

Notice of Ordinary Council Meeting and

Agenda

21 SEPTEMBER 2020

To all Councillors

NOTICE OF MEETING

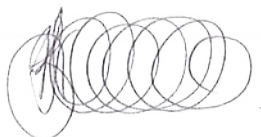
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 21 September 2020 commencing 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 4 January 2020.

Dated at Ulverstone this 16th day of September 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

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

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 17 August 2020 and the Special Council meeting held 31 August 2020 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 17 August 2020 and the Special Council meeting held 31 August 2020 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 24.08.2020 – Private Works review; Ulverstone and Penguin town centres – Complete Streets report
- . 31.08.2020 – Batten Park; Penguin Foreshore – Stage 2; Riverside Rivercare
- . 07.09.20 – TasNetworks; Natural Burials; Monthly update
- . 14.09.2020 – Dulverton Waste Management CEO and Chair; Retrospective Applications process

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

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

3 MAYOR’S COMMUNICATIONS

3.1 Mayor’s communications

The Mayor to report:

3.2 Mayor’s diary

The Mayor reports as follows:

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

- . TasWater Owners’ Representatives Quarterly Briefing – via video conference
- . Cradle Coast Authority Representatives meeting – via video conference
- . Meeting with Felix Ellis MP – Ulverstone
- . Connecting Care Community Feedback Forum – Ulverstone
- . Switch Board Meeting – Ulverstone
- . Caves to Canyon Annual General Meeting – Ulverstone
- . Opening Day, Leven Yacht Club – Ulverstone
- . West Ulverstone Child and Family Learning Centre (CFLC) Information Session – Ulverstone
- . Central Coast Community Safety Partnership Committee Meeting – Ulverstone

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- . Finding Their Place, Hellyer Regional Collective live-stream with Burnie City Council and other Mayors – via video conference
 - . Fortnightly radio interview.”

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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3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petition – Revert the Buttons Beach to Fishpond stretch of beach in Ulverstone to a ‘Dog Exercise Area’

The General Manager reports as follows:

“The following petition has been received:

‘SUBJECT MATTER	Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.
STATEMENT OF SUBJECT MATTER AND ACTION REQUESTED	<p>Petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control.</p> <p>This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no</p>

environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.

SIGNATORIES	Total No. Entries:	52
	Duplicates:	-
	Invalid:	-
TOTAL		52.'

The petition is in compliance with s.57 of the *Local Government Act 1993* and accordingly is able to be tabled. In reviewing the petition, it should be noted that the compliant signatory count is 52.

In accordance with s.58 of the *Local Government Act 1993*, the General Manager is to table the petition at the next ordinary meeting of the Council, enabling the Council to receive it.

A report in relation to the subject matter has been provided at Agenda item 10.6. A copy of the petition is appended to this report."

The Executive Services Officer reports as follows:

A suggested resolution is submitted for consideration."

- "That the petition be received."

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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

- ‘8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
 - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.’

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

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received.”

9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

“Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance. Members of the public who would like to ask questions to the Council, that would normally have been heard during the Public Question Time section of the meeting agenda, are advised to provide their question on notice to the General Manager by 3.00pm Monday, 21 September 2020.

Any questions received will be read out by the General Manager at the meeting and a response provided following the meeting.”

NOTES

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- Central Coast Community Safety Partnership Committee – meeting held 24 June 2020
- Central Coast Community Shed Management Committee Annual General Meeting – meeting held 3 August 2020
- Central Coast Community Shed Management Committee – meeting held 3 August 2020
- Cradle Coast Authority Representatives – meeting held 20 August 2020
- Central Coast Community Safety Partnership Committee – meeting held 26 August 2020
- Turners Beach Community Representatives Committee – meeting held 27 August 2020
- Central Coast Youth Council – meeting held 27 August 2020
- Central Coast Community Shed Management Committee – meeting held 7 September 2020

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

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

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10.2 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 18 August to 21 September 2020 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

The Executive Services Officer reports as follows:

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

- “That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received.”
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10.3 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 18 August to 21 September 2020 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

10.4 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 18 August to 21 September 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

NOTES

COMMUNITY SERVICES

10.5 Statutory determinations

The Director Organisational Services reports as follows:

“A Schedule of Statutory Determinations made during the month of August 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”
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10.6 Petition – Revert the Buttons Beach to Fishpond stretch of beach in Ulverstone to a ‘Dog Exercise Area’

The Strategic Projects and Planning Consultant reports as follows:

“PURPOSE

The purpose of this report is to provide the Council with an opportunity to consider the petition submitted requesting that the Council *“revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a ‘Dog Exercise Area’”*.

BACKGROUND

The Council at its meeting on 20 July 2020 adopted its new Dog Management Policy to take effect from 1 October 2020. This new Policy will replace the 2015 Dog Management Policy.

There has been some opposition to the new Policy and the changes which have been made, in particular the restricting of a number of beaches to ‘on-lead’ only. As a result, a petition was provided to the Council on 14 September 2020 (copy appended at Agenda item 7.1) which states:

Subject Matter: The subject matter of this petition is for Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.

Statement of subject matter and action requested: The following petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control. This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.

DISCUSSION

The description of the 'designated areas' under the 2020 Dog Management Policy are:

Area	Description Consultation Draft	Description Updated Policy
Prohibited	A natural reserve area which contains sensitive habitat for native wildlife or a recreational reserve	An area which contains sensitive habitat for native wildlife therefore dogs are prohibited from entering at any time.
Restricted	Where dogs are restricted from entering. In a restricted area dogs are to be restrained on a lead at all times.	A restricted area is where dogs are allowed, provided they remain restrained on a lead at all times.
Exercise	An area the Council has declared where dogs may be exercised off-lead, providing they remain under effective control.	An area where dogs may be exercised off-lead, provided they remain under effective control.

Training	Where dogs may be trained subject to any specified conditions.	An area where dogs may be trained and exercised subject to any specified conditions.
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The petition (containing 52 signatories) is requesting that the Council reclassify the area of beach from Buttons Creek to the Fishpond from 'restricted' to 'exercise'.

Under the 2015 Policy the following is noted in relation to the Buttons Beach area:

Prohibited	Restricted	Exercise
Buttons Beach – between Buttons Creek and Victoria Street	Buttons Beach – from Buttons Creek to the Fishpond	Buttons Beach – from the Leven River to Victoria Street

Buttons Beach, East Ulverstone, from Buttons Creek to the Fish Pond.

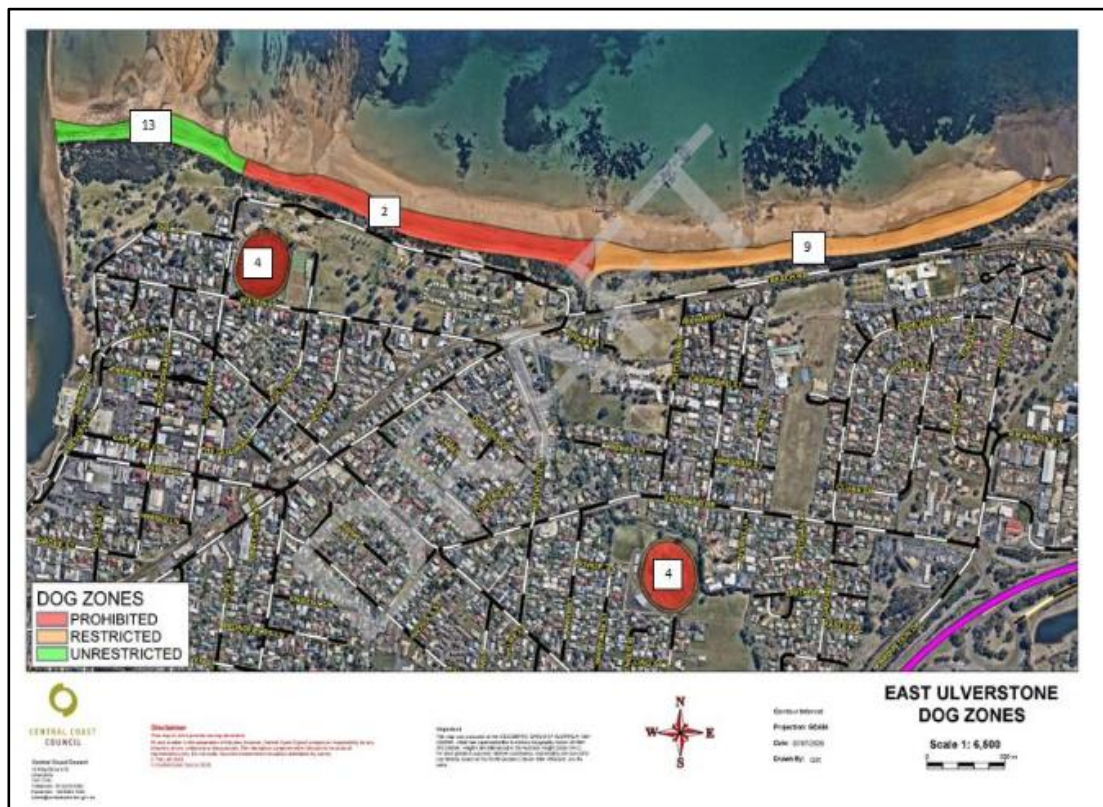


NOTE: In December/January/February dogs can only be exercised on the beach after 7.00pm and prior to 9.00am.

No restrictions for the rest of the year.

In the 2020 Dog Management Policy the following is noted:

Prohibited	Restricted	Exercise
Buttons Beach – between Buttons Creek and Victoria Street	Buttons Beach – from Buttons Creek to the Fishpond	Buttons Beach – from the Leven River to Victoria Street



The designation of this section of beach has not changed. Under the 2015 policy it was 'restricted' and in the 2020 Policy it has remained 'restricted'.

The change which has occurred is in relation to the definition of 'restricted'. Under the 2015 Policy the section of Buttons Beach was restricted during December/January/February, whereby dogs could be exercised on the beach after 7:00pm and prior to 9:00am. No restrictions applied for the rest of the year, which essentially meant dogs could be exercised on the beach 'off-lead' at any time of the day during March/April/May/June/July/August/September/October/November.

The Council in considering the 2020 Dog Management Policy was inclined to make all 'restricted' beaches accessible 24/7 providing that dogs remained 'on-lead at all times'.

It appears that the Council has several options which it could consider in responding to this petition. The following are four possible options:

1. Restricted – determine to take no action, maintaining the position as outlined in the 2020 Dog Management Policy that Buttons Beach (from Buttons Creek to the Fish Pond) remain a 'restricted area' whereby dogs can only be taken onto the beach provided they remain restrained on a lead at all times.
2. Restricted – determine to relax the 2020 Dog Management Policy and make this section of beach 'restricted' during the months of December/January/February only. The beach would then be designated as 'exercise' for the balance of the year.
3. Restricted – determine to relax the 2020 Dog Management Policy to reflect a similar position to that which applied under the 2015 Dog Management Policy whereby this section of beach is a 'restricted area' from say 1 December to 28 February each year (or another variation) with dogs to remain restrained on a lead either between the hours of 9:00am and 7:00pm (as allowed under the 2015 Policy) or at all times. The beach could then be designated as an 'exercise area' at all other times (say from March to November).
4. Exercise – determine to change the designation of this section of beach from 'restricted' to 'exercise'. This would in effect provide an area where dogs may be exercised off-lead at all times, provided they remain under effective control.

CONSULTATION

In accordance with the provisions of the *Dog Control Act 2000*, the Council has followed the statutory requirements in relation to consultation on the introduction of a new Dog Management Policy.

It is fair to say that the majority of responses received by the Council during the consultation period were not supportive of the proposed changes. The Council made a number of concessions in the final Policy approved in an attempt to appease some of the opposition.

Since the Policy was adopted in July 2020, there has been a number of newspaper articles published, letters to the editor and email/correspondence to the Council, with the majority voicing opposition to the new Policy.

If the Council determines to change the designation which relates to Buttons Beach (from Buttons Creek to the Fishpond) it could potentially result in further requests being provided for similar outcomes at other locations covered under the new Policy.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Council had an obligation to review its Dog Management Policy. The Council will incur costs in the updating of the signage required to reflect the new arrangements under the 2020 Policy.

There has been, and there is likely to be continued criticism of the Council's consultation processes during the upcoming implementation phase.

A reoccurring theme of the consultation was the need for the Council to be more responsive in policing and enforcing its Dog Management Policy. An outcome of the adoption of the new Dog Management Policy is the need for a greater focus on enhanced patrol and enforcement, which does come at an increased cost. Any change to the patrol/enforcement arrangements will be met through the reallocation of existing Council resources if necessary.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Improve community well-being.

The Environment and Sustainable Infrastructure

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

CONCLUSION

In the discussion section of this report four possible options Council could consider have been outlined. There are potentially several variations to any of the options as outlined.

Ultimately, the response to the petition is a matter for the Council. The two most viable options which the Council could consider are:

1. determine to take no action, maintaining the position as outlined in the 2020 Dog Management Policy that Buttons Beach (from Buttons Creek to the Fish Pond) remain a 'restricted area' whereby dogs can only be taken onto the beach provided they remain restrained on a lead at all times.
2. determine to change the designation of this section of beach from 'restricted' to 'exercise'. This would in effect provide an area where dogs may be exercised off-lead at all times, provided they remain under effective control."

The Executive Services Officer reports as follows:

"A copy of the petition has been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That in relation to the petition requesting the Council 'revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area" under the provisions of the 2020 Dog Management Policy, the Council determines:

Option 1.

to take no action, maintaining its position as outlined in the new Policy that Buttons Beach (from Buttons Creek to the Fish Pond) remain a 'restricted area' whereby dogs can only be taken onto the beach provided they remain restrained on a lead at all times.

Option 2

to change the designation of this section of beach from 'restricted' to 'exercise', whereby dogs may be exercised off-lead at all times, provided they remain under effective control."

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10.7 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 10.8, 10.9, 10.10 and 10.11, 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.”

10.8 Draft Amendment PSA2020003 to the *Central Coast Interim Planning Scheme 2013*

The Strategic Projects and Planning Consultant reports as follows:

“The Town Planner has prepared the following report:

<i>DRAFT AMENDMENT NUMBER:</i>	PSA2020003
<i>PROPOSED AMENDMENT:</i>	Rezone land from General Residential to Local Business
<i>LOCATION:</i>	10a Alice Street, West Ulverstone (CT83570/4)
<i>PLANNING INSTRUMENTS:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act) & <i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)

PURPOSE

The purpose of this report is for the Planning Authority to consider a draft amendment to the Planning Scheme. The draft amendment is placed before the Planning Authority following a request from GHD Pty Ltd on behalf of the Goodstone Group. The draft amendment is to rezone land known as 10a Alice Street, West Ulverstone from General Residential to Local Business.

Accompanying the report are the following documents:

- . Annexure 1 – location map, aerial view, zone map and photographs;
- . Annexure 2 – application documentation;
- . Annexure 3 – owners' consent form; and
- . Annexure 4 – Instrument of Certification.

BACKGROUND

1 Proposed draft amendment to the Planning Scheme –

The applicant has requested the Council initiate a draft amendment to rezone 10a Alice Street, West Ulverstone from General Residential to Local Business.

The proposed amendment is to enable opportunities for the site to be utilised for business and commercial uses and/or development in conjunction with adjoining Local Business zone properties, particularly in association with the bottle shop that is located on the adjoining western property at 48 Queen Street.

No development is proposed as part of the draft amendment application.

Refer to Annexure 1 for the location map, aerial view, zone map and photographs of the site. Refer to Annexure 2 for the application documentation.

2 Site description and surrounding area –

The land subject to the draft amendment is known as 10a Alice Street, West Ulverstone as identified in CT83570/4. The site is 480.52m², reasonably flat and contains an existing building (dwelling) and outbuilding.

The site is zoned General Residential under the Planning Scheme and is located on the fringe of the West Ulverstone Local Business precinct. The site's western side and northern rear boundary abuts the Local Business zone. The site to the immediate east is zoned General Residential.

The site has a low coastal inundation and is situated approximately 25m from the Western Rail Line.

3 Infrastructure provision –

The site is connected to water, sewer, and stormwater reticulated systems. The site has frontage to Alice Street. The Road Authority and Stormwater Authority has indicated no issues with the proposed draft amendment (including any modifications).

4 History –

The site, as mentioned, is on the fringe of the West Ulverstone Local Business precinct and is one of three properties that appear, through oversight, not to have been included with the slight expansion of the Local Business zone during the transition from the Central Coast Planning Scheme 2005 to the Central Coast Interim Planning Scheme 2013. During this transition, the Local Business zone was expanded slightly south to include 42 Queen Street and 44 Queen Street. This resulted with 10a Alice Street, 10 Alice Street and 1 Alice Street remaining General Residential zone in amongst a Local Business zone precinct. The Local Business zone precinct is separated from the General Residential zone to the east by the railway line. The zone anomaly was also not identified during the formation of the draft Central Coast Local Provisions Schedule mapping.

The image below shows the differing zones.

- Red presents General Residential zone;
- Blue represents Local Business;
- Yellow represents Utilities (railway line); and
- Green represents Recreation zone.

The image clearly shows the three aforementioned properties that are not included in the Local Business zone.



Both 10 Alice Street and 1 Alice Street are connected to water, sewer, and stormwater reticulated systems and have frontage to Alice Street and contain a single dwelling and outbuildings.

When the Council received the initial request from GHD Pty Ltd the following was not provided:

- . Commission's owner's consent form;
- . Current copy of the title documentation;
- . Particulars in relation to potential conflict of uses;
- . Assessment against State Policies; and
- . Schedule 1 of the Act.

This information was requested by the Council. A complete request made by GHD Pty Ltd was received 14 August 2020 with all required documentation.

DISCUSSIONS

1 Draft amendment process –

The Planning Authority may, in response to a request or by its own motion, initiate an amendment to a Planning Scheme that is administered by the Planning Authority. If this is done through a request, then the Planning Authority must decide whether to initiate

the draft amendment within 42 days from the day it received the request. The request for this draft amendment was received 14 August 2020. The 42-day period concludes on 25 September 2020.

Note – In 2015, the Tasmanian Parliament passed legislation amending the *Land Use Planning and Approvals Act 1993* to allow for the development of a Statewide Planning Scheme that is to replace all existing Planning Schemes. In February 2017, the State Government ratified the new Tasmanian Planning Scheme (TPS).

This draft amendment is to be processed under the “previous” Act (prior to amendments).

The key steps in the amendment process are:

- . The Planning Authority certifies that the draft amendment meets the requirements of s.32 of the Act and, within 7 days, the Instrument of Certification is forwarded to the Tasmanian Planning Commission (TPC).
- . The TPC decides whether to approve the amendment under s.37 of the Act, whereby it may dispense with certain requirements, or proceed in accordance with the processes required under sections 38, 39, 40, 41 and 42 of the Act.
- . The Planning Authority must publicly exhibit the draft amendment for a period of not less than 28 days and not greater than two months, including at least two notices in the local newspaper.
- . Under s.39 of the Act, any public representations received in response to the public exhibition are to be reported on by the Planning Authority to the TPC as to their merits and may include recommendations on the draft amendment.
- . The TPC will conduct a hearing to consider issues raised by the draft amendment and through representations.
- . The TPC will determine the application for the draft amendment within three months unless a later date is approved by the Minister.

2 *Modification of the draft amendment to the Planning Scheme –*

As part of an amendment, the Planning Authority can determine to initiate the amendment as presented or with modification.

As discussed above, it appears, through an oversight, that not only was 10a Alice Street not included within the slight expansion of the Local Business zone during the transition from the *Central Coast Planning Scheme 2005* to the *Central Coast Interim Planning Scheme 2013* and the draft Central Coast LPS, properties at 10 Alice Street and 1 Alice Street were also not included.

As part of this draft amendment, it is recommended that the Planning Authority initiate the amendment, subject to modification to include 10 Alice Street and 1 Alice Street.

A letter was sent to the owners of 10 Alice Street and 1 Alice Street seeking whether they would consent to their properties to be included with the draft amendment. Both owners have agreed that they would not oppose their property's being rezoned to Local Business.

Therefore, if the modification is accepted, this proposed draft amendment would be initiated through s.34(1)(a) of the Act which is in response to a request made under s.33 of the Act (GHD obo Goodstone Group), as well as through s.34(1)(b) which is by the Council's own motion to include the modification to rezone 10 Alice Street and 1 Alice Street in conjunction with 10a Alice Street.

Note – If rezoned, both dwellings can still be used for residential purpose as both dwellings on 10 Alice Street and 1 Alice Street would be entitled to pre-existing use rights. Pre-existing use rights remain providing the dwelling is not vacant for two years or more.

3 *Legislative requirements –*

The Act provides that a Planning Authority may initiate a process to amend a Planning Scheme either of its own motion or in response to a third party request.

The Act requires that a Planning Authority must be satisfied that the draft amendment will further the objectives of the Resource Management and Planning System and is in accordance with applicable State Policies.

The key steps in the amendment process have been discussed.

The final decision on whether to approve, reject, or modify the amendment is made by the Commission.

There is no appeal process available to an applicant for rezoning if the Planning Authority refuses the request. The applicant may ask the Commission to review the process leading to the decision, but not the merits of that decision.

If a Planning Authority refuses to initiate a scheme amendment, it is excluded from considering a similar request for period of two years.

4 Assessment against the legislative requirements –

When considering a draft amendment, assessment must be undertaken to determine whether requirements of s.32 of the Act have been met. This includes:

- Avoiding potential land use conflict with use and development permissible under the planning scheme;
- Being, where practicable, consistent with the relevant regional land use strategy; and
- Have regard to the impact on the region in environmental, economic and social outcomes.

Central Coast Interim Planning Scheme 2013 –

The site(s) are subject to the provisions of the Planning Scheme and are zoned General Residential. The Planning Scheme provides a list of permissible use classes in the zone, some with qualifications.

The draft amendment would reduce any existing potential conflict as the draft amendment would rezone three parcels of land to Local Business as is existing in the surrounding area. The railway line would serve as a buffer to the General Residential zone to the east.

Below is an analysis Table outlining the permissibility for use in both the General Residential zone and the Local Business zone. It outlines whether the use is permitted or discretionary in the respective zone and outlines any qualifications applicable. The Table also includes the Tasmanian Planning Scheme's permissible uses for the Local Business zone.

The analysis outlines several non-permissible uses in the General Residential zone that would be permissible in the Local Business zone (some with qualifications).

The draft amendment would allow the site(s) to have a wider variety of use classes, subject to separate planning application and approval. The Tasmanian Planning Scheme will further the possibilities, with the introduction of greater uses falling within the No Permit Required status for Local Business zone.

The draft amendment would allow for future use and or development for the site(s) to be more compatible with the surrounded established Local Business precinct.

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
No Permit Required		Qualifications	
Business and Professional Services	Refer to permitted and discretionary section	Refer to permitted and discretionary section	No qualification
Food Services	Refer to permitted and discretionary section	Refer to permitted and discretionary section	No qualification
General Retail and Hire	Refer to permitted and discretionary section	Refer to permitted and discretionary section	No qualification
Natural and cultural value management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items of for any other use	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items of for any other use	No qualification
Passive recreation	If a public park or reserve for the local community	If be a public park, reserve, or garden or a building or structure for use by the local, community	No qualification

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Residential	If a single dwelling or home based business	Refer to permitted and discretionary section	If for a home-based business
Utilities			If for minor utilities
Permitted		Qualifications	
Bulky goods sales	Not permissible in this zone	If – (a) a garden centre for the retail sale of plants, landscaping, and gardening supplies and equipment (b) floor coverings, furniture, or white goods; (c) building supplies and hardware; (d) office and hospitality supplies; and (e) gross floor area of not more than 300m ²	No qualification

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Business and professional service	<p>If a medical centre –</p> <p>(a) involving not more than 3 health care professionals at any one time; and</p> <p>(b) a gross floor area of not more than 300m²</p>	<p>If –</p> <p>(a) office for administration, clerical, technical, professional, or similar activity that does not include direct and regular dealings with members of the public;</p> <p>(b) medical centre;</p> <p>(c) veterinary centre; and</p> <p>(d) gross floor area of not more than 300m²</p>	Refer to No Permit Required section
Community meeting and entertainment	<p>If –</p> <p>(a) not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception centre, library, museum, music hall, or theatre; and</p>	If gross floor area of not more than 300m ²	No qualification

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
	(b) a gross floor area of not more than 300m ²		
Education and occasional care	If – (a) long day care, before or after school care, occasional care, or out-of-school hours care; (b) a day respite centre; (c) pre-school, primary or secondary education to Year 10; or (d) an employment training centre	If – (a) day care facilities for children; (b) day respite centre; or (c) pre-school and primary school education	No qualification
Emergency services	If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration	If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration	No qualification

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Food services	If – (a) no licensed premises; (b) not including a drive-through facility; and (c) seating capacity for not more than 20 people	If not a take-away food premises with a drive-through facility	No qualification
General retail and hire	If a local shop	If – (a) grocery and convenience goods; or (b) personal services; and (c) an occasional market retaining goods by independent stall holders	Refer to No Permit Required section
Hotel Industry	Not permissible in this zone	If no drive-through sales	

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Pleasure boat facility	Not permissible in this zone	If a boat launch and recovery ramp primarily for trailer borne recreation vessels	If for a boat ramp
Research and Development	Not permissible in this zone	Not permissible in this zone	
Residential	No qualification	If located on a floor above or pedestrian level of to the rear of active frontage premises	If – (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises; and (b) not listed as No Permit Required
Resource development	If a community garden for production or ornamental purposes to serve the local community; and not involving the keeping of animals	Not permissible in this zone	Not permissible in this zone
Service Industry	Not permissible in this zone	If not motor repairs and panel beating	Refer to discretionary section

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Sport and recreation	If outdoor recreation facilities comprising a single playing field or a single surface for the local community	If – (a) an indoor facility; and (b) a gross floor area of not more than 300m ²	Refer to discretionary section
Tourist operation	If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; (b) not a visitor's information centre	If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; (b) a visitors information centre; or (c) gross floor area of not more than 300m ²	Refer to discretionary section
Utilities	If minor utilities	If minor utilities	Refer to no permit required and discretionary section

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Visitor accommodation	If – (a) in a building; and (b) guest accommodation for not more than 16 people	If – (a) in a building; and (b) located on a floor above road or pedestrian level or to the rear of active frontage premises; and (c) guest accommodation for not more than 16 people	If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises;
Discretionary		Qualifications	
Bulky goods sales	Not permissible in this zone	No qualification	Refer to permitted section
Business and professional service	If a medical centre	No qualification	Refer to no permit required section
Community meeting and entertainment	If not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception centre, library, museum, music hall, or theatre	No qualification	Refer to permitted section

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Education and occasional care	No qualification	No qualification	No qualification
Equipment and Machinery Sales and Hire	Not permissible in this zone	Not permissible in this zone	No qualification
Food services	If not including a drive through in take away food premises	No qualification	Refer to no permit required section
General retail and hire	Refer to permitted section	No qualification	Refer to no permit required section
Hotel industry	Not permissible in this zone	No qualification	Refer to permitted section
Natural and cultural values management	No qualification	Refer to no permit required section	Refer to no permit required section
Passive recreation	No qualification	No qualification	Refer to no permit required section
Pleasure boat facility	Not permissible in this zone	No qualification	Refer to permitted section
Residential	Refer to Permitted section	No qualification	If not listed as No Permit Required or Permitted

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Service industry	Not permissible in this zone	No qualification	No qualification
Sports and recreation	Refer to Permitted section	No qualification	No qualification
Storage	Not permissible in this zone	No qualification	No qualification
Transport depot and distribution	Not permissible in this zone	If – (a) loading or unloading of goods and passengers by bus, rail, ferry or taxi; and (b) courier and cartage of goods produced or sold from land within the applicable Local Business zone	If for: (a) a public transport facility; or (b) distribution of goods to or from land within the zone
Tourist operation	Refer to Permitted section	No qualification	No qualification
Utilities	No qualification	No qualification	If not listed as No Permit Required
Vehicle fuel sales and service	Not permissible in this zone	If a service station	No qualification

COMMUNITY SERVICES

USE CLASS	GENERAL RESIDENTIAL <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Central Coast interim, Planning Scheme 2013</i>	LOCAL BUSINESS <i>Tasmanian Planning Scheme 2017</i>
Vehicle Parking	Not permissible in this zone	Not permissible in this zone	No qualification
Visitor accommodation	No qualification	No qualification	No qualification

Schedule 1, Part 1 of the Act (objectives of the Resource Management and Planning System of Tasmania) –

- (a) *“to promote the sustainable development of natural and physical resources and the maintenance of the ecological processes and genetic diversity”*

The site(s) do not contain any characteristics that would be impacted by the draft amendment in terms of ecological or natural processes. All the site(s) are developed and controlled under the provisions of the Planning Scheme and within an established Local Business precinct.

- (b) *“to provide for the fair, orderly and sustainable use and development of air land and water”*

The draft amendment would allow for infill of the Local Business zone at West Ulverstone. The draft amendment is not considered likely to lead to any issues relating to the fair, orderly or sustainable use of development of air, land or water.

- (c) *“encourage public involvement in resource management and planning”*

This would be achieved through the statutory public notification process of the draft amendment and opportunity for formal submission of representation under the Act. This process is consistent with this objective.

- (d) *“to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) “*

The draft amendment would allow for infill of the Local Business zone at West Ulverstone. In this regard, the infill would allow for greater permissible Local Business use classes within an established Local Business zone precinct which would be considered to facilitate economic development.

- (e) *“to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”*

This objective can be achieved through the public notification process and the Local government involvement through the

certification of the draft amendment. The State government process can be achieved through the Tasmanian Planning Commission.

Schedule 1, Part 2 (objectives of the planning process established by the Act) –

- (a) *“to require sound strategic planning and co-ordinated action by State and local government”*

The draft amendment recognises a more appropriate zoning for the site(s) and permissible use classes that would be compatible with the surrounding area. The draft amendment process is coordinated through local and State governments.

- (b) *“to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land”*

The draft amendment proposes to rezone three parcels of land. This draft amendment is a relatively minor change under the Planning Scheme, with no alteration to the general purpose of the Planning Scheme or with the standard of development control intended by the Planning Scheme.

- (c) *“to ensure that the effects on the environment are considered and provide for the explicit consideration of social and economic effects when decisions are made about the use and development of land”*

The draft amendment has been considered against other Policies and Planning Instruments. The specific issues in relation to social and economic benefit have been addressed throughout this report.

- (d) *“to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels”*

Consideration has been given in relation to environmental, social and economic outcomes. No environmental concerns have been raised with the draft amendment. Review of social and economic matters results with the draft amendment having

no adverse impacts. The draft amendment is considered to be consistent with State Policies and the Cradle Coast Regional Land Use Strategy 2010 – 2030.

- (e) *“to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals”*

The draft amendment is for the rezoning of land under s.33 of the Act. Any future development of the land would require separate planning approvals and/or other applicable approvals.

- (f) *“to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania”*

The draft amendment would allow for the future application of use and/or development on the site(s) to be in a manner more compatible with the surrounding area. Any future planning application would be assessed under the Planning Scheme to ensure ongoing outcomes for a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.

- (g) *“to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”*

The site(s) have no known scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

- (h) *“to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community”*

The draft amendment is not considered to have a negative impact on public infrastructure and other assets. Council, acting as a Road Authority and Stormwater Authority, have raised no issues with the draft amendment. The draft amendment will be referred to TasWater, if initiated.

- (i) *“to provide a planning framework which fully considers land capability”*

The draft amendment process and Planning Scheme provisions allow for examination of land characteristics and capability.

Section 32(1)(f) of the Act –

Issues regarding s.32 of the Act are addressed in this report under Schedule 1, Part 1, objective (d) above.

5 *State Policies –*

State Coastal Policy 1996 –

The site(s) are within 1km of the coast (approximately 170m). Therefore, the State Coastal Policy applies. The site(s) are developed and within an established Local Business precinct in West Ulverstone. The site(s) are in an area identified as low coastal inundation. Furthermore, the site(s) are separated from the shoreline by recreation, residential and utilities zones and development. There are no ecosystems or natural processes of significance identified on the site(s). Although located within the prescribed coastal zone, the site(s) are considered to have sufficient elevation and separation from the shoreline to not be at risk from an increase in sea level and storm activity as may result from climate change.

State Policy on Water Quality Management 1997 –

There are no records that indicate existing problems with the management of stormwater or sewage in this location. This Policy relates to the planning and design of stormwater and sewage infrastructure and protection of surface and groundwater resources from pollution. All stormwater and wastewater management would be controlled by the Council through any future development approval process.

State Policy on the Protection of Agricultural Land 2009 –

The site(s) are not within an area identified as Agricultural land. This Policy does not apply to the draft amendment.

National Environment Protection Measures –

All listed National Environment Protection Measures under this Policy are not applicable to the site(s). This Policy does not apply to the draft amendment.

6 *Cradle Coast Regional Land Use Strategy 2010-2030 –*

This Strategy “promotes wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services”. Furthermore, the Strategy “assumes there is limited immediate need or benefit in wholesale change to the shape and appearance of regional towns, rural environments or conservation places. It proposes that settlement centres remain separate, compact, contained and individual, and that growth and development for housing, business and community purposes be achieved through a careful mix of intensification within established urban boundaries and considered expansion”.

The Strategy classifies towns and small settlements into various activity categories. Ulverstone is identified as a District Activity Centre.

The Strategy identifies that “land is to be used in the manner best matched to its highest capability to support social, cultural and economic endeavour while always protecting health of the environment”. The draft amendment would facilitate optimal capability to support social, cultural and economic endeavour by allowing the three lots, currently zoned General Residential, to form part of the overall West Ulverstone Local Business precinct.

The Strategy identifies opportunities to allow infill development and to rationalise boundaries. The draft amendment would result in infill of the Local Business Zone and to allow the eastern side Local Business zone boundary be rationalised.

7 *Transition to the Tasmanian Planning Scheme –*

The Central Coast LPS is still before the Commission.

Tasmanian Planning Commission has issued an Information Sheet 1 /2019 in relation to the transition of a draft amendment to an existing planning scheme, where a draft LPS has not yet been approved or come into effect.

The savings and transitional provisions under Schedule 6 of the Act allow for some draft amendments, that have been initiated by the Planning Authority but not approved before a LPS comes into effect, to be considered as a draft amendment to the LPS. This transition has limitations but includes altering the designation of a zone to an area of land.

CONSULTATION

In accordance with s.38 of the Act, the draft amendment is to be placed on public exhibition for a period not less than 28 days and not greater than two months and is to comprise:

- two advertisements placed in the Public Notices section of The Advocate newspaper, one of which is to be a Saturday.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, as well as costs associated with a hearing on the matter.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment;
- Develop and manage sustainable built infrastructure; and
- Contribute to the preservation of the natural environment.

CONCLUSION

This report contains planning considerations relevant to the rezoning of the land that must be addressed in any submission to the Commission. The proposed draft amendment would enable the infill of the Local Business zone at West Ulverstone and would allow for the subject site(s) to be utilised for a variety of business uses, whilst still allowing the dwellings to be used for residential use under pre-existing use rights. The draft amendment would rectify what appears to have been an oversight with the introduction of the current Planning Scheme.

Recommendation –

It is recommended that the Planning Authority:

- 1 agree to initiate the process for a draft amendment to the *Central Coast Interim Planning Scheme 2013* to rezone 10a Alice Street, West Ulverstone from General Residential to Local Business.

- 2 modify the draft amendment to the *Central Coast Interim Planning Scheme 2013* to include 10 Alice Street and 1 Alice Street to be rezoned from General Residential to Local Business.
- 3 authorise the General Manager to act on behalf of the Planning Authority during the draft amendment process with the Tasmanian Planning Commission.
- 4 certify that the draft amendment meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*.
- 5 forward a copy of the draft amendment with the Instrument of Certification to the Tasmanian Planning Commission.
- 6 proceed with public exhibition of the proposed draft amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four weeks.'

The Town Planner's report is supported."

The Executive Services Officer reports as follows:

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

■ "That the Planning Authority:

- 1 agree to initiate the process for a draft amendment to the *Central Coast Interim Planning Scheme 2013* to rezone 10a Alice Street, West Ulverstone from General Residential to Local Business.
- 2 modify the draft amendment to the *Central Coast Interim Planning Scheme 2013* to include 10 Alice Street and 1 Alice Street to be rezoned from General Residential to Local Business.
- 3 authorise the General Manager to act on behalf of the Planning Authority during the draft amendment process with the Tasmanian Planning Commission.
- 4 certify that the draft amendment meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*.
- 5 forward a copy of the draft amendment with the Instrument of Certification to the Tasmanian Planning Commission.

