum efficiency.
- Check disposal area for blockages such as wet spots and uneven grass colour.

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		15/04/2020	GL19595Ac






Innovative Environmental Products and Solutions Since 1970

## Eljen GSF System Design Program

[RESET FORM](#)

Date:	7-Apr-20	Client Name:	PLA Designs Pty Ltd		
Site Address:	886 Ironcliffe Road, Penguin			Council Area:	Central Coast Council
Designer:	Geoton Pty Ltd	Designer Phone Number:	63265001	Is this new construction Y or N:	Y
Plumber:	Eljen Pacific	Plumber Phone Number:	418132021	Plumber License Number:	1110675

**Note: This design program is a guide only. All design constraints and limitations must be addressed by the designer prior to design and installation.**

System Design Information		Design Notes and Comments	
Design Occupancy (Number of persons):	163	<div> 15/4/2020</div>	
Daily Design Flow (L/Person/Day):	60		
Total Daily Design Flow (L/Day):	9780		
Trench or Bed	Bed		
Soil Category <i>(Note: Soil Categories 4-6 May Require additional design consideration. Please reference AS/1547 2012 when designing in these soil types.)</i>	4 - Clay Loams		
Site Design Loading Rate (L/mm/day):	20		
System Area Slope (%):	4%		
System Area Slope (converted from % slope to degrees slope):	2.29		
System Basal Area Bore Log Depth: <i>(Note: Must be greater than 600 mm)</i>	2000		
Maximum System Length Based on Site Constraints:	25		
Desired Rows or Trenches in System	11		
Distribution Type (G = Gravity - P = Pump to Gravity - LPD = Low Pressure Distribution):	G		
System Dimensions			
Would you like to use a specific width?		Y	
Specific Width (m)		22	
	Treatment Zone	Dispersal Zone Extension	
Length (m)	12.50	22.23	
Width (m)	9.90	22	
Sand Height (m)	0.15	0.15	
Sand Area (m <sup>2</sup> )	123.75	489	
System Capacity			
Total Daily Design Flow (L/Day):		9780	
Minimum Number of A42 Units Required		110	
Units per Row		10	
Length of Rows with 0.15 m Sand Extension		12.5	
End to End Space Between Modules (TRENCH ONLY)			
Materials			
Minimum Number of A42 Units Required		110	
The system requires a high vent. Are using 50mm or 100mm pipe?			
Low vent		1 x 100mm vent	
Effluent Filter		1	
Inspection Ports		2	
Pipe Required (m)		137.50	
Estimate of System Sand Required (m <sup>3</sup> )		108.00	

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To: PLA Designs Pty Ltd  
PO Box 428  
SOMERSET TAS 7322

Owner name  
Address  
Suburb/postcode

Form **35**

## Designer details:

Name: Tony Barriera  
Business name: Geoton Pty Ltd  
Business address: P O Box 522  
Prospect TAS 7250  
Licence No: IEAust 471929, CC6220 P  
Email address: tbarriera@geoton.com.au  
Category: Civil Engineer  
Hydraulic - Domestic  
Phone No: 03 6326 5001  
Fax No:

## Details of the proposed work:

Owner/Applicant: PLA Designs Pty Ltd  
Address: 886 Ironecliffe Road  
Penguin TAS 7316  
Designer's project reference No: GL19595Ab  
Lot No: 36003/4  
Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

## Description of work:

New building  
on-site wastewater management system

(new building / alteration /  
addition / repair / removal /  
re-erection  
water / sewerage /  
stormwater /  
on-site wastewater  
management system /  
backflow prevention / other)

## Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy: ☐

Performance Solution: ☒ (X the appropriate box)

Other details:

**All design documents provided in Report GL19595Ac, dated 15/04/2020**

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

**Standards, codes or guidelines relied on in design process:**


All design documents are contained within report  
AS/NZS1547:2012 On-site domestic-wastewater management

**Any other relevant documentation:****Attribution as designer:**

I Tony Barriera of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Tony Barriera		15/04/2020
Licence No:	CC6220P		

## Assessment of Certifiable Works: (TasWater)

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**

**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**

**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**


**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

## Certification:

I Tony Barriera of Geoton Pty Ltd being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	Name: (print)	Signed	Date
Designer:	Tony Barriera		15/04/2020



# Connect with Classifieds

The Advocate

Phone: 1300 363 789  
Email: classifieds@theadvocate.com.au



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The Advocate

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### Place a Classifieds ad

- 1300 363 789
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- advertisers.com.au

Print and online packages available throughout Australia  
Ongoing business advertising self service enquiries: acmadonline@austcommunitymedia.com.au

Emoji now available 😊

## Death Notices

### BRADSHAW

Carol Eunice  
958 - 2020  
Loved niece of Lana, Colina, Gay, Janice, Kay, Lee and families.