- 6 proceed with public exhibition of the proposed draft amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four weeks.”
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10.9 Draft Amendment PSA2020004 to the *Central Coast Interim Planning Scheme 2013*

The Strategic Projects and Planning Consultant reports as follows:

“The Town Planner has prepared the following report:

<i>DRAFT AMENDMENT NUMBER:</i>	PSA2020004
<i>PROPOSED AMENDMENT:</i>	Rezone land from Local Business to Low Density and include land in the Forth Specific Area Plan
<i>LOCATION:</i>	640 Forth Road, Forth (CT252652/1)
<i>PLANNING INSTRUMENTS:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act) & <i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)

PURPOSE

The purpose of this report is for the Planning Authority to consider a draft amendment to the Planning Scheme. The draft amendment is placed before the Planning Authority following a request from Veris Australia Pty Ltd. The draft amendment is to rezone land known as 640 Forth Road, Forth from Local Business to Low Density Residential. The draft amendment is to also include this land within the Forth Specific Area Plan.

Accompanying the report are the following documents:

- . Annexure 1 – location map, aerial view, zone map and photographs;
- . Annexure 2 – application documentation; and
- . Annexure 3 – Instrument of Certification;

BACKGROUND

1 Proposed draft amendment to the Planning Scheme –

The applicant has requested the Council to initiate a draft amendment, which has two aspects:

- . to rezone 640 Forth Road, Forth from Local Business to Low Density Residential; and
- . to include the land within the Forth Specific Area Plan (minimum site area of 2,000m²).

The proposed draft amendment is to enable the site to be used for residential purpose. No development is proposed as part of the draft amendment application.

Refer to Annexure 1 for the location map, aerial view, zone map and photographs of the site. Refer to Annexure 2 for the application documentation.

2 Site description and surrounding area –

The land subject to the draft amendment is known as 640 Forth Road, Forth identified in CT252652/1. The site has an area of 759m² and contains an existing building, previously known as the ‘Purple House’.

The site is zoned Local Business under the Planning Scheme and is located on the eastern side of the Forth River. The site abuts Low Density Residential zoned land to the north, east and south and a Local Business zone to the east. The Bridge Hotel Forth abuts the site’s eastern boundary. No known planning overlays apply to the land. The Forth Specific Area Plan applies to land on the northern and eastern boundaries.

The subject site adjoins two Heritage listed properties; being the Bridge Hotel Forth that is along the site’s western boundary, and 10 William Street that adjoins the site’s north-eastern corner.

Due to the extensive history of the site and the architectural design of the building, the Council, separate to this draft amendment process, will consult with both the owners of the land and the Tasmanian Heritage Council to determine whether an assessment should be undertaken to have the site Heritage listed.

3 Infrastructure provision –

The site is connected to water, sewer, and stormwater reticulated systems. The site has frontage to Forth Road. Forth Road is owned and maintained by Department of State Growth. This draft amendment will be referred to Department of State Growth, if initiated.

4 History –

The site is located on the eastern side of Forth River within the long established village of Forth. The site was the former Forth Post Office and in 1856 was known as the Hamilton On Forth. After the Post Office closed, the land was transferred into private ownership and the existing building on site was used for residential purposes. In 2000, new owners renovated the building and established a business on the site known as the ‘Purple House’.

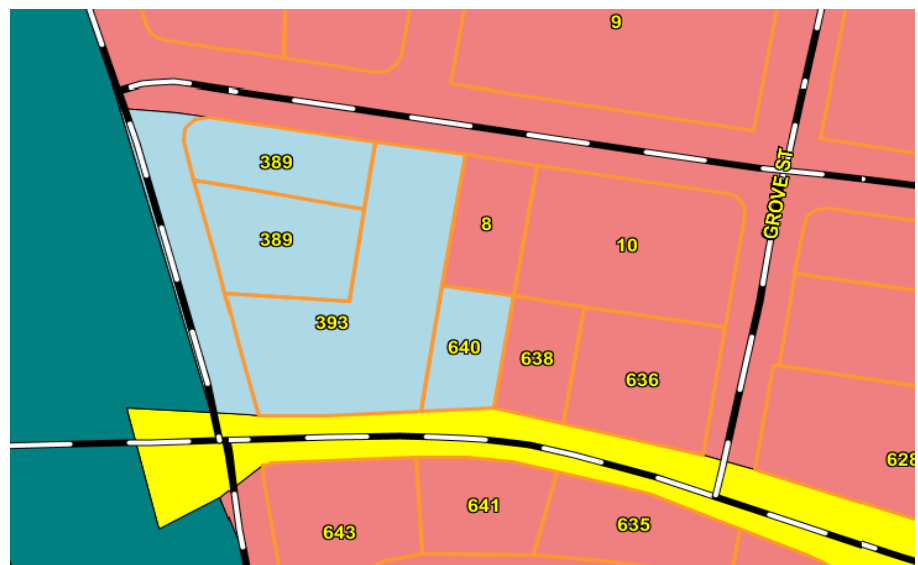
With the transition between the *Central Coast Planning Scheme 2005* and the *Central Coast Interim Planning Scheme 2013*, the site was rezoned from Low Density Residential to Local Business. The zone was applied to reflect the operations/activities of the Purple House at that time.

The land applicable to the draft amendment, as stated in the application was “originally granted to the Commonwealth of Australia. The Tasmanian Government reserved all rights to the ownership of gold, silver, copper, tin and other metals or minerals and other substances containing metals and all coal and mineral oil and all gems and precious stones as well as rights to use the land for service infrastructure and public utilities”. Such rights, as per the Certificate of Title, were carried over through private ownership and the said rights in the name of the Crown. Therefore, consent from Crown Land Services to the draft amendment is required and was received 10 August 2020. All other documentation relating to the application was received 29 July 2020.

The image below shows the current zones in this location. Pink represents the Low Density Residential zone, blue represents Local Business zone, yellow represents Utilities zone (Forth Road) and green represents Environmental Management zone (the Forth River).



The second image, below, depicts the Forth Specific Area Plan overlay and where it currently applies – shown in red. The overlay does not apply to the Local Business zone.



DISCUSSIONS

1 Draft amendment process –

The Planning Authority may, in response to a request or by its own motion, initiate an amendment to a Planning Scheme that is administered by the Planning Authority. If this is done through a

request, then the Planning Authority must decide whether to initiate the draft amendment within 42 days from the day it received the request. The request for this draft amendment was received 10 August 2020. The 42 day period would conclude on 21 September 2020.

Note – In 2015, the Tasmanian Parliament passed legislation amending the *Land Use Planning and Approvals Act 1993* to allow for the development of a Statewide Planning Scheme that is to replace all existing Planning Schemes. In February 2017, the State Government ratified the new Tasmanian Planning Scheme (TPS).

This draft amendment is to be processed under the “previous” Act (prior to amendments).

The key steps in the amendment process are:

- . The Planning Authority certifies that the draft amendment meets the requirements of s.32 of the Act and, within 7 days, the Instrument of Certification is forwarded to the Tasmanian Planning Commission (TPC).
- . The TPC decides whether to approve the amendment under s.37 of the Act, whereby it may dispense with certain requirements, or proceed in accordance with the processes required under sections 38, 39, 40, 41 and 42 of the Act.
- . The Planning Authority must publicly exhibit the draft amendment for a period of not less than 28 days and not greater than two months, including at least two notices in the local newspaper.
- . Under s.39 of the Act, any public representations received in response to the public exhibition are to be reported on by the Planning Authority to the TPC as to their merits and may include recommendations on the draft amendment.
- . The TPC will conduct a hearing to consider issues raised by the draft amendment and through representations.
- . The TPC will determine the application for the draft amendment within three months unless a later date is approved by the Minister.

2 *Legislative requirements –*

The *Land Use Planning and Approvals Act* (the Act) provides that a Planning Authority may initiate a process to amend a Planning Scheme either of its own motion or in response to a third-party request.

The Act requires that a Planning Authority must be satisfied that the draft amendment will further the objectives of the Resource Management and Planning System and is in accordance with applicable State Policies.

The key steps in the amendment process have been discussed. The final decision on whether to approve, reject, or modify the amendment is made by the Commission.

There is no appeal process available to an applicant for rezoning if the Planning Authority refuses the request. The applicant may ask the Commission to review the process leading to the decision, but not the merits of that decision.

If a Planning Authority refuses to initiate a scheme amendment, it is excluded from considering a similar request for period of two years.

3 *Assessment against the legislative requirements –*

When considering a draft amendment, assessment must be undertaken to determine whether requirements of s.32 of the Act have been met. This includes:

- . Avoiding potential land use conflict with use and development permissible under the planning scheme;
- . Being, where practicable, consistent with the relevant regional land use strategy; and
- . Have regard to the impact on the region in environmental, economic and social outcomes.

Central Coast Interim Planning Scheme 2013 –

The land is subject to the provisions of the Planning Scheme and is zoned Local Business. The Planning Scheme provides a list of permissible use classes in the zone, some with qualifications.

The draft amendment would allow the site to be used for residential purposes and some other compatible uses. Currently, a permitted

residential use would need to be “located on a floor above a road or pedestrian level or to the rear of an active frontage.”

Under previous planning schemes, the site has been used for residential purposes. The land would be compatible with the surrounding land to the north, east and south.

Forth Specific Area Plan –

The draft amendment would include a provision for the land to be included within the Forth Specific Area Plan (Forth SAP). The intention of the Forth SAP is to provide overarching strategic guidance to Council decision making for land within the overlay. The Forth SAP has specific use and development standards that would apply to any land within the overlay, as considered relevant to the area.

The Forth SAP has two applicable land sizes. The draft amendment would apply the 2,000m² standard for land size. The inclusion of the land within the Forth SAP would result with this SAP overlay encroaching further to the west.

The application documentation prepared by Veris Australia Pty Ltd includes an analysis in relation to this overlay, which is considered valid.

Potential land use conflict –

It is noted that the land subject to the draft amendment is located within a mixed established use area. The site adjoins the Bridge Hotel Forth to the west, Telstra Compound Building to the immediate east and residential dwellings located to the north, further east and south. There may be the potential for land use conflict with the Bridge Hotel Forth (zoned Local Business) if the Low Density zone encroaches closer through application of the draft amendment. There have been some noise issues associated with the activities of the Bridge Hotel Forth, however the surrounding established residential area are aware of these intermittent activities.

The Regulatory Services Group Leader has mentioned that the Council has not received, to date, a formal complaint regarding noise issues.

The draft amendment would result with residential use closer to the Bridge Hotel Forth. However, it is noted that there would be separation

between the two sites, and there are other existing residential areas within similar proximity to the Hotel.

Analysis of use table –

Below is an analysis table outlining the permissibility for use in both the Local Business zone and the Low Density Residential zone. It outlines whether the use is permitted or discretionary in the respective zone and outlines any qualifications applicable. The table also includes the Tasmanian Planning Scheme's permissible uses for the Low Density Residential zone.

The analysis shows that the draft amendment would allow residential use on the site with less qualifications. It would restrict the use of business type activities; however, some uses would still be permissible subject to qualifications. The Tasmanian Planning Scheme 2017 would further restrict particular business type uses applicable to the site but would allow even less qualifications for residential use.

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
No Permit Required			
Business and Professional Services	Refer to permitted and discretionary section	Refer to permitted and discretionary section	Refer to discretionary section
Food Services	Refer to permitted and discretionary section	Refer to permitted and discretionary section	Refer to discretionary section
General Retail and Hire	Refer to permitted and discretionary section	Refer to permitted section	Refer to discretionary section
Natural and cultural value management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items of for any other use	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items of for any other use	No qualification
Passive recreation	If be a public park, reserve, or garden or a building or structure for use by the local, community	If a public park or reserve for the local community	No qualification

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Residential	Refer to permitted and discretionary section	Refer to permitted section	If for a single dwelling
Utilities	Refer to permitted and discretionary section	Refer to permitted and discretionary section	If for minor utilities
Permitted			
Bulky goods sales	If – (a) a garden centre for the retail sale of plants, landscaping, and gardening supplies and equipment (b) floor coverings, furniture, or white goods; (c) building supplies and hardware; (d) office and hospitality supplies; and	Not permissible in this zone	Not permissible in this zone

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
	(e) gross floor area of not more than 300m ²		
Business and professional service	<p>If –</p> <p>(a) office for administration, clerical, technical, professional, or similar activity that does not include direct and regular dealings with members of the public;</p> <p>(b) medical centre;</p> <p>(c) veterinary centre; and</p> <p>(d) gross floor area of not more than 300m²</p>	<p>If a medical centre–</p> <p>(a) involving not more than 3 health care professionals at any one time; and</p> <p>(b) a gross floor area of not more than 300m²</p>	Refer to discretionary section
Community meeting and entertainment	If gross floor area of not more than 300m ²	<p>If –</p> <p>(a) not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception</p>	Refer to discretionary section

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
		centre, library, museum, music hall, or theatre; and (b) a gross floor area of not more than 300m ²	
Education and occasional care	If – (a) day care facilities for children; (b) day respite centre; or (c) pre-school and primary school education	If – (a) long day care, before or after school care, occasional care, or out-of-school hours care; (b) a day respite centre; (c) pre-school, primary or secondary education to Year 10; or an employment training centre	Refer to discretionary section
Emergency services	If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration function	If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration function	Refer to discretionary section

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Food services	If not a take-away food premises with a drive-through facility	If – (a) no licensed premises; (b) not including a drive-through facility; and (c) seating capacity for not more than 20 people	Refer to discretionary section
General retail and hire	If – (a) grocery and convenience goods; or (b) personal services; and (c) an occasional market retaining goods by independent stall holders	If a local shop	Refer to discretionary section
Hotel Industry	If no drive-through sales	Not permissible in this zone	

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Pleasure boat facility	If a boat launch and recovery ramp primarily for trailer borne recreation vessels	Not permissible in this zone	Not permissible in this zone
Research and Development	Not permissible in this zone	Not permissible in this zone	Not permissible in this zone
Residential	If located on a floor above or pedestrian level of to the rear of active frontage premises	No qualifications	If for a home-based business
Resource development	Not permissible in this zone	If a community garden for production or ornamental purposes to serve the local community; and not involving the keeping of animals	Not permissible in this zone
Service Industry	If not motor repairs and panel beating	Not permissible in this zone	Not permissible in this zone
Sport and recreation	If – (a) an indoor facility; and	If outdoor recreation facilities comprising a single playing field or	Refer to discretionary section

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
	(b) a gross floor area of not more than 300m ²	a single surface for the local community	
Tourist operation	If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; (b) a visitors information centre; or (c) gross floor area of not more than 300m ²	If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and (b) not a visitor's information centre	Not permissible in this zone
Utilities	If minor utilities	If minor utilities	Refer to no permit required and discretionary section
Visitor accommodation	If – (a) in a building; and (b) located on a floor above road or pedestrian level or to the	If – (a) in a building; and	No qualifications

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
	rear of active frontage premises; and (c) guest accommodation for not more than 16 people	guest accommodation for not more than 16 people	
Discretionary			
Bulky goods sales	No qualification	Not permissible in this zone	Not permissible in this zone
Business and professional service	No qualification	If a medical centre	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services
Community meeting and entertainment	No qualification	If not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception centre, library, museum, music hall, or theatre	If for a place of worship, art and craft centre or public hall
Education and occasional care	No qualification	No qualification	If not for a tertiary institution

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Equipment and Machinery Sales and Hire	Not permissible in this zone	Not permissible in this zone	Not permissible in this zone
Food services	No qualification	No qualification	If not for a takeaway food premises with a drive through facility
General retail and hire	No qualification	Refer to permitted section	If for a local shop
Hotel industry	No qualification	Not permissible in this zone	Refer to permitted section
Natural and cultural values management	Refer to no permit required section	No qualification	Refer to no permit required section
Passive recreation	No qualification	No qualification	Refer to no permit required section
Pleasure boat facility	No qualification	Not permissible in this zone	Not permissible in this zone
Residential	No qualification	Refer to permitted section	If not listed as No Permit Required or Permitted
Service industry	No qualification	Not permissible in this zone	Not permissible in this zone

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Sports and recreation	No qualification	Refer to permitted section	If for a fitness centre gymnasium, public swimming pool or sports ground
Storage	No qualification	Not permissible in this zone	Not permissible in this zone
Transport depot and distribution	If – (a) loading or unloading of goods and passengers by bus, rail, ferry or taxi; and (b) courier and cartage of goods produced or sold from land within the applicable Local Business zone	Not permissible in this zone	Not permissible in this zone
Tourist operation	No qualification	Refer to permitted section	Not permissible in this zone
Utilities	No qualification	No qualification	If not listed as No Permit Required
Vehicle fuel sales and service	If a service station	Not permissible in this zone	Not permissible in this zone

COMMUNITY SERVICES

USE CLASS	LOCAL BUSINESS <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Central Coast interim Planning Scheme 2013</i>	LOW DENSITY RESIDENTIAL <i>Tasmanian Planning Scheme 2017</i>
Vehicle Parking	Not permissible in this zone	Not permissible in this zone	Not permissible in this zone
Visitor accommodation	No qualification	No qualification	Refer to permitted section

Schedule 1, Part 1 of the Act (objectives of the Resource Management and Planning System of Tasmania) –

- (a) *“to promote the sustainable development of natural and physical resources and the maintenance of the ecological processes and genetic diversity”*

The land does not contain any characteristics that would be impacted by the draft amendment in terms of ecological or natural processes. The draft amendment would allow for the existing building on site to be used for residential purpose and established as a dwelling, as under previous planning schemes.

- (b) *“to provide for the fair, orderly and sustainable use and development of air land and water”*

The draft amendment would allow for infill of the Low Density Residential zone and land to be included in the Forth Specific Area Plan. The draft amendment is not considered likely to lead to any issues relating to the fair, orderly or sustainable use or development of air, land or water.

- (c) *“encourage public involvement in resource management and planning”*

This would be achieved through the statutory public notification process of the draft amendment and opportunity for formal submission of representation under the Act. This process is consistent with this objective.

- (d) *“to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) “*

The draft amendment would allow for infill of the Low Density Residential zone and land to be included in the Forth Specific Area Plan. The draft amendment would allow for the establishment of residential use in an existing building.

- (e) *“to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”*

This objective can be achieved through the public notification process and the local government involvement through the certification of the draft amendment. The State Government

process can be achieved through the Tasmanian Planning Commission.

Schedule 1, Part 2 (objectives of the planning process established by the Act) –

- (a) *“to require sound strategic planning and co-ordinated action by State and local government”*

The draft amendment recognises a zoning for the subject land that would be compatible with the surrounding area to the north, east and south and allow the existing building to be used for residential purposes, as it was used under previous planning schemes. The draft amendment process is coordinated through Local and State Governments.

- (b) *“to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land”*

The draft amendment proposes to rezone the land from Local Business to Low Density Residential and for the land to be included in the Forth Specific Area Plan. This draft amendment is a relatively minor change under the Planning Scheme, with no alteration to the general purpose of the Planning Scheme or with the standard of development control intended by the Planning Scheme.

- (c) *“to ensure that the effects on the environment are considered and provide for the explicit consideration of social and economic effects when decisions are made about the use and development of land”*

The draft amendment has been considered against other Policies and Planning Instruments. The specific issues in relation to social and economic benefit have been addressed throughout this report.

- (d) *“to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels”*

Consideration has been given in relation to environmental, social and economic outcomes. No environmental concerns have been raised with the draft amendment. Review of social

and economic matters results with the draft amendment having no adverse impacts. The draft amendment is considered to be consistent with State Policies and the Cradle Coast Regional Land Use Strategy 2010 – 2030.

It has been noted that the site may have some heritage significance. This would be addressed under a separate process to the draft amendment.

- (e) *“to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals”*

The draft amendment is for the rezoning of land under s.33 of the Act. Any future development of the land would require separate planning approvals and/or other applicable approvals.

- (f) *“to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania”*

The draft amendment would allow for the future application of use and/or development on the land to be consistent with the surrounding established residential areas to the north, east and south. Any future planning application would be assessed under the Planning Scheme to ensure ongoing outcomes for a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.

- (g) *“to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”*

The land has no known scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value applicable for consideration under the draft amendment.

It has been noted that the site may have some heritage significance. This will be addressed under a separate process to the draft amendment.

- (h) *“to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community”*

The draft amendment is not considered to have a negative impact on public infrastructure and other assets. The draft amendment would be referred to Department of State Growth and TasWater, if initiated.

- (i) *“to provide a planning framework which fully considers land capability”*

The draft amendment process and Planning Scheme provisions allow for examination of land characteristics and capability.

Section 32(1)(f) of the Act –

Issues regarding s.32 of the Act are addressed in this report under Schedule 1, Part 1, objective (d) above.

4 *State Policies –*

State Coastal Policy 1996 –

The land is located more than 1km from the coast. This Policy does not apply to the draft amendment.

State Policy on Water Quality Management 1997 –

There are no records that indicate existing problems with the management of stormwater or sewage in this location. This Policy relates to the planning and design of stormwater and sewage infrastructure and the protection of surface and groundwater resources from pollution. All stormwater and wastewater management would be controlled by the Council through any future development approval process.

State Policy on the Protection of Agricultural Land 2009 –

The site is not within an area identified as agricultural land. This Policy does not apply to the draft amendment.

National Environment Protection Measures –

All listed National Environment Protection Measures under this Policy are not applicable to the site. This Policy does not apply to the draft amendment.

5 *Cradle Coast Regional Land Use Strategy 2010–2030 –*

The Cradle Coast Regional Land Use Strategy “promotes wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services”. Furthermore, the Strategy “assumes there is limited immediate need or benefit in wholesale change to the shape and appearance of regional towns, rural environments or conservation places”. It proposes that “settlement centres remain separate, compact, contained and individual, and that growth and development for housing, business and community purposes be achieved through a careful mix of intensification within established urban boundaries and considered expansion”.

The Strategy classifies towns and small settlements into various activity categories. Forth is identified as a Local Service Centre.

The Strategy identifies that “land is to be used in the manner best matched to its highest capability to support social, cultural and economic endeavour while always protecting health of the environment”. The draft amendment would facilitate optimal capability to support social, cultural and economic endeavour by allowing the land at 640 Forth Road to be rezoned from Local Business to Low Density Residential, which would be compatible with the surrounding residential areas to the north, east and south.

The Strategy identifies opportunities to allow infill development and to rationalise boundaries. The draft amendment would result in infill of the Low Density Residential Zone and allow the western, Low Density Residential side boundary line, to be “straightened”. Furthermore, the draft amendment promotes a zone for the land that would be compatible with surrounding areas to the north, east and south, and would allow the existing building to be used for “Permitted” residential purpose.

Forth is an established village catering for the immediate needs to the local community. The application documentation prepared by Veris

Australia Pty Ltd includes an analysis in relation to the Cradle Coast Regional Land Use Strategy 2010–2030, which is considered valid.

6 Transition to the Tasmanian Planning Scheme –

The Central Coast LPS is still before the Commission.

The Tasmanian Planning Commission has issued an Information Sheet 1 /2019 in relation to the transition of a draft amendment to an existing planning scheme, where a draft LPS has not yet been approved or come into effect.

The savings and transitional provisions under Schedule 6 of the Act allow for some draft amendments, that have been initiated by the Planning Authority but not approved before an LPS comes into effect, to be considered as a draft amendment to the LPS. This transition has limitations but includes altering the designation of a zone to an area of land.

CONSULTATION

In accordance with s.38 of the Act, the draft amendment is to be placed on public exhibition for a period not less than 28 days and not greater than two months and is to comprise:

- two advertisements placed in the Public Notices section of The Advocate newspaper, one of which is to be a Saturday.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, as well as costs associated with a hearing on the matter.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment;
- Develop and manage sustainable built infrastructure; and
- Contribute to the preservation of the natural environment.

CONCLUSION

This report contains planning considerations relevant to the rezoning of the land that must be addressed in any submission to the Commission. The proposed draft amendment would enable infill of the Low Density Residential zone and the inclusion of the land with the Forth Specific Area Plan. The draft amendment recognises a zone for the land that would be compatible with the surrounding areas to the north, east and south and would allow the existing building to be used for residential purpose, as it has been used under previous planning schemes.

Recommendation –

It is recommended that the Planning Authority:

- 1 agree to initiate the process for an amendment to the *Central Coast Interim Planning Scheme 2013* to rezone 640 Forth Road, Forth (CT252652/1) from Local Business to Low Density Residential.
- 2 agree to initiate the process for an amendment to the *Central Coast Interim Planning Scheme 2013* to include 640 Forth Road, Forth (CT252652/1) within the Forth Specific Area Plan (land size area of 2,000m²).
- 3 authorise the General Manager to act on behalf of the Planning Authority during the draft amendment process with the Tasmanian Planning Commission.
- 4 certify that the draft amendment meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*.
- 5 forward a copy of the draft amendment with the Instrument of Certification to the Tasmanian Planning Commission.
- 6 proceed to public exhibition of the proposed amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four weeks.'

The Town Planner's report is supported."

The Executive Services Officer reports as follows:

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

■ “That the Planning Authority:

- 1 agree to initiate the process for an amendment to the *Central Coast Interim Planning Scheme 2013* to rezone 640 Forth Road, Forth (CT252652/1) from Local Business to Low Density Residential.
 - 2 agree to initiate the process for an amendment to the *Central Coast Interim Planning Scheme 2013* to include 640 Forth Road, Forth (CT252652/1) within the Forth Specific Area Plan (land size area of 2,000m²).
 - 3 authorise the General Manager to act on behalf of the Planning Authority during the draft amendment process with the Tasmanian Planning Commission.
 - 4 certify that the draft amendment meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*.
 - 5 forward a copy of the draft amendment with the Instrument of Certification to the Tasmanian Planning Commission.
 - 6 proceed to public exhibition of the proposed amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four weeks.”
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10.10 Residential (dwelling extensions – garage and second storey addition) – proximity to the railway line – 2 Hogarth Road, Sulphur Creek – Application No. DA2020157

The Strategic Projects and Planning Consultant reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA2020157
<i>PROPOSAL:</i>	Residential (dwelling extensions – garage and second storey addition) – proximity to the railway line
<i>APPLICANT:</i>	Chloe Overton Eclo Designs
<i>LOCATION:</i>	2 Hogarth Road, Sulphur Creek
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)

<i>ADVERTISED:</i>	5 August 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	19 August 2020
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	11 September 2020 – extension of time granted until 21 September 2020
<i>DECISION DUE:</i>	21 September 2020

PURPOSE

The purpose of this report is to consider an application for dwelling extensions which include a garage and second storey additions on land at 2 Hogarth Road, Sulphur Creek.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs;
- . Annexure 5 – Statement of Compliance; and
- . Annexure 6 – TasRail standard notes.

BACKGROUND

Development description –

An application has been made for dwelling extensions at 2 Hogarth Road, Sulphur Creek. The extensions include a two-car garage off the south-eastern elevation of the dwelling. This extension incorporates modification of the existing ground floor section of the dwelling to incorporate a portion of the garage, with the building line extending east by approximately 1.4m. The garage would be setback 3.3m from Hogarth Road.

The extensions also include a second storey addition to the existing dwelling. The second storey extension would comprise of a master bedroom (with ensuite), open plan kitchen/dining/living area and a covered north facing balcony. The second storey extension has been designed so that it steps in along the southern elevation to provide a recession, or modulation, when viewed from the southern adjoining property at 4 Hogarth Road, Sulphur Creek. A privacy screen would be provided for the balcony along the western elevation.

Site description and surrounding area –

The 702m² site is located on the north-western side of Hogarth Road. The site has a small frontage (0.43m) that abuts Preservation Drive with Hogarth Road wrapping around the property's north-eastern and eastern side boundaries. Preservation Drive is considered the primary frontage, as defined under the Planning Scheme "where there are two or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations".

Surrounding land to the west, east and south are also zoned General Residential and accommodates single and double storey dwellings and associated outbuildings. The site adjoins a Utilities zone to the north that accommodates Preservation Drive and the Western Rail Line.

History –

A previous application for this site (DA2020045) was lodged with the Council and refused due to the proposal resulting in an unreasonable overshadowing of habitable rooms at 4 Hogarth Road, the apparent scale, bulk and proportions of the building when viewed from 4 Hogarth Road, Sulphur Creek as well as the proposal not being compatible with that prevailing in the surrounding area.

The proposal was subsequently redesigned to fit within the required building envelope (refer to discussion below in the General Residential Table assessment). Therefore, there is no longer the necessity for the application to address and satisfy the applicable Performance Criteria in relation to shadow, bulk and scale.

The only discretion for this new application is in relation to the proximity of the dwelling to the railway line, which is discussed in the "Issues" section of this report.

DISCUSSION

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

General Residential

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

COMMUNITY SERVICES

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. The dwelling extension (second storey addition) would be setback 17m from the primary frontage (Preservation Drive). The garage would be setback 25m from the primary frontage. (b) Compliant. The dwelling extension (second storey addition) would be setback 7m from the secondary frontage (Hogarth Road). The garage would be setback 3.3m from the secondary frontage.

<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>(c) Not applicable. Satisfied by (a) and (b).</p> <p>(d) Compliant. The development is not on land that abuts Bass Highway.</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. The garage would be setback 25m from the primary frontage (Preservation Drive).</p> <p>(b) Not applicable. Refer to (a) above.</p> <p>(c) Not applicable. Refer to (a) above.</p>

<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or 	<p>(a)(i) Compliant. The proposal satisfies the frontage setbacks as discussed above.</p> <p>(a)(ii) Compliant. Plans provided show that the proposed extensions would fit within the required building envelope. This clause allows for limited protrusion outside the building envelope. The Planning Scheme identifies protrusions “such as eaves, steps, porches, and awnings that extend not more than 0.6m horizontally beyond the building envelope”. The plans provided show that there is a protrusion outside the building envelope on the north elevation that satisfies this exemption. This protrusion is the roof (eave) of the proposed balcony which protrudes 0.564m.</p> <p>(b)(i) Compliant. The dwelling extension would be located more than 1.5m from both side boundaries.</p> <p>(b)(ii) Compliant. The dwelling extension would be located more than 1.5m from both side boundaries.</p>
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<p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	
<p>10.4.3 Site coverage and private open space for all dwellings</p>	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the 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>(a) Compliant. The land area is 702m². The existing dwelling and shed have a building area of 289m². The total site coverage would be 34%.</p> <p>(b) Not applicable. The proposed development is not for multiple dwellings.</p> <p>(c) Compliant. The site has an area of 65% 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>(i) 24.0m²; or</p>	<p>(a)(i) Compliant. The existing private open space has an area greater than 24m².</p> <p>(a)(ii) Not applicable. Development satisfied by (a)(i).</p> <p>(b)(i) Compliant. The dwelling has private open space with a minimum 14m horizontal dimension.</p>

<p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(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>(c) Compliant. The proposed rumpus room area on the ground floor would have direct access to the private open space.</p> <p>(d) Compliant. The private open space is located to the north-west, north-east and south of the dwelling.</p> <p>(e) Compliant. The existing private open space is not primarily located between the dwelling and the frontage. The site has numerous locations of private open space on-site.</p> <p>(f) Compliant. The existing private open space is reasonably flat.</p> <p>(g) Compliant. The area for private open space would not be used for vehicle access or parking.</p>
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(g) is not used for vehicle access or parking.	
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).	Compliant. The dwelling has existing windows that face north. The proposed upper level extension accommodates north facing windows.
<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"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

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

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The proposed garage forming part of the extension does not face the primary frontage (Preservation Drive) and would be setback 25m from this frontage.</p>

10.4.6 Privacy for all dwellings	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<ul style="list-style-type: none"> (a) Compliant. The development would have a second storey deck within 2.8m of the western side boundary. The proposed deck would have a 1.7m privacy screen along the western side of the deck that wraps around the portion of the norther side of the deck that is within 3m from the side boundary. (b) Compliant. The proposed deck would be setback more than 15m from the rear boundary. (c) Not applicable. There is no additional dwelling on the site.

<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to 	<ul style="list-style-type: none"> (a)(i) Compliant. Development relies upon (b)(ii). (a)(ii) Compliant. Development relies upon (b)(ii). (a)(iii) Compliant. Development relies upon (b)(ii). (a)(iv) Compliant. Development relies upon (b)(ii). (b)(i) Compliant. Development relies upon (b)(ii). (b)(ii) Compliant. The proposed dwelling would have a bedroom window located on the southern elevation with a sill height of 1.7m. (b)(iii) Compliant. Development relies upon (b)(ii).
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<p>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>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(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>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

10.4.7 Frontage fences for all dwellings	
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: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable. No front fence proposed.
10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m ² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and	Not applicable. Not multiple dwelling development.

<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>10.4.9 Suitability of a site or lot for use or development</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 330m² 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>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting</p> <p>(v) clear of any restriction imposed by a Utility;</p>	<p>(a) Compliant. The site has an area of 702m².</p> <p>(b)(i) Compliant. The proposed extensions satisfies all setback requirements as discussed above.</p> <p>(b)(ii) Compliant. The proposed extension would be setback 15m from the Utilities zone.</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Compliant. As per agreed with TasNetworks the existing power pole will be relocated.</p> <p>(b)(vi) Not applicable. No access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Hogarth Road (secondary frontage).</p>

<p>(vi) not including an access strip;</p> <p>(vii) accessible from a frontage or access strip; and</p> <p>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</p>	<p>(b)(viii) Not applicable. Not a new residential lot.</p>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(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</p>	<p>(a) Compliant. Main access and frontage is to Hogarth Road (secondary frontage).</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d)(i) Compliant. Site has a 28m wide frontage to Hogarth Road (secondary frontage) and a 0.43m wide frontage to Preservation Drive (primary frontage).</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. A Statement of Compliance from the Council, acting in its capacity as the Road Authority is required for access (See Annexure 5).</p>

<p>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>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>
<p>10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system.</p>

10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) (a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ² .	(a)(i) Compliant. Site area is 702m ² .
10.4.11 Development other than a single or multiple dwelling.	
10.4.11.1 Location and configuration of development	
10.4.11.1-(A1) The wall of a building must be set back from a frontage – (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or	Not applicable. Proposed development is residential.

(f) not less than 50.0m if the site abuts the Bass Highway.	
<p>10.4.11.1 –(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback – <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or (ii) less than 1.5m from a side boundary if – <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan. 	<p>Not applicable.</p> <p>Proposed 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>Proposed 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>Proposed development is residential.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <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>Not applicable.</p> <p>Proposed development is residential.</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>(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</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	
10.4.11.3 Frontage fences	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Compliant. The dwelling extension would be setback more than 15m from the Utilities zone.</p> <p>(b) Compliant. The dwelling extension would be setback more than 15m from the Utilities zone.</p>

<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Compliant. Development would be greater than 1.5km from the Bass Highway. (b) Non-compliant. Development would be setback approximately 45m from a railway line. Refer to the “Issues” section of this report. (c) Not applicable. No land designated for future road or rail. (d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 20km to the west.
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <ul style="list-style-type: none"> (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority. 	<p>Not applicable. 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. No subdivision proposed.</p>

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision, hazardous or vulnerable use.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E\$ Change in Ground Level Code	Not applicable. No change in ground level.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. The site is shown on the coastal inundation maps as having a low risk of coastal inundation.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.

E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<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 garage forming part of the development would accommodate two car parking spaces.</p> <p>The requirement for two car parking spaces has been satisfied.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p>	Not applicable for the development of a single dwelling.

(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.	
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant 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> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p>	Not applicable for the development of a single dwelling.

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

Issues –

1 *Proximity to the railway line –*

The Scheme's Acceptable Solution 10.4.12–(A2) requires that the development of a sensitive use must be not less than 50m from a major road or a railway.

The proposed dwelling extensions would be 45m from the railway line located to the north of Preservation Drive. The application seeks a variation to this standard and an exercise of discretion is required for the proposal to proceed.

Performance Criteria 10.4.12–(P2) requires that development of a sensitive use must have a minimal impact for safety and the efficient operation of the transport infrastructure and incorporate appropriate measures to mitigate likely impact of light, noise, odour particulate, radiation or vibration emissions.

The proposed dwelling extension would be setback approximately 45m from the railway line, which is intersected by Preservation Drive. Due to the existing residential precinct that has established along Preservation Drive, the proposed extension is unlikely to cause any constraints or interference to the continued operation or upgrades to the railway line. Notes have been recommended as part of this Permit regarding TasRail safety management. Another note of this Permit is that double glazing of windows be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.

The proposed development is considered to have satisfied Performance Criteria 10.4.12–(P2).

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Infrastructure Services	Statement of Compliance dated 4 September 2020.

Building	Building note to be applied to Permit.
TasWater	Referral not required.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Standard TasRail notes to be applied to Permit. Refer to Annexure 6.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Tas Networks	Correspondence from TasNetworks state that they have no objections to the proposal proceeding, however notes that the application includes the relocation of a power pole. The applicant is to be directed to TasNetworks connections area to discuss the relocation of this pole. Network.Connections@tasnetworks.com.au

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
<p>1 Concerned the bulk and scale as the proposed dwelling extension still exceeds the building envelope and the shadow implications to 4 Hogarth Road.</p>	<p>The proposed development has been redesigned to satisfy all the required Acceptable Solutions in the Planning Scheme, except the proximity of the dwelling to the railway line.</p> <p>The plans provided included the building envelope shown on the Elevations. The Elevations show that the proposed extensions fit within the required building envelope for Clause 10.4.2–(A3) of the Planning Scheme.</p> <p>There is a small protrusion outside the building envelope, as shown on the north elevation. Clause 10.4.2–(A3) of the Planning Scheme allows for minor protrusions “such as eaves, steps, porches, and awnings that extend not more than 0.6m horizontally beyond the building envelope”. The protrusion for the proposed upper level dwelling extension is the roof (eave) of the proposed balcony, which protrudes 0.564m.</p> <p>The proposed dwelling extension satisfies the Acceptable Solution for Clause 10.4.2–(A3) of the Planning Scheme. The test regarding unreasonable impacts, in terms of bulk, scale and shadow, is only triggered if the proposal relies on the assessment against the Performance Criteria for this Clause. The proposal has satisfied the Acceptable Solution for Clause 10.4.3–(A3), which means it is deemed to satisfy any test regarding bulk, scale and separation, including shadow impacts.</p>

<p>2 Bulk and scale positioning of the garage and separation distance from 4 Hogarth Road.</p>	<p>The site has two road frontages. The proposed garage would be setback 3.3m from the secondary frontage being Hogarth Road.</p> <p>As discussed above relating to Clause 10.4.2 of the Planning Scheme, the proposed garage satisfies the Acceptable Solutions in relation to setbacks and building envelopes. This was discussed under Clause 10.4.2-(A1), (A2) and (A3).</p> <p>As the proposed garage satisfies all the Acceptable Solutions under Clause 10.4.2 of the Planning Scheme, it is deemed to satisfy any test regarding bulk, scale and separation distances between adjoining dwellings.</p>
<p>3 Questions the primary frontage as Preservation Drive. The property is addressed as 2 Hogarth Road which is a significantly larger frontage.</p>	<p>The site has a small frontage (0.43m) that abuts Preservation Drive with Hogarth Road wrapping around the sites' north-eastern and eastern side boundaries. Preservation Drive is considered the primary frontage, as defined under the Planning Scheme "where there are 2 or more frontages, the frontage with the shortest dimensions measure parallel to the road irrespective of minor deviations and corner truncations".</p> <p>It is acknowledged that the site is accessed off Hogarth Road which is a larger frontage. However, the Planning Scheme is very specific regarding primary and secondary frontages and does not take into consideration the road frontage used to access the site.</p>

<p>4 Representor believes the decision regarding this proposal should be extended until all matters are addressed and complied with, including the provision of shadow plans.</p>	<p>As discussed in matter No. 1 above, no shadow plans are required as the proposal does not rely on the Performance Criteria 10.4.3–(P3). There is no scope for the Planning Authority to seek shadow plans for this application. The proposal has satisfied the Acceptable Solution, which means it is deemed to satisfy any test regarding bulk, scale, separation and shadow.</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 representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

The proposed development is Permitted in the General Residential zone. The application was discretionary due to the proximity of the dwelling to the railway line. The proposed development as discussed in the “Issues” section of this report is considered to have satisfied the applicable Planning Scheme’s Performance Criteria.

The proposed development is considered to be reasonable development in the General Residential zone and would be in keeping within the characteristics of the surrounding area. It is considered appropriate that the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (dwelling extensions – garage and second storey addition) – proximity to the railway line at 2 Hogarth Road, Sulphur Creek – Application No. DA2020157 be approved subject to the following conditions and notes:

- 1 the development must be substantially in accordance with the plans by Eclo Designs, Project No. 19023, Drawing Nos. A00, A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11 and A12 dated 29 October 2019.
- 2 the development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 4 September 2020, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 3 stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 4 driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 a Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 the proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Director’s Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an

application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council's Plumbing Permit Authority.

- 4 the developer must contact TasNetworks connections area to discuss the relocation of the power pole at Network.Connections@tasnetworks.com.au.
- 5 the development must be in accordance with the TasRail standard notes attached.
- 6 double glazing of windows should be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.'

The Town Planner's report is supported."

The Executive Services Officer reports as follows:

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

■ "It is recommended that the application for Residential (dwelling extensions – garage and second storey addition) – proximity to the railway line at 2 Hogarth Road, Sulphur Creek – Application No. DA2020157 be approved subject to the following conditions and notes.

- 1 the development must be substantially in accordance with the plans by Eclo Designs, Project No. 19023, Drawing Nos. A00, A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11 and A12 dated 29 October 2019.
- 2 the development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 4 September 2020, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 3 stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 4 driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 a Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.

- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 the proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Director’s Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council’s Plumbing Permit Authority.
- 4 the developer must contact TasNetworks connections area to discuss the relocation of the power pole at Network.Connections@tasnetworks.com.au.
- 5 the development must be in accordance with the TasRail standard notes attached.
- 6 double glazing of windows should be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.”

10.11 Residential (dwelling extension) – variation to the building envelope, side setback standard and proximity to the railway line – 110 Main Road, Penguin – Application No. DA2020215

The Strategic Projects and Planning Consultant reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA2020215
<i>PROPOSAL:</i>	Residential (dwelling extension) – variation to the building envelope, side setback standard and proximity to the railway line
<i>APPLICANT:</i>	Liam Jarvis CMK Architects
<i>LOCATION:</i>	110 Main Road, Penguin

<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	19 August 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 September 2020
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	25 September 2020
<i>DECISION DUE:</i>	21 September 2020

PURPOSE

The purpose of this report is to consider an application for a dwelling extension on land at 110 Main Road, Penguin. The proposal is for an upper level extension comprising a bedroom and an enclosed north facing sunroom. The proposal would result with a covered carport on the ground level.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs; and
- . Annexure 5 – TasRail standard notes

BACKGROUND

Development description –

An application has been made for dwelling extension at 110 Main Road, Penguin. The proposal is for an upper level extension to comprise of a bedroom and an enclosed north facing sunroom. The proposal would result with a covered carport on the ground level.

The extension would be 17m in length and setback 559mm, tapering to 805mm, from the western side boundary.

The western elevation view would be a combination of an open carport on the ground level and dwelling extension with no windows on the upper level. The upper level extension section would be 11.9m in length, whereas the carport section would be 17m in length. The final height of the dwelling extension would be 6m, with the carport section approximately 2.5m high.

Site description and surrounding area –

The 1,084m² site is located on the southern side of Penguin Road. The site is a rectangular shape (long axis being north to south) which widens at the rear of the site. The site accommodates an existing dwelling located to the front eastern side. Access is from an existing crossover off Main Road.

There is a sewer easement that intersects the centre of the site in a ‘T-shape’ formation. Stormwater easement is located approximately 5m from the rear boundary running east to west.

Surrounding land to the west, east and south are also zoned General Residential and accommodates single and double storey dwellings and associated outbuildings. The Western Rail Line is located to the north of the site with Main Road located between the site and this railway line.

History –

An application (DA216190) was lodged and approved in 2017 for dwelling extensions which included upper and ground level extensions.

DISCUSSION

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

General Residential

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

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Dwelling extension would be setback 17.4m from Main Road (frontage). (b) Not applicable. No secondary frontage. (c) Not applicable. Satisfied by (a). (d) Compliant. The development is not on land that abuts 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) 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. Dwelling extension (including carport) would be setback 17.4m from the frontage.</p> <p>(b) Not applicable. Refer to (a) above.</p> <p>(c) Not applicable. Refer to (a) above.</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,</p>	<p>(a)(i) Compliant. The proposal satisfies the frontage setback as discussed above.</p>

<p>steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(ii) Non-compliant. Plans provided show that the dwelling extension would be outside the required building envelope at the north-eastern corner. Dwelling extension is compliant in relation to rear boundary setback which would be greater than 4m.</p> <p>(b)(i) Non-compliant. Refer to (b)(ii).</p> <p>(b)(ii) Non-compliant. Dwelling extension would have a total wall length of 17.4m (11.9m would be the upper level extension) and would be setback 559mm tapering to 805mm from the western side boundary.</p> <p>Refer to the "Issues" section of this report.</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. The land area is 1,084m². The total site coverage including the dwelling extension would be 34%.</p> <p>(b) Not applicable. The proposed development is not for multiple dwellings.</p> <p>(c) Compliant. The site would have an area of 75% 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>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	<p>(a)(i) Compliant. The existing private open space has an area greater than 24m².</p> <p>(a)(ii) Not applicable. Development satisfied by (a)(i).</p> <p>(b)(i) Compliant. The dwelling has private open space with a minimum 16m horizontal dimension.</p> <p>(c) Compliant. The existing private open space area would be directly accessible from ground level habitable rooms.</p>

<p>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4.0m; or (ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and <p>(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. The private open space is located to the south of the dwelling and would receive at least three hours of sunlight in various locations.</p> <p>(e) Compliant. The existing private open space is not located between the dwelling and the frontage.</p> <p>(f) Compliant. The existing private open space is reasonably flat.</p> <p>(g) Compliant. The area for private open space would not be 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>Compliant.</p> <p>The dwelling has existing windows that face north. The proposed upper level extension accommodates north facing windows.</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"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

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

<p>(iii) an outbuilding with a building height no more than 2.4m; or</p> <p>(iv) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
10.4.5 Width of openings for garages and carports for all dwellings	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The proposal includes a carport which would be setback 17.4m from the primary frontage.</p>
10.4.6 Privacy for all dwellings	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>(a) Compliant. The dwelling extension would be greater than 1m above natural ground level and would be located within 3m to the western side boundary. The proposal incorporates an enclosed sunroom which has a solid wall along the western elevation.</p> <p>(b) Compliant. The dwelling extension would be setback greater than 4m from the rear boundary.</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;">(iii) 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;">(iv) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	<p>(c) Not applicable. There is no additional dwelling on the 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;">(v) is to have a setback of at least 3.0m from a side boundary; and</p>	<p>Not applicable. Even though the proposal is for an upper level dwelling extension that would be greater than 1m above natural ground level and closer than 3m to the western side boundary, no windows are proposed along the western elevation.</p>

<p>(vi) is to have a setback of at least 4.0m from a rear boundary; and</p> <p>(vii) 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>(viii) 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>(iv) 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>(v) 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>(vi) 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>	
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<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 style="padding-left: 40px;">(iii) it is separated by a screen of at least 1.7m in height; or</p> <p style="padding-left: 40px;">(iv) 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>Not applicable.</p> <p>No shared driveway or parking spaces.</p>
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p>	<p>Not applicable.</p> <p>No front fence proposed.</p>

<p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	
<p>10.4.8 Waste storage for multiple dwellings</p>	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</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>Not applicable.</p> <p>Not multiple dwelling development.</p>

10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m² 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>(ix) clear of any registered easement;</p> <p>(x) clear of any registered right of way benefiting</p> <p>(xi) clear of any restriction imposed by a Utility;</p> <p>(xii) not including an access strip;</p> <p>(xiii) accessible from a frontage or access strip; and</p> <p>(xiv) if a new residential lot, with a long axis within the</p>	<p>(a) Compliant. The site has an area of 1,084m².</p> <p>(b)(i) Non-compliant. Variation to side boundary as discussed in Clause 10.4.2.</p> <p>(b)(ii) Compliant. The proposed extension would be setback approximately 37.4m from the Utilities zone.</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Compliant. Dwelling extension would be clear of both sewer and stormwater infrastructure.</p> <p>(b)(vi) Not applicable. No access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Main Road.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>

range 30 degrees east of north and 20 degrees west of north.	
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non–residential use; and</p>	<p>(a) Compliant. Existing access to Main Road.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d)(i) Compliant. Site has a 23m frontage width to Main Road.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non–residential development.</p> <p>(e) Compliant. Road Authority has stated no issues with the existing access.</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.	
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> .	Compliant. The site is connected to the reticulated water system.
10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10–(A1) (a) The site area per dwelling for a single dwelling must –	(a)(i) Compliant. Site area is 1,084m ² .

(ii) be not less than 325m ² .	
10.4.11 Development other than a single or multiple dwelling	
10.4.11.1 Location and configuration of development	
<p>10.4.11.1-(A1) The wall of a building must be set back from a frontage –</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p> <p>(c) not less than and not more than the setbacks for any existing building on adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1-(A2) All buildings must be contained within a building envelope determined by –</p>	<p>Not applicable.</p> <p>Proposed development is residential.</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>b. the wall or walls –</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p>	
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<p>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>Proposed 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>Proposed 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>Proposed development is residential.</p>

10.4.11.2 Visual and acoustic privacy for residential development	
<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>(v) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(vi) be not less than 3.0m from a side boundary;</p> <p>(vii) be not less than 4.0m from a rear boundary; and</p> <p>(viii) 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>(v) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(vi) have a window sill height of not less than 1.8m above floor level;</p> <p>(vii) 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>(viii) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

above 1.2m has openings that provide a uniform transparency of not less than 30%.	
10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Compliant. The dwelling extension would be setback approximately 37.4m from the Utilities zone.</p> <p>(b) Compliant. The dwelling extension would be setback approximately 37.4m from the Utilities zone.</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. Dwelling extension would be setback approximately 1km from Bass Highway.</p> <p>(b) Non-compliant. Dwelling extension would be setback approximately 40m from a railway line. Refer to the “Issues” section of this report.</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 Burnie approximately 20km to the west.</p>

10.4.13 Subdivision	
10.4.13–(A1) Each new lot on a plan of subdivision must be – (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.	Not applicable. No subdivision proposed.
10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision, hazardous or vulnerable use.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.

E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. The site is shown on the coastal inundation maps as having a low risk of coastal inundation.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be:	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed carport would accommodate more than two car parking spaces.
(a) the minimum number of on-site vehicle parking spaces	

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must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	The requirement for two car parking spaces has been satisfied.
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	Not applicable for the development of a single dwelling.
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
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 –	Not applicable for the development of a single dwelling.

<ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>

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edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	
E10 Water and Waterways Code	Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 Variation to the building envelope and side setback standard –

The Planning Scheme's Acceptable Solution 10.4.2–(A3)(a)(ii) states that a dwelling must be within the required building envelope. Furthermore, the Planning Scheme's Acceptable Solution 10.4.2–(A3)(b) states that a dwelling closer than 1.5m from a side boundary can only have a total wall length of 9m.

The proposed dwelling extension would be outside this building envelope on the north-eastern elevation which is the enclosed sunroom. Additionally, the dwelling extension would be 17m in total length with 11.9m being the upper level section. The application seeks a variation to this standard and an exercise of discretion is required for the proposal to proceed.

The Planning Scheme's Performance Criteria 10.4.2–(P3) states that the siting and scale of a dwelling must:

(a) Not cause unreasonable loss of amenity by –

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

Compliant. There will be some shadow cast into adjoining properties throughout the day (as shown on the shadow plans). However, the shadow will move across three properties throughout the day including the development site. Plans provided with the application demonstrate that the proposed dwelling extension will not have an unreasonable impact on adjoining properties with shadow.

(ii) Overshadowing the private open space of a dwelling on an adjoining lot;

Compliant. As discussed above, there will be some shadow cast into adjoining properties throughout the day (as shown on the shadow plans) which would include areas of private open space. However, the shadow will move across three properties throughout the day including the development site. Plans provided with the application demonstrate that the proposed dwelling

extension will not have an unreasonable impact on adjoining properties with shadow.

- (iii) Overshadowing on an adjoining vacant lot; or

Not applicable. The development site does not adjoin vacant land.

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

Compliant. The proposed dwelling extension would result with an open carport (total length of 17m) and an upper floor extension (total length of 11.9) close to the western side boundary. The design of the dwelling extensions with the open carport on the ground level would reduce apparent bulk and scale when viewed from adjoining lots. Furthermore, the dwelling extension has been designed so that the roof line would not be higher than the existing dwelling on the site. As discussed in (b) the dwelling extension is similar to established development along Main Road.

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

Compliant. Established residential properties within the vicinity of the development site, along Main Road, are predominantly single and double storey dwellings. Most are developed close to the side of their respective side boundaries. The proposed dwelling extension would be setback to the western side boundary similar to the established residential properties within this area and of similar height. The proposed dwelling through the design results with an open section being the carport on the ground level. It is therefore considered that the proposed dwelling extension is compatible with that prevailing in the surrounding area.

2 *Proximity to the railway line –*

The Planning Scheme's Acceptable Solution 10.4.12–(A2) requires that the development of a sensitive use must be not less than 50m from a major road or a railway.

The proposed dwelling extension would be approximately 40m from the railway line. The application seeks a variation to this standard and an exercise of discretion is required for the proposal to proceed.

Performance Criteria 10.4.12–(P2) requires that development of a sensitive use must have a minimal impact for safety and the efficient operation of the transport infrastructure and incorporate appropriate measures to mitigate likely impact of light, noise, odour particulate, radiation or vibration emissions.

The proposed dwelling extension would be setback approximately 40m from the railway line, which is intersected by Main Road. Due to the existing residential precinct that is established along Main Road, the proposed extension is unlikely to cause any constraints or interference to the continued operation or upgrades to the railway line. Notes have been recommended as part of this Permit regarding TasRail safety management. Another note of this Permit is that double glazing of windows be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.

The proposed development is considered to have satisfied Performance Criteria 10.4.12–(P2).

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Infrastructure Services	No issues.
Building	Building note to be applied to Permit.
TasRail	TasRail standard notes to apply. Refer to Annexure 5.
Department of State Growth	Referral not required.

Environment Protection Authority	Referral not required.
TasWater	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Tas Networks	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
1 Purchased property (1/1 Kentish Street, Penguin) based on location with a view of the ocean.	<p>The unit at 1/1 Kentish Street, Penguin is situated behind a row of developed residential dwellings that front Main Road and overlook Bass Strait.</p> <p>This unit complex technically adjoins the development site (next to Unit 2) however, the boundary of Unit 1 does not physically adjoin the development site as it is separated</p>

	<p>by 108A Main Road, Penguin (refer to image below).</p>  <p>The occupants of this unit have limited ocean views which is across two developed properties. This limited ocean view has been acquired due to the placements of building on adjoining properties.</p>
<p>2 Dwelling extension would create loss of enjoyment due to restricting ocean views.</p>	<p>As mentioned, the occupants of Unit 1 have limited ocean views due to the location of the unit behind developed residential properties along Main Road.</p> <p>The occupants would have a small north-eastern and northern outlook to the ocean predominately from the units' deck. This is seen in the photos provided by the representor (refer to Annexure 3).</p> <p>It is acknowledged that the occupants' ocean view from the deck</p>

	<p>would be reduced somewhat with the proposed dwelling extension.</p> <p>However, the occupants would still have some northern outlook to the ocean. Some view may also be maintained through the open carport.</p> <p>Unfortunately, with the location of Unit 1 in relation to the developed residential properties along Main Road, and the units proximity to Bass Strait, it is likely and reasonable that the ocean view from Unit 1 would change over time in a built up residential area.</p>
3 Dwelling extension would impact on property value.	This is not a matter considered under the Planning Scheme.
4 Dwelling extension exceeds height requirement and will impact on the adjoining property being 1/1 Kentish Street, Penguin.	<p>Refer to comments made in the "Issues" section above regarding the height of the proposed dwelling extension in terms of shadow, scale, bulk or proportions when viewed from adjoining properties and compatibility with the surrounding area.</p> <p>After thorough deliberation it is not considered that the proposed dwelling extension would create an unreasonable impact in terms of shadow, bulk, scale and proportions when viewed from adjoining properties.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

The proposed development is Permitted in the General Residential zone. The application was discretionary due to variation to the building envelope, side setback standard and the proximity of the dwelling to the railway line. The proposed development as discussed in the “Issues” section of this report is considered to have satisfied the applicable Planning Scheme’s Performance Criteria. After thorough deliberation, it is considered that the proposed dwelling extension would not create an unreasonable impact in terms of shadow, bulk, scale and proportions when viewed from adjoining properties.

The proposed development is considered to be reasonable development in the General Residential zone and would be in keeping within the characteristics of the surrounding area. It is considered appropriate that the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (dwelling extension) – variation to building envelope, side setback standard and proximity to the railway line at 110 Main Road, Penguin – Application No. DA2020215 be approved subject to the following conditions and notes:

- 1 the development must be substantially in accordance with the plans by CMK Architects, Project No. 20.08, Sheet Nos. AP06, AP01, AP02, AP03, AP04 and AP05 dated July 2020.
- 2 stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 a Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 prior to the commencement of work the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition 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. It is recommended the Council's Building Permit Authority, or a Building Surveyor be contacted should clarification be required.
- 4 the development must be in accordance with the attached TasRail standard notes.
- 5 double glazing of windows should be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.’

The Town Planner’s report is supported.”

The Executive Services Officer as follows:

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

■ “It is recommended that the application for Residential (dwelling extension) – variation to the building envelope, side setback standard and proximity to the railway line at 110 Main Road, Penguin– Application No. DA2020215 be approved subject to the following conditions and notes.

- 1 the development must be substantially in accordance with the plans by CMK Architects, Project No. 20.08, Sheet Nos. AP06, AP01, AP02, AP03, AP04 and AP05 dated July 2020.

- 2 stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 a Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
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- 4 the development must be in accordance with the attached TasRail standard notes.
- 5 double glazing of windows should be considered at the building stage to mitigate and minimise the noise impacts on the residential amenity due to the operations of the railway line.”

NOTES

INFRASTRUCTURE SERVICES

10.12 Roads and street nomenclature – Naming of new road within a private subdivision off White Hills Road, Penguin to be known as Lily Lane, Penguin

The Strategic Projects and Planning Consultant reports as follows:

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

‘PURPOSE

The purpose of this report is to consider a request from the developer of the subdivision off White Hills Road, Penguin for the naming of a short, new road required to access Lots 4, 5 & 6 of the subdivision.

Accompanying the report are the following documents:

- . Annexure 1 – aerial view of the subdivision area; and
- . Annexure 2 – approved plan of subdivision and new roadway.

BACKGROUND

In July 2020, new Tasmanian legislation titled the *Place Names Act 2020 (the Act)* came into effect. The Act, along with associated “Tasmanian Place Naming Guidelines” (the Guidelines), sets out the process for the naming of places in Tasmania.

In summary, the Nomenclature Board has been replaced with the Place Names Advisory Panel and Councils are the responsible authority to propose names through Placenames Tasmania.

The primary considerations to be given to place names are:

- . the “specific” name (for example Henslowes or Risby) cannot be applied if already used in the North West region;
- . a “specific” name, coupled with a road or street type (such as Road, Close or Avenue) cannot be used if it is used elsewhere in Tasmania;
- . to be in keeping with the character and tradition of the area;
- . to be of historical or local significance;
- . to be suggestive of a peculiarity of a topographical feature; or
- . a name of Aboriginal derivation that has an appropriate meaning.

DISCUSSION

The Council has received a request from the developers to approve the naming of a new road. The road will service three lots of a six-lot subdivision approved under DA2018143 on 12 March 2019. The new road will be accessed via White Hills Road, Penguin. Refer to Annexure 2 – plan of subdivision.

The following names have been offered for consideration:

- . Peppermint Lane;
- . Lesden Lane; or
- . Lily Lane.

A search on Placename Tasmania reveals that the name “Peppermint” cannot be assigned, due to an existing “Peppermint Drive” in Penguin.

“Lesden Lane” can be used as Tasmania does not have a road name of “Lesden”; and “Lily Lane” can be used as, whilst there is Mount Lily on the West Coast and Lily Street at White Beach, the road name of “Lily” is not assigned in the North West region.

It is suggested that Lily Lane be assigned, although Lesden Lane could equally be allocated to the short roadway.

In referring to the Council’s policy for the naming of local roads and streets (Minute No. 472/95 – 18.09.1995) it reads as follows:

“That ... the Council promote road and street names that:

- (i) are in keeping with the character of the area in which they are located;
- (ii) assist in developing the identity of the area in which they are located;
- (iii) reflect the history of the area in which they are located;
- (iv) do not duplicate other road/street names;
- (v) are not offensive/insulting/irreverent;
- (vi) are not misleading.”

The policy is generally in accordance with rules defined by the Place Names Advisory Panel, and the suggested name of 'Lily Lane', is also in accordance with the Guidelines. The road name will be referred to Placenames Tasmania, who may object to or validate the proposed name.

CONSULTATION

The development is a private subdivision. The Council has traditionally worked with developers to agree upon suitable names for any roads or streets created by the subdivision of the land. If the Council has a preferred name for this area, other than Lily Lane or Lesden Lane, then it can be referred to the developer for consideration.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are no additional costs, apart from some minor administration costs, incurred by this decision.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

CONCLUSION

It is recommended that the name Lily Lane be assigned to the new roadway off White Hills Road, Penguin and that the Council notify Placenames Tasmania of the assignment.'

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

The Executive Services Officer reports as follows:

"A plan of the proposed new road has been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the name Lily Lane be assigned to the new roadway off White Hills Road, Penguin and that the Council notify Placenames Tasmania of the assignment."

10.13 Roads and street nomenclature – Naming of new road within a private subdivision off Hearps Road, West Ulverstone to be known as Tower Place, West Ulverstone

The Strategic Projects and Planning Consultant reports as follows:

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

‘PURPOSE

The purpose of this report is to consider a request from the developer of the subdivision off Hearps Road, West Ulverstone for the naming of a new road with a cul-de-sac within the subdivision.

Accompanying the report are the following documents:

- . Annexure 1 – Aerial view of the subdivision area; and
- . Annexure 2 – Approved plan of subdivision and new roadway.

BACKGROUND

New Tasmanian legislation titled the *Place Names Act 2020 (the Act)* came into effect on 1 July 2020. The Act, along with associated “Tasmanian Place Naming Guidelines” (the Guidelines), sets out the process for the naming of places in Tasmania.

In summary, the Nomenclature Board has been replaced with the Place Names Advisory Panel and Councils are the responsible authority to propose names through Placenames Tasmania.

The primary considerations to be given to place names are:

- . the “specific” name (for example Henslowes or Risby) cannot be applied if already used in the North West region;
- . a “specific” name, coupled with a road or street type (such as Road, Close or Avenue) cannot be used if it is used elsewhere in Tasmania;
- . to be in keeping with the character and tradition of the area;
- . to be of historical or local significance;

- to be suggestive of a peculiarity of a topographical feature; or
- a name of Aboriginal derivation that has an appropriate meaning.

DISCUSSION

The Council has received a request from developer, Saltspray Investments Pty Ltd, to approve the naming of a new road. The road will service a 23 lot subdivision approved under DA2018234 on 12 June 2019. The new road will be accessed via Hearps Road, West Ulverstone. Refer to plan of subdivision – Annexure 2.

The following names have been offered by the Developer for consideration:

- Reservoir Rise or Reservoir Place;
- Tower Place or Tower Court; or
- Dover Rise or Dover Court.

A search on Placename Tasmania reveals that the name “Reservoir” cannot be assigned, due to an existing “Reservoir Drive” in Waratah/Wynyard.

“Tower Place” can be used, but not “Tower Court” (located in Taroona); and

“Dover Rise” can be used, but not “Dover Court” (located in Howrah).

Given the roadway will also provide TasWater access to the water reservoir that is located in this area, it seems appropriate the road be named “Tower Place”.

In referring to the Council’s policy for the naming of local roads and streets (Minute No. 472/95 – 18.09.1995) it reads as follows:

“That ... the Council promote road and street names that:

- (vii) are in keeping with the character of the area in which they are located;
- (viii) assist in developing the identity of the area in which they are located;
- (ix) reflect the history of the area in which they are located;
- (x) do not duplicate other road/street names;
- (xi) are not offensive/insulting/irreverent;
- (xii) are not misleading.”

The policy is generally in accordance with rules defined by the Place Names Advisory Panel, and the suggested name of 'Tower Place', is also in accordance with the Guidelines. The road name will be referred to Placenames Tasmania, who may object to or validate the proposed name.

CONSULTATION

The development is a private subdivision. The Council has traditionally worked with developers to agree upon suitable names for any roads or streets created by the subdivision of the land. If the Council has a preferred name for this area, other than Tower Place, then it can be referred to the developer for consideration.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are no additional costs, apart from some minor administration costs, incurred by this decision.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

CONCLUSION

It is recommended that the name Tower Place be assigned to the new roadway off Hearps Road, West Ulverstone and that the Council notify Placenames Tasmania of the assignment.'

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

The Executive Services Officer reports as follows:

"A plan of the proposed new road has been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the name Tower Place be assigned to the new roadway off Hearps Road, West Ulverstone and that the Council notify Placenames Tasmania of the assignment."

10.14 Tenders for resealing of urban and rural roads 2020–2021

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the 2020–2021 urban and rural roads resealing program.

BACKGROUND

For sealing of Council roads there is an established practice of calling for expressions of interest from suppliers to be listed on a Multiple Use Register for a three-year term.

Expressions of interest for sprayed bituminous surfacing were invited on 22 June 2018 as part of the Council’s Standing Tenders for 2018–2021. Submissions were received from:

- . Hardings Hotmix,
- . Roadways Pty Ltd and
- . Venarchie, (Venarchie has since merged with Fulton Hogan Industries Pty Ltd).

All three companies were placed on the Multiple Use Register after being assessed for compliance.

They were invited to provide tenders for the resealing of urban and rural roads during 2020–2021 on 17 August 2020, via the Council’s on-line e-tendering portal, Tenderlink. Tenders closed at 2.00pm on Wednesday, 2 September 2020.

At approximately 2.00pm, the Council was contacted by phone by the Project & IMS Administration Officer of Hardings Hotmix Pty Ltd and informed that due to a technical issue (inability to log in to the TenderLink Portal), they were not able to upload the tender submission to the TenderLink tender box. They were advised to deliver a hard copy of the tender submission to the Council Administration Centre as soon as possible. Their tender was received at 2.20pm. Hardings Hotmix Pty Ltd was also asked to send a pdf version of the tender submission document. The properties of the pdf version of the tender

submission document sent by Hardings Hotmix Pty Ltd were checked and they showed that the document was last modified at 10:27:45am on 02/09/2020. (explanation given by Hardings Hotmix Pty Ltd and document properties obtained are attached to this report).

The tender submissions from Fulton Hogan and Roadways were downloaded from the Tenderlink portal at 2.10pm.

Considering the facts that Hardings Hotmix Pty Ltd completed their tender submission before 2.00pm as evidenced by the properties of the pdf version of the tender submission document and that they contacted the Council around 2.00pm to advise of the technical problem, it was determined that the tender submission from Hardings Hotmix Pty Ltd would be accepted as legitimate and included for assessment with the other two tender submissions received.

DISCUSSION

The Contract for which this Tender is required is a Schedule of Rates Contract.

Based on the Schedule of Quantities provided to the tenderers, Tenders were received and compared as follows (excluding GST):

TENDERER	PRICE \$ (EXC. GST)
Hardings Hotmix Pty Ltd	\$522,753.85
Fulton Hogan Industries Pty Ltd (formerly Venarchie)	\$532,465.01
Roadways Pty Ltd	\$626,851.67
<i>ESTIMATE (EXC. GST)</i>	<i>\$685,000.00</i>

Initial verification of price extensions revealed some minor rounding off and mathematical errors.

After the adjustments the following tender prices have been used to assess the tenders.

TENDERER	PRICE \$ (EXC. GST)
Hardings Hotmix Pty Ltd	\$522,754.60
Fulton Hogan Industries Pty Ltd (formerly Venarchie)	\$532,459.58
Roadways Pty Ltd	\$626,950.10

The Council normally uses a weighted tender assessment method based on:

Compliance with tender documents	10%
WHS policy, procedures and records	10%
Proposed construction period	20%
Previous work for Council	30%
Tender price/value for money	30%

Based on the evaluation, Hardings Hotmix Pty Ltd was assessed as the preferred tender.

CONSULTATION

This item has utilised the Council's Multiple Use Register for sprayed bituminous sealing in an invited tendering process.

RESOURCE, FINANCIAL AND RISK IMPACT

The total budget for urban and rural resealing for 2020–2021 is \$1,000,000. The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

The balance is utilised for reseal preparation works carried out by the Council's Construction and Maintenance Group and overheads.

Under this urban and rural road reseal 2020–2021 tender, 2.28km of urban roads and 20.60km of rural roads will be resealed, 6.28km of road sections affected by resealing will be re-linemarked.

This year's successful tender rates are comparable with last year's rates.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following objectives:

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Connect the people with services

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the Schedule of Rates tender from Hardings Hotmix Pty Ltd be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A copy of the confidential tender assessment having been circulated to all Councillors; a suggested resolution is submitted for consideration."

- "That the Schedule of Rates tender from Hardings Hotmix Pty Ltd for urban and rural road resealing 2020–2021, be accepted and approved by the Council."

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ORGANISATIONAL SERVICES

10.15 Organisational Services

“There are no matters from the Organisational Services Department for decision at this meeting.”

NOTES

11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council . Dulverton Waste Management Audit and Risk Committee – meeting held 12 August 2020 . Dulverton Waste Management Board – meeting held 12 August 2020	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Planning Appeal – 225 Penguin Road, West Ulverstone	15(2)(i) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

A suggested resolution is submitted for consideration.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council <ul style="list-style-type: none"> . Dulverton Waste Management Audit and Risk Committee – meeting held 12 August 2020 . Dulverton Waste Management Board – meeting held 12 August 2020 	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Planning Appeal – 225 Penguin Road, West Ulverstone	15(2)(i) Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.”

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

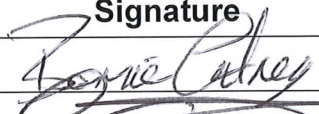

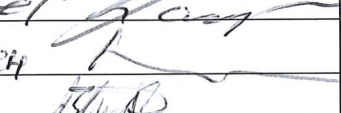
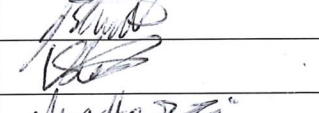
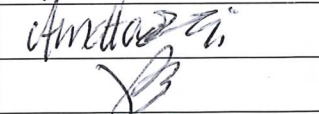
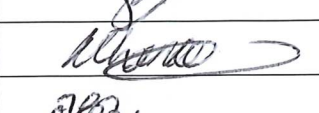
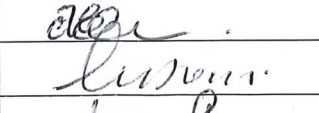
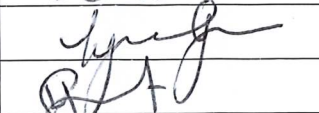
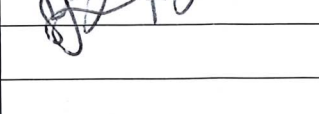
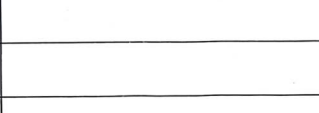
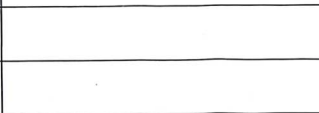


4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public."

Associated Reports And Documents

PETITION TO CENTRAL COAST COUNCIL

Subject Matter: The subject matter of this petition is for Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.

Statement of subject matter and action requested: The following petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control. This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.

Print Name	Print Address	Signature
BERNIE CATVEY	BROWNS LANE, PENGWIN	
RAY NATOKI	BROWNS LANE, PENGWIN	
Gordon Aspin	George Street, Ulverstone	
LEONIE AGIUS	TURNERS BEACH, TURNOR BAY	
Julie Streets	Laurel Pl, ULVERSTONE	
Luke Starr	6 Laurel Pl, Ulverstone	
Paron Mattavozzi	34 Richard Place, Ulverstone	
Jarrod Beswick	31 Lovett St, ULV	
Maddy Herman	" "	
Alison Elder	6A Heathcote St. Ulverstone	
Christine Boon	25 Normansstone Rd L'ron	
Lynne Gleeson	96 Lever St Ulverstone	
Lynda Guest	34 Richard Place	

PETITION TO CENTRAL COAST COUNCIL

Subject Matter: The subject matter of this petition is for Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.