God bless you darling girl.

### CRUSE

Noel James

25.12.37 - 28.7.20

Passed peacefully away at Coroneagh Park 28.7.20. Loved and loving husband of Lorraine and father of Nigel, Leonie and boys; Leigh, Joanne and girls; and Adrian. Gone fishing with Rex. Tight lines.

Rest in peace.

### CRUSE

Noel James

25.12.37 - 28.7.20

Dearly loved stepfather of Louise Monson, Pop of Nicholla and Stephen McClean, Daniel Monson and Old Pop. Love you Pop.

### CRUSE

Noel

Passed away peacefully on July 28th. Loving brother and brother-in-law of Cheryl and Wayne (dec.), Wendy and George (dec.), Christine and Ian, Chas (NZ) and families.

## Death Notices



GLANVILLE  
Roderick Victor

Loved brother-in-law of Darryl and Dian Bennett, Carmel Ferguson, Evan and Thelma (dec) Harris.

Will be missed, rest in peace.

GLANVILLE  
Roderick Victor (Rod)

Much loved and cherished brother and brother-in-law of Cavell (dec.) and Brian Robertson.

Adored Uncle of Chere and Ted (dec.), Magella and Kent, Rohan and Alana, Meredith (dec.), Fenella and Brock, and their families.

Precious memories of a life well lived

RADFORD  
Dudley Peter (Peter)

Barbara and her family farewelled Peter with a private cremation service on TUESDAY, July 21, 2020. He is now at peace.

Forever in our hearts.



## Funeral Notices

### AMENDED NOTICE JAGO (NEE HIGGS) Rena Lydia

Family and friends are warmly invited to the Celebration of Life of Rena Lydia Jago to be held at the Punchbowl Christian Centre, 100 Punchbowl Road, Punchbowl, on Friday 31st July 2020, commencing at 10.00am

In lieu of flowers, donations to the Bible Society would be greatly appreciated and may be made at the service.

FINNEY FUNERAL SERVICES  
Phone 6343 2266

## Wanted to Buy

### DVD/CDs,

LP records, estates /downsize, shed/workshop contents, antiques, chesterfield, deer head, wine/whisky, Stamps/coins, books /comics, model trains /cars, collections of anything. Cash paid, will visit. Ph 6423 3316.

WANTED to buy fruit trees and border shrubs delivered to Sheffield (40 of each). Will pay up to \$750.  
Ph. 0419 091 163 or email: jack.buzelin@internode.on.net



Forever in our hearts  
Pet Death and Tributes notices now available in Classifieds  
Connect with Classifieds

## Funeral Notices

### ROBERTS Janet Alison

Relatives and friends are respectfully invited to attend the funeral service for Mrs Janet Alison Roberts to be held at the Franklin Grove Centre, 502 Hobart Road, Youngtown on Friday, 31st July 2020 commencing at 2.30 p.m.

The service will be livestreamed. Please go to our website for more details: www.finneyfunerals.com.au/upcomingfunerals

FINNEY FUNERAL SERVICES  
Phone 6343 2266

### WATSON

Barbara Jean

The family and friends of the late Mrs Barbara Watson are respectfully invited to attend her funeral service, which will be held in the Chapel of Parkside Funerals, 254 East Cam Rd, Burnie, on FRIDAY July 31, 2020, commencing at 2pm.

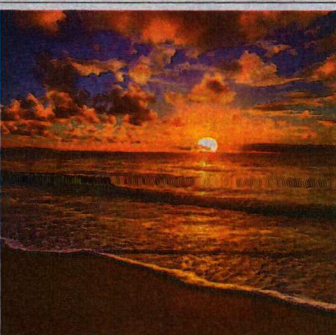
In lieu of flowers Donations can be made at the service to the Cancer Council.