Statement of subject matter and action requested: The following petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control. This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.




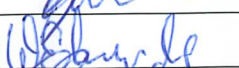


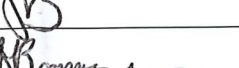

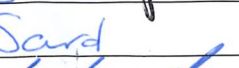
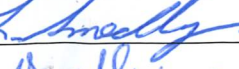
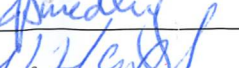
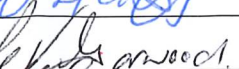
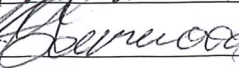
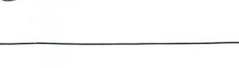


Print Name	Print Address	Signature
Keryn Wells	43 Ocean Drive	K Wells
Prisalla Best	45 Pelissier st	Prisalla Best
PHIL GAMWOOD	18 McDONALD ST	Phil Gamwood
Craig Ashton	22 Sermon St	Craig Ashton
Mittie Guest	34 Richard Place	Mittie Guest
Vicki Bellatti	5/65 Queen St West Uly	V Bellatti
GARY McDERMOTT	29 HENRIETTA GROVE WEST ULIV	G McDermott
IAN CLAYTON	64 LEVIN ST. ULVERSTONE	Ian Clayton
Sarah Bayle	1151 Main Street Ulverstone	Sarah Bayle
Alwynne Mansell	18 Clarke St. Ulverstone	Alwynne Mansell
Samantha Ansell	8 Richard Place Ulverstone	S Ansell
Pauline Yarwood	16 Water St Ulv	P Yarwood
Raelene Webb	22 Torquay Rd East Dev	R Webb
Phillip Edwards	24 Ocean Drive Ulv	P Edwards
Annette Hughes	34 Sorell St. Devonport	Annette Hughes
Andy Hughes	34 Sorell St Devonport	Andy Hughes
Coleen Williams	43 Leighland Av. ULV	Coleen Williams
Stella Wesley	31 Ocean Drive ULV	Stella Wesley
Sally Jowett	11 Sesamel Place ULV	S Jowett

19/19

PETITION TO CENTRAL COAST COUNCIL

Subject Matter: The subject matter of this petition is for Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.

Statement of subject matter and action requested: The following petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control. This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.

Print Name	Print Address	Signature
JOE GARWOOD	18 McDONALD STREET	
Tanya Smedley	18 McDonald street	
Nolly Soden	19 Elizabeth St	
Jarrod Clarke	209 Castra Rd. Ulverstone	
Johnny Edwards	33 Lethborg Ave. T.B.	
Pete Gillard	527 Sandula Rd Gawler	
Dennis West	37 McCulloch street	
Mandy Bonney	66 Ristby St	
Liz Bonney	37 McCulloch street	
Sarah Walker	9 Ploverton Court Gawler	
Gracie Smedley	9 Ploverton Court Gawler	
Leigh Smedley	105 Leven St Ulverstone	
Jean Smedley	105 Leven St. Ulverstone	
Nikki Herding	112 Leven St, Ulverstone	
Carmel Garwood	56 Henslowes Ulverstone	
Kindray Garwood	56 HENSLOWES RD. ULV.	

16/16

PETITION TO CENTRAL COAST COUNCIL

Subject Matter: The subject matter of this petition is for Council to revert the Buttons Creek to Fishpond stretch of beach in Ulverstone to a 'Dog Exercise Area'.

Statement of subject matter and action requested: The following petitioners ask the Council to revert the stretch of beach from Buttons Creek to Fishpond in Ulverstone to a Dog Exercise Area. This stretch of beach has been used by locals for exercising their dogs effectively for 20 years or more and is the only significantly sized open space in the East Ulverstone area where dogs can be off lead to run, swim and socialise with other dogs whilst under their owner's effective control. This open space is ideal for this purpose as it is away from residential development, picnic areas and other fulltime community facilities and a dog exercise area in this location poses no environmental or civil problems for the community. It is imperative that owners who care about the welfare of their dogs have local facilities such as this and it is hereby requested that Council consider this petition favourably as the care of pets by dedicated owners should be supported and encouraged.

Signatories: There are 52 signatories to this petition.

PETITION TO CENTRAL COAST COUNCIL

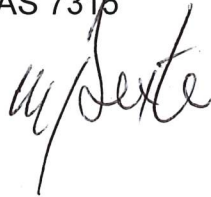
Person lodging petition:

The person lodging this petition is:

Full Name: Michael John BAXTER

Address: 8 Tucker Street
Ulverstone
TAS 7315

Signature:



CENTRAL COAST COUNCIL

Division *CIM*

Rec'd 15 SEP 2020

File No *368590*

Doc. Id



Central Coast Community Safety Partnership Committee

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

Thursday, 24 June 2020 – Commencing at 10.00am

1 PRESENT

Cr Jan Bonde (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Paul Breden** (Director Infrastructure Services CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Kathryn Robinson** (Housing Choices Tasmania Ltd); **Sergeant Dean Snooks** (Tasmania Police – Ulverstone); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative) and **Nikki Griffiths** (Ulverstone Neighbourhood House)

2 WELCOME

The Mayor welcomed everyone to the meeting.

3 APOLOGIES

John Deacon (Central Coast Community Shed); **Garth Johnston** (Community Rep) **Sergeant Brett Saarinen** (Tasmania Police); **Inspector Shane Le Fevre** (Tasmania Police – Ulverstone) and **Simon Douglas** (Ulverstone Neighbourhood House)

4 MINUTES OF PREVIOUS MEETING

■ Cr Cheryl Fuller moved, and Melissa Budgeon seconded, “That the minutes from the meeting held on Wednesday, 26 February 2020 be confirmed”.

Carried

5 MATTERS ARISING FROM PREVIOUS MEETING

a Community Forum on CCTV usage

Melissa to liaise with Ulverstone Police on what CCTV locations there are in the CBD along with other areas within Central Coast.

This may identify areas that are not covered by CCTV.

b Committee Representatives

Melissa advised that an advert was placed onto the Council’s Website and Facebook page along with links to the *Expression of Interest* form (EOI).

6 March – EOI developed and forwarded for comment.

29 April – EOI, draft circulated to the membership of the CCCSPC meeting for comment.

5 May – EOI advertised on Website, Facebook (as attached).

17 June – EOI closed, no interest received.

23 June – EOI was received for a community member. Presented to the Committee meeting on the 24th June.

There was a low response to the posts on Facebook. The meeting discussed what representation should look like on the committee and members were asked to nominate anyone who may be interested.

An EOI form was received from Lyn Norton-Smith.

■ Glen Lutwyche moved and Cheryl Fuller seconded, "That the Committee approved that Lyn Norton-Smith be accepted as a representative and be invited to attend the next committee meeting".

Carried

6 COMMUNITY SAFETY ACTION PLAN 2017-2022

6.1 Action Plan update

Melissa Budgeon provided an update on the Action Plan (included in Business arising).

A list of ideas and current safety messages to be circulated for distribution through community social media channels.

7 REPRESENTATIVE REPORTS

7.1 Crime Report

Sergeant Dean Snooks

Sergeant Dean Snooks reported on the recent crime in the West Ulverstone area of parked cars and property being broken into. The meeting discussed the re advertising on Social Media, reminders on locking up your vehicles and property and making sure items are secured.

7.2 Central Coast Chamber of Commerce & Industry Report (CCCC&I)

Sharon Condon

A question was received from the CCCC&I on Semi-trailers backing into the loading dock at Woolworths on Crescent Street without any traffic control.

The concern was cars pulling up too close to the trucks trying to back into the loading dock and impatient drivers trying to sneak their cars through while the truck needs to re-align to get into the loading dock at the right angle.

A suggestion was to put a white line at a distance on each side of where the trucks turn, allowing room to reverse into the bay.

Action: Paul will bring this up with the Traffic Management Committee.

7.3 Primary Health Report

Nil

7.4 Education (all schools) Report **Glen Lutwyche**

Glen suggested that a calendar of key messages that need to be placed on social media each year be put together and be presented to the next meeting. E.g. Lock Up Valuable, Lights On etc.

7.5 Ulverstone Neighbourhood House Report **Nicole Griffiths**

Nikki Griffiths advised that the building renovations are mostly complete with some minor adjustments needed. Staff are hoping to have the building set up for operation and staff back as of July school holidays. While the building was closed over March to late June Staff were working from home but still keeping in regular phone contact with the local community and working with Second Bite who were delivering food to the identified community members.

7.6 Housing Choices Tasmania (HCT) Report **Kathryn Robinson**

Kathryn reported that HCT are continuing to call residents to check on their welfare during the COVID Pandemic.

Our Scholarships program continued during COVID-19 with 13, Your Future Scholarships received by students in Tasmania.

7.7 Community Housing Report **Tameka Dornauf**

Nil

7.8 Community Reports **Garth Johnston**

Nil

7.9 Central Coast Community Shed **John Deacon**

The Community Shed will be holding their AGM on 3 August 2020.

7.10 Council Report **Jan Bonde/Sandra Ayton**

Cr Jan Bonde, Mayor spoke about a COVID hardship policy and that the Council has kept rates, fees and charges for 2020-2021 at the same level as 2019-2020.

8 GENERAL BUSINESS

Nil

9 NEXT MEETING:

As there was not further business to discuss the meeting closed at 11.40am.

The next meeting will be held on 26 August 2020 in the Council Chamber, 19 King Edward Street, Ulverstone, commencing at 10.00am.



**Central Coast Community Shed Management Committee
Annual General Meeting – Minutes of Meeting held at the Community Shed
Monday, 3 August 2020 commencing at 1.05pm closed at 1.23pm**

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie, John Deacon, John Klop, David Dunn, Cr Philip Viney, Barry Purton, Sam Caberica, Jan Roles and Kerry Hays.

Apologies: Ian Hardstaff, Norm Frampton and Ken Haines.

Coordinator / Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

It was resolved, “That the minutes of the Annual General Meeting held on Monday, 1 July 2019 are confirmed as correct.”

Carried

3 OPERATIONAL GUIDELINES AND CHARTER REVIEW

The Community Shed Guidelines and Charter have been revised, included is the Covid19 Safety procedures that have been introduced.

■ Melissa Budgeon moved and John Deacon seconded, “That the meeting endorse the Operational Plan which have been circulated”.

Carried

4 ANNUAL REPORT

Chairperson

The Chairperson, Rob McKenzie tabled and presented the Annual Report to the meeting.

■ Rob McKenzie moved and David Dunn seconded, “That the 2019–2020 Annual Report be tabled and accepted.”

Carried

5 FINANCIAL REPORT

Administration

Melissa provided a report on the 2019–2020 Annual Financial Statement.

■ Rob McKenzie moved, and David Dunn seconded, “That the 2019–2020 Annual Financial Statement be accepted and approved.”

The annual expenditure estimate is set for \$10,000 and the income estimate is \$6,000.

Carried

6 ELECTION OF COMMITTEE MEMBERS

Rob McKenzie stepped down as chairperson and asked Melissa Budgeon to chair the meeting for the election of Committee Members for 2020–2021.

Nominations were taken for Chairperson

Rob McKenzie – nominated by Barry Purton **Nominated and Accepted**

As there was one nomination for Chairperson, Rob McKenzie accepted and was elected to the position of Chairperson.

Nominations were taken for Vice Chairperson

Ian Hardstaff – nominated by Kerry Hays from the floor **Nominated and Accepted**

As there was one nomination for Vice Chairperson, Ian Hardstaff accepted and was elected to the position of Vice Chairperson.

Nominations were taken for Shed Liaison

Barry Purton – nominated by Jan Roles from the floor **Nominated and Accepted**

Nominations were recommended for the Women's Group Representative

Jan Roles – nominated by the Ladies Group **Nominated and Accepted**

Nominations were taken for Community Services Group Representative

Norm Frampton – nominated by Rob McKenzie to be **Nominated and Accepted**

The committee to contact Norm re his nomination and seek confirmation from him.

Nominations were taken for Equipment Coordinator/Safety Officer Representatives

John Klop – nominated by John Deacon, with an offer of support in this role.

The meeting agreed to accept all nominations as listed. **Accepted**

Nominations were recommended for Supervisor Representatives

Sam Caberica

David Dunn

Ian Hardstaff

Kerry Hays

All nominations were accepted. **Accepted**

7 GENERAL BUSINESS

Any general business items to be discussed in the General meeting which is to be held after the AGM.

8 CLOSURE

As there were no other matters for discussion the Annual General meeting was closed at 1.38pm. Members were asked to stay and attend the General Meeting of the Committee.

9 APPENDICES

- 1 Chairman's Annual Report
- 2 Preliminary Financial report
- 3 Operational Guidelines – revised.

Appendices



Doc. ID:

CENTRAL COAST COMMUNITY SHED – INTERIM FINANCIAL STATEMENT 2019–2020

As at 1 July 2020

Revenue	Estimates	Actual
11413.03	\$	\$
Membership Fees	3,000.00	1,208.18
Groups	1,000.00	0
Material Donations	–	0
Project Donations	2,000.00	1,062.27
GST allocation	–	0
	\$6,000.00	\$2,270.45

Grants	International Women Day Grant	100.00
	Sponsorship – Dobson's	500.00
	Stronger Communities	2,382.73
	Dept Health – Pathway	2,076.00
	RACT – Lathe	2,000.00

Expenditure	Estimates	Actual
11481		
Aurora	–	–
Telstra/Internet	500.00	420.19
Office/Cleaning	300.00	302.55
Testing and tagging	1,300.00	1,225.50
Petty Cash	700.00	97.09
Training – 1st Aid	500.00	96.64
Membership – AMSA, TMSA	100.00	125.00
Insurance	200.00	190.60
Repairs and Maintenance	2,300.00	2,261.96
Safety Equipment	500.00	109.89
Project Materials	3,500.00	–
Water/Sewage	100.00	10.62
Lathe	–	1,818.18
Small Grant – Air Filter 1 / 3 HP 5 Micron	–	2,452.09
Cleaning	–	216.99
	\$10,000.00	\$9,327.30

Ulverstone Community Shed Annual Report 2019–2020

It is with pleasure that I present the annual report of the Ulverstone Community Shed for 2019–2020. We have had another eventful year with attendance numbers on an upward trend. Our average monthly attendance for the three groups is between 400–500 participants.

During the year it became obvious—that the lady's day was extremely popular. They arrive with specific projects to do and consequently bench space becomes congested. The men who attend on Monday, Wednesday and Friday manage the space well as there is more socialising, gardening & project groups. Consequently, it has become obvious that more workspace is needed. In discussions with the Rural Youth members they have agreed with our plans to dismantle the pens and make prefabbed ones along with space available for them to use for the animal nursery during the annual showtime. To this end we have had preliminary discussions with engineers Pitt and Sherry to open the southern end of the shed. This also is the area where the coffin club work on Thursdays. This allows more working space for all three groups to work on their projects. The Men's Shed will source funding by means of donations and grants to complete this project.

We were closed in mid-March due to the Covid-19 pandemic and reopened mid-June. During this time, we endeavoured to keep in touch with members by phone, email, and messenger. Our thanks to Melissa Budgeon for organising Zoom meetings with the committee. These meetings were a learning experience for most of us and they enabled discussion for the smooth reopening of the facility with all the correct health and safety procedures in place.

With Covid-19 health requirements it has become essential that a new toilet facility is needed in this area of the show ground complex. The old toilet is really outdated and unhygienic in the Covid-19 environment.

As I have been absent for a few months this year, I must thank Colin Perry and Len Blair for taking over my duties in the shed. During the year Len Blair retired from his position on the committee and Barry Purton has replaced him.

At this point, I would like to wholeheartedly thank Len for being a tireless advocate and worker for the Community Shed. Also, his work with mental health must be recognised. He is still an active member of the Men's Shed and his opinion on management matters will always be welcome and appreciated.

Finally, I would like to thank all committee members and council for their ongoing support during the past year.

Central Coast Community Shed

Operational Guidelines

2020 - 2021

Document Development History

Version	Date	Author	Reason	Sections
1.0	23 July 2018	Melissa	Original Draft/ discussion paper	
1.1	June 2020	Melissa	Addition – COVID Safety Plans	

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Introduction

This Operational Guidelines is reviewed in July of each year in accordance with the adoption of the annual estimates and the Annual General Meeting of the Central Coast Community Shed Committee.

The facility Central Coast Community Shed is registered with membership of the Tasmanian Men's Shed Association and the Australian Men's Shed Association.

Background

The Central Coast Community Shed was officially declared open by Central Coast Cr Jan Bonde, Mayor on the 9th April 2011. The Community Shed continues to grow in participant numbers, constantly gaining new members through offering a safe, social environment for our Community. The Community Shed aims to continue the activities for many years to come, ensuring that it is regularly reviewed to maintain safety, equipment requirements and upgrades, social diversity and complimenting programs and information to participants. The Central Coast Community Shed is proud to also promote health and wellbeing initiatives, fondly regarded to be known as not just about woodwork.

Central Coast Community Shed Committee

The committee consist of individuals and membership representation for the following positions:

- . Chairperson
- . Community Shed Liaison/Coordinator
- . Safety Officer
- . Two Supervisor Representatives
- . Program/user representatives
- . Women's Group Representative
- . Councillor representative
- . Community/Services Organisation representative
- . School Representative

The committee meets on the 1st Monday of every month as per the Committee Charter.

Strategic Impact

The Central Coast Community Shed and buildings is overseen by the following strategies.

Strategic Plan 2014-2024

- . Continue program of business unit service and process reviews

2018 Annual Plan

Service Activity Description:

- . Manage the Central Coast Community Shed

Outputs:

- . Provide and maintain public halls and buildings

Outcomes:

- . A strong sense of community
- . Effective and efficient provision of amenities
- . Organisational best practice

Health Wellbeing Impacts

The journey to the Community Shed is often marked by experiences of significant life change, often involving retirement, health challenges, changing family circumstances such as the loss of a spouse or divorce or relocation to a new area. The Community Shed environment facilitates for many as a way of coping during a change.

Productivity and the new relationships formed, greatly influence feelings of self-esteem and confidence. This is also enabled by learning new skills, both practical and social in the shed environment.

Motivations for joining the shed are mostly to do with social interaction with others. Being able to give back to the community is also a core motivator which results in greater purpose and a strong sense of being useful and productive.

Facility Description

Site location

The Community Shed (the blue shed) is located on the North West corner of the Ulverstone Sports and Leisure Complex, (formerly the Showground and various buildings).

Building Description

The Community Shed was a former Show Society building, that has been adapted over time by input from a variety of stakeholders and resources.

Floor plan

Copy of floor plan (*Attachment*)

Room Descriptions

Community Space	Kitchenette, wood heater, tables chairs, pool table, BBQ area.
Machinery Room	Large machines – dust extraction.
Open shelving storage shed	Wood store area, outdoor work benches.
Outdoor undercover workshop area	Work bench
Welding Shed	Workshop with welding equipment and safety screen.
Workshop area	Work benches
Garden area	Raised garden beds
Storage area/ Animals Nursery	Temporary work benches, storage space for unfinished projects. Show day area used as a Animal nursery.

Tenancy – User Groups

Men's Shed	Monday, Wednesday and Fridays 9am – 3pm
Ladies Shed Group	Tuesdays 9am – 3pm
Care Beyond Cure	Thursdays 9am – 3pm – sponsored by the Ulverstone Lions Club \$20 per week for 50 weeks \$1,000 per annum.

Grants register

This register compiles grant allocations from June 2014 until total nett cash received from Grant Funding Organisations i.e. not including in-kind labour or Council contribution to some projects – \$47,100.

Applications for upgrades to Community Shed infrastructure and shared facilities e.g. concrete paths to car park and women's/disabled rest rooms, and kitchen upgrade,

are supported with letters signed by office-bearers of the Women's Shed and the Coffin Club (an initiative of Care Beyond Cure Inc.).

Some time ago, at the initiative of the President of the Men's Shed decided not to apply for some grants from the Tasmanian Men's Shed Association, in the knowledge that other Sheds have greater needs than we do and are less successful in applying for grants.

December 2018

Project: Kitchen upgrade. Supply and installation of hot water cylinder, stove, microwave and wash basin in kitchen area of Community Shed.

Grant Funding Organisation: Stronger Communities Programme, Federal Department of Industry, Innovation & Science, through local member, Justine Keay MP.

Amount: \$2,621 grant funds, matched 50/50 by in-kind labour from Men's Shedders (2,639).

March 2018

Project: Concrete path from Community Shed to women's/disabled rest rooms.

Grant Funding Organisation: Tasmanian Community Fund.

Amount: \$2,076 grant funds, matched by in-kind labour from Men's Shedders (\$1,200) and Men's Shed cash contribution (\$364).

February 2018

Project: Concrete path from car park to Community Shed.

Grant Funding Organisation: Stronger Communities Programme, Federal Dept. of Industry, Innovation & Science, through local member, Justine Keay MP.

Amount: \$9,500 grant funds, matched by in-kind labour from Men's Shedders (\$8,000) and Men's Shed cash contribution (\$1,500.)

October 2017

Project: Purchase and install solar panels on the main Community Shed building.

Grant Funding Organisation: Australian Men's Shed Association (AMSA).

Amount: \$7,000 (The quoted price, and our application, was for \$8,493, but AMSA's policy is to give less than the requested amount in order to be able to award more grants.)

May 2017

Project: Supply of wide-screen television and DVD player, mounted on a rotating ceiling mount, with cabling.

Grant Funding Organisation: Tasmanian Men's Shed Association (TMSA) acting for Tasmanian Department of Premier & Cabinet.

Amount: \$1,284

December 2016

Project: Supply and installation of racks and storage containers to hold hardware consumables e.g. nuts, bolts, washers etc.

Grant Funding Organisation: Cement Australia, Railton.

Amount: \$1,297

August 2016.

Project/Service Provided: Advertisement for Brett Whiteley MP in the Men's Shed newsletter, "Ramblings".

Grant Funding Organisation: Brett Whiteley MP.

Amount: \$1,000

June 2016

Project: Supply roofing, guttering and downpipe material for a workshop extension on an existing Council pavilion.

Grant Funding Organisation: Stronger Communities Programme, Federal Dept. of Industry, Innovation & Science, through local member, Brett Whiteley MP.

Amount: \$8,988. This was supplemented by in-kind labour from Men's Shedders (\$4,532), Council in-kind (supervision, rubbish removal – \$1,465.) & Council cash – \$3,000).

Project: Supply of ten orthopaedically-correct chairs for use by Men's Shedders with replacement hips and knees.

Grant Funding Organisation: Community Small Grants Scheme, Central Coast Council.

Amount: \$3,000

February 2016

Project/Service Provided: Advertisement for Brett Whiteley MP in the Men's Shed newsletter, "Ramblings".

Grant Funding Organisation: Brett Whiteley MP.

Amount: \$1,000

October 2015

Project: Donation for use at Men's Shed Committee discretion.

Grant Funding Organisation: McDonalds Northern Tassie Community Grant.

Amount: \$1,000

August 2015

Project/Service Provided: Advertisement for Brett Whiteley MP in the Men's Shed newsletter, "Ramblings".

Grant Funding Organisation: Brett Whiteley MP.

Amount: \$1,000

March 2015

Project: Purchase of Promaster Metalcraft Toolkit (metal bending tools).

Grant Funding Organisation: Tasmanian Men's Shed Association (TMSA) acting for Tasmanian Department of Premier & Cabinet.

Amount: \$4,385

August 2014

Project: Invite Prof. Tom Marwick from the Menzies Research Institute, University of Tasmania, to address the Men's Shed members on men's health. With funds for catering, members of local Men's Shed supporters i.e. Rotary & Lions Clubs, were also invited & attended.

Grant Funding Organisation: Foundation 49, Melbourne; Men's Health Community Grants Program.

Amount: \$1,100

August 2014

Project: Purchase refrigerator.

Grant Funding Organisation: Apex Club of Ulverstone.

Amount: \$849

June 2014

Project: Purchase of tool chest containing 173 tools.

Grant Funding Organisation: Fonterra Aust. Pty. Ltd.

Amount: \$1,000

Management objectives

- . To provide a Community Shed space for members of the community to utilise safely, in programs that meets the needs of the Central Coast community.
- . To generate a level of income that assists in the general operational costs of the facility.
- . To maintain a high level of cleanliness and maintenance expected of a community facility.
- . To promote the facility to increase utilisation across all members of the community.

The Central Coast Community Shed Committee – advisory committee that reports back to Council.

Service Level

Operations

Council's Community Development Group manages the operations of the Community Shed and supports a Committee of representatives (as per the Central Coast Community Shed Management Committee Charter).

The Central Coast Council is responsible for the:

- . Safety and maintenance inspections of the facility to identify any maintenance issues
- . Promotion of the facilities with support of the user groups.
- . Induction of Supervisors, as volunteer of the Council.
- . Facilitate the monthly meeting of the Committee, providing administration and financial statements.

Facility Maintenance

Council's Building and Facilities Officer is responsible for all maintenance at the facility. The Community Development Group will forward any maintenance requests using Councils CRM software.

Site Support and Management

The Community Shed fits into the Sports and Leisure Centre Complex, the Centre Management is responsible for any site management issues e.g. parking, drainage, waste management, WIFI etc.

The Council is responsible for setting a budget income and expenditure estimate to ensure the facility operates suitably for purpose. The income is derived from membership, daily fees and donations. Donations are to be made as a reimbursement of materials used and an agreed amount for the volunteer work, it is important that projects are not undertaken that are in direct competition with local service providers or businesses.

Governance

In 2011 Council established the Central Coast Community Shed Committee.

The purpose of this committee was to ensure the Central Coast Community Shed provides a space that meets the needs of the community, that is inclusive and meets OHS requirements.

Specifically, the role of the committee is to assist the Council in ensuring that the Community Shed spaces value-add to community by:

- . Acting as an advisory body to the Council
- . Providing a formal link between the community, program users and the Council
- . Supporting the program users in their endeavours
- . Encouraging and promoting greater community use of the space.
- . Ensuring opportunity for all to make use of the space.
- . Utilising the skills, knowledge and creative energy of community members.

Induction process

Participants are to undertake a group specific induction, to carry out safe activities at the Shed. Each participant will be certified to utilise particular equipment – some equipment requires specific certification dependant on risks and competency required to operate safely.

Volunteer Supervisors are to have a First Aid certificate, Workplace Inductions facilitated by the Council Safety Officer. Volunteers are also requested to undertake any other relevant training deemed necessary from time to time for all volunteers of the Central Coast Council.

Participants

Participants of the Shed are volunteers. Participants are required to be able to undertake projects for their own enjoyment or collaborate with other members to assist with community projects, repairs or other suitable request that generate funds that cover a reimbursement for the materials and/or a donation for the time the volunteers have put to the project.

All participants are to sign in when arriving at the facility.

All participants of the Shed must comply with all OHS guidelines, operate machinery appropriately, leaving the space clean and tidy at the end of each day. Any items left at the Shed are left at the risk of the owner – the Council will not be responsible for any personal item stored or left at the Shed.

Casual Group Use

The Community Shed is available for hire by community groups wanting to utilise a 'shed' space that has robust floor surfaces, equipment and areas suitable for the activities that require this type of amenity. Activities are to be community based and comply with local laws and direct conflict with existing service deliver.

Community Shed Committee Charter

The committee operates under a charter. Attached is a copy of the charter.

Fees and charges

Fees and charges are set by the Central Coast Council. Community Shed Committee provides recommendations regarding the fees and charges. (*Attach a copy*)

Participants

Participants can work on their own project or assist the community members with a project, repair or other suitable request.

Shed volunteers working on community projects generate income through donations and/or contributions that assist in funding the operations of the Shed.

Participants with carers are both required to undertake the induction procedures.

Participants can volunteer to work on projects for the Community Shed. Private projects that are offsite projects are not endorsed by the Shed. Projects carried out on Council land or facilities or that are through Council engagement (i.e. Stadium planter boxes) are projects that are Council endorsed.

Supervisor Role (Volunteer of the Council)

To ensure the space is opened and operated in accordance with Workplace Health and safety process and procedures being followed. Supervisors are provided with training and support from other supervisors to carry out the expectations of the role. Supervisors are to encourage and monitor shed users. All participants are responsible for ensuring that personal protective equipment is used appropriately, and that all safety instruction is followed. Supervisors also provide feedback to the committee on improvements and concerns that need further investigation or remedying by the Committee.

It is recommended that 2 supervisors are present during a session to ensure that area in use are covered and monitored appropriately. A reasonable ratio of supervisor to participants, depending on capabilities. i.e. 2 Supervisors per 10 school students, with a school support/teacher's aide.

Supervisors are required to hold a working with vulnerable persons card.

Grants

Volunteer members develop grant applications to support programs and facility development that enhance the Community Shed participants opportunities at the spaces. Success in securing grants since the shed has opened include funding for new easy access chairs to health and wellbeing guest speakers and events as well as building materials for shed extensions and pathways, equipment and training.

TMSA and AMSA

Mens Shed Program is registered as a TMSA members and aligns OHS protocols and other operational guidelines. TMSA provides opportunities for collaboration, sharing of resources and training, as well as a support network with other Sheds around the state.

AMSA membership is current, support interstate visits and interaction with Shed on mainland Australia.

Participant Fees.

Per session \$2.00 (daily fee)

One day a week fee (\$25 per year), Due 1st July

Three days a week fee (\$50 per year) due 1st July

Users Agreement – Group Booking

Community Space and Workshop \$20 per session plus material costs

Community Space \$10 per session

Attachments

Floor Plan

Fees and Charges

Safety Guidelines Central Coast Community Shed

Central Coast Community Shed Committee Charter

Safety Guidelines

Central Coast Community Shed

Covid19 Minimum standards – Return to activities as at Stage 2.

Developed considering the Public Health guidelines and the new minimum standards as listed by WorkSafe Tasmania. These require the Shed Supervisors to:

- 1 Manage the risks of a person contracting or spreading COVID-19 in the Community Shed.**
 - . Display signage – If feeling unwell, participants are not to attend the Community Shed.
 - . Vulnerable persons – i.e. respiratory complaints are encouraged to consider staying at home to be safe.
 - . Procedures reviewed and updated – re-induction back to the shed – relating to the use/cleaning of equipment, numbers in each of the spaces – all relevant to the Covid19 safety plan.
 - . Information on noticeboards about the required cleaning.
 - . Hand out printed flyers and/or notices with updates.
 - . Hold regular staff/toolbox meetings and make health and safety a topic to discuss.
 - . Consult with members, confirm information is sufficient to assist with remaining safe.
 - . Encourage the use of the covid19 safety App.
- 2 Implement and maintain a cleaning schedule across the Community Shed**
 - . Regular cleaning of toilet (Community Precinct), kitchen area, all surfaces and tables.
 - . Display a “last cleaned/signed” checklist.
 - . Display information on noticeboards about the required cleaning procedures.
- 3 Thorough hygiene procedures and practices (such as washing and/or sanitising of hands)**

- . Display information on noticeboards about the required personal hygiene.
- . Handwashing stations.
- . Hand sanitizers available.

Hold practical training sessions:

- . https://www.dhhs.tas.gov.au/publichealth/tasmanian_infection_prevention_and_control_unit/healthcare_worker_education/healthcare_worker_education_videos
- . Equipment cleaning procedures for all used equipment.

4 Ensure members who have been instructed to quarantine or self-isolate do not attend the Community Shed.

- . Notify Public Health by phoning 1800 671 738, if a member has attended that is being tested or determined to have a diagnosis of Covid19, guidance from the Public Health department to be followed.
- . A determination will be made as to whether the facility reopens, following guidance from the Public Health Department.
- . Confirmation in writing that member is well to be at the Community Shed.
- . Inform through email information/updates to all members.

5 Ensure physical distancing requirements are met by members, visitors and others entering, leaving, or moving around the Community Shed.

- . Provide warnings at 'choke' points, floor indicators to assist with distancing.
- . Visitors are to be signed in on day that they visit.
- . All persons to sign and list phone contact details.
- . Display information on noticeboards about the required physical distancing requirement.
- . Tables to be set up to reflect the required distancing – determining the max number able to be in the space.

6 Provide information, training, and supervision on how the risks of COVID-19 are to be managed and ensure all processes and procedures are applied by the members.

- . Induction of new members to the Community Shed to include hygiene, equipment cleaning, physical distancing and updated procedures.
- . Regular training sessions provided at the Community Shed to include – new procedures or altered procedures (videos, handouts, guest speakers etc).
- . Record attendance and participation in training attended.
- . Add safety item to the agendas for committee meetings and/or toolbox meetings.

7 Provide information and instruction to other people who attend the Community Shed about compliance with processes and procedures, ensuring they are adhere to.

- . Clear signage and instructions displayed.
- . Sign in process adhered to.
- . Induction of all new processes – signed off.
- . Supervisors to meet new participants.
- . Strongly encourage all members to install the COVID Safe app on their mobile phone, and to have the app running while at the venue (and as they go about their daily business).

Melissa Budgeon
COMMUNITY WELLBEING OFFICER

COMMUNITY SERVICES
CENTRAL COAST COUNCIL

Central Coast Community Shed Committee Charter



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The Charter outlines the ongoing arrangements for the effective management of the Central Coast Community Shed owned by the Central Coast Council supported by advice and collaboration with the Central Coast Community Shed Committee (the Committee).

DESCRIPTION OF THE FACILITY

The Central Coast Community Shed (the Shed) has been developed by volunteers and the Central Coast Council, funded through grants, donations and Council funding. The Shed is a well utilised and valued asset, offering a space that is capable of hosting a wide range of programs and activities in a safe, well-equipped workshop environment.

The Shed has well defined areas including a:

- . Large general workshop area with wood heater, an adjoining kitchenette, locked storeroom and large noticeboards, TV & DVD player, adjustable seating and tables.
- . Storeroom with racks and shelves for safe storing of work materials and a fire proof chemical storage cabinet.
- . Shed Office area with computer and filing storage.
- . Open workshop area housing large (dust making) machinery.
- . Open Workshop area, with bench workstations. (SW corner) – separating the noisy equipment
- . ‘Hot room’ housing welding and metal work equipment along with suitable bench amenities.
- . Securely enclosed fenced outdoor area in the North West corner of the Showground facility, surplus material storage and garden beds.
- . “Animal Nursery Area’ enclosed as a storage area for program users.

PURPOSE OF THE COMMITTEE

Participation of the Committee members in the Shed decision-making process is essential to ensure the growth of a valuable and efficient Community Shed facility. The Central Coast Council will manage and maintain the Shed, along with input and advice from the Committee.

1 Objectives and Functions of the Committee

The Objectives and Functions of the Committee are to:

- . Determine the purpose, target groups, roles and scope of activities/programs run by the Shed.
- . Ensure all procedures at the Shed are legal, safe and in accordance to Council regulations.
- . Provide a forum for the resolution of issues brought forward by members/volunteers/visiting people.
- . Discuss possible activities/programs, potential sponsors and development strategies.

- . Ensure a variety of activities/programs are encouraged and available to all members of the Community, including disabled, disengaged youths, elderly etc.
- . Create and provide development plans for the growth of an efficient, valuable and productive Shed.

2 Code of Conduct

All members of the Committee are to be:

- . Committed;
- . Ethical;
- . Supportive of decision making;
- . Supportive of fairness, the right for every member to be heard equally;
- . Respectful; and
- . Aware of relevant Council regulations/OHWS and comply.

3 Meetings of the Committee

- . Meetings of the Committee are to be held on the first Monday of every Month.
- . Members of the Committee are to endeavour to reach a decision by agreement on each matter considered by the Committee.
- . Recommendations requiring a decision from the Council are to be referred to the Community Wellbeing Officer, together with necessary action dates, details for endorsement.
- . Minutes of meetings are to include the date and time of meeting, members present, absentees/apologies, visitors, decisions of the meeting and the conclusion time of the meeting.
- . An Agenda for each meeting is necessary – and is to be forwarded to all members prior to the meeting.
- . Members are to receive notice of a meeting no later than five working days prior to a meeting of the Committee.

4 Appointments and Responsibilities

4.1 A Chairman is to be elected by the members of the Committee for a term of 12 months. The Chairman is to:

- . Conduct meetings in an orderly and effective manner;
- . Collect and arrange agenda items;
- . Advise the date and time of meetings;
- . Ensure the agenda is distributed;
- . Ensure that minutes of meetings are kept and distributed; and
- . Ensure that the operation of the Committee is conducted in a professional way.