To view the service via livestream, search Parkside Funerals on YouTube.

Private cremation will take place at Parkside Gardens Crematorium.

Current COVID-19 restrictions will apply.

Parkside FUNERALS  
TELEPHONE 6433 4010



## Beauty Health and Fitness

MASSAGE. Michelle Betts. Relax and unwind. Devonport. Ph: 0407 901 125.

## Motor Vehicles

### Ford Fiesta LX

2011, Hatchback 5 dr. manual. Excellent condition. Low 57,500 km. Burnt orange. \$6990. Located Wynyard. Inspect from 28/6. Ph. or text 0419 887 525.



### MAZDA 2 NEO

1st registered May 2019, red, auto., only 40,000 kms. \$15,000 o.n.o. Ph. 0437 454 655.

## Local Government



19 King Edward Street  
Ulverstone Tasmania 7315  
Tel. 03 6429 8900  
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: 18, 27 & 28 Parsons Street, Ulverstone  
Proposal: Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed) - variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code (re-advertised)

Application No.: DA2020071

- Location: 886 Ironcliff Road, Penguin  
Proposal: Community meeting and entertainment - change of use from Resource development (barn) to function centre and a maximum of 250 persons on the site and Visitor accommodation (three cabins and eight 'glamping' tent sites) - variation to sensitive use development standards and suitability of site for use and development

Application No.: DA2020072

- Location: 2 Manley Street, Turners Beach  
Proposal: Residential (ancillary dwelling) - variation to building envelope and site area required for on-site disposal of stormwater

Application No.: DA2020187

- Location: 23 Shorehaven Drive, Turners Beach (CT175068/11)  
Proposal: Residential (dwelling) - variation to building envelope and building height

Application No.: DA2020192

- Location: 77 Eastland Drive, Ulverstone  
Proposal: Residential (subdivision - 25 lots, road and redevelopment of Ulverstone swim centre car park) - comprising six internal allotments

Application No.: DA2020201

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 12 August 2020.

Date of notification: 29 July 2020.

SANDRA AYTON  
General Manager

## For Lease

### WANTED to LEASE

for grazing, 5 - 15 acres, Peng, Sprent, Ulv area. Ph. 0476 196 873.

## Livestock

### Ulverstone Pet Food

Stock wanted, suitable for pet food.  
Ph. 6425 5822 or 0408 141 972 (AH).



## Public Notices

### NOTICE FOR CLAIMS

DONALD GORDON BASSETT late of 15 Nichols Street, Ulverstone in Tasmania, who died on 31/03/2020. Creditors, next of kin and others having claims in respect of the property of the abovenamed deceased are required by the Executors, LYNETTE ANN BROWN and GRAEME TREVOR MALONE, C/- Friend & Edwards Lawyers, 28a King Edward Street, Ulverstone in Tasmania, to send particulars of their claim in writing to the Registrar of the Supreme Court of Tasmania, Salamanca Place, Hobart in Tasmania on or before the 01/09 /2020 after which date the Executors may distribute the assets having regard only to the claims of which the Executors then have notice.

Dated this 29/07/2020

FRIEND & EDWARDS Lawyers  
Solicitors to the Estate



DEVONPORT CITY COUNCIL  
137 Rocks Street, Devonport TAS 7310  
Phone: 03 6424 0311  
www.devonport.tas.gov.au

### TEMPORARY CLOSURE OF PUBLIC STREET

FORMBY ROAD - 3 AUGUST-25 SEPTEMBER 2020  
The following closure will apply for the conduct of the reconstruction of Formby Road pavement, kerbs and footpaths from 7.00am, 3 August to 5.00pm, 25 September 2020:

- Formby Road (between Best Street and Victoria Parade), road will be closed continuously from start date and time to end date and time.

It would be appreciated if this closure could be noted.