4.2 A Committee Liaison/Coordinator/Treasurer is to be elected by the members of the Committee for a term of 12 months. The Liaison/Coordinator is to:

- . Reconcile and bank fees at the Council;
- . Ensure that members of the Committee are informed about business relevant to the committee;
- . Notify the Community Services Officer of any bookings to be charged out.
- . Liaise with the Administrative Assistant of the committee;
- . Coordinate special events, Men's health forum etc. for the Committee; and
- . Assist the Chairman of the Committee.

4.3 An Administrative Assistant (Community Wellbeing Officer) is to attend meetings as a non-voting secretary, to provide assistance to the Chairman on the preparation and distribution of the agenda, and to record (providing a copy to the Council) and distribute minutes to all members of the committee and provide a financial report for each meeting.

4.4 It is the responsibility of the elected and appointed member to liaise with their relevant group/organisation they represent.

4.5 All positions become vacant at the AGM. An election process is to be undertaken to elect members to the position.

4.6 Central Coast Community Shed Committee Representatives:

- . Chairperson
- . Vice Chairperson
- . Community Shed Liaison/Coordinator/Treasurer
- . Equipment Coordinator/Safety Officer
- . Two Supervisor Representatives
- . Program/user representatives
- . Women's Group Representative
- . Councillor representative – nominated from Council
- . Community/Services Organisation representative

5 *Vacation of Office*

- . In the event of a committee member resigning from the Committee, a replacement member is, where possible, to be nominated and elected.
- . If a Committee Member wants to withdraw their involvement with the Committee, their resignation should be submitted to the Project Officer.

6 *Information and Advice for the Committee*

- . Information relating to Council regulations shall be made available to members if requested.
- . Reports concerning accidents on site may be made available to the Committee if requested.

7 OHWS Policy

- . All members of the Committee must follow the Central Coast Council Occupational Health Welfare and Safety Policy when at the Community Shed to ensure the safety and health of those who are also present at the Community Shed. These policies are accessible in the current Central Coast Community Shed Health & Safety Manual.

Central Coast Community Shed – Hierarchy of Governance



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 3 August 2020, commencing at 1.25pm**

Doc. ID:

1 PRESENT/APOLOGIES

Present: Rob McKenzie, Barry Purton, Jan Roles, John Deacon, John Klop, David Dunn, Cr Philip Viney and Kerry Hays.

Apologies: Ian Hardstaff, Norm Frampton and Ken Haines.

Coordinator / Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the general meeting held on Monday, 6 July 2020 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

- . Dust Extraction working well.
- . School groups starts on Wednesday for eight weeks. Students will be accompanied by two teacher aides. A roster has been developed for the mentors.
- . The Emergency Assembly Point sign has been installed.

FINANCIAL REPORT (as attached)

Shed Utilisation:

- . Men's Shed days – 432, average 30.8;
- . Coffin Club – 36, average 7.2; and
- . Women's – 81 average 20 per day.

4 GENERAL BUSINESS

- . **Proposal for Building Works – Animal Nursery Ulverstone Showground –** Preliminary sketch designs that the committee had obtained from a consultant engineer has been sort from Pitt and Sherry. Pitt and Sherry have confirmed the building refurbishments and developed plans. To be undertaken is the planning approval process regarding the change/alteration to a discretionary use of the space. Rob to seek advice from Pitt and Sherry with assistance on the planning details.

. **Markita Circular saw, batteries, charger etc. and a Vacuum**

■ Jan Roles moved, and John Deacon seconded, "That the Committee approve funding from the Community Shed Budget to improve cleaning up efficiencies with the purchase of a suitable vacuum."

Carried

. **Coffin Club** – nothing to report.

. **Ladies Group** – First Aid training to be undertaken and will arrange a Council Induction for new supervisors.

. **Leonie Hiscutt Visit** – Leonie Hiscutt attended the Community Shed recently and has offered to source a Tasmanian Flag to fly at the Shed. Melissa Budgeon to check the protocols for flying the Tasmanian flag without the Australian flag.

. **Key Register** – To be updated. The code to the door to be changed and details forwarded to members that need the code.

. **Central Coast Community Safety Partnership Committee Representative** – The Shed committee is seeking another member to attend these meetings as John Deacon has resigned as the Sed. The members suggested that Ken Haines may be interested in attending on behalf of the Community Shed. These meetings are held the last Wednesday of every two months. This is to be ratified with Ken Haines.

5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.00pm. The next meeting will be held on 7 September 2020 commencing at 1.00pm.

CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2020–2021

as at 3 August 2020

Revenue		Estimates	Actual
11413.03		\$	\$
	Membership Fees	3,000.00	1,427.27
	Groups	1,000.00	–
	Material Donations	–	–
	Project Donations	2,000.00	–
	GST allocation	–	–
	Estimate	\$6,000.00	\$1,427.27

Expenditure			
11481			
	Aurora	–	–
	Telstra/Internet	500.00	115.59
	Office/cleaning	250.00	–
	Testing and tagging	1,200.00	–
	Petty Cash	700.00	–
	Training – 1st Aid	500.00	–
	Membership – AMSA, TMSA	100.00	–
	Insurance	200.00	–
	Repairs and Maintenance	1,500.00	–
	Safety Equipment	500.00	–
	Project Materials	3,500.00	–
	Water/Sewage	50.00	–
	Cleaning	1,000.00	270.80
	Estimate	\$10,000.00	\$386.39

REPRESENTATIVES' MEETING

20 August 2020

UNCONFIRMED MINUTES

Meeting held 10:00am, Thursday 20 August 2020

1. WELCOME / APOLOGIES

1.1. Welcome and Apologies

Chief Representative Mayor Jan Bonde, opened the meeting at 10:05am, welcoming attendees.

Attendees and apologies are noted at Attachment 1.

2. GUEST

2.1. Belinda Pratt, Director of the Office of the Coordinator-General to attend and provide a brief update

The CEO welcomed Belinda Pratt, Director (North-West) of the Office of the Coordinator-General and Peta Sugden, Director, Investment Attraction.

Refer to the attached presentation.

B Pratt will be in contact with A Jarman in due course regarding linkage with EPA.

2.2. Matthew Dickson, Workforce Development Officer and Claire Smith, Director Strategic Services to provide Shared Services update followed by a group discussion

C Smith introduced M Dickson and provided a brief background on recent shared services work, noting herself and M Dickson have presented to all but one Council. She advised that while the General Managers had asked for the Shared Services Strategy action plan to be put on hold due to COVID 19, a workforce analysis of the back of Australian School-Based Apprentice (ASbA) has been done and the telecommunications review has been in progress with the help of Jeoff Griths from Devonport City Council.

Refer to the attached presentation.

J Arnold thanked Devonport City Council for their participation and willingness to share their experiences. S Kons recommends aligning all contractual dates now this data is available.

C Smith advised the workforce analysis data is available on SharePoint and an employee from each Council has been provided access to this.

M Dickson spoke to the presentation around the workforce analysis, noting some limitations in the data Councils were able to provide. D Midson noted the figures presented on the analysis of employment type would not be correctly presented for West Coast Council as a number of their apprentices are under 'full time'.

The CEO advised there may be an opportunity to analyse EBA and Local Government Awards.

C Smith opened a discussion around ASbA's in hope Councils would discuss and consider an ASbA in the next round (October). C Smith advised the length of the training contract is determined by the qualification and Councils are not obliged to keep the ASbA upon completion.

The Chief Representative thanked staff for their work.

Resolution:

The Representatives remain committed to the year one Shared Services Strategy actions.

Moved: D Quilliam / Seconded: M Duniam / Carried

3. STANDING ITEMS

3.1. Declarations

Nil

3.2. Governance

3.2.1. Confirmation of Previous Minutes

Resolution:

The Representatives accept and note the minutes as a true and accurate record.

Moved: D Quilliam / Seconded: M Duniam / Carried

3.2.2. Actions Register

Resolution:

The Representatives accept the Actions Register.

Moved: D Quilliam / Seconded: M Duniam / Carried

3.3. Quarterly Progress Report

The CEO advised the deed is in progress for the truck wash facilities and noted there is momentum behind the development of NRM Investment Prospectus. Mike Thomson was recently appointed the new Regional NRM Manager and he will commence shortly.

The CEO indicated he has had recent engagement with politicians around the Regional Investment Framework and it's been well received. He advised CCA's 20/2025 Strategic Plan has been finalised is now available on the CCA website.

The Audit and Risk Committee have finalised the Financial Management Strategy and this will be presented to the Board for endorsement in due course. The CEO said this will also be presented to the Representatives for discussion, as it has implications for Member Councils. He said it was an important initiative, as it would see CCA focus on long term financial goals rather than simply focussing on one budget cycle at a time.

Resolution:

That the Representatives note and accept the Quarterly Progress Report

3.4. Quarterly Financial Report

C Smith spoke to the Quarterly Financial Report. She advised the new accounting and leasing standards have been applied and revenue from contracts is now noted as a liability on the balance sheet. Award-Winning Tasmania is now recognised as an intangible asset.

Resolution:

That the Representatives note and accept the Quarterly Financial Report.

3.5. Regional Tourism Organisation update from Mayor Kons

Discussed in Other Business.

4. GENERAL BUSINESS

4.1. Director Re-appointment

The Chair spoke to the Briefing Note provided.

Resolution:

That the Representatives resolve by Special Resolution, reappoint Malcolm Wells to the CCA Board for a 2-year term commencing 1 November 2020, in accordance with Rule 24.

Moved: M Duniam / Seconded: M Aitkens / Carried

The Chair congratulated M Wells for his re-appointment and thanked him for the skills and knowledge he brings to the Board.

5. OTHER BUSINESS

Regional NRM Committee Chair, P Voller provided a brief NRM update. He advised NRM staff and Committee are working on an integrated approach within CCA and are focussing on fostering sustainability. He indicated at the last Committee meeting concerns were raised regarding renewable energy and he will be taking these concerns to the Board. He noted 5 out of the 10 Committee members terms are about to expire, the Committee have decided to rely more on the Board for governance and the Committee for knowledge and skills.

The CEO advised the federal election could be as early as September next year and this will be a focus at the November meeting. In the meantime, Councils should give some thought to regional priorities.

D Midson provided a brief update on the RTO, advising COVID has been a large focus at their recent meetings. He advised they recently updated their name on their website in response to a recent survey, it will be changed to 'Visit North West'.

P Freshney provided a brief update on the current situation at the Mersey Community Hospital, advising they do not have the resources to retain both emergency departments.

The CEO thanked the Councils and General Managers for their work and cooperation on shared services.

6. WHAT WORKED WELL AND EVEN BETTER IF

The Chair thanked the CEO, M Dickson and C Smith for their presentation on shared services.

The CEO will explore hosting quarterly webinars for Councillors.

7. MEETING CLOSED

The meeting closed at 1:02pm and the next meeting is scheduled for 12 November 2020.

Attachment 1: Attendees and Apologies

Representatives

Alison Jarman	Deputy Mayor, Devonport City Council
David Midson	General Manager, West Coast Council
Don Thwaites	Deputy Mayor, Kentish Council
Gerald Monson	General Manager, Latrobe Council
Matthew Atkins	General Manager, Devonport City Council
Mayor Daryl Quilliam	Circular Head Council
Mayor Jan Bonde	Mayor Central Coast Council (Chief Representative)
Mayor Peter Freshney	Latrobe Council (Deputy Chief Representative)
Deputy Mayor Mary Duniam	Waratah-Wynyard Council
Cr. Darren Fairbrother	Waratah-Wynyard Council
Sandra Ayton	General Manager, Central Coast Council
Scott Riley	General Manager, Circular Head Council
Mayor Tim Wilson	Kentish Council
Mayor Steve Kons	Burnie City Council
Mayor Julie Arnolds	King Island Council
Gary Neil	Acting General Manager, Burnie City Council

Cradle Coast Authority

Shane Crawford	Director
Daryl Connelly	Chief Executive Officer
Kathy Schaefer PSM	Director
Mayor Annette Rockliff	Director
Peter Voller PSM	NRM Chair, Director
Sid Sidebottom	CCA Chair
Malcolm Wells	Director
Sheree Vertigan AM	REDSG Chair, Director
Claire Smith	Director Strategic Services
Sophie Wright	Executive Assistant

Apologies

Greg Alomes	General Manager, King Island
Mayor Robby Walsh	Waratah-Wynyard Council
Giovanna Simpson	Deputy Mayor, Burnie City Council
Shane Pitt	Deputy Mayor, West Coast Council
Mayor Phil Vickers	Director

Central Coast Community Safety Partnership Committee

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

Thursday, 26 August 2020 – Commencing at 10.00am

1 PRESENT

Cr Jan Bonde (Mayor – CCC); **Paul Broaden** (Director Infrastructure Services CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Kathryn Robinson** (Housing Choices Tasmania Ltd); **Sergeant Dean Snooks** (Tasmania Police – Ulverstone); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative); **Ken Haines** (Central Coast Community Shed) and **Nikki Griffiths** (Ulverstone Neighbourhood House)

2 WELCOME

The Mayor welcomed everyone to the meeting and to the new Representative Ken Haines from the Ulverstone Community Shed.

3 APOLOGIES

Sandra Ayton (General Manager – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Garth Johnston** (Community Rep); **Jenelle Wells** (Health Promotion Consultant [Mersey] Tasmania Health Service); **Sergeant Brett Saarinen** (Tasmania Police) and **Inspector Shane Le Fevre** (Tasmania Police – Ulverstone)

4 MINUTES OF PREVIOUS MEETING

■ Sergeant Dean Snooks moved, and Kathryn Robinson seconded, “That the minutes from the meeting held on Wednesday, 24 June 2020 be confirmed”.

Carried

5 MATTERS ARISING FROM PREVIOUS MEETING

5.1 Community Forum on CCTV usage

Melissa Budgeon spoke in response to the request of a CCTV forum; it has been difficult to find a security company/supplier to run such a forum.

Melissa presented to the meeting a brochure called “*Securing your Home or Business*”. The meeting complimented her on how well the brochure was put together and requested that it be sent to the committee members for distribution through social media etc. Create short video clips from the brochure that could be used on social media, keeping the municipal area safe.

A list of CCTV location has been identified as areas currently covered:

Apex Park – including the Reibey and King Edward Streets intersection.

Toilets in Woolworths carpark

Entire Wharf area – Public Toilets

Anzac Park Toilets and Carpark

Recreation Centre

Dial Park

Works Depot, Short Street

Resource Recovery Centre

Managed by Community Organisation

Ulverstone Surf Club – Public Toilets

Other areas not monitored

Memorial – rifle

Anzac Park Fountain

Boat ramp, Leven River West Ulverstone

Mayor, Jan Bonde had concerns on where the blind spots are in the CBD and areas that are not covered. The question is, is there a need for more CCTV in the CBD. What would it take to cover this area?

Glenn Lutwyche reported that since the new CCTV system has been put up around the Ulverstone District School the number of incidents such as vandalism out of hours has dropped. The Police advised that CCTV could make a difference in an incident.

Action: Review the CCTV strategy including what coverage council would like in the CBD. Melissa Budgeon to provide information about the cost and implementation of additional cameras, and possible locations needed in the CBD

5.2 Committee Representatives

An invitation to be emailed to Trevor Reeve from No.34 to the next meeting as a guest speaker with the possibility of being on the committee. Melissa to follow up with Lynn Norton-Smith on her appointment to the committee.

6 COMMUNITY SAFETY ACTION PLAN 2017–2022

6.1 Action Plan update

The topic of not enough street lighting in parks was brought up again. The Council is trialling solar lights in Fairway Park. Paul to give a report at the next meeting on how these are working.

A calendar is to be put together for the posting of key safety messages through Social Media. The Securing your Home or Business brochure to be part of this.

7 REPRESENTATIVE REPORTS

7.1 Crime Report

Sergeant Dean Snooks

Sergeant Dean Snooks reported the levels of crime at present have reduced dramatically during the winter months. A recent property search in Devonport has found an amount of stolen goods.

There have been the odd reports on damaged property, and vehicle break-ins have been minimal.

Melissa reported at the meeting that Council CCTV cameras have been taken from two local installations in the park areas. Sergeant Dean Snooks suggested that this be reported to the police for investigation.

7.2 Central Coast Chamber of Commerce & Industry Report (CCCC&I)

Approach CCCC&I to see if they have a representative that could attend these meetings.

7.3 Primary Health Report

Jenelle Wells

Jenelle Wells has been appointed to attend these meetings however she was an apology for today's meeting and will be attending the next meeting.

7.4 Education (all schools) Report

Glen Lutwyche

Glen Lutwyche reported the schools are currently following the rules for COVID-19 set by the Education Department for the end of year formals. Parents and family will not be allowed on school ground for this event for 2020. There is a challenge to run such events this year. There is a Covid-19 safety plan in place for these events. There is a possibility of livestreaming the event so parents and families do not miss out.

James Street parking is still an ongoing issue. Paul will report to the next meeting.

Glen reported on an incident that occurred where an elderly resident was knocked over recently in Leven Street by a student on a bicycle as she was trying to walk her dog on the side of the street with no footpath. Glen visited the elderly resident to make sure she was ok and not hurt. Mayor Jan Bonde also spoke with this person regarding the incident.

There is a challenge of aged and people with disabilities walking in this area. The main concern was there not being a footpath on that side of the road. There is no footpath scheduled to be built in that area in future.

Glen mentioned the campaign 'Endless Opportunities' a joint initiative, designed to promote the value of education and year 12 attainment is possible. The promotion has been placed on the back of local buses and has been promoted through the sporting clubs and community organisations. Glen requested a copy of the Council logo to go on the design.

Sarah Ralston from Reboot will be running sessions in central coast schools and looking on wellbeing for communities.

The schools are planning on having another combined school association meeting. Glen is happy to give feedback to the Council on the meeting and if the Council has anything, they would like raise to let him know.

7.5 Ulverstone Neighbourhood House Report **Nikki Griffiths**

Nikki Griffiths reported the Neighbourhood House are slowly moving into the new renovated area and the groups are gradually coming back to the house after the COVID-19 lock down. Community has been very quiet in attending the house at present but as the warmer weather approaches it will pick up.

Nikki reported they have been working with Housing Choices over the school holidays and during lockdown with community kids using Facebook to run different programs and keeping everyone engaged. The renovations have included special spaces.

West Ulverstone Primary School is opening an Early Child Learning Centre. A lot of things are done together with the house and child family groups.

7.6 Housing Choices Tasmania (HCT) Report **Kathryn Robinson**

Kathryn Robinson reported that it is very quiet at present. Housing Choices have managed to rehome people that have not been able to find housing in the private sector and have been doing drive arounds checking houses are maintained etc. Currently working with the Ulverstone Neighbourhood House on Christmas hamper arrangements

7.7 Community Housing Report **Tameka Dornauf**

Nil

7.8 Community Reports **Garth Johnston**

Nil

7.9 Central Coast Community Shed **John Deacon**

Ken Haines report the Community Shed is busy with their regular programs. There are six children from the Central Primary school attending every Wednesday and working on the making of 100 penguin

boxes to go along the coastline where vegetation is limited or lacking. The Students have been working with mentors from the Community Shed, and also volunteers from the Womens Shed too have made some of the boxes.

The Men shed has improved the mental health of many of the people who attend the Shed, those who have retired, lost a partner, or found they have more time on their hands.

With the Women's group using the shed on Tuesdays and the Coffin Club also using the Shed it means the Shed is being used 5 days a week. The Women's Group has a waiting list of ladies wanting to use the Shed.

7.10 Council Report

Jan Bonde/Sandra Ayton

Cr Jan Bonde, Mayor reported that this year the Community Grants that the Council offer each year has changed a bit this year. It is now called the Community Social Recovery Grants. Application forms are available online or pick them up at the front desk of the Council Administration Building.

8 GENERAL BUSINESS

Paul gave a report on the Kings Parade renewal with many underground services issues. Still a couple months to go with regards to completion of the project.

The Council is also looking at the refurbishment of Reibey Street and the CBD. Looking at traffic flow, bike access and outside dining areas.

9 NEXT MEETING:

As there was not further business to discuss the meeting closed at 11.00am.

The next meeting is to be held on Wednesday, 28 October 2020 at 10.00am, in the Council Chamber, 19 King Edward Street, Ulverstone

Central Coast Youth Leadership Council
Minutes of a meeting held in the
Gnomon Room, Wharf Precinct
Thursday, 27 August 2020 at 10.35am

Doc ID: 368206

1 PRESENT

Sandra Ayton (General Manager [CCC]); **Cr Philip Viney** (Councillor/ Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer [CCC]) **Aaron Meldrum** (Beacon Foundation, Collective ed. [USC]); **Shaun Conkie** (Collective ed.); **Mel Blake** (Community Engaged Facilitator [USC]); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC]); **Brodie Bonde, Alec Turale** and **Tara Woodhouse** (Student Reps [USC]); **Mathew Smart** (Teacher – Penguin District School [PDS]); **Jordan Main, Ella Atkinson** and **Noah Grey** (Student Reps [PDS]); **Natalie Winchcombe** (Teacher – North West Christian School [NWCS]); **Ebony McCoy, Laughlan Orr** and **Alina Nibbs** (Students Reps. – [NWCS]); **Glenn Mace** (Principal – Leighland Christian School [LCS]); **Nakita Paul** and **Bonnie Austin** (Student Reps [LCS]); and **Michael Walsh** (Leven Training Centre) and attended the meeting later.

Minute Taker: **Debra Lynch** (Community Service Assistant [CCC])



2 WELCOME

Sandra Ayton welcomed everyone to the meeting.

3 APOLOGIES

David McNeill (Principal North West Christian School [NWCS])



3 MINUTES OF THE PREVIOUS MEETING

■ Nakita Paul moved, and Bonnie Austin seconded, “That the minutes of the meeting held on 30 July 2020 be approved”.

Carried



4 PREVIOUS MEETING OUTCOMES

Event Workshop – 21 November 2020 – This activity is to be discussed in a workshop at point 5c.



a Youth Voice.....Melissa Budgeon

Melissa Budgeon reported on the organisation YNOT (Youth Network of Tasmania) a non-government organisation that advocates to Government on youth issues. YNOT is hosting a youth forum for young people from around the state, via ZOOM and is seeking questions from the youth of Tasmania on the type of things that impacted them during the COVID-19 restricted. Things that may have impacted them personally or issues that they are aware of from peers.

Student members have been encouraged to apply to be part of the forum.

Suggested that School reps seek to asked peers and to nominate to attend apply online at: <https://www.surveymonkey.com/r/TYF2020FocusGroup>. Applications close on Sunday 30 August 2020. Melissa is available to assist with further details.

Central Coast Youth Leaders Council, requested that the following questions be forwarded as suggestions for the Tasmanian Youth forum:

- 1 What is available to students that have not been able to obtain the right ATAR score to seek selection for university, due to significant difficulties during Covid19 pandemic?
- 2 FIFO workers, particularly from SA to TAS where at present has limited or no active cases – why is it necessary to quarantine for 2 weeks?
- 3 Parents/children that live apart in different states, re same as above and is there any consideration of support/dispensation for the distress it causes younger children?
- 4 How long will Dr's consultation appointments be available via phone and online. Would there be consideration for this to continue?
- 5 Is there consideration for permission for students to continue to work online and not attend school – particularly for those that find working from home more suitable?
- 6 Irregularities in the consistencies of rules and guidelines regarding safety precautions – some events/activities are able to continue and then others not, how is this generally determined? Felt there were too many mixed messages.

Request feedback on the forums.

b Careers and Future Pathways.....Melissa Budgeon

Sandra Ayton sought clarification on whether schools participate in work experience, if so, was this difficult to provide during COVID-19 with some workplaces finding it difficult to take on students.

The question was raised in what way could this be done differently and what jobs look like in the future on the north west coast of Tasmania.

An opportunity that is available is 'Industry Live' which is a series of live learning sessions for secondary school students, based on their areas of interest in the workforce. Industry Live brings volunteer panelists into schools via video conferencing. To register go to Beacon Foundation website – Industry Live.

Shaun Conkie mentions that the schools look more at work exposure and mentoring programs. Other suggestions are to tap into live forums via zoom or a similar platform use everything that is available e.g. social media, mentoring.

Meeting agreed to invite a guest speaker that could speak on future careers or invite someone that has been successful in work or business in the locally area to speak of their success.

Mel Blake will speak with Damien Peirce who is a Careers Facilitator on the NW Coast with an Industry Training Hub. Mel will invite him to make a presentation at a future meeting. Other prospects of guest speakers could be through the Doors to Mentors program.

For future discussion look at what skill sets students have, what jobs of the future look like in NW Tasmania and understanding what is required for some of these jobs. Could you be part of a volunteer organisations which could lead into a career pathway.

Suggested ideas for future activities:

- . Webinars/Industry Council resources.
- . Work experience opportunities and working with the Central Coast Chamber of Commerce and Industry.

c Youth Leadership.....Melissa Budgeon/Mel Blake

The Students were set up into working groups to answer questions on the event. The students and teachers' workshop the details. (*See attached document*)

Students discussed their results and from this a check list will be put together along with the development of an event plan.

d Student reporting to the template.....Student Reps

Due to time the student reports are to be sent out with the minutes.

6 OTHER BUSINESS

Mel Blake advised that the UTAS Truck will be coming to Ulverstone. Mel will pass information onto Council to be passed onto the schools.

7 NEXT MEETING

The next meeting to be held on Thursday 17 September 2020 venue to be advised at 9.15am. Gnomon room

As there was no further business to discuss the meeting concluded at 10.45am.

Central Coast Youth Leadership Council

EVENT WORKSHOP

SOUND SHELL ACTIVITY

- What is required (\$\$, equipment etc)?

Sound Equipment	\$3,000 Rotary Club of Ulverstone
School Reps	Bands – High school and College
Food Vans Service Clubs	Alcohol free event Family Friendly
Promoting event – Facebook and Radio	Port-a-loos Sanitiser
Generators for Food Vans	High Profile Tasmanian as an ambassador
Gift voucher for registering early	

WATERSLIDE ACTIVITY

- What is required (\$\$, equipment Manpower etc)?

Event Name	Wristbands on entry
Ice	Esky
Projector/ Camera	Live streaming
Advocate Newspaper/Reporters	Donation Link
Supervisors/Lifeguards/Marshalls	First aide
A Schedule of participants	Advertising posters
MND Merchandise contact the MND Society	Pre order Tickets Random draw (prizes for early Bird Tickets).
Sponsors	Business School Entries
Participation Fee – on the day or prearranged Business/School Entries.	Sliders High profile Citizens Permission for Live Streaming Commentator for commentary.

EVENT TIMELINES.

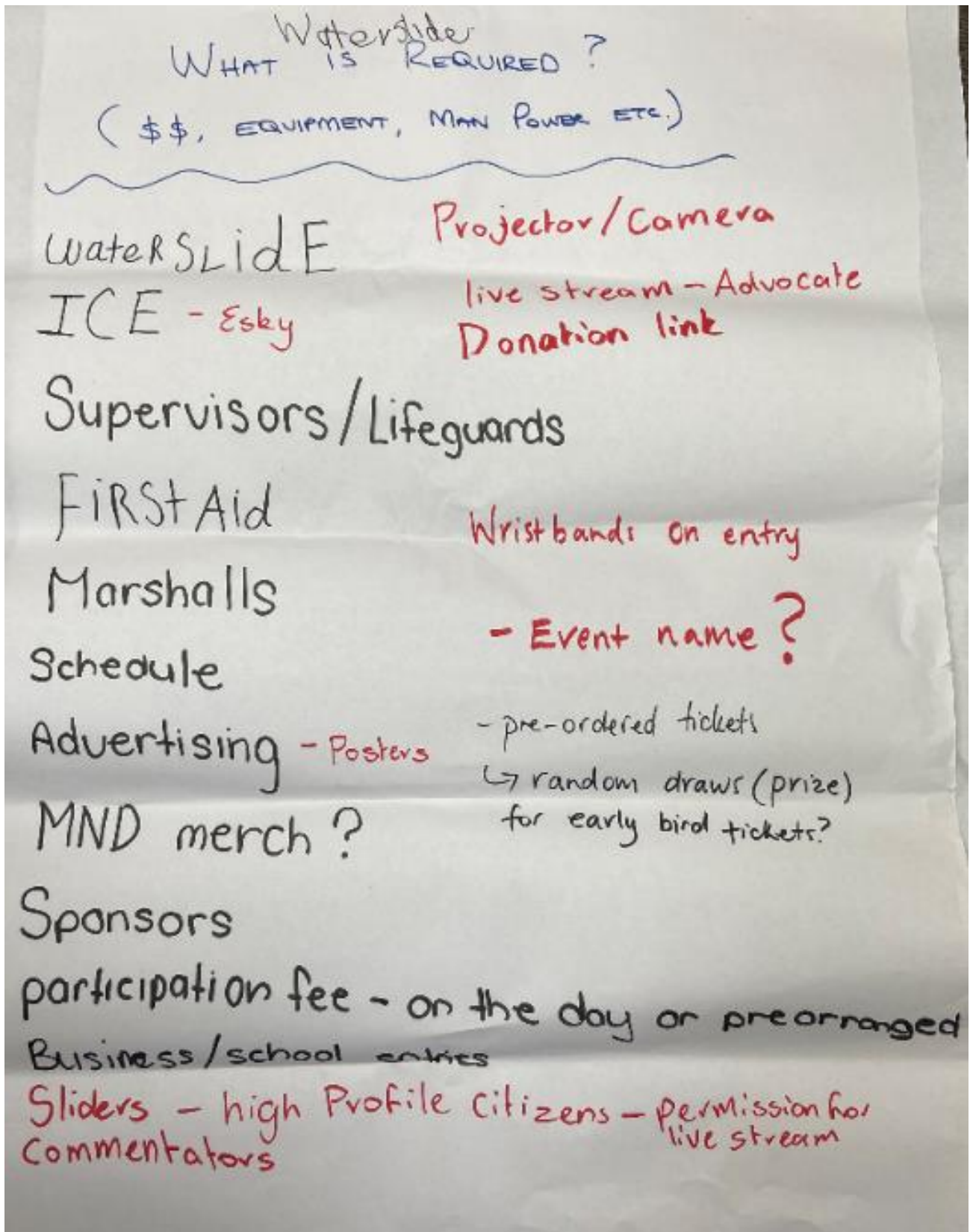
2 Hours for waterslide event	Viewing Area
11am or 12pm to 5pm	
11am – 12noon	Zorb Ball, Slip Stream, Carnival type activities et Community organisations e.g. Rock Penguin
12 noon – 1pm	MND Slide
1pm to 4 or 5pm	Concert Event at the Sound Shell
45 Mins per band (possibly 30 mins)	Band 1 (45 min set)
	Band 2 (45 min set)
	Band 3 (45 min set)
	Band 4 (45 min set)
4.45pm to 5pm	Finish (wrap up)

COVID 19 SAFETY CONSIDERATIONS

<i>SHOUNDSHELL EVENT</i>	
Social Distancing	Picnic rug (2–3 People per rug
Gold Coin for Entry (fundraising)	Grid area for 2m distancing.
Sanitise stations	Fenced off areas with entry and exit points
Wrist bands	Security
Food Handling certificates	Sausage sizzle
Markers/indicators	Spray paint grid lines 1.5m

<i>WATERSLIDE EVENT</i>	
Social Distancing	Grid area for 1.5m distancing spray paint grid lines
Gold Coin for Entry (fundraising)	Sanitise stations
Food handling Certificates	Chlorinate pool water
Manage who is in our out of waterslide	

Insurance cover for the event, is this covered by Council's liability insurance.



Soundshell

WHAT IS REQUIRED?

(\$\$, EQUIPMENT, MAN POWER ETC.)

Sound equipment (Professional)

School Reps

Service Clubs

Food Vans

\$3,000.00 ✓

Rotary Club
of UWEASTONE

Promoting the event < RADIO
FACEBOOK

Port-a-loos

Sanitisers

Generators (For Food Vans)

Rotary Club
of UWEASTONE
H.S.

High Profile Tasmanian as an ambassador

Bands < High School
College

Alcohol free event - family friendly

Waterslide EVENT TIMELINE

2 hours water slide

Viewing area

Set up time line

11 to 5pm

11	Activities - Zorb balls - Slip Stream - carnival type activities etc.	} Community organisations eg Rock Penguin!
12	MND SLIDE	
1		
1	BAND 1 (45 MIN SET)	Bands
2	BAND 2 (45 MIN)	
3	BAND 3 (45 MIN)	
4	BAND 4 (45 MIN)	

① 1:00 - 1:45
 ② 2:00 - 2:45
 ③ 3:00 - 3:45
 ④ 4:00 - 4:45

- ① 1:00 - 1:45
- ② 2:00 - 2:45
- ③ 3:00 - 3:45
- ④ 4:00 - 4:45

4:45 - 5:00pm finish (wrap up)

EVENT TIMELINE

11/12-5pm

45 mins Per band
(possibly 30 mins)

⊗ 12-1pm = MND Waterslide event

⊗ 1-5pm = CONCERT EVENT.
AT SOUNDSHELL

⊗ From

WaterSide COVID SAFETY CONSIDERATIONS

1.5m
marker/indicators
! Spray Paint grid lines

Sanitise

Food handling
cert accredited

Chlorinate
Pool water

manage who is in or
out of Waterslide

COVID SAFETY CONSIDERATIONS

Picnic rug (2-3 people per rug) - social distancing
gold coin donation for entry (fundraiser)
Sanitise fenced off Ticked event?

↓
ENTRY
+ EXIT Point

GRID



Wrist bands

Security?

Food
handling
cert. eg. Sausage & Sizzle

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date

27 August 2020

School

Leighland Christian School

Actions from Last meeting

Action

THEMES



- Ulverstone RSL Commemoration Ceremony attended by two Student Leaders - 75th anniversary of the end of the Second World War in the Pacific (VP Day – Victory in the Pacific)



- 9/10 Textiles Paper on Skin Exhibition at the Burnie Art Gallery
- Outdoor Leadership Ski Trip to Ben Lomond
- VETA Overnight Retreat (Certificate 3 in Christian Ministry and Theology students)
- Music Technology students to Red Robin Recording Studios
- Rehearsals commenced for 2021 Production of 'Matilda'
- National Science Week activities
- Year 7/8 Boys Night – run by the Student Leadership Team
- Year 7/8 Girls Night – run by the Student Leadership Team

YOUTH PATHWAYS & FUTURE OPPORTUNITIES



- Years 9 & 10 Career Information Sessions
- Hygiene & Barista Course
- UTAS Virtual Open Day
- Work placements for Year 11/12 VET programs

The next meeting to be held:

Debra Lynch

Administration Assistant

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date

August 25, 2020

School

North West Christian School

Actions from Last meeting

Action

THEMES



- Year 10 students voiced their concerns about a 'Leavers Dinner' since they are not leaving school. A discussion was held with all Year 10 students. It was decided they are going to have a 'Formal Dinner' to celebrate completing Year 10.



- Year 10 and 11 students are participating in either the Bronze, Silver or Gold Duke of Edinburgh Awards.
- A whole school 'Fun Day' was held at the end of Term 2 where the students were broken into groups comprising of Kinder to Year 9. Year 10 and 11 students were leaders of a group.
- Year 11 students are doing 'Outdoor Leadership' and have this week been on a camp to Derby.
- As part of their 'Outdoor Leadership' they have been planning and organising activities for the younger students.
- One of the Year 11 students assists in the Kinder -Year 1 room for an hour per week as part of her Duke of Edinburgh Award.

YOUTH PATHWAYS & FUTURE OPPORTUNITIES



- 2 Year 10 students are doing a school based traineeship one day per week in the hospitality industry.
- 1 of the Year 10 students has secured an apprenticeship in landscaping for 2021.
- Year 10's have been selecting their subjects for 2021 with the TASC Liaison Officer.

The next meeting to be held:

- Thursday 27 August 2020
- TBA @ 9.15am

Debra Lynch

Administration Assistant



CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date

26/08/2020

School

Penguin District School

Actions from Last meeting

Action

THEMES



- 7 Day Makeover
- A year 5 and a year 6 CCYP ambassadors
- Small group meeting with Aboriginal Youth Leader at Parklands

YOUTH LEADERSHIP DEVELOPMENT



- Student board activities/ focus on acceptance
- Rock painting, indigenous games, hand mural painting (next week hopefully), Purple day this Friday, kindness tree
- Currently planning a secondary campus talent show
- House captain lunchtime activities: Longest vortex throw, AFL competition, and more to come
- Cross country this Friday
- Grade 7 information nights
- Lots of progress on 'Phantom of the Talent Factor'

YOUTH PATHWAYS & FUTURE OPPORTUNITIES



- Don and Hellyer taster days
- Grade 9 and 10 work placements
- Attended Endless Opportunities, Endless Education campaign launch

The next meeting to be held:

- Thursday 27 August 2020
- TBA @ 9.15am

Debra Lynch

Administration Assistant

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date:

25/08/2020

School:

Ulverstone Secondary College

Actions from Last meeting

Action

THEMES



- USC student has nominated a Year 11 student to be a part of Beacon Foundation's state wide Youth Advisory Council.
- Collective ed. Central Coast are currently working with the Ulverstone Neighbourhood House to have students join their Community Voice Committee.
- 2 Year 12 students are on the Doors to Mentors Working Group

YOUTH LEADERSHIP DEVELOPMENT



- USC students organised a lunchtime Music Festival
- USC students organised a spelling bee competition
- USC students organised an MND fundraiser
- USC School Production "All Shook Up" is well underway

YOUTH PATHWAYS & FUTURE OPPORTUNITIES



- Endless Opportunities, Endless Education Campaign Launched
- Learning Through Internship Year 11/12 students have been undertaking units from the Design Thinking University College Course (UTAS).
- University College will be bringing their 'Mobile Innovative Learning Environment' Truck to USC during the week of the 14th September.
- My Futures Year 10 Taster Day at USC
- National Disability Service presentation for Years 10 -12 – Careers in Disability
- Beacon Foundation Industry Lives (On-Line Career Programs):
 - a) Careers in Sport
 - b) Careers On and Off The Screen
- Master Builders Presentation to Years 9 – 12 (4th August)
- UTAS Scholarship Information Session for Year 12's (11th August)
- Work Placements have been taking place for Years 11 – 12

The next meeting to be held:

- Thursday 24 September 2020
- TBA @ 9.15am

Debra Lynch

Administration Assistant

Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 27 August 2020 commencing at 4.00pm

1 PRESENT

Community Representatives: Tim Horniblow, Susan Spinks, Andrew Leary, Merryn Gilham, Rod Priestley and Elaine Eiler

Central Coast Council (CCC) Representatives:

Sandra Ayton (General Manager), Paul Breaden (Director Infrastructure Services) and Jackie Merchant (Community Development Officer).

2 APOLOGIES

Nil

3 MINUTES OF PREVIOUS MEETING

■ Susan Spinks moved, and Merryn Gilham seconded, "That the minutes for the meeting held on 28 May 2020 be confirmed.

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

a Railway and shared pathway progress

State Government Memorandum of Understanding (MOU) regarding the former Forth Railway Bridge has been signed. Two representors appealed the Council's decision to approve the pathway and mediation between the Council and the two parties was undertaken where consensus was reached. It has now gone back to the Planning Tribunal for consideration. Modifications such as a tighter corner away from properties, landscaping and a change in gradient, and not using bitumen, or a dark coloured surface for the pathway has been agreed on. A fence will also be built to protect the properties.

b 7 Day Makeover

The Committee agreed to put on hold the 7 Day Makeover until the community is able to meet in groups and on location (COVID-19). Sandra will follow up with 7 Day Makeover Director to get an appreciation of the new proposed remote working method now being used by the 7 Day Makeover organisation.

The group agreed to hold off until March – April 2021, if that time slot was available – otherwise to work best with the weather it will be delayed until the following year.

c Regional Shared Pathway Plan

Pathway plan still under development. The designers have applied to the Department of State Growth to put in a DA. TasRail sign off on the project will also be required.

d New member

Available positions on the group will be identified and advertised. Andrew Leary has volunteered to work with the General Manager in assessing applications. Expression of interest to be sent to committee members to share. A suggestion was made for a businessperson.

5 MATTERS FOR CONSIDERATION

5.1 COUNCIL UPDATE

a Discussion about the Strategic Actions for 2020–2021

Strategic actions for 2020–2021 that may impact on Turners Beach were noted:

- . Review of the Cycle Plan which will include cycle tourism.
- . Works at Westella Drive.
- . Construction of the Turners Beach to Leith shared pathway.
- . Undertake a 7 Day makeover.
- . Develop a street tree strategy and integrate Turners Beach traffic management into the Streetscape plan
- . Pathway plans for connectivity between towns
- . Disability and inclusion action plan which will require community consultation
- . Reconciliation action plan with Reconciliation Tasmania
- . Parks design and policy landscaping guidelines
- . Development of a Central Coast waste strategy
- . Energising the central business district – events, outdoor dining, conversion of above shop spaces.

Some of these groups will be working groups with community representation and others will not. Which Councillors will facilitate is yet to be decided.

b Central Coast Council Draft Dog Management Policy

A new officer has been appointed whose primary focus will be dog management including working with the community on the new phased in policy.

New signage is being developed and will be in place. There will be a phased in warning period and then it will be strictly enforced to encourage compliance.

5.2 COMMUNITY UPDATE

a Rod Priestly

Bollards and white lines on Shared pathway – Paul Breaden shared the new line marking design. The new line marking will go around all the bollards on the pathway.

b Andrew Leary

Improving communication between Council and community – Discussion was held on opportunities for better communication with Council.

Earlier and broader communication may have prevented some of the fear around the release of the Dog Management Strategy.

c Susan Spinks

Is it possible to get some gravel put down at the end of Lukin Street. When wet it becomes waterlogged. Paul Breaden advises nothing will be done as it isn't at pathway as such at present and it will depend on the path of the shared pathway.

The community garden will be doing some mosaic work with kids on the front wall. Sandra Ayton and Paul Breaden agreed this was fine and a good idea.

d Elaine Eiler

Pleased to see the service station gone.

e Merryn Gilham

Rate Rise – It was a good initiative of Council to not raise the rates this year.

Speeding on the Esplanade – Along the Esplanade it was suggest making it a 40km zone all the way. Suggestion was made that this would be up for discussion in the policy and consultation work to be done in the next 12 months.

Erosion at Leith – Council advised this is outside Councils scope.

Access points to the beach across the dunes – Question was raised about the number of access points and damage to the dunes. Suggestion made to make contact with the Friends of the Dunes group.

Tree Canopy – A motor home damaged its solar panels by driving under the tree canopy at Turners Beach outside La Mars.

Are Council aware of how many holiday homes are in Turners Beach. The Council advised no.

f Tim Horniblow

Would it be worthwhile to change the meeting venue of the group occasionally?

How to better engage with the community? Merryn suggests a Facebook page.

Tim suggested that a position description and application form and the Committee Charter be forwarded to committee members for passing onto interested members of the community that may like to be part of the committee.

Turners Beach community library still a good idea.

Tim asked could land that is given or part of open residential space be sold. Sandra Ayton advised, Council would have to have a good reason to do this and it would need to be publicly advertise.

6 OTHER BUSINESS

Paul Breden shared the work Council staff member Justin Smith has been doing on the community shelter at Turners Beach. It will be repaired utilising existing infrastructure.

7 NEXT MEETING

As there was no further business to discuss, the meeting closed at 5.30pm. The next meeting of the Committee will be held on Thursday, 26 November 2020 at 4.00pm at the Turners Beach Hall.



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 7 September, commencing at 11.30am**

Doc. ID: 368208

1 PRESENT/APOLOGIES

Present: Rob McKenzie, Barry Purton, Jan Roles, David Dunn,
Kerry Hays, Ken Haines, Norm Frampton, Ian Hardstaff,
Steven Ponsenby and Steve O'Grady

Coordinator / Admin: Melissa Budgeon

Apologies: John Deacon and Cr Phillip Viney

2 CONFIRMATION OF MINUTES

■ Barry Purton moved and Jan Roles seconded, "That the minutes of the general meeting held on Monday, 3 August 2020 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

- . Dust Extraction working well.
- . School groups working well and have been working on some of the penguin nesting boxes that will be used along the local coastline where vegetation has been removed.

FINANCIAL REPORT (as attached)

The meeting resolved that the Financial Report be accepted.

. ***Utilisation***

- Men's Shed days – 450, average 34 per day
- Coffin Club – 17, average 4 per day
- Women's Shed days – 84, average 21 per day.

The Women's Shed has a waiting list as all members use workshop space the limit is 21 participants.

4 GENERAL BUSINESS

- . **Southern end of the Shed Proposal for Building Works** – Rob has had two phone calls with Pitt and Sherry's Julian Willoughby, following up on instructions from Council's Planning Staff. Julian has confirmed and certified the plans for the removal and refurbishment of the internal supporting structures to create a

larger floor area for workshop. Rob has dropped the plans into Council to Simon Angille the Community Services Group Leader, awaiting further advice. It is the understanding that there needs to be a registered builder to undertake the responsibility for the works.

Awaiting further advice from Community Services Group Leader with an updated on where things are at regarding the refurbishment. The space is desperately needed with the growing number of participants wanting to be involved at the Shed.

- . **Community Safety Partnership Committee** – Ken Haines reported that the committee are considering where additional surveillance cameras could be of benefit in Ulverstone CBD area.
- . **Christmas Dinner** – Barry Purton reported the dinner is to be held on 11 December at the Ulverstone Bowl's Club and it is \$27.50 per head. Max number is 100 people.
- . **Key Register** – This has been updated.
- . **Dogs** – Complaints regarding dogs being at the shed. Those members bringing dogs to the shed have been asked to not bring them along, the exception being those dogs that are a registered assistance dogs with certification to be presented.
- . **Security Camera at the Shed** – It is suspected that the hard drive is not working and the camera need to be updated. Ian and Bevan to investigate and update the hard drive and report back to the meeting.
- . **COVID-19 Testing Thermometer**
 - Jan Roles moved and Kerry Hays seconded, "That a new COVID-19 testing thermometer be purchased".

Carried

5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 1.50pm. The next meeting will be held on 5 October 2020 commencing at 1.00pm.

Central Coast Community Shed – Financial Statement 2020–2021

as at 7 September

<i>Revenue</i>	<i>Estimates</i>	<i>Actual</i>
11413.03	\$	\$
Membership Fees	3,000.00	2,374.54
Groups	1,000.00	–
Material Donations	–	–
Project Donations	2,000.00	–
GST allocation	–	–
	<hr/>	<hr/>
<i>Estimate</i>	<i>\$6,000.00</i>	<i>\$2,374.54</i>
	<hr/>	<hr/>

<i>Expenditure</i>		
11481		
Aurora	–	–
Telstra/Internet	500.00	70.90
Office/cleaning	1,000.00	46.80
Testing and tagging	1,150.00	–
Petty Cash	500.00	–
Training – 1st Aid	500.00	–
Membership – AMSA, TMSA	100.00	–
Insurance	200.00	–
Repairs and Maintenance	1,000.00	65.00
Safety Equipment	500.00	62.68
Project Materials	3,000.00	–
Water/Sewage	50.00	–
Cleaning	1,500.00	80.24
	<hr/>	<hr/>
<i>Estimate</i>	<i>\$10,000.00</i>	<i>\$325.62</i>
	<hr/>	<hr/>



**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO
MAYOR AND COUNCILLORS**

Period: 18 August to 21 September 2020

- . Email asking the Council to share information regarding the National Dementia Helpline via Councils newsletters and website
- . Email of proposal for investment into community infrastructure by the Community Benefits Fund
- . Letter providing comments regarding the Council's response to previous letter regarding footpaths and driveway crossovers in Turners Beach and the Dog Management Policy
- . Email advising of dissatisfaction in the responses received for public question time at the 17 August 2020 council meeting
- . Letter advising that the closure of boom gate at Dial Park, Penguin has created issues with congestion and confusion, and further requests the Council review the use of the boom gate
- . Email regarding the recent Resource Management Planning and Appeals Tribunal decision and advises of intent to seek legal advice regarding an appeal to the Supreme Court.

A handwritten signature in black ink that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER



**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**

Period: 18 August to 21 September 2020

Documents for affixing of the common seal under delegation

- . Retail agent – Consignment Agreement
Tasmania Parks and Wildlife Service and Central Coast Council
Ulverstone Visitor Information Centre
Term of agreement: 1 September 2020 to 30 June 2021
- . Final Plan of Survey and Schedule of Easements
Stage 2 – 115 Penguin Road, West Ulverstone
Application No. 215098
- . Blank Instrument Form – OA2020003
759 Cuprona Road, Cuprona
Folio No.: 173674/1 and 173674/3
- . Occupation Licence
Department of Education and Central Coast Council
Outside School Hours Care Service to be undertaken via occupancy
of an area within the Penguin District School – Primary Campus
105–125 Ironcliffe Road, Penguin
Term of Licence: Two years (1 September 2020 to 31 August 2022)

A handwritten signature in black ink that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 18 August to 21 September 2020

Contracts

- . Nil

Agreements

- . Occupation Licence
Department of Education and Central Coast Council
Outside School Hours Care Service to be undertaken via occupancy
of an area within the Forth Primary School
Term of Licence: Four years (commencing 1 July 2020)
- . Rental Agreement
Harcourts Ulverstone and Central Coast Council
Rental of a secure storage facility
Storage Unit 33 at 45 Fieldings Way, Ulverstone
Rental period: 12 months commencing 13 August 2020
- . Infrastructure Relocation and Works Agreement
Tasmanian Networks Pty Ltd and Central Coast Council
2 Kings Parade Ulverstone
Case Number CS19-5594
Project No.: N/003887
- . Lease Agreement
North West Woodcraft Guild Inc. and Central Coast Council
1299 Castra Road, Sprent – buildings known as Sprent Community
Centre and former changerooms
Term of Lease: 1 year commencing 1 April 2020 – 31 March 2021
- . Lease Agreement
North West Model Engineering Society Inc. and Central Coast Council
21 Maskells Road (part of), Turners Beach
Term of Lease: Five years commencing 1 July 2020 – 30 June 2025

Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 August 2020 to 31 August 2020

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2020040	78 Clara Street WEST ULVERSTONE, TAS, 7315	Discretionary	Residential (demolition of existing dwelling and associated outbuildings and construction of eight multiple dwellings)	20/02/2020	25/08/2020	27	\$800,000.00
DA2020071	18 ,27 & 28 Parsons Street ULVERSTONE, TAS, 7315	Discretionary	Residential (staged subdivision to form 79 lots, road, flood conveyancing channel and demolition of shed)	22/07/2020	31/08/2020	40	\$4,000,000.00
DA2020072	886 Ironcliffe Road PENGUIN, TAS, 7316	Discretionary	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)	18/03/2020	31/08/2020	44	\$500,000.00
DA2020119	18 William Street ULVERSTONE, TAS, 7315	Permitted	Residential (construction of one dwelling to create a total of two multiple dwellings)	4/05/2020	21/08/2020	16	\$500,000.00
DA2020122	24 Kywong Crescent WEST ULVERSTONE, TAS, 7315	Discretionary	Residential (dwelling and outbuilding – shed)	6/05/2020	13/08/2020	27	\$180,000.00
DA2020139	114 Ironcliffe Road PENGUIN, TAS, 7316	Discretionary	Residential (outbuilding – carport)	27/05/2020	7/08/2020	29	\$7,500.00
DA2020165	29 Josephine Street WEST ULVERSTONE, TAS, 7315	Discretionary	Residential (outbuilding – shed)	22/06/2020	10/08/2020	41	\$29,761.00
DA2020171	27 Explorer Drive TURNERS BEACH, TAS, 7315	Discretionary	Residential (outbuilding – shed)	29/06/2020	4/08/2020	27	\$8,000.00
DA2020172	4 & 2 Turners Avenue TURNERS BEACH, TAS, 7315	Discretionary	Residential (subdivision – three lots)	29/06/2020	17/08/2020	48	\$20,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 August 2020 to 31 August 2020

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2020176	3 Kardinia Crescent WEST ULVERSTONE, TAS, 7315	Discretionary	Residential (outbuilding – shed)	3/07/2020	17/08/2020	28	\$35,000.00
DA2020179	45 Preston Road GAWLER, TAS, 7315	Discretionary	Residential (dwelling and outbuildings – sheds and carport)	8/07/2020	21/08/2020	31	\$230,000.00
DA2020182	4 Albert Street TURNERS BEACH, TAS, 7315	Discretionary	Residential (demolition of two outbuildings and construction of new outbuilding – shed)	9/07/2020	11/08/2020	28	\$16,124.00
DA2020184	2 Park Avenue PENGUIN, TAS, 7316	Discretionary	Residential (outbuilding – garage)	9/07/2020	13/08/2020	30	\$20,000.00
DA2020185	17 Cluan Crescent ULVERSTONE, TAS, 7315	Discretionary	Residential (outbuilding – shed)	10/07/2020	12/08/2020	28	\$13,500.00
DA2020187	2 Manley Street TURNERS BEACH, TAS, 7315	Discretionary	Residential (ancillary dwelling)	10/07/2020	25/08/2020	33	\$75,000.00
DA2020188	238 Westella Drive TURNERS BEACH, TAS, 7315	Discretionary	Residential (multiple dwellings x two)	10/07/2020	21/08/2020	30	\$300,000.00
DA2020190	114 Leven Street ULVERSTONE, TAS, 7315	Discretionary	Residential (outbuilding – shed)	13/07/2020	31/08/2020	46	\$20,000.00
DA2020191	420 Kindred Road FORTH, TAS, 7310	Discretionary	Resource development (agricultural shed)	14/07/2020	17/08/2020	31	\$60,000.00
DA2020192	23 Shorehaven Drive TURNERS BEACH, TAS, 7315	Discretionary	Residential (dwelling)	14/07/2020	25/08/2020	32	\$350,000.00
DA2020194	645 Preston Road and 50 Church Road NORTH MOTTON, TAS, 7315	Discretionary	Resource development (subdivision) – consolidations and boundary reconfigurations over five titles to form two new lots	14/07/2020	13/08/2020	22	\$10,000.00
DA2020195	White Hills Road PENGUIN, TAS, 7316	Discretionary	Residential (dwelling and outbuilding – shed)	15/07/2020	21/08/2020	30	\$400,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 August 2020 to 31 August 2020

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2020196	6 Park Avenue PENGUIN, TAS, 7316	Discretionary	Residential (dwelling, ancillary dwelling and outbuilding)	15/07/2020	21/08/2020	32	\$250,000.00
DA2020202	241 Penguin Road WEST ULVERSTONE, TAS, 7315	Discretionary	Residential (subdivision – two lots)	24/07/2020	31/08/2020	31	\$50,000.00
DA2020205	87 Main Street ULVERSTONE, TAS, 7315	Permitted	Visitor accommodation	27/07/2020	12/08/2020	12	\$500.00
DA2020206	8 Tamworth Street SULPHUR CREEK, TAS, 7316	Discretionary	Residential (dwelling)	28/07/2020	12/08/2020	1	\$375,000.00
DA2020212	3 Gollan Street ULVERSTONE, TAS, 7315	Permitted	Community meeting and entertainment (carport for existing office and community meeting facility)	31/07/2020	17/08/2020	13	\$10,000.00
DA2020214	57 Water Street ULVERSTONE, TAS, 7315	Permitted	Visitor accommodation – caravan annex	3/08/2020	25/08/2020	13	\$10,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 August 2020 to 31 August 2020

Building Permits – 5

·	New dwellings	3	\$1,066,647
·	Outbuildings	0	\$0.00
·	Additions/Alterations	0	\$0.00
·	Other	0	\$0.00
·	Units	2	\$1,324,000

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 3

·	New dwellings	1	\$285,874
·	Outbuildings	1	\$16,000
·	Additions/Alterations	1	\$28,000
·	Other	0	\$0.00

Building Low Risk Work – 1

Certificate of Likely Compliance – Plumbing – 5

No Permit Required – Plumbing – 1

Food Business registrations (renewals) – 0

Food Business registrations – 2

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 0

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 August 2020 to 31 August 2020

Abatement notices issued

ADDRESS

PROPERTY ID

Nil

Kennel Licence issued

ADDRESS

OWNER

Nil

Permits issued under Animal By-Law 1 – 2018

ADDRESS

PERMIT ISSUED FOR

Nil

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 August to 31 August 2020

Infringement notices issued for Dog Offenses

	1-31 Aug 2020
Impounded	2
Claimed	0
Burnie Dogs Home	1
Destroyed	0
Heldover	1
Devonport Dogs Home	0

Infringements for dogs and impoundments etc.

1 - 31 Aug 2020	1
-----------------	---

Traffic Infringement Notices for Parking Offences

1 - 31 Aug 2020	61	
Alexandra Road	1	2%
Bannons Car Park	13	21%
King Edward Street	13	21%
North Reibey Street Car Park	8	13%
Reibey Street	26	43%



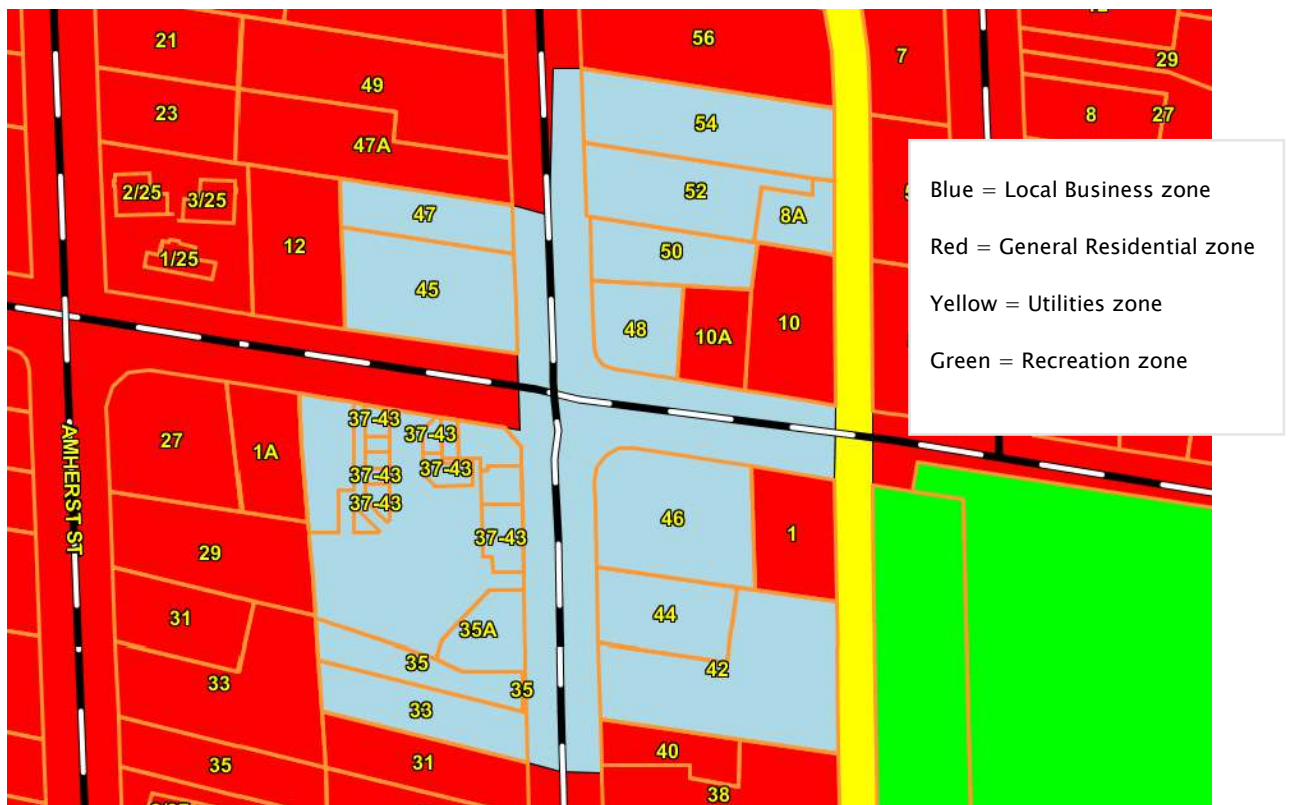
Ian Stoneman
DIRECTOR ORGANISATIONAL SERVICES



10a, 10 and 1 Alice Street – Spectrum Map Image



10a, 10 and 1 Alice Street – Spectrum Aerial Map Image



10a, 10 and 1 Alice Street – Spectrum current Zoning Image



10a Alice Street, West Ulverstone



10 Alice Street, West Ulverstone



10 Alice Street, West Ulverstone (railway line in the background)



1 Alice Street, West Ulverstone



10 and 10a Alice Street, West Ulverstone

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

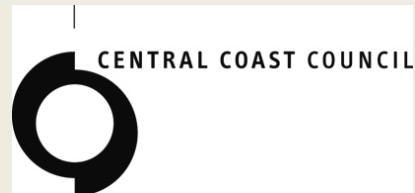
19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

10A Alice Street, West Ulverstone, TAS, 7315

Certificate of
Title Reference

CT 83570/4

Land Area

480.56m²

Heritage Listed Property

NO

Applicant/s

First Name

Middle
Name

Surname or
Company name

Ryan Robinson of GHD Pty Ltd obo
Goodstone Group

Mobile

Postal Address:

23 Paterson Street Launceston TAS
7250

Phone No:

+61 3 6332 5519

Email address:

Ryan.Robinson@GHD.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

Michael Best, Managing Director,
Goodstone Group

Phone No

0419 023 117

Postal Address:

PO Box 345, Devonport Tasmania
7310

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

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 separating A4 documents & forms from A3 documents).

Planning Scheme amendment - rezoning - please see supporting planning report

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

\$ N/A Estimate/ Actual

Total floor area of the development N/A m²

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

I, Ryan Robinson of GHD Pty Ltd, 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 22/07/2020

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 _____ Ryan Robinson of GHD Pty Ltd obo Goodstone Group
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 22/07/2020

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

SEARCH OF TORRENS TITLE

VOLUME 83570	FOLIO 4
EDITION 2	DATE OF ISSUE 04-Aug-2020

SEARCH DATE : 13-Aug-2020

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 4 on Diagram 83570 (formerly being 472-27D)

Derivation : Part of Lot 3, 0A-3R-38P Granted to Peter Gowan.

Prior CT 2026/93

SCHEDULE 1

M831465 TRANSFER to JONOD PTY LTD Registered 04-Aug-2020 at
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M831609 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 04-Aug-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL
TOWN OF ULVERSTONE
SECTION D2

REGISTERED NUMBER
83570

Registered Number
0 472/127

Filed by
Lodged at the Lands
Titles Office
on
at
Receipt No.
Receiving Clerk

No. OF APPLICATION

C.F.D. Rutter & Anr

Part of Lot 3, Oa. 3r. 38p. Ctd. to Peter Gowan

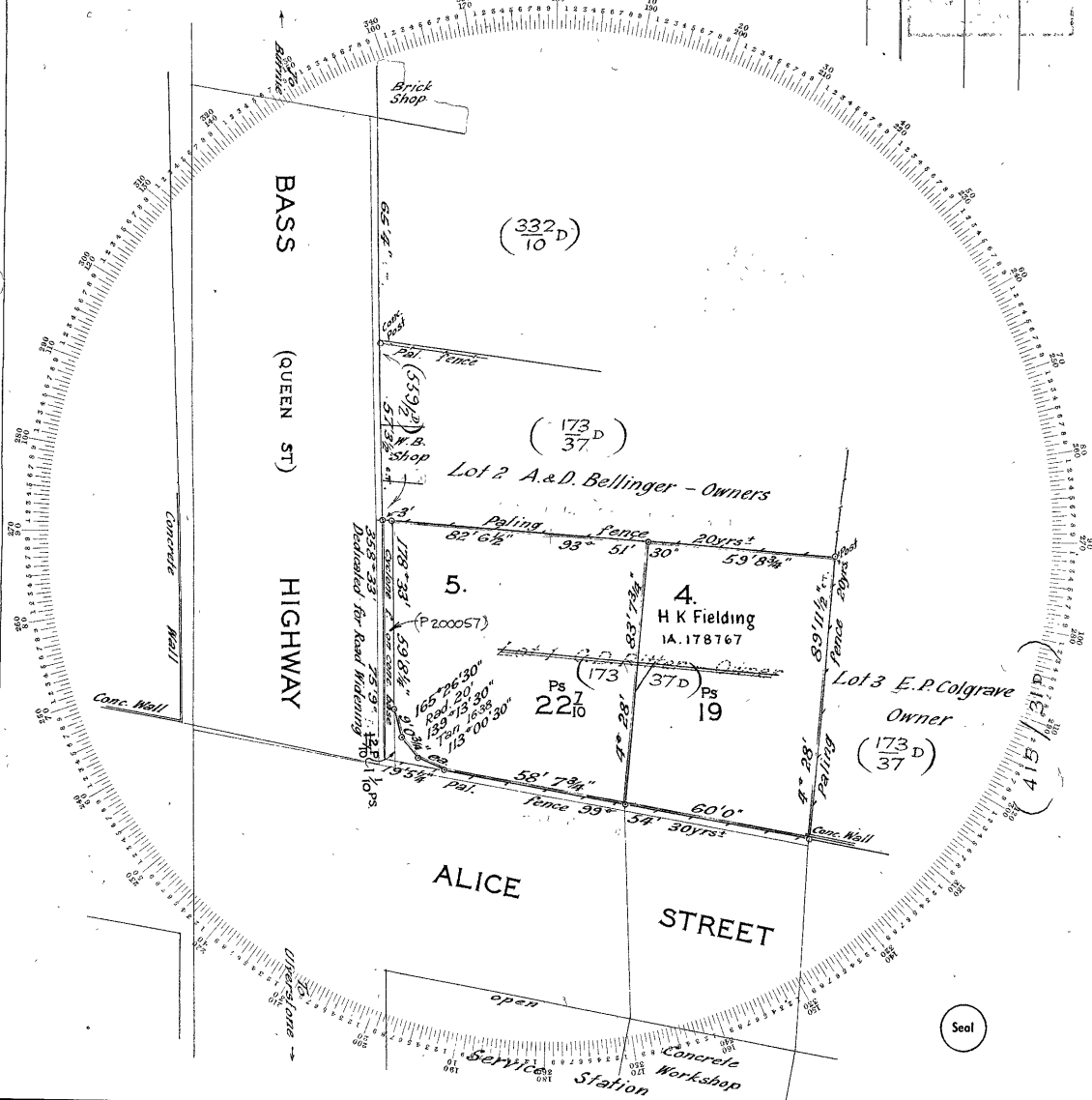
Owners 505-85 cr

Scale 30 FEET to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in
by Surveyor.
Survey commenced } 3.12.62
Survey finished }
Error of close 1 in 31,000
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

I, Brian Stanley Banks
of Ulverstone
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.

Dated this Nineteenth day of December, 1962
Authorized Surveyor.

APPROVAL BY LOCAL AUTHORITY

No. 605
THE COMMON SEAL OF THE WARDEN, COUNCIL-
LORS, AND ELECTORS OF THE MUNICIPALITY
OF ULVERSTONE HAS BEEN HEREONTO AFFIXED
IN THE PRESENCE OF US THIS 14th DAY OF
December, 1962 IN PURSUANCE OF
AUTHORISATION GIVEN AT A MEETING HELD ON
THE 19th DAY OF FEBRUARY, 1962.

W. M. Moore WARDEN
C. J. Banks COUNCILLOR
D. G. G. COUNCIL CLERK.

Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Ryan Robinson of GHD Pty Ltd

Address: 23 Paterson Street, Launceston, TAS, 7250

Email address: Ryan.Robinson@GHD.com

Contact number: 03 6332 5519

2. Site address:

Address:
10A Alice Street, West Ulverstone, TAS, 7315

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID 6956011 / Certificate of Title Volume 83570 Folio 4

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : *JONOD PTY LTD*

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):
PID 6956011 / Certificate of Title Volume 83570 Folio 4

Position (if applicable):

DIRECTOR

Signature:



Date:

14/8/20

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:



Jonod Pty Ltd

**10A Alice Street West Ulverstone – Rezoning
Planning Report**

July 2020

Executive Summary

GHD Pty Ltd has been engaged by Goodstone Group (Jonod Pty Ltd) to prepare a report assessing the potential and suitability for land at 10A Alice Street, West Ulverstone, to be rezoned from General Residential to Local Business. This report provides a description of the subject site and surrounding area and land uses, and evaluates the suitability of the site for local business use.

It is considered that the location of the subject site, which adjoins land forming part of the West Ulverstone local business centre, provides an opportunity for local business use that will expand the established local business centre without compromising or conflicting with the residential use on land adjoining the western side of the subject site (land which also shares boundaries with the local business centre). Nor will local business use at the subject site conflict with residential or non-residential uses on land in the surrounding area.

The subject site is fully serviced, and is conveniently located with respect to residential, recreation, and local business uses, as well as public transport nodes. As such, it is considered that the site will be more effectively utilised under the Local Business Zone, which will provide opportunity for a greater range and intensity of business uses than are permitted under the General Residential Zone.

These findings are shown to be consistent with the relevant regulatory frameworks, including the relevant sections of the *Central Coast Interim Planning Scheme 2013*, the *Land Use Planning and Approvals Act 1993*, and the *Cradle Coast Regional Land Use Strategy 2010-2030*, which are addressed in this report.

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Appendices

Appendix A – Certificate of Title

1. Introduction

1.1 Purpose of this Report

GHD has been engaged by Goodstone Group (Jonod Pty Ltd), the owners of 10A Alice Street, West Ulverstone (the Subject Site), to prepare and lodge an application on their behalf for a proposed Planning Scheme amendment under Section 32 of the *Land Use Planning and Approvals Act 1993* (the Act).

The proposed amendment to the *Central Coast Interim Planning Scheme 2013* (the Scheme) will rezone the subject site from General Residential to Local Business. There is no proposal to develop the site at this stage. However, the proposed rezoning is intended to provide opportunities for further business development associated with the site in line with established business and commercial uses on adjacent properties; and in particular with the bottle shop located on the adjoining property at 48 Queen Street.

This report provides an assessment of the subject site and its relationship to the immediate commercial locality and the rationale for the proposed Scheme amendment.

1.2 Scope and Limitations

This report has been prepared by GHD for Jonod Pty Ltd and may only be used and relied on by Jonod Pty Ltd for the purpose agreed between GHD and the Jonod Pty Ltd as set out in this report.

GHD otherwise disclaims responsibility to any person other than Jonod Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Jonod Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

1.3 Overview of Subject Site, Proposal and Planning Controls

Subject Site	Detail
Address	10A Alice Street, West Ulverstone, 7315
Certificate of Title	83570/4
Property ID	6956011
Land Area	480.56m ²
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>
Planning Scheme	<i>Central Coast Interim Planning Scheme 2013</i>
Zone	General Residential
Overlays	Not applicable
Current use class of site	Residential
Proposed use class of site	Not applicable to this application

2. Subject Site and Surrounding Area

The subject site is comprised in Certificate of Title Volume 83570 Folio 4 and is owned by the proponent. The title documents are included in Appendix A of this report.

The site is generally rectangular in shape with an 18.29m long frontage to Alice Street at its southern boundary, side boundaries of 27.6m (eastern) and 25.6m (western), and a rear boundary of 18.2m. It has a total area of 480.56m² and is relatively level, being within 5m of sea level and approximately 212m from the River Leven at Legion Park north-east of the site.

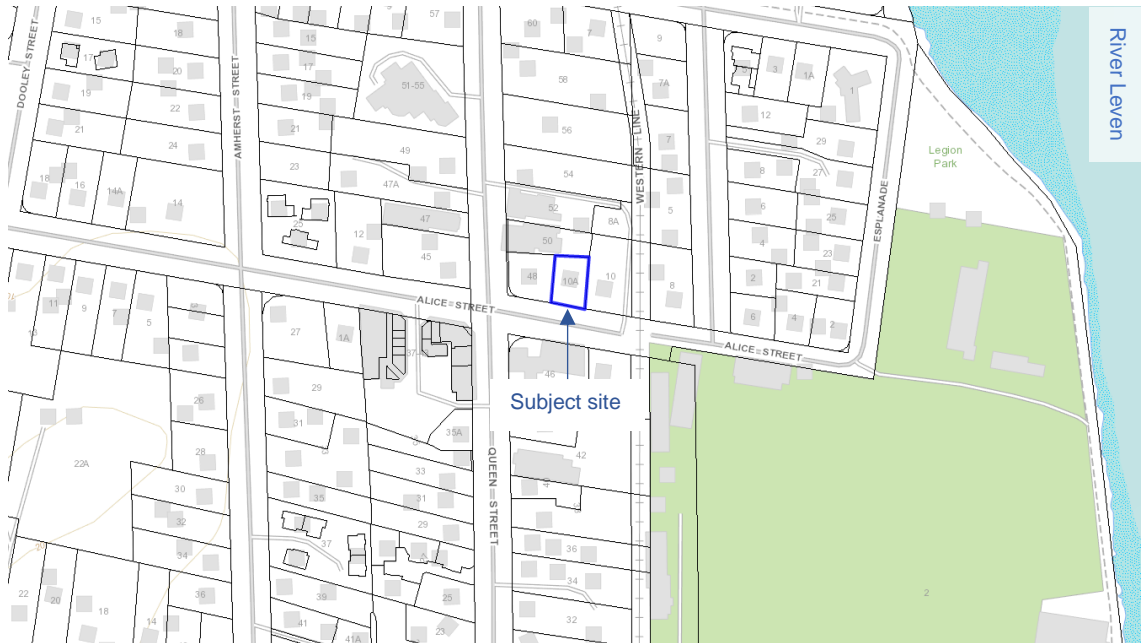


Figure 1 Subject site location relative to surrounding area

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

The site which is accessed directly from the Alice Street frontage features a house with a footprint of approximately 105m², and a garden shed with a footprint of approximately 7m². The remainder of the site comprises lawns and gardens, and parking is available within the driveway, along the eastern side of the dwelling (see Figure 2). The site is serviced by reticulated water and sewerage systems, the municipal stormwater drainage network, and by electricity and communications infrastructure.