Matthew Atkins  
GENERAL MANAGER

### PSYCHIC EXPO

Gateway Hotel Devonport  
Fri 31 - Sun 2, 9am-5pm  
www.psychics.net.au



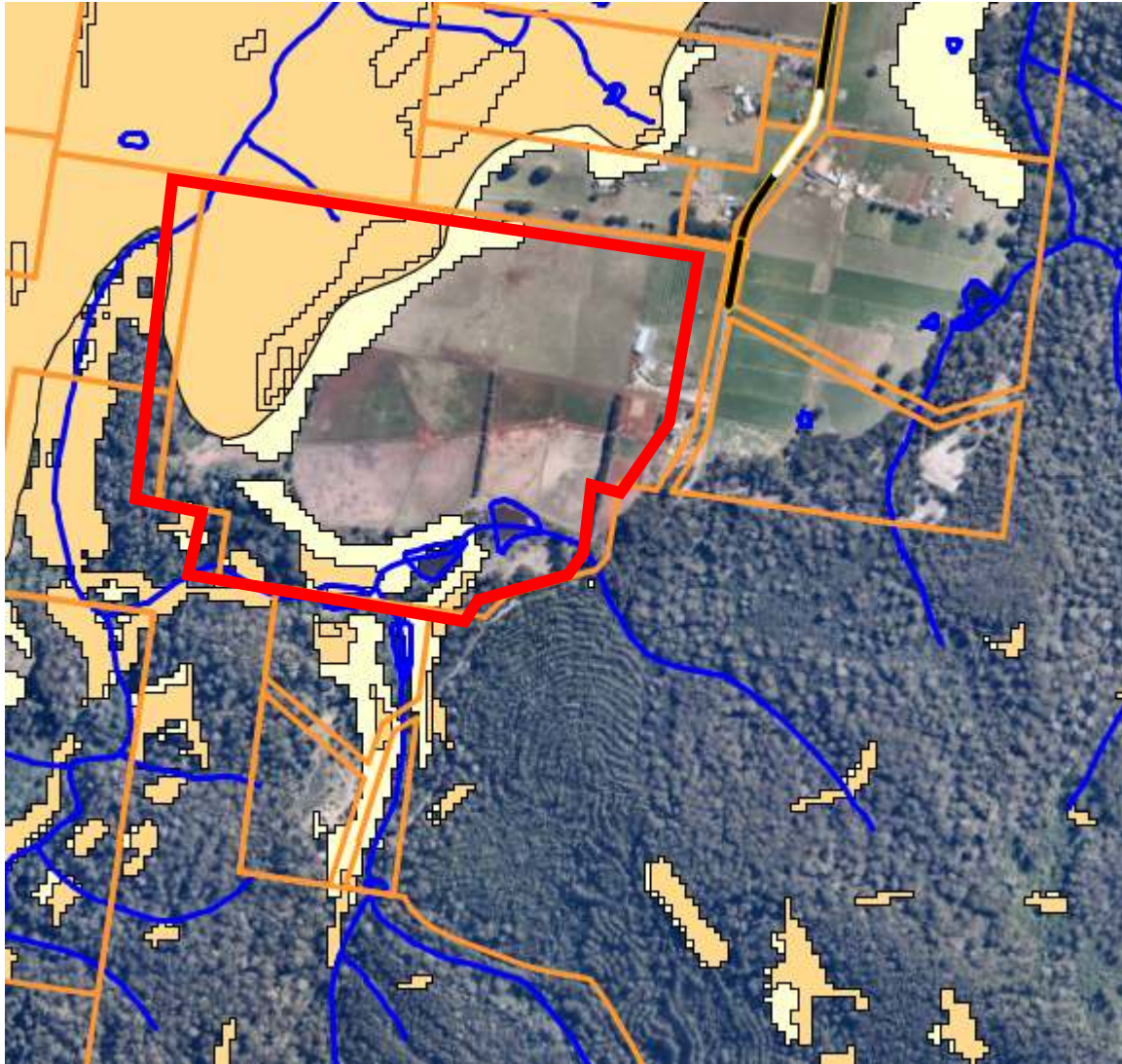
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## Annexure 3



Aerial view of 886 Ironcliffe Road, Penguin – also showing location of Dial Range and land that is Medium landslip.



Development site – the existing rural barn is the larger building on the site.  
The gravel portion of the road, at the end of Ironcliffe Road, is Crown land.





Rural barn – to be converted for use as a function centre.