Figure 2 Subject site layout

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

Whilst the adjoining property to the east of the subject site contains a residential use, the site shares its northern, western, and southern boundaries with properties comprising business/commercial uses as part of the local business centre of West Ulverstone. The variety of adjacent business/commercial uses include a glass supplies/repairs store, a hardware store, a service station, a grocery store, a butchery, a news agency, a takeaway food shop, a coffee shop, specialist health care services, and a bottleshop on the adjoining property.

The site is approximately 30m west of the Western Line railway, and 30m east of the Metro/Tassielink Bus Route B70, located at Queen Street, with bus stops approximately 140m from the site. The north-western extent of Ulverstone Showground is located within 45m of the subject site, separated by the Western line and Alice Street (see Figure 3).



Figure 3 Subject site location and surrounding land uses

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

2.1 Zoning

The site is subject to the General Residential Zone and adjoins Local Business zoned land to the north, west, and south. The Utilities and Recreation zones apply to land east of the site, including the Western Line and Ulverstone Showground/Legion Park respectively. The Local Business Zone applies to approximately 1.962ha of land adjoining Queen and Alice Streets.

The portion of land zoned General Residential, in which the subject site is located, is separated from other residential land by the Western Line railway. This portion of the zone is comprised of two lots and has a total area of approximately 1,413m² (see Figure 4).



Figure 4 Subject site and zoning map

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

2.2 Overlays

The site is not subject to a Scheme overlay. However, the site is subject to overlays associated with coastal inundation and sea level rise. The relevant overlays highlight the association with the River Leven, within approximately 212m of the subject site (see Figure 5 to Figure 7).

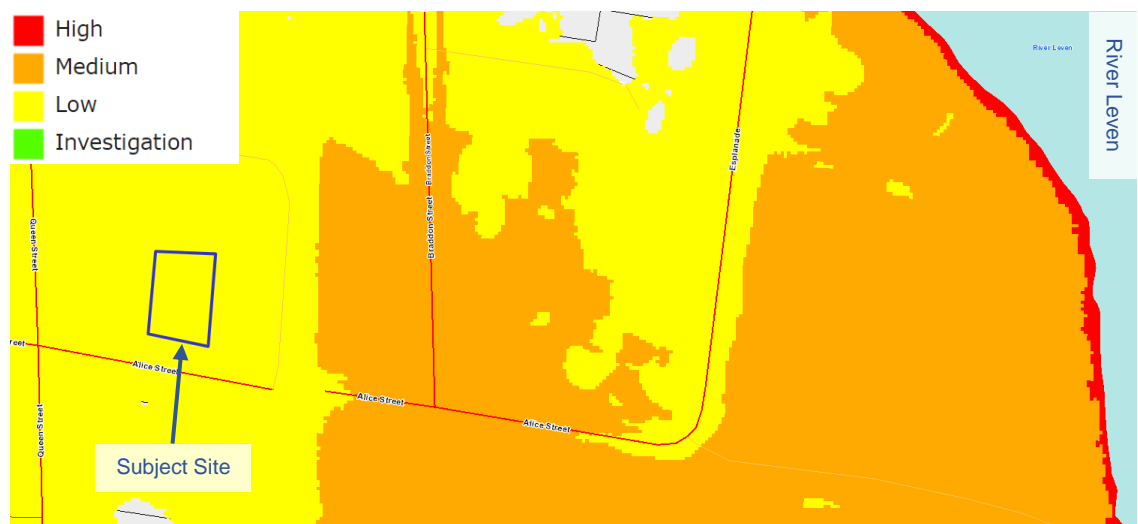


Figure 5 Coastal inundation hazard bands overlay

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

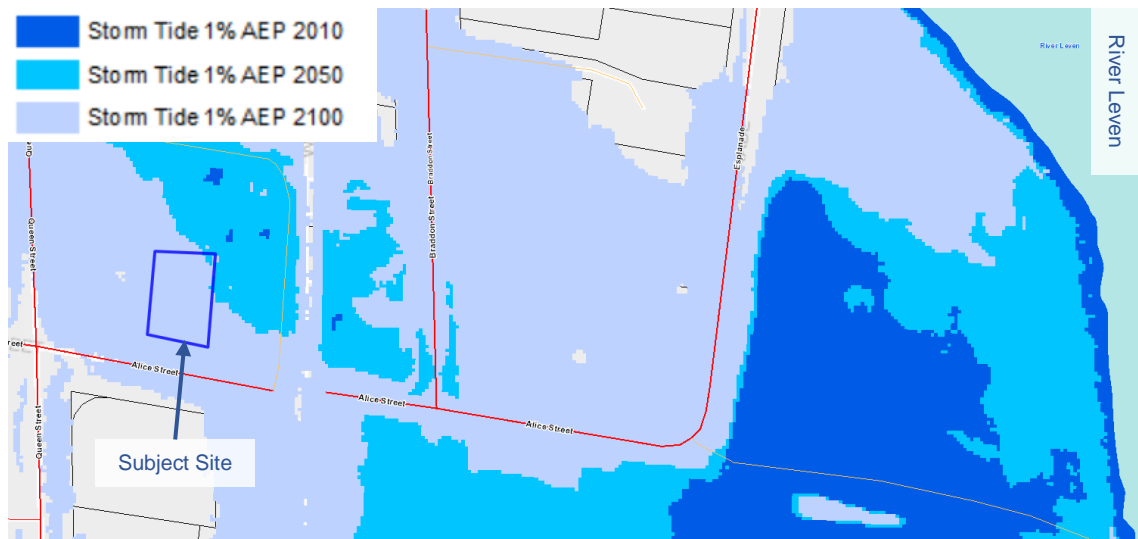


Figure 6 Coastal projected storm tide overlay

Base image sourced from LISTmap (maps.thelist.tas.gov.au)



Figure 7 Coastal projected sea level rise overlay

Base image sourced from LISTmap (maps.thelist.tas.gov.au)

3. Proposed Amendment and Rationalisation

The proposed Scheme amendment will re-zone land comprised in Certificate of Title Volume 83570 Folio 4 from General Residential to Local Business. The application does not include a development proposal.

Through the application of the Local Business Zone a range of presently prohibited land uses will gain a permitted classification. As such, the proposed rezoning will provide for improved consistency of land use between the subject site and adjacent properties to the north, west, and south.

Table 1 provides a comparison of use classifications in the General Residential and Local Business zones. It demonstrates that uses including bulky goods and sales, hotel industry, service industry, storage, transport depot and distribution, and vehicle fuel sales and service, will no longer be prohibited, and will instead be classified as permitted or discretionary dependent upon qualifications.

Should further development of the existing residential use at the subject site be proposed, the development may retain a permitted use classification in accordance with Section 9.2 of the Scheme – *Development for Existing Discretionary Uses*.

Table 1 Comparison of use classifications under existing and proposed zones

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
Bulky goods and sales	Prohibited	Permitted: If – (a) a garden centre for the retail sale of plants, landscaping, and gardening supplies and equipment; (b) floor coverings, furniture, or white goods; (c) building supplies and hardware; (d) office and hospitality supplies; and (e) gross floor area of not more than 300m ² Otherwise Discretionary
Business and professional services	Permitted: If a medical centre – (a) involving not more than 3 health care professionals at any one time; and	Permitted: If - (a) office for administrative, clerical, technical, professional or similar activity that does not include direct

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
	<p>(b) a gross floor area of not more than 300m²</p> <p>Discretionary:</p> <p>If a medical centre</p> <p>Otherwise Prohibited</p>	<p>and regular dealings with members of the public;</p> <p>(b) medical centre;</p> <p>(c) veterinary centre; and</p> <p>(d) gross floor area of not more than 300m²</p> <p>Otherwise Discretionary</p>
Community meeting and entertainment	<p>Permitted:</p> <p>If –</p> <p>(a) not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception centre, library, museum, music hall, or theatre; and</p> <p>(b) a gross floor area of not more than 300m²</p> <p>Discretionary:</p> <p>If not an art gallery, cinema, concert hall, convention centre, dance hall, exhibition centre, function or reception centre, library, museum, music hall, or theatre</p> <p>Otherwise Prohibited</p>	<p>Permitted:</p> <p>If gross floor area of not more than 300m²</p> <p>Otherwise Discretionary</p>
Education and occasional care	<p>Permitted:</p> <p>If –</p> <p>(a) long day care, before or after school care, occasional care, or out-of-school hours care;</p> <p>(b) a day respite centre;</p> <p>(c) pre-school, primary or secondary education to Year 10; or</p> <p>(d) an employment training centre.</p> <p>Otherwise Discretionary</p>	<p>Permitted:</p> <p>If –</p> <p>(a) day care facilities for children;</p> <p>(b) day respite centre; or</p> <p>(c) pre-school and primary school education</p> <p>Otherwise Discretionary</p>
Emergency services	Permitted:	Permitted:

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
	<p>If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration</p> <p>Otherwise Prohibited</p>	<p>If not intended for deployment beyond the local area, or as a facility for training, maintenance, storage, command or administration</p> <p>Otherwise Prohibited</p>
Food services	<p>Permitted:</p> <p>If –</p> <p>(a) not licensed premises;</p> <p>(b) not including a drive-through facility; and</p> <p>(c) seating capacity for not more than 20 people</p> <p>Discretionary:</p> <p>If not including a drive through in take away food premises</p> <p>Otherwise Prohibited</p>	<p>Permitted:</p> <p>If not a take-away food premises with a drive-through facility</p> <p>Otherwise Discretionary</p>
General retail and hire	<p>Permitted:</p> <p>If a local shop</p> <p>Otherwise Prohibited</p>	<p>Permitted:</p> <p>If –</p> <p>(a) grocery and convenience goods; or</p> <p>(b) personal services; and</p> <p>(c) an occasional market retailing goods by independent stall holders</p> <p>Otherwise Discretionary</p>
Hotel industry	Prohibited	<p>Permitted:</p> <p>If no drive-through sales</p> <p>Otherwise Discretionary</p>
Natural and cultural values management	<p>No permit required:</p> <p>If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information,</p>	<p>No permit required:</p> <p>If for conservation, rehabilitation, or protection against degradation, but must not include a building or development area for information,</p>

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
	interpretation, or display of items or for any other use Otherwise Discretionary	interpretation or display of items or for any other use Otherwise Prohibited
Passive recreation	No permit required: If a public park or reserve for the local community Otherwise Discretionary	No permit required: If be a public park, reserve, or garden, or a building or structure for use by the local, community Otherwise Discretionary
Pleasure boat facility	Prohibited	Permitted: If a boat launch and recovery ramp primarily for trailer borne recreational vessels Otherwise Discretionary
Residential	No permit required: If a single dwelling or home based business Otherwise Permitted	Permitted: If located on a floor above road or pedestrian level or to the rear of active frontage premises Otherwise Discretionary
Resource development	Permitted: If a community garden for production or ornamental purposes to service the local community; and not involving the keeping of animals. Otherwise Prohibited	Prohibited
Service industry	Prohibited	Permitted: If not motor repairs and panel beating Otherwise Discretionary
Sport and recreation	Permitted: If outdoor recreation facilities comprising a single playing field or a	Permitted: If – (a) an indoor facility; and

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
	single surface for the local community	(b) a gross floor area of not more than 300m2
	Otherwise Prohibited	Otherwise Discretionary
Storage	Prohibited	Discretionary
Tourist operation	Permitted: If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interests or otherwise of special cultural value; and (b) not a visitor's information centre Otherwise Prohibited	Permitted: If – (a) based on a building, area or place of regulated scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; or (b) a visitors information centre; or (c) gross floor area of not more than 500m2 Otherwise Discretionary
Transport depot and distribution	Prohibited	Discretionary: If – (a) loading or unloading of goods and passengers by bus, rail, ferry or taxi; and (b) courier and cartage of goods produced or sold from land within the applicable Local Business zone Otherwise Prohibited
Utilities	Permitted: If minor utilities; Otherwise Discretionary	Permitted: If minor utilities; Otherwise Discretionary
Visitor accommodation	Permitted: If – (a) in a building; and (b) guest accommodation for not more than 16 people	Permitted: If – (a) in a building;

Use Class	Use Classification in General Residential Zone	Use Classification in Local Business Zone
	Otherwise Discretionary	<p>(b) located on a floor above road or pedestrian level or to the rear of active frontage premises; and</p> <p>(c) guest accommodation is for not more than 16 people</p> <p>Otherwise Discretionary</p>
Vehicle fuel sales and service	Prohibited	<p>Discretionary:</p> <p>If a service station</p> <p>Otherwise Prohibited</p>

4. Assessment – Central Coast Interim Planning Scheme 2013

4.1 Zone and Code Controls

The rezoning of the site will enable in time the further consolidation of commercial use which truly characterises the precinct. The suitability of the site for business/commercial use is assessed on the basis of the site's attributes reviewed against the Purpose Statements, Local Area Objectives, Desired Future Character Statements, Use Table, and the relevant Use and Development Standards of the General Residential and Local Business Zones.

4.1.1 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1

To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

Comment

The subject site contains an established residential use, at a suburban density, and is fully serviced. However, the site shares three boundaries (north, west and south) with land that is subject to the Local Business Zone. The adjoining and immediately adjacent properties include a supermarket, a drive through bottle shop, and a combined petrol station and mechanic's workshop.

It is considered that although the subject site is consistent with the Zone Purpose Statements of the General Residential Zone, it is also consistent with, and better suited to, the Zone Purpose Statements of the Local Business Zone (see Section 4.1.2) when viewed within the context of existing development within the precinct.

10.1.2 Local Area Objectives

- (a) *Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance between infill and redevelopment of established residential areas and incremental release of new land*
- (b) *Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.*
- (c) *Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;*
- (d) *Suburban residential areas provide small-scale employment opportunities in home occupation and home based business.*
- (e) *The amenity and character of suburban residential use is commensurate with the location of housing and support activity within a shared urban setting, and is to take into account –*

10.1.2 Local Area Objectives

- (i) *the likely impact on residential use from the occurrence and operation of non-housing activity;*
- (ii) *the effect of location and configuration of buildings within a site on –*
 - a. *apparent bulk and scale of buildings and structures;*
 - b. *opportunity for on-site provision of private open space and facilities for parking of vehicles;*
 - c. *opportunity for access to daylight and sunlight;*
 - d. *visual and acoustic privacy of dwellings; and*
 - e. *consistency of the streetscape; and*
- (iii) *the relationship between new sensitive use and the use of land in an adjoining zone*

Comment

As it contains an established residential use, the subject site is utilising land and infrastructure in an effective way. The site provides a single dwelling, which could be used for shared or supported accommodation, or for home occupation and home based business. The site is close to services and facilities, which provides for a degree of convenience, but also provides for the likely impact from non-residential uses on adjoining and adjacent properties.

Whilst a home based business may be incorporated with the residential use, such activities are likely to be limited by the size of the building.

Whilst the site provides for private outdoor space, access to sunlight, and visual privacy, acoustic privacy of the residential use is potentially impacted by adjacent non-residential uses.

It is considered that a use associated with the Local Business Zone would optimise the use of the land, and infrastructure at the subject site. The application of the Local Business Zone will provide for an increase in the number and variety of associated services and facilities servicing residential uses in the surrounding area. The rezoning would also provide consistency with established commercial business use in the vicinity.

Local Business uses will provide for improved consistency of character, including the bulk and scale of buildings, and streetscape.

10.1.3 Desired Future Character Statements

Use or development in a suburban residential area is to provide –

- (a) *housing as a predominant but not exclusive form of development;*
- (b) *choice and diversity in the design, construction, and affordability of buildings;*
- (c) *buildings that are typically of one or two storeys;*
- (d) *buildings that are set apart from adjacent buildings to –*
 - (i) *reduce apparent bulk and scale;*
 - (ii) *enable each an opportunity for access to sunlight; and*
 - (iii) *assist visual and acoustic privacy between adjoining dwellings;*
- (e) *a streetscape in which buildings are setback consistently from the frontage;*
- (f) *site coverage that retains sufficient external ground area for recreation, service activity, and vehicle parking; and*
- (g) *an ordered pattern of lots and a well-connected internal road network*

Comment

10.1.3 Desired Future Character Statements

The subject site provides housing in the form of a single storey detached dwelling, which allows for a reduction in the apparent bulk and scale of built form, allows access to sunlight, and assists visual privacy. The existing dwelling has a minimum frontage setback of approximately 8.3m and site coverage that provides external space for recreation, service activity, and vehicle parking.

It is considered that rezoning the land to Local Business will provide for the use of the land to be optimised through the improved utilisation of space in a predominantly business orientated area. In accordance with the provisions of the Local Business Zone the site will not be required to provide significant frontage setbacks, or external space for recreation or service activity.

10.2 Use Table

The existing single dwelling residential use at the subject site classifies as No Permit Required in accordance with the Use Table to the General Residential Zone. Refer to Table 1.

The Use Table for the Local Business Zone provides for a wider variety of permitted use classes, and types of development within those classes, with the potential to operate as a business. An assessment of the Use Table for the Local Business Zone is provided in Section 4.1.2 of this report.

10.3 Use Standards

Potential business uses that are not classified as a permitted use in the General Residential Zone are required to comply with performance criteria intended to restrict potential impact on residential uses. These performance criteria limit the potential for use of the subject site to be optimised as a business use consistent with, and complementary to adjacent properties.

10.4 Development Standards

There is significant scope for redevelopment of the subject site which may more efficiently utilise the existing, supporting infrastructure and services. However, further development of residential/sensitive uses at the site would potentially conflict with and be impacted by the established business uses on adjacent properties, which generate noise and may operate extended hours.

Potential further development of a dwelling at the site will be limited in its ability to optimise the utilisation of the land due to restricted boundary setbacks, building heights, and by requirements for visual and acoustic privacy, access to sunlight, minimum site coverage, and private open space. Similar restrictions apply to potential non-residential development, which may otherwise provide for business uses that complement land uses in the vicinity.

4.1.2 Local Business Zone

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

20.1.1.1

To provide for business, professional and retail services which meet the convenience needs of a local area.

Comment

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

The subject site adjoins business and commercial land uses at three (3) of its four (4) boundaries. The proposed rezoning will allow the site to provide further opportunities for development consistent in type and character with that of the majority of adjacent properties. Table 1 in Section 3 of this report details the types of development that will have a permitted or discretionary status, as opposed to a prohibited status, under the Local Business Zone.

The proposed rezoning will improve the potential of the site to contribute to the convenience needs of the surrounding area.

20.1.2 Local Area Objectives

Provide an urban activity centre offering a mix of convenience services of a type and scale appropriate to satisfy daily routine requirements of the immediate resident population and visitors to the locality.

Table to Local Area Objective 20.1.2

*This zone applies for local business centres at –
West Ulverstone, Penguin, Turners Beach and Forth*

Comment

The proposed rezoning will allow for types of development that contribute to the range of convenience services providing for the requirements of the residential population and visitors to the locality.

Consistent with existing development on adjoining non-residential land, future development of the subject site, in accordance with the provisions of the Local Business Zone, will be of a scale that is consistent with development on adjoining land.

It is considered that consistency with the Local Area Objectives for the subject site will be more appropriate under the Local Business Zone, compared with those of the General Residential Zone which no longer reflects the development within the precinct.

20.1.3 Desired Future Character Statements

- (a) *Local business areas –*
 - (i) *are a cluster of close-spaced buildings typically of one to two storeys in both attached and detached configuration;*
 - (ii) *provide development that is typically orientated onto a frontage or plaza;*
 - (iii) *encourage retail and direct service use to maximise occupation of road and pedestrian frontage;*
 - (iv) *include signage as an integrated element of streetscape and business activity; and*
 - (v) *may operate extended hours of operation for trade and hospitality*
- (b) *Use and development for local business –*
 - (i) *provide convenient arrangements for pedestrian and vehicular access and circulation;*
 - (ii) *provide facilities for delivery of goods and for parking, preferably to the side or rear of buildings;*

20.1.3 Desired Future Character Statements

- (iii) *manage built form and development to be comparable with the context and form of housing or other development in the locality; and*
- (iv) *may impact on the amenity of use or development on adjacent land through factors associated with the operational characteristics of permitted use, including higher traffic volume, duration and frequency of activity, provision for vehicle parking, the presence and movement of people, extended or intermittent hours of operation, and a readily apparent visual or functional presence within an urban setting.*

Comment

The subject site, being adjacent to business and commercial uses that form the local business centre of West Ulverstone, is well positioned to achieve the Desired Future Character Statements of the Local Business Zone.

The site allows for development to be orientated to the street frontage. The relevant Zone provisions will allow development to maximise occupation of the frontage for use by vehicles and pedestrians. Development at the site will maximise available space for vehicle parking and pedestrian access supported by public transport in the vicinity.

20.2 Use Table

Comment

As addressed in Table 1, Section 3 of this report, a range of land uses that are presently prohibited at the site will become permitted or discretionary under the application of the Local Business Zone. This would allow for the use of the site to become consistent with the existing, and potential uses of land on adjoining properties to the north, west, and south of the site.

20.3 Use Standards

The proposed rezoning will allow for a greater range of appropriate land use prohibited under the General Residential Zone, achieving a greater consistency with land uses on the majority of adjacent properties. The Use Standards of the Local Business Zone relate only to discretionary uses classes.

20.4 Development Standards

Rezoning the property will allow for greater efficiencies in terms of boundary setbacks, building heights, and site coverage without significant impact upon the adjoining residential use.

It is noted that to comply with the relevant Acceptable Solution (Clause 20.4.5) development at the site will need to maintain a 4.5m setback from the eastern boundary, which will be shared with land subject to the General Residential Zone. It is noted that the existing dwelling at the site has a setback from its eastern boundary of approximately 2.25m.

4.1.3 Bushfire Prone Areas Code

Not applicable to this site. The subject site is not located within, or partially within a bushfire-prone area.

4.1.4 Clearing and Conservation of Vegetation Code

Not applicable to this site. The subject site is not shown on a planning scheme map as significant for scenic, biodiversity or landscape value, and is not subject to landslide risk.

4.1.5 Change in Ground Level Code

The Change in Ground Level Code may apply to development at the site, dependent upon specific design and works of any new development. The Code may apply regardless of which zone applies to the site.

4.1.6 Local Heritage Code

Not applicable to this site. The subject site is not identified in a heritage register, nor is it adjacent to a heritage site.

4.1.7 Hazard Management Code

As noted in Section 2.2 of this report, whilst the site is not subject to a Scheme overlay indicating risk from a natural hazard, and therefore the Code should not apply to development at the site, there is potential low-level risk indicated in non-Scheme overlays projecting risk for coastal inundation, storm tide (1% AEP 2050 & 2100), and sea level rise (2100).

4.1.8 Sign Code

The Sign Code may apply to future commercial development at the site.

4.1.9 Telecommunication Code

Not applicable to this site.

4.1.10 Traffic Generating Use and Parking Code

The Traffic Generating and Parking Code will apply to all use and development at the site.

4.1.11 Water and Waterways Code

Development at the site may be subject to the Code with respect to the storm tide (1% AEP 205 & 2100). If applicable, the Code would apply to any development at the site, regardless of use class.

5. Assessment – Land Use Planning and Approvals Act

This application for rezoning of the subject site is made pursuant to Section 32 of the Act. The following is an assessment of the proposed amendment and development against the provisions of the Act.

5.1 Section 32 of the Act

Section 32 of the Act requires that a proposed Scheme amendment demonstrate that potential for land use conflicts with adjacent land uses is minimised; that the application is in accordance with Section 30O of the Act; must have regard to the potential impact of development permissible under the proposed amendment on adjacent land uses; and must be in accordance with the provisions of Section 20 of the Act.

Assessment against the relevant sections of the Act are provided in Table 2 to Table 4 below.

Table 2 Assessment against Section 32 of the Act

32 Requirements for preparation of amendments
<p><i>(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –</i></p> <p><i>(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and</i></p> <p><i>(ea) must not conflict with the requirements of section 30O ; and</i></p> <p><i>(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.</i></p> <p><i>(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.</i></p>
<p>Comment</p> <p>(1)(e) The assessment of the proposed rezoning presented in Section 4 of this report demonstrates that the proposed rezoning can provide for greater consistency with land uses on adjacent properties, and may improve consistency of use at the site with the Zone Purpose, Local Area Objectives, Desired Future Character Statements, Use Standards, and Development Standards of the Local Business Zone.</p> <p>(1)(ea) Refer to Table 3 below for a response to Section 30O of the Act.</p> <p>(1)(f) The proposed rezoning will consolidate the existing Local Business Zone, with which the subject site shares three (3) of its four (4) boundaries, and will expand the range of permitted and discretionary land uses at the site. As such, the rezoning will provide for greater consistency between land uses at the subject site and adjacent sites.</p> <p>The potential use of the subject site for a non-residential use, consistent with provisions of the Local Business Zone, will not significantly increase the potential for conflict with residential land uses in the vicinity. Through the proposed rezoning, the boundary between the Local Business and General Residential zones will be moved to the western boundary of the property comprised in CT 73556/3, which already shares approximately 12.65m (31.5%) of its</p>

32 Requirements for preparation of amendments

western boundary with land subject to the Local Business Zone, along with all of its northern boundary.

As the site adjoins the established local business centre, and is proximate public transport and recreational areas, it is ideally located to provide social and economic benefit to the local community.

With respect to potential environmental impacts, the site is not subject to any Scheme overlays, and does not possess scenic or biological value. The potential for future storm tide inundation or sea level rise in the vicinity, based on maps shown in Figure 5 to Figure 7 of this report, is

not considered to present a level of risk greater than that which would apply to development at the site in accordance with the existing General Residential Zone.

(2) Refer to Table 4 below for a response to Section 20 of the Act.

Table 3 Assessment against Section 300 of the Act

300 Amendments under Divisions 2 and 2A of interim planning schemes

(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

(2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –

(a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and

(b) the amendment does not revoke or amend an overriding local provision; and

(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

(3) Subject to section 30EA, an amendment may be made to a local provision if –

(a) the amendment is to the effect that a common provision is not to apply to an area of land; and

(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

(4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.

(5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –

(a) taking an optional common provision out of the scheme; or

(b) taking the provision out of the scheme and replacing it with another optional common provision.

Comment

(1) This report demonstrates that the proposed amendment is practicable, and consistent with the Cradle Coast Regional Land Use Strategy (see Section 6 of this report).

(2)(a) The assessment provided in Section 4 of this report demonstrates that the proposed amendment and development will improve consistency with the common provisions of the Scheme.

(2)(b) The proposed amendment will not amend an overriding local provision of the Scheme.

(2)(c) The proposed amendment will only apply to the subject site, and will not conflict with a local provision of the Scheme.

(3)(a)&(b) Not applicable. The proposed amendment is to a common provision of the Scheme.

(4) Not applicable. The proposed amendment for rezoning is not subject to a planning directive.

(5)(a) Not applicable. The proposed rezoning would not remove an optional common provision from the Scheme.

(5)(b) The proposed rezoning will replace the existing General Residential Zone with the Local Business Zone.

Table 4 Assessment against Section 20 (2), (3), (4), (5), (6), (7), (8) and (9) of the Act

20 What can a planning scheme provide for?

(2) A planning scheme may–

(aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and

(a) set out policies and specific objectives; and

(b) regulate or prohibit the use or development of any land; and

(c) designate land as being reserved for public purposes; and

(d)

(e) set out requirements for the provision of public utility services to land; and

(f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and

(g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and

(h) provide that any use or development of land is conditional on an agreement being entered into under Part 5 ; and

(ha) set out provisions relating to the implementation in stages of uses or developments; and

(i) provide for any other matter which this Act refers to as being included in a planning scheme; and

(j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.

(3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–

(a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or

(b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or

(c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or

(d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or

(e) require the removal or alteration of any lawfully constructed buildings or works; or

(f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–

(i) 3 years of that coming into operation; or

(ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.

(4) Subsections (3) and (3A) do not apply to a use of land–

(a) which has stopped for a continuous period of 2 years; or

(b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or

(c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.

(5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.

(6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.

(7) Nothing in any planning scheme or special planning order affects –

(a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985 ; or

(b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995 , provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or

(c) fishing; or

(d) marine farming in State waters.

(8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.

(9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.

Comment

(2) The proposed Scheme amendment will not alter the type, or application of provisions specific to a zone. The amendment will alter the zone applied to the subject site. As such, the proposed amendment will not alter how the Scheme applies with respect to the Local Business Zone, consistent with all sub-sections of Section 20 (2) of the Act.

(3) Consistent with Section 20 (3) the proposed amendment will not prevent the use of any vacant or developed land, including the use of existing buildings at the subject site or on adjacent land, whether existing or under construction at the time of the application; will not prevent the use of any works on adjacent land; and will not require the removal or alteration of any buildings at the subject site or on adjacent land.

(4) Not applicable. Use at the subject site has been continuous.

(5) Not applicable. Use at the subject site will not transfer from any part of the site to another part of the site.

(6) Not applicable. The amendment is for a rezoning only, and no development is proposed for the site.

(7) Not applicable. The site is not subject to Scheme or special planning order affects associated with forestry practices, mineral exploration, fishing, or marine farming.

(8) The amendment will not legitimise a use or development that is illegal under the Scheme or special planning order.

(9) The amendment will not alter any requirement of the Scheme for compliance with a code of practice approved or ratified by Parliament under and Act.

6. Assessment – Cradle Coast Regional Land Use Strategy

The Cradle Coast Regional Land Use Strategy (the Strategy) provides strategic context at a regional level for planning schemes, and contains strategies for the future use and development of land within the region. Part C Section 1.5 of the Strategy includes fifteen Principles for Implementation for a range of overarching goals and strategic directions. A response to each principle that is relevant to the requested rezoning is provided in Table 5 below.

Table 5 Cradle coast regional land use strategy

Principles for Implementation
<p><i>a. All levels of government, industry and the community work collaboratively, share responsibility, and are accountable for sustainable land use</i></p> <p><i>This is a core objective for the Tasmanian land use planning system. It requires all processes and decisions relevant for land and resource use must be consistent with the outcomes required for the resource management and planning system.</i></p> <p>Comment</p> <p>The proposed rezoning will achieve precinct consistency and sustainable land use Achieving the desired and objective outcome within the terms of the Strategy. The rezoning is consistent with the objectives of the Regional Land Use Strategy, and other regional and local strategic land use initiatives (see Section 4 of this report).</p>
<p><i>b. Strategies, policies and decisions for land use are integrated across all levels of government, industry and the community</i></p> <p><i>Land use policy must not be made in isolation. A regional perspective must apply and actions must coordinate and be aligned with other management programs applying for the same resource, locality or issue.</i></p> <p><i>Land use planning must operate in concert with all of Tasmania's statutory and structural frameworks and is not to embellish, substitute or override the intentions, rules and requirements of other arrangements for managing social, economic and environmental outcomes for the State.</i></p> <p>Comment</p> <p>The proposed rezoning is consistent with the pattern of Local Business land use development, and is proposed in accordance with the statutory requirements of State, Regional and Local authorities. It is considered that the proposed rezoning will support positive social and economic outcomes within the local community.</p>
<p><i>c. Land is a limited, non-renewable resource and is not wasted</i></p> <p><i>Policies are to promote opportunities for use and development to accommodate future population and employment growth without unnecessary or unreasonable adverse effect.</i></p> <p><i>Land is to be used in the manner best matched to its highest capability to support social, cultural and economic endeavour while always protecting health of the environment.</i></p>

Implementation actions for sustainable development are to provide for intensification and redevelopment of land in preference to new release. Policies are to identify the priority use for land and allow adaptability, flexibility and innovation in the rules and technical requirements applying for matters such as zoning, conforming land use mix, development density, site coverage and urban, building, utility and community service design and provision.

Land is to be provided for –

- *Conservation*
- *Primary production*
- *Economic activity*
- *Housing*
- *Community purposes*

Implementation requires repositioning on many established land use conventions. There must be an acceptance that progress, change and transition will continually occur within the established order of use and development.

Comment

The proposed rezoning provides infill opportunities for local business development while making efficient use of existing infrastructure. The subject site would be used in a manner that better matches its capability and the circumstances of the existing development pattern, by allowing local business use adjoining the local business centre.

The subject site, being fully serviced by reticulated water and sewerage infrastructure and close to a complete range of community facilities, is well suited to local business use without compromising alternative land uses in the surrounding area. The change will achieve consolidation of the development pattern within the area.

d. Facilitate use and development

Land use strategy is to encourage use and development provided the costs of adverse impacts of the development on natural, economic and social systems and the impact of natural, economic and social systems on the use or development do not outweigh the benefits a community may derive from such development.

Comment

The proposed rezoning will allow future opportunities for local business development of serviced land, adjoining existing local business land uses. The proposal, and potential subsequent developments, will not impact natural systems as the land does not contain features of significant natural value. Economic and social systems stand to benefit from the proposed rezoning as potential subsequent local business development will provide economic opportunities and diversify local business offerings in a fully serviced location.

e. Improve the liveability and sustainability of communities

Planning policy assists to provide communities with pleasant, efficient and safe places in which to live, work and visit. Land use has a profound impact on liveability.

Comment

The proposed rezoning will provide opportunities for local business development in a fully serviced location, convenient to a range of facilities that support pleasant and safe living. The

subject site adjoins an established local business centre that supports employment opportunities for the local community. A local business use of the site represents a more efficient and productive use of the land.

f. Land and resources are consumed at a rate sufficient to meet social and economic needs of the present generation without compromise to the ability of future generations to also meet their own needs

The principle of sustainable development is central to the Tasmanian land use planning system.

Sustainable development helps to enhance the long-term viability of urban and rural places.

Implementation action must have regard to the rate and efficiency of consumption and to the cumulative effect of use and development on the health of all natural, human and economic systems.

Future benefit takes precedent over short-term expediency. The principle of inter-generational responsibility is to apply for all forms of land use. Decisions must be mindful of the long-run consequence on the economic, social and environmental capacity of land and resources for future generations.

The planning system requires a custodial responsibility to ensure land and resources remain available to be used into the future - whether or not for the same purpose.

Comment

The proposed rezoning will provide opportunities for a more effective use of land and infrastructure adjacent to an established local business centre, in a location serviced by appropriate social facilities and utilities. As such, the rezoning will achieve consolidation without detriment to adjoining use.

It is considered that the proposed rezoning will continue to provide such benefits into the future, without detrimental impact on the continued residential use of adjoining land.

g. Decisions and choices are informed by science and expert knowledge

Knowledge based decisions require authoritative and defensible information.

Implementation actions must focus on objective information and analysis of direct and substantive relevance.

There is an imperative to fill knowledge gaps and to ensure the currency and completeness of information on which strategies and policies are founded.

Decisions with a subjective basis and unfettered discretion are avoided.

Comment

The site is not subject to Planning Scheme overlays that necessitate specific, specialist input (such as Hazard Impact Assessments). Specialist input in this application relates to statutory and strategic planning assessment provided in this report. The proposed rezoning has been assessed against relevant State, Regional and Local regulation and guidelines, and is determined to comply with, or otherwise be consistent with the intent of those frameworks.

It is considered that the proposed rezoning will allow for more effective use of the land, which will provide for intensification and diversification of local business uses adjoining an established local business centre, without impact on adjoining and adjacent residential land uses.

h. Consider the complete and cumulative effect of past, present and likely future use and development on the health or carrying capacity of a natural or human system

Assessment for the immediate impact of use and development on a proposal by proposal basis does not allow understanding on the combined impacts over time or identification of appropriate management requirements.