# Annexure 4

**Kellie Malone**

---

**From:** tim kidd <timkidd2011@hotmail.com>  
**Sent:** Tuesday, 4 August 2020 2:37 PM  
**To:** Admin  
**Subject:** In reference to Application No DA 2020072

To General Manager,

Without Prejudice

In reference to Application No DA 2020072 . Dated 27/ July/. 2020., An application for development.

1) That the road usage, and increase in traffic is not disadvantaged to local residents. A road counting monitoring device for at least 3 months, to establish recent increases. Some 15 years ago, Forestry Tasmania had several devices to count numbers in the Dial Range, perhaps they still have that information. Approximately 3 'slow tragic bays', similar to Old Coast road Ulverstone/ Penguin. Could and or should be installed. Large busses are expected to be using this road along with Vehicle traffic.

2) Original application for Butchers Shop was approved on the advice that was not correct in that the property HAD been used as "Prime Agricultural" Broad acre cropping. I know of several persons who cropped there, still farming.

3) Variation to sensitive use development standards? . Allow for changes after approval is given ?. . So . !

4) An exclusion Zone, that would prohibit 'glamping' camping within a prescribed area from my Nth Western boundary. This is to respect the Tasmanian Indigenous Cave/ overhang that has been identified, and G.P.S located as a "Site of Significance", with Artefacts to remain intact attached.

5) The removal of the 'covered bodies' of livestock from the the add joining wet land watercourse. Not a good look and smell from a public road, from a public road.

6) Though it is Inevitable that this proposed development will go ahead, I make it clear that the above concerns be addressed. A final decision delayed until the above 6 points are clarified.

Yours Sincerely,

Timothy Donald Kidd  
04/08/2020  
P.O box 146 Penguin Tasmania 7316.







S& R Patton  
834 Ironcliffe Road  
Penguin  
Tasmania 7316

7th August 2020

To whom it may concern

My wife and I live at top of Ironcliffe Road. We have concerns about the proposed development at 886 Ironcliffe Road .Application N0: DA2020072

**The following Issues'**

Increased traffic volume (Cars large Bus etc.)

**Noise pollution:** from events all day into late nights. Music & people. Cars coming & going.

**Light pollution:** High powdered lighting. Making night into day: We are already experiencing this on a regular basis.

**Alcohol:** The consumption at events. Rules about times alcohol, being sold to guests. Then people drinking then driving on the road.

Numbers attending 250 equals say one hundred cars. All ready numbers exceed this.

At open days, and other events.

Was the intention to pre build the Resource development (Barn) then change naming to bypass local input and non-approval?

Regards

S & R Patton

Stephen & Rosemarie Patton  
834 Ironcliffe Rd  
Penguin  
Tasmania 7316

Attn. Saman  
Central Coast Council

**August 7<sup>th</sup> 2020**

Dear Saman

My wife and I live at the top of Ironcliffe Road.

We are very concerned about the road safety traffic issues.

Many people living on this road have had experience of near misses. Large vehicles & speeding on this narrow road from traffic heading towards Mount Gnomon Farm etc. . . .

The road is more a quite country lane, with many dips. Vision impaired corners. Hills & nasty falloffs.

From Hardy's Road to Mt Gnomon carpark. Where Bush walkers, Horse floats park & Mountain bike users. This Road was only intended for access to Farming properties and the forestry access.

This proposal from MR Guy Robinson ( Mt Gnomon Farm) DA20200072

Concerns about alcohol mixed with a testing drive back down into Penguin town.

The ambience of our lifestyle will be affected.

Plus large Tourist Buses would not be appropriate on this road due to the above.

The cost of road repairs from higher traffic demands.

Please consider safety first.

Regards

Stephen & Rosemarie Patton

The General Manager  
Central Coast Council  
ULVERSTONE

10/08/2020

**Planning Application 886 Ironcliffe Road, Penguin**

I wish to submit a complaint in regard to the above application. My concern is in regard to the extra volume of traffic this application will attract.

You have received a traffic impact assessment from Pitt and Sherry which was commissioned using data provided from Central Coast Council. This data was obtained in 2015. A further on site assessment was undertaken for a brief 1 hour period at 788 Ironcliffe Road prior to the assessment being submitted. Both assessments were recorded at 788 Ironcliffe Road. This assessment does not take into account any traffic north of the applicant's property, including residences and the popular Ferndene Reserve Park. As it is a no through road I believe the count should have been done at Hardy's Road intersection where the road narrows and continues on past residences that were not counted in the 2015 traffic impact assessment. Traffic has already increased greatly over the past 5 years due to popular mountain bike riding and the increased interest in the applicants businesses that are already running.

Pitt and Sherry have stated that based on the current traffic volumes Ironcliffe Road could be considered at the upper limit of its Class S2 classification. The applicant has submitted that at peak times the traffic volume of 298 VPD is expected. Depending on which Road Hierarchy chart you read, the application appears to comply with the Tasmanian Local Government Road Hierarchy. As I interpret the LGAT Standard chart, the volume of traffic comes under code S3 A.A.D.T (100–300 cars). This requires a sealed traffic width of 5.5 meters. The road in its current state is 4.5 meters wide on sealed surface.

Traffic is expected to depart from a wedding / function at 10pm and as this is a prime time for wildlife on the road. Should the assessment have also taken this into account?

Is there a case for a maximum number of people permitted on site, including staff and related personnel in relation to weddings / functions?

My other concern is the fact that an application was submitted and accepted for a barn to be built. This would not have any impact on the road. I feel that the application process was taken advantage of as to the best of my knowledge the building has never been used as a barn. Had the original application stated what the building was really intended for then I believe the objections would have been submitted right from the start.

I can be contacted by email. [Craigbrooks84@gmail.com](mailto:Craigbrooks84@gmail.com)  
My postal address is P.O. Box 120, Penguin 7316.

I look forward to your response

Regards  
Craig Brooks.  
608 Ironcliffe Road. Penguin.

General manager, Central Coast Council.

DA2020072.

I am objecting to application to change barn to function centre.

This "barn" built on prime agriculture land , has never been used as a barn , and never intended to be used as a barn, it was built as a function centre ,now more prime agriculture land will be lost .

What is the use of having rules to protect prime agricultural land when the rules can be so easily circumvented.

The application states that the farm is popular with locals , none of the locals in the area are in favour of this development.

The application" expects" 10 weddings a year ,will this be enforced or eventually be every weekend.

The application "expects" 2 functions a year of 250 people , will this be enforced as there are more than that number of functions over 250 already..

The application states there is no occupied dwelling past the property , wrong.

The traffic survey was done in 2015 , the traffic has increased dramatically in the last couple years.

The application uses the word "expects" there to be so many functions ,this is lawyer talk to get the development thru and then it will be open slather.

The peace and quiet of this beautifull , quiet ,rural farming area will be gone .

Daniel Heineke

788 Ironcliffe road

Penguin 10/08/2020,



**Kellie Malone**

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**From:** Francis, Jennifer M <jennifer.francis@ths.tas.gov.au>  
**Sent:** Monday, 10 August 2020 8:16 PM  
**To:** Admin  
**Subject:** Attention: General Manager

**Kade and Jennifer Francis**

836 Ironcliffe Road

Penguin TAS 7316

Ph: 0438 281 604

& 0438 252 257

**Attention: General Manager**

Central Coast Council

Ulverstone TAS 7315

10<sup>th</sup> August 2020

Dear General Manager,

We are writing today in regards to the Development Application number: DA2020072 at 886 Ironcliffe Road, Penguin.

It has come to our attention via the written development proposal notice on the boundary fence of the above property, that Mount Gnomon Farm wish to extend their business to include accommodation and to hold functions on a regular basis. After reading the full development proposal on your website we have a few issues that we feel need to be addressed before this proposal is approved.

Traffic Impact on Ironcliffe Road.

- Section 4 - Surrounding road network, states that the majority of Ironcliffe Road is 4.5m wide with a further 500mm of shoulder either side. The shoulders of the road are in terrible condition and we have had damaged wheels on our cars several times from being run off the road and damaging rims on the very deep shoulders and broken edges of tarmac. The width of the road varies a lot, and in three separate sections measured 50m either side of our drive and directly outside were 4.5, 4.1 and 4.2. As the road is narrow and not lined, it is a frequent occurrence for residents driving up and down Ironcliffe Road to be forced off the road by other vehicles driving in the middle of, or on the wrong side of the road. These are usually tourists who are unfamiliar with the road and large four wheel drive vehicles and/or trucks.
- In section 5: The Vehicles Per Day study that was used to estimate the amount of traffic on the proposal was carried out in 2015. In the 5 years since this study was done, the traffic on Ironcliffe Road has increased significantly. Reasons for this include: The re-development of walking tracks in the area. The commencement of multiple mountain bike tracks in the area. The increase in four wheel driving in the dial range. The massive increase in general tourism numbers in the Penguin area. The opening of the “Rustic Hut” accommodation. The increasing number of people visiting the Mount Gnomon farm restaurant.
- There is a small statement in section 5 which says that a small one hour study was recently done to check the traffic numbers. But when was this done? Since Covid-19 we have had no interstate or international tourists who make up a lot of the traffic on this road.
- The commencement of large-scale functions may also involve the use of coaches to transport people, especially if they are part of a large group. Ironcliffe road is not wide enough to *safely* accommodate large coach buses as well as local traffic.
- If the vehicle movements per day increases as anticipated, then council should give consideration to installing guard rails along the sides of the road, as there are multiple sections where there is an extremely steep drop off the shoulder of the road. These could easily result in the loss of life should someone be forced off the road at these points. The section of road between Ferndene Gorge and 788 Ironcliffe Road is the most dangerous.

#### Concerns with other parts of the proposal

- Section 6: States that beyond 886 Ironcliffe Road that there is only 1 unoccupied lot. This is not true, there is an occupied residential property approx 500m to the south of the property.
- Section 6 also states that Ironcliffe Road is a “no through road”. Ironcliffe road connects to Dial road via a four wheel drive road, and also connects to Riana via another four wheel drive road which comes out at Cooke’s road, Riana. These four wheel drive tracks are popular and equate to a lot of vehicle movements each week.

- Section 3: The proposed development states that the function centre is planning to hold only 10 weddings per year. We believe this is a massive underestimate of what will actually occur. No-one would build such a massive building and spend so much money, to only hold 10 weddings per year. Will there be any guarantee that there will be no more than this? Do these numbers take into account other functions? Such as Christmas or Birthday functions that may be booked at the site?
- Waste: We notice the proposal outlines how grey water and sewerage waste will be managed. But what about general waste? There have been multiple complaints in the past about the waste generated by Mount Gnomon Farm and their inability to contain and dispose of it appropriately. We would like some form of guarantee that their waste will be appropriately managed, and not cause issues for surrounding properties.

We hope that you will give more consideration to this proposal before it is approved. Please upgrade Ironcliffe Road before there is a fatality involved.

Your sincerely

Kade and Jennifer Francis

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## CONCERNS REGARDING PLANNING PERMIT

APPLICATION NUMBER – DA2020072

I write in connection with the above planning application. I have examined the plans well and I do not want to place an objection, but there are a series of concerns regarding the development of this property.

### 26.3.1 Requirement for discretionary non-residential use to located on rural resource land

Comment (d)

(ii)

As stated this is incorrect as not all surrounding farms are used primarily for grazing, and not all contain a single dwelling.

Example – 851 Ironcliffe Road (directly opposite)

#### The Rustic Hut Bush Retreat

The Rustic Hut Bush Retreat is a multi-award winning tourism business, and a Silver Medal Award winning business in the 2018 Tasmanian Tourism Awards. Operating four huts for tourism accommodation and incorporating a unique hands on farm experience for our guests, this property is much more than a single dwelling as stated in the proposal.

We do not have any issues with the proposed development, and fully support the accommodation proposal, however we are concerned about a few problems that may arise and increase due to the extent of the size of the development, and the light and noise pollution that this proposal will create and intensify.

**NOISE POLLUTION** - as this venue has been operating as a restaurant for a number of years, and has already held many weddings and functions/events previously in a marquee, we know that the sound factor is an issue. The construction of the 'barn' has intensified the sound to the extent that we can actually hear the voices of the people currently working on the interior of the 'barn' in our backyard at 851 Ironcliffe Road. In the past when there have been events held at Mount Gnomon farm, there have been times when the noise has continued beyond the cut off time, and in one instance the police were apparently called to the property. We hope this is not going to be an issue, and the neighbouring properties get the respect they are entitled to.

**LIGHT POLLUTION** – since the opening of the restaurant and the construction of the 'barn' many lights have been installed outside. This looks great and highlights the exterior of the buildings under a night sky.

We are however concerned about the lighting that shines from Mount Gnomon Farm onto and into our property at 851 Ironcliffe Road. Large lights from Mount Gnomon Farm shine across our paddocks, lighting up the Dial Range, but at the same time intruding onto and into our accommodation and private residence. We do not have an issue with Mount Gnomon using lighting to highlight the Dial Range for

special events/functions, however we do not want our property invaded with lighting continually. Our guests (approximately 50% international), want to relish the night sky and the peaceful surroundings.

These lights also shine down the road, and when driving south towards them during the night they are easily mistaken for an approaching vehicle, which creates a safety concern.

Another concern we have and the most important is the increase of traffic, and the size of the vehicles on the road.

#### PITT AND SHERRY TRAFFIC IMPACT ASSESSMENT

##### 5/ Traffic Impact

The count data from 2015 states that weekend values are typically higher already, and weekends are when most weddings and large events/functions are held. This will definitely have an impact on the amount of traffic travelling on Ironcliffe Road in a small-time frame. Guests that have attended weddings/functions/events will then be travelling north on Ironcliffe Road mostly after dark, when the road is hazardous from the extremely high amount of wildlife on the road. This is a safety concern as swerving to miss wildlife on a rural road is a major road accident issue. As stated it is a No Through Road, but there is one occupied property on the southern side of Mount Gnomon farm. Also the bushwalking tracks and mountain biking have become very popular in the area, putting an added toll on the road with an enormous amount of vehicles travelling south of Mount Gnomon farm. As stated in the proposal Mount Gnomon farm is inviting an ever increasing amount of traffic by offering accommodation to mountain bikers and bush walkers, which is great for tourism for our area, but the road conditions must be able to uphold to the increase. There is also the issue with larger vehicles travelling on the road as businesses such as AAT Kings Australia, and possibly others, are beginning tours to Mount Gnomon farm commencing in 2021. I realise that this assessment has not considered the impacts of all of these events as they are outside the scope of the current permit application, but they are altogether going to have a significant impact on the safety of a rural road.

Please understand we are not opposing the development, we are just concerned neighbours.

PHILLIP AND TANIA FARRELL

851 IRONCLIFFE ROAD

PENGUIN



## Kellie Malone

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**From:** Sarah Scheermeijer <sscheermeijer@gmail.com>  
**Sent:** Tuesday, 11 August 2020 8:41 PM  
**To:** Admin  
**Subject:** Attn. Saman - Ironcliffe road

Attention Saman

In regards to the letter we received from the council concerning the development plans for the Mt Gnomon Pig Farm, we must write a letter of concern.

We live near the end of Ironcliffe road, and travel daily to drop off and pick up our kids to school, and drive to work, sometimes all hours of the night for emergency on-call hospital cases. We have had an accident, and lots of near misses caused by the narrow road, and sharp edges on the side of the tar road, which leave our car damaged. If the other cars passing don't slow down completely, to ride the very edge of the road -- so two cars fit -- one vehicle must drive off the road, and risk getting rim or tyre damage from the very poor quality road edging. It has cost us already over \$6k in damages to our car. Most cars ride the middle of the road because of the narrow poor quality edges of the road, and this is in itself, very dangerous with such tight corners and blind spots!

There's also an increase in cars, due to events at the Gnomon Pig Farm and the development to the Mt dial mountain biking tourism attraction, let alone the nature walkers up the mountain. So you can understand our concern when we receive a letter from the council about further developments to the Gnomon Farm to allow 250 people at events. Our road is not safe enough for this many cars at once.

When can our road be repaired or reviewed for service?

Surely it is not safe for the amount of people traversing it daily. Will you only act once there are lives lost?

Our other concern is noise. We are parents to very small children, and have moved in the country to have peace and quiet.

Will there be a noise curfew on events held at the Gnomon Farm? And how late are they allowed to have the music blaring?

We are direct neighbours of the Gnomon Pig Farm, and outdoor speakers shake our house with every bass beat in the night.

We look forward to hearing from you.

Yours sincerely,  
Dean and Sarah Scheermeijer  
858 ironcliffe road  
0401 194 183