The principle of Inter-generational equity is encompassed within the notion of sustainable development. It warrants particular consideration in the context of regional land use strategy. From a land use perspective the principle implies that use or development should meet the needs of the present without compromising the ability of future generations to meet their own needs. In practical terms, this means that planning decisions should account for the impact not just on present generations, but also on generations to come.

Comment

The subject site adjoins an established local business centre, and represents one (1) of two (2) residential uses between the local business centre and the Western Line railway. The site is conveniently located between larger residential areas surrounding the local business centre, and to public transport nodes, and recreation areas.

It is considered that the subject site is ideally located for local business use as it will further consolidate the established local business use in a manner that minimises the potential for impact on other land uses in the surrounding area. It is considered that the proposed rezoning represents a natural progression of local business land use in the vicinity that will support the local community into the future.

i. Where there are threats of serious or irreversible social, economic or environmental damage the lack of scientific certainty is not to be used as a reason for postponing measures to prevent harm or degradation

The precautionary principle is an essential element in the concept of sustainable development. The principle requires that where the known likelihood of adverse effect cannot be ignored for the reason only that there is an absence of scientific certainty for the magnitude of such impact.

Implementation action must adopt a risk management perspective and ensure planning policy and decisions are made having regard to an acceptable level of risk and appropriate measures to avoid, remedy or mitigate risk of serious or irreversible damage.

Comment

The proposed rezoning to Local Business will not cause irreversible social, economic, or environmental damage to the site or surrounding area. Rather, the rezoning will support job creation and economic activity, which in turn provides social benefit to the local community.

The site is identified as being at low-level risk of sea level rise, storm tide inundation, and coastal inundation in the long term (1% AEP 2050-2100). These risks apply to the locality as a whole and it is considered that the proposed rezoning will not alter the level of risk to such hazards for the site.

j. Decisions are responsive to changing economic, environmental and social circumstance

Strategy policies reflect the current state of knowledge and an alignment with policy of relevance. The Strategy is not a static instrument. It recognises influences and circumstances of relevance within the region are dynamic.

Implementation actions must continually monitor and adjust policy content and response from a regional perspective as new data, understanding and direction emerge.

Implementation actions must ensure land use planning does not reflect or retain conservative or out-dated models for economic activity, community development or environmental protection. Flexible, organic requirements are necessary.

Comment

The proposed rezoning will provide for the further consolidation of the established local business centre in West Ulverstone, on land that is ideally suited for such use with respect to the dominance of local business land uses adjoining the site, and the separation of the relative isolation of the existing residential use from the bulk of residential uses in the vicinity.

It is considered that the proposed rezoning represents an improved use of the land that supports positive social and economic outcomes for the local community into the future.

k. Principles and policies are reviewed for possible correction, replacement or repeal where negative unintended consequences are identified

The appropriateness, adequacy, and continued relevance of policy and implementation action for all circumstances of the Region must be maintained and adjusted as required.

Comment

The proposed rezoning provides an opportunity to improve the use of the subject site, whilst the present application of the Residential Zone limits the potential to achieve greater variety or concentration of local business uses, which are better aligned with the goals of strategic land use policy for the region.

l. Maintain and enhance state, national and international connectedness and competitiveness

Extra-regional and global influences on Strategy must be recognised and considered.

The principle reflects a reality that the Region does not exist and cannot function in isolation from connection with the world beyond its boundaries.

The Strategy has a responsibility to ensure activity within the Region reflect and match trends and requirements necessary to remain relevant and productive from a global perspective. The Region has national and global responsibility for the consequences of its actions.

Comment

It is not considered that the proposed rezoning will impact, or be impacted upon by, extra-regional or global influences, as the subject site and its potential use relate to a local scale of social and economic activity. Nonetheless, the rezoning of the site for local business use will provide opportunities for business development, supporting the local community.

m. Assessment processes and decision criteria are specific, measurable, reasonable, robust, and attainable

Planning instruments derived from the Strategy provide certain, clear, consistent and credible outcomes which are not subject to political, economic or social expediency, and avoid unreasonable or unnecessary impost on the cost of development and compliance.

Rules and requirements are supported by clear jurisdictional authority and apply only to matters for which intervention is necessary and appropriate.

Comment

Not applicable

n. Market-based mechanisms and incentives are used as an alternative to regulatory control wherever feasible

Planning instruments are not always the only or most effective tool for delivering desired land use actions.

Implementation authorities must consider a range of alternate options.

Comment

As the site within the established local business centre of West Ulverstone, it is considered that the proposed rezoning will more effectively utilise, and contribute to, social and economic services in the vicinity. It is considered that the rezoning will provide opportunities for improved economic use of the land adding to the services available to the local community.

o. Decisions and actions provide for broad community involvement on issues which affect them

The land use planning system intends a shared responsibility between government, industry and the community; and encourages public involvement in land use planning processes.

Implementation action must ensure opportunity is available for the community to be both aware of and included within issue identification, policy preparation and review so as to ensure land use planning process remains in accordance with objectives for the system.

Comment

The application for the proposed rezoning will be placed on public exhibition as part of the planning assessment process, which will provide for community involvement in the assessment process.

7. Conclusion

It is submitted that the proposal to rezone the land identified as the subject site in this report is justified given the context of the site, availability of infrastructure services, and the potential for further consolidation of the local business centre of West Ulverstone. In particular, the following is advanced in support of the proposition:

1. The proposed amendment is in accordance with the *Land Use Planning and Approvals Act 1993* (sections 32, 30O, and 20), and with the Cradle Coast Regional Land Use Strategy.
2. Through assessment against the Zone Purpose Statement, Local Area Objectives, and Desired Future Character Statement of the General Residential Zone and Local Business Zone the subject site is demonstrably more suited to use for a local business development.
3. The primary purpose of both the current General Residential Zone is the provision of residential land. Scheme provisions are intended to manage the scale and density, and potential for conflicts between adjacent land uses. However, an assessment of the subject site demonstrates that the land is more suitable for local business development permitted by the Local Business Zone. Therefore, the opportunity to improve the effectiveness of the land use available to the site will generate sustainable development of an infill lot.
4. Whilst the land adjoins an established residential use, it is considered that the development of the site for a local business use will not impact, or constrain residential use on the adjoining lot or in the surrounding area. The change in zoning recognises the predominant use within the precinct and enables objective consolidation of development.
5. The Local Area Objectives and Desired Future Character of the Local Business Zone suggest that the subject site is well positioned to more efficiently use the land for which the type, scale and intensity of development is consistent with available infrastructure services and land capability. Self-evidently the subject site is well positioned for the transition to local business purposes, achieving the further consolidation of the Local Business Zone.
6. The opportunity to further develop the subject site is consistent with the guiding principles of the Cradle Coast Regional Land Use Framework 2010-2030, which promotes the effective use of land that supports social and economic needs of the surrounding community, while not impacting significant environmental features of the area; and that it will continue to do so into the future.
7. The proposal speaks to the proposition to change the zone classification of the subject site in recognition of the attributes and services available, which will enable the realisation of infill development to maximise efficient use of the land and services.
8. In terms of the description of the 'local business centre' it is recognised that this is generally characterised by an organised concentration of business/commercial activity, including buildings, roads, public transport, and other activity spaces, to provide a hub for a diverse range of services at an appropriate scale. It is submitted that the location of the subject site adjoining existing local business development and associated services equates to infill development as a part of that local business centre.
9. Finally, it is argued that the change to the zoning of the land is in keeping with the strategic intent for residential development within the context of the State Planning Framework and State Planning Provisions.
10. General Comment

The nature of the existing development pattern within the area suggests that there is also opportunity for further consolidation by the inclusion of remaining two (2) residential

properties within the Local Business zone. This may be a matter which Council may choose to consider as a part of its rationalisation of land use within the precinct.

Appendices

Appendix A – Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 83570	FOLIO 4
EDITION 1	DATE OF ISSUE 14-Mar-1994

SEARCH DATE : 11-Mar-2020

SEARCH TIME : 01.37 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 4 on Diagram 83570 (formerly being 472-27D)

Derivation : Part of Lot 3, 0A-3R-38P Granted to Peter Gowan.

Prior CT 2026/93

SCHEDULE 1

A811104 DULCIE MAVIS COLEGRAVE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL
TOWN OF ULVERSTONE
SECTION D2

REGISTERED NUMBER
83570

Registered Number
0 472/127

Filed by
A. G. Smith
Lodged at the Lands
Titles Office
on 19-2-62
at
Receipt No. 42659
Receiving Clerk

No. OF APPLICATION

C.F.D. Rutter & Anr

Part of Lot 3, Oa. 3r. 38p. Ctd. to Peter Gowan

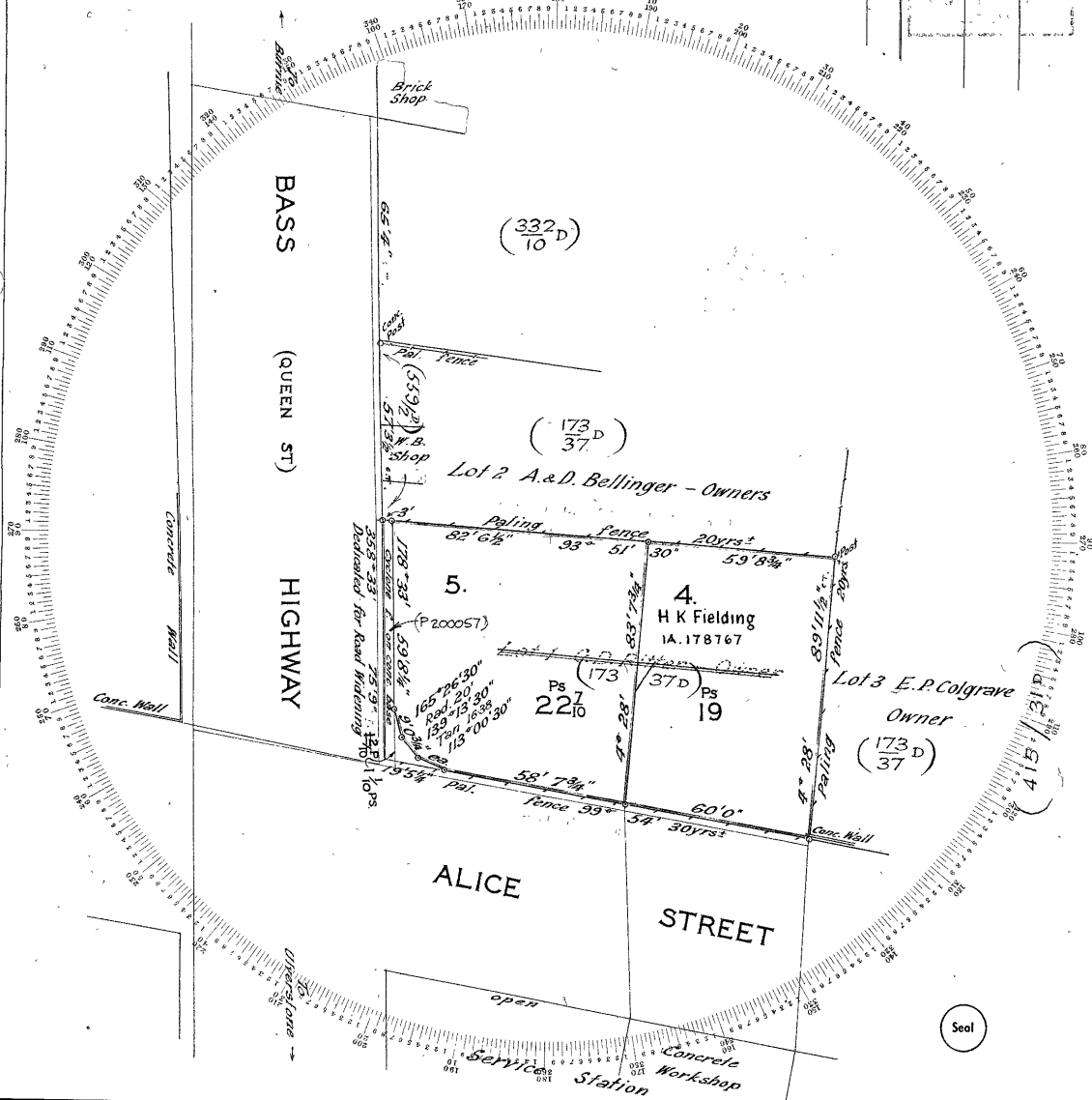
Owners 505-85 cr

Scale 30 FEET to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in
by Surveyor.

Survey commenced } 3.12.62
Survey finished }
Error of close 1 in 31,000

Plotted by M
Examined as to boundaries 4.25.10.63
Mathematically checked M
Entered on Card by M

I, Brian Stanley Banks
of Ulverstone

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.

B. S. Banks

Dated this Nineteenth day of December, 1962 Authorized Surveyor.

APPROVAL BY LOCAL AUTHORITY

No. 605

THE COMMON SEAL OF THE WARDEN, COUNCIL-
LORS, AND ELECTORS OF THE MUNICIPALITY
OF ULVERSTONE HAS BEEN HEREONTO AFFIXED
IN THE PRESENCE OF US THIS 14th DAY OF
December, 1962 IN PURSUANCE OF
AUTHORISATION GIVEN AT A MEETING HELD ON
THE 19th DAY OF FEBRUARY, 1962.

..... E. M. Moore WARDEN
..... M. J. Lee COUNCILLOR
..... D. Gane COUNCIL CLERK.

GHD

23 Paterson Street. Launceston TAS 7250
T: 61 3 6332 5500 F: 61 3 8732 7046 E: lstmail@ghd.com





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8/https://projectsportal.ghd.com/sites/pp16_03/10aalicestreetwestul/ProjectDocs/12528492-REP-B_10A Alice Street West Ulverstone - Rezoning - Planning Report.docx

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
A	Ryan Robinson	John Ayers		John Ayers		17/07/20
B	Ryan Robinson	John Ayers				22/07/20

www.ghd.com





4 August 2020

Carolyn Harris
Town Planner
Central Coast Council
19 King Edward Street
Ulverstone Tasmania 7315

Our ref: 12528492-70710-10
Your ref:

Dear Carolyn,

10A Alice Street West Ulverstone – Rezoning Response to Request for Further Information

Please find attached with this letter, an updated copy of the Certificate of Title for 10A Alice Street, West Ulverstone. Payment of the invoice attached with your letter dated 3 August 2020 will be made by the proponent.

A response to the request for further information is provided as follows:

1 Further particulars regarding potential land use conflict with the adjoining property at 10 Alice Street, West Ulverstone

1.1 Zoning

The proposed rezoning of 10A Alice Street will result in an increase to the length of a portion of the boundary of the adjoining property at 10 Alice Street that is shared with land subject to the Local Business Zone.

The property at 10 Alice Street shares approximately 58 m of its total boundary with land that is subject to the Local Business Zone; it shares approximately 41 m of its boundary with land that is subject to the Utilities Zone, and it shares approximately 27.4 m of its western boundary with the subject site, which is subject to the General Residential Zone. As such, only 21.6% of the total lot boundaries for 10 Alice Street are shared with land subject to the General Residential Zone.

The proposed rezoning of 10A Alice Street will result in an increase in the total length of the boundary for 10 Alice Street that is shared with land subject to the Local Business Zone from 58 m (45.9% of its total boundary) to 85.4 m (67.6%). The proposed rezoning will not alter the boundary shared between 10 Alice Street and the Western Line railway, which is subject to the Utilities Zone.

1.2 Land use

Land uses to the north of 10 Alice Street include a sewerage pump station operated by TasWater (8A Alice Street), and a combined residential and commercial building at 52 Queen Street, from which Central Coast Mower Market previously operated. Both 8A Alice Street and 58 Queen Street can be accessed via an easement inside the eastern boundary of 10 Alice Street.

Land uses to the east of 10 Alice Street include the Western Line railway. Residential uses to the east of the railway line are not accessible by vehicle via Alice Street, as Alice Street terminates west of the railway line / south of 10 Alice Street.

Land uses to the south of 10 Alice Street include a portion of Alice Street that is subject to the Local Business Zone, and terminates as a cul de sac, west of the Western Line railway. Land use to the south of Alice Street includes a single residential property, and a combined petrol station and mechanic's workshop.

Land uses to the west of 10 Alice Street include the residential use at 10A Alice Street, the Big Bargain Bottleshop at 48 Queen Street, and a combined news agency and IGA X-press grocery store at 50 Queen Street.

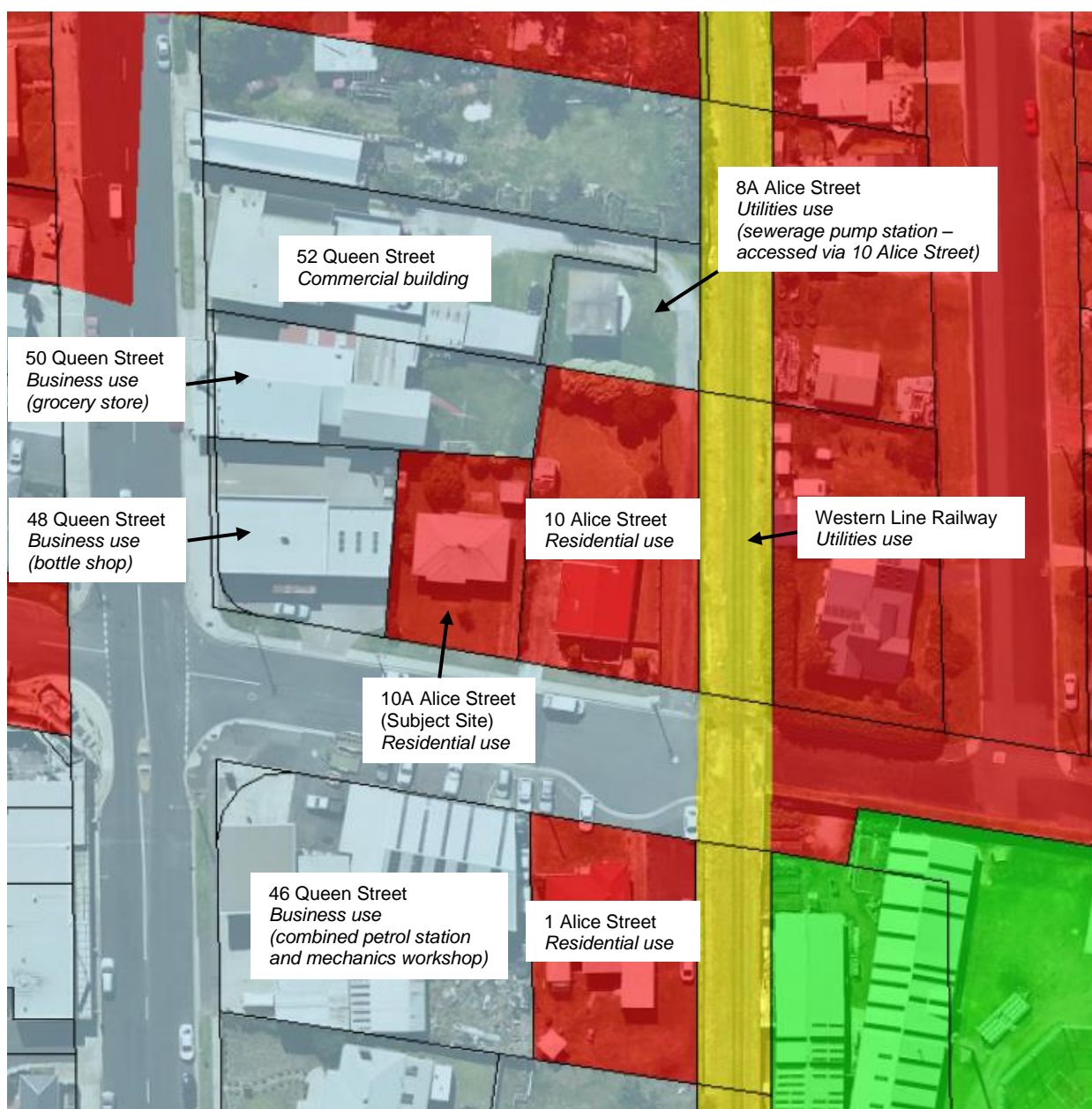


Figure 1 Land use and zoning

1.3 Development controls

The *Central Cost Interim Planning Scheme 2013* includes clauses under both the General Residential Zone and the Local Business Zone, which require compliance with development controls intended to protect residential uses from potential conflict with development on adjoining land. Under the Local Business Zone any development proposed for the subject site will be required to comply with the relevant clauses.

Clause 20.4.2 'Location and configuration of development' requires, for compliance with the Acceptable Solution, that building height be no more than 10 m, and that an area for vehicle parking or loading, and the storage or handling of goods, is located behind the primary frontage elevation of a building. Compliance with Performance Criteria must satisfy the purpose of the Clause, which requires that development assists to attenuate likely impact on amenity of use on adjacent land.

Clause 20.4.5 'Setback from zone boundaries' requires, for compliance with the Acceptable Solution, that development on land with a boundary shared by land subject to the General Residential Zone, must meet minimum boundary setback and building envelope controls. The purpose of the Clause is as follows:

Use or development of land adjoining land in another zone is to minimise –

- (a) likelihood for conflict, interference, and constraint between the use or development of land in the zone and sensitive use of land in an adjoining zone; and*
- (b) unreasonable impact on the amenity of use on land beyond the boundaries of the zone*

The Performance Criteria for the Clause requires that:

The location of development must –

- (a) minimise likelihood for conflict, constraint or interference from sensitive use on land in an adjoining zone; and*
- (b) minimise likely impact on the amenity of the sensitive use on land in an adjoining zone*

It is considered that the relevant Scheme provisions are sufficient to protect the residential development at 10 Alice Street from potential conflict arising from development at the subject site under the Local Business Zone.

1.4 Summary of findings

The residential development at 10 Alice Street shares the majority of its boundaries (approximately 78.4%) with land subject to the Local Business Zone and Utilities Zone, which comprise utilities and business uses. The proposed rezoning of the subject site to Local Business will result in an increase to the total length of the boundaries of 10 Alice Street that are shared with land subject to the Local Business Zone by approximately 21.6%.

Development at the subject site under the Local Business Zone will be required to comply with development controls specified in Clause 20.4.5 of the Scheme, which are intended to protect the amenity of residential development on an adjoining property.

It is considered that the proposed rezoning of the subject site will improve the consistency of the use and development of land adjoining 10 Alice Street, and through compliance with the relevant development controls the potential for conflict between development on the subject site and 10 Alice Street will be minimised.

Notwithstanding, it is understood that the owners of the land (10 Alice street) have agreed to join the applicant and Council in a request to rezone the property at 10 Alice Street to Local Business, which from a strategic land use perspective is an appropriate outcome.

2 State Policies

The *State Policies and Projects Act 1993* (SPPA) establishes the following State Policies;

- *Tasmanian State Coastal Policy 1996*;
- *State Policy on Water Quality Management 1997*; and
- *State Policy on Protection of Agricultural Land 2009*.

The *Tasmanian State Coastal Policy 1996* (TSPC) applies to the proposed amendment of the *Central Coast Interim Planning Scheme 2013* as the subject site is within 1 km of the high-water mark of a body of State waters (the River Leven). A response to the Objectives and Principles of the TSPC is provided in Section 2.1.

It is considered that the *State Policy on Water Quality Management 1997* does not apply to the proposed Scheme amendment, as the proposed amendment does not involve, and will have no impact upon 'surface waters', as defined in Part 1 (3.1) of the Policy.

It is considered that the *State Policy on Protection of Agricultural Land 2009* does not apply to the proposed Scheme amendment, as the proposed amendment does not involve, and will have no impact upon 'agricultural land', as defined in Section 7 of the Policy.

National Environment Protection Measures (NEPMs) are also taken to be State Policies. However, it is considered that none of the NEPMs apply to the proposed development.

2.1 *Tasmanian State Coastal Policy 1996*; Schedule 1 of the *State Policies and Projects Act 1993*; and Schedule 1 of the *Land Use Planning and Approvals Act 1993*

The Objectives of the *Tasmanian State Coastal Policy 1996* (TSCP) refer to Schedule 1(1) of the SPPA, which is in turn derived from the Objectives of the Resource Management and Planning System of Tasmania (RMPST). Schedule 1 of the *Land Use Planning and Approvals Act 1993* also refers to the Objectives of the RMPST. The following is provided in response to the Objectives and Principles of the TSCP.

Table 1 Response to the Objectives of the TSCP

Objectives of the TSCP	Response
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	<p>The subject site comprises developed land, and is within the established urban centre of West Ulverstone. The site does not contain, and is not adjacent to natural or ecological features of significance, including fauna or flora species or communities.</p> <p>Land uses that would become available to the site under the Local Business Zone would be consistent with the majority of adjoining and adjacent properties, and would not impact any natural or physical resources in the vicinity, or ecological processes and genetic diversity.</p>

Objectives of the TSCP	Response
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	<p>Land uses that would have a permitted or discretionary use status under the Local Business Zone, which are otherwise prohibited under the General Residential Zone, include:</p> <ul style="list-style-type: none"> • bulky goods and sales; • hotel industry; • service industry; • storage; • transport and distribution; and • vehicle fuel sales and service. <p>It is considered that developments for these use classes would not impact upon the quality or availability of air, land or water resources in the vicinity. Particularly with consideration of the proximity of the subject site to properties comprising hotel industry, service industry, and vehicle fuel sales and service uses.</p> <p>The rezoning of the site is considered to be fair, orderly and sustainable, as it would provide opportunities for the land to be used for a purpose consistent with the majority of adjoining and adjacent properties.</p>
(c) to encourage public involvement in resource management and planning; and	<p>The proposed development will be made available for public comment through advertising required as part of the application assessment process.</p>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	<p>The proposed rezoning will facilitate economic development of the site by broadening the range of land uses for which a permitted or discretionary use status is applied, and which are otherwise prohibited under the General Residential Zone.</p> <p>The relevant use classes are associated with business uses, and as the site shares three (3) of its boundaries with land subject to the Local Business Zone, the proposed rezoning will provide for use of the site that is more consistent with those of adjoining properties, and will thereby contribute to the fair and orderly extension of Local Business zoned land.</p>
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	<p>The application is made by a private entity, and responds to State, Regional, and Local regulations. The assessment of the proposed rezoning will be advertised, and public comment will be considered through the assessment process.</p>

Table 2 Response to the Principles of the TSCP

Principles of the TSCP	Response
<p>Natural and cultural values of the coast shall be protected</p> <p>This principle recognises:</p> <ul style="list-style-type: none"> that Tasmania comprises a number of islands and has more coastline per unit/area than any other State in Australia; that the natural character of the coastal zone is of special cultural value to Tasmanians and to visitors from elsewhere; the importance of the coastal zone to Aboriginal people, in particular traditional use and Aboriginal culture; the dynamic, complex and interconnected nature of biological and physical processes in the coastal zone (terrestrial and marine); the susceptibility of the coast to the effects of natural events, including sea-level rise; the importance of good water quality to Tasmania's marine ecosystems; the importance of maintaining representative or significant natural ecosystems and sites of biological importance, and the biodiversity of Tasmania's indigenous coastal flora and fauna; and that protection of coastal sites and features of cultural and historic value is of State and regional significance. 	<p>The subject site is located approximately 210 m from the shoreline of the River Leven (440 m by road), and is separated by recreation, residential, and utilities land uses.</p> <p>The site, and all adjacent sites are developed, and do not contain features of environmental or ecological significance.</p> <p>An Aboriginal heritage property search conducted for the site did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.</p> <p>The site, and adjacent sites are not registered on the Tasmanian Heritage Register.</p> <p>It is considered that the proposed rezoning will not impact upon environmental or ecological systems, including marine ecosystems or water quality; and that the site will not impact upon features of cultural or heritage significance.</p>
<p>The coast shall be used and developed in a sustainable manner</p> <p>This principle recognises:</p> <ul style="list-style-type: none"> that Tasmania's coast is a major economic asset, which contains the State's major concentrations of population and industry; that some activities are dependent on or gain an advantage from a coastal location; 	<p>The subject site adjoins land used for business and commercial purposes under the Local Business Zone, which forms the urban centre for West Ulverstone. These businesses serve residential land uses in the surrounding area and contribute economic activity.</p> <p>The site does not contain, or conflict with the use of land for sea ports, airports, mineral and forest resources, agriculture, or marine farming and fisheries.</p>

Principles of the TSCP	Response
<ul style="list-style-type: none"> the economic and social values of sea ports and airports, mineral and forest resources, agriculture, marine farming and fisheries to Tasmania, and the legitimate aspirations of individuals and communities for allocation of space and resources in the coastal zone for these activities; the importance of protecting valuable fish nursery habitat for future fishing activities; the importance of good water quality to Tasmania's marine-based food industries; the economic and social values of tourism and recreation in the coastal zone; that the availability of the coastal zone for some activities, uses and development will be limited by the ability of natural and physical resources to meet the foreseeable needs of future generations and by the need to sustain the life-supporting capacity of air, water, soil and ecosystems; the importance of public access to and along the coast consistent with protection of natural coastal values, systems and processes; and that the coastal environment is being affected by activities, uses and development occurring outside the coastal zone. 	<p>It is considered that the proposed rezoning will not impact upon natural values of the coastal area, or industries dependent upon access to the coastline.</p> <p>The rezoning will allow for the subject site to be used for purposes consistent with those of the majority of adjoining properties without detriment to the values of the coastal area.</p>
<p>Integrated management and protection of the coastal zone is a shared responsibility</p> <p>This principle recognises:</p> <ul style="list-style-type: none"> that it is the duty of all government agencies which manage part of the coastal zone to further the sustainable development objectives of the resource management and planning system of Tasmania; the need for integrated, coordinated and cooperative management of the coast (marine and terrestrial systems), which is effective across 	<p>The proposed rezoning will not impact upon the natural values of the coastal area, and will allow for the development of uses that contribute to economic activity that does not impact upon industries that require access to the coastal area.</p> <p>The application for the proposed rezoning refers to State, regional, and local regulations, and is being assessed by the local Planning Authority, who will advertise the proposal and consider potential public comments. It is considered that the application and assessment process ensure the management responsibility for the coastal area is shared</p>

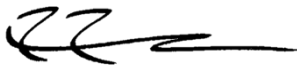
Principles of the TSCP	Response
<p>the whole of government and that it covers many disciplines;</p> <ul style="list-style-type: none"> • that management responsibility for the coast is shared between: <ul style="list-style-type: none"> – communities, especially those who gain directly by the use and development of coastal resources and those who have traditionally used them: – Local Government – State Government – Commonwealth Government; • the importance of generating and sharing knowledge and information about coastal resources and processes; • that governments at all levels acknowledge that there are responsibilities created by a number of international conventions and agreements relating to the coastal zone; • that the State Government has primary management responsibility for the Tasmanian coastal zone; • that planning authorities have a key role in sustainable development of the coastal zone under the Land Use Planning and Approvals Act 1993 through planning schemes and decisions which are guided by the State Coastal Policy; • that where the scale of effects of use or development is of State significance, the project may become a Project of State Significance under the State Policies and Projects Act 1993; and • that communities have an important role to play in coastal management through: <ul style="list-style-type: none"> – participation in decision making – input to policies and plans – direct management. 	<p>between the relevant tiers of government, and the local community.</p>

3 Conclusion

The proposed rezoning will not alter the existing proximity of the dwelling at 10 Alice Street to non-residential development on adjoining lots, including business uses, a sewerage pump station, and a railway line. The proposed rezoning will result in a relatively minor increase (21.6%) in the total length of the boundary of 10 Alice Street that is potentially shared with a non-residential use.

The potential for development and land uses at the subject site under the Local Business Zone, to conflict with the residential use at 10 Alice Street has been addressed. It is considered that compliance with development controls for the Zone, particularly Clauses 20.4.2 and 20.4.5, will ensure that potential future use or development at 10A Alice Street, under the Local Business Zone, will not conflict with the residential use at 10 Alice Street.

Sincerely
GHD



Ryan Robinson

Planner
+61 3 63325519

Reviewed and approved for issue by John Ayers

Attachment:

1. Certificate of Title for 10A Alice Street

Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Central Coast Council

Address: 19 King Edward Street
ULVERSTONE TAS 7320

Email address: admin@centralcoast.tas.gov.au

Contact number: 6429 8952 - planning section

2. Site address:

Address:
1 Alice Street
WEST ULVERSTONE TAS 7320

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

CT62342/3
PID 6955529

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 04 SEP 2020
Application No: PSA2020003
Doc. Id

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : Mr Frederick Hunn

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

CT83570/4
PID 6956011

Position (if applicable):

Signature: 

Date: 4-9-2020

Registered owner (please print): **FREDERICK WILLIAM HUNN**

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

b. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

ⁱ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.

Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Central Coast Council

Address: 19 King Edward Street
ULVERSTONE TAS 7320

Email address: admin@centralcoast.tas.gov.au

Contact number: 6429 8952 - planning section

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 08 SEP 2020

Application No: PSA2020003

Doc. Id

2. Site address:

Address:
10 Alice Street
WEST ULVERSTONE TAS 7320

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

CT83570/4
PID 6956011

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : Mr Ross Jacobs

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

CT83570/4
PID 6956011

Position (if applicable):

Signature: *R. Jacobs* Date: *6/9/2020*

Registered owner (please print): *Ross Jacobs*

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

b. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

ⁱ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.

Annexure 4

INSTRUMENT OF CERTIFICATION

Draft Amendment PSA2020003

Central Coast Interim Planning Scheme 2013

Rezone 10a, 10 and 1 Alice Street, West Ulverstone from General Residential to
Local Business

Amend the *Central Coast Interim Planning Scheme 2013* as shown on the plan below.

The Central Coast Council resolved at its meeting of 21 September 2020 that, Amendment PSA2020003 of the *Central Coast Interim Planning Scheme 2013* meets the requirements specified in s.32 of the *Land Use Planning and Approvals Act 1993*.



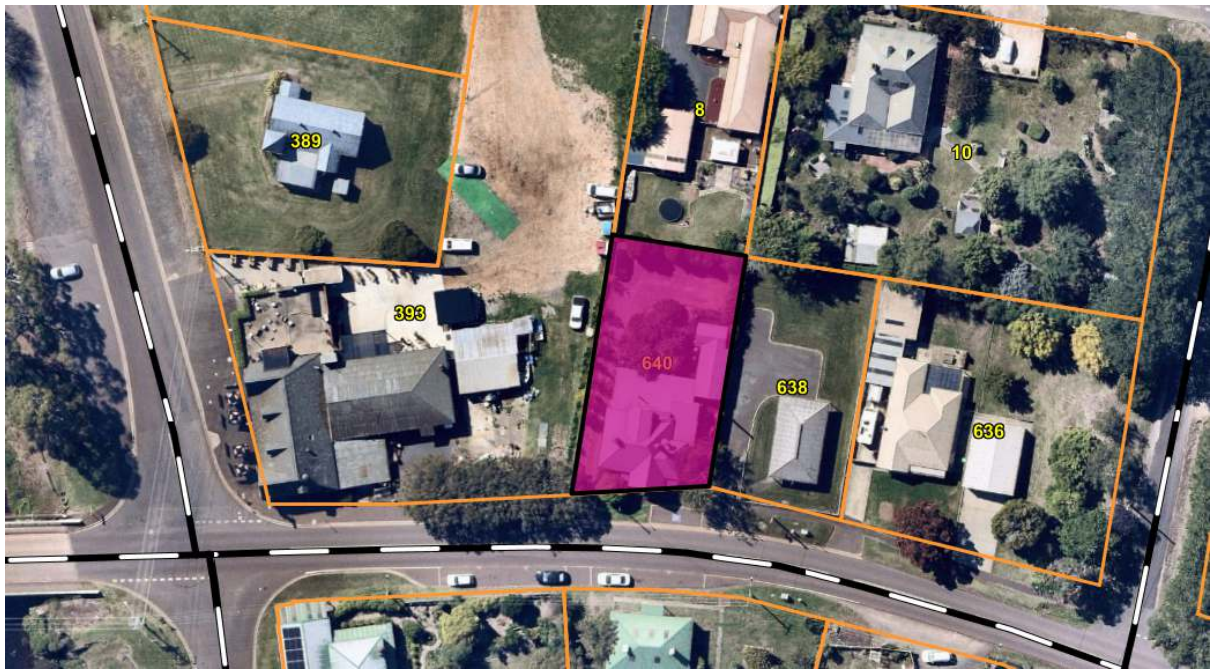
THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 21st day of September 2020 in the presence of:

.....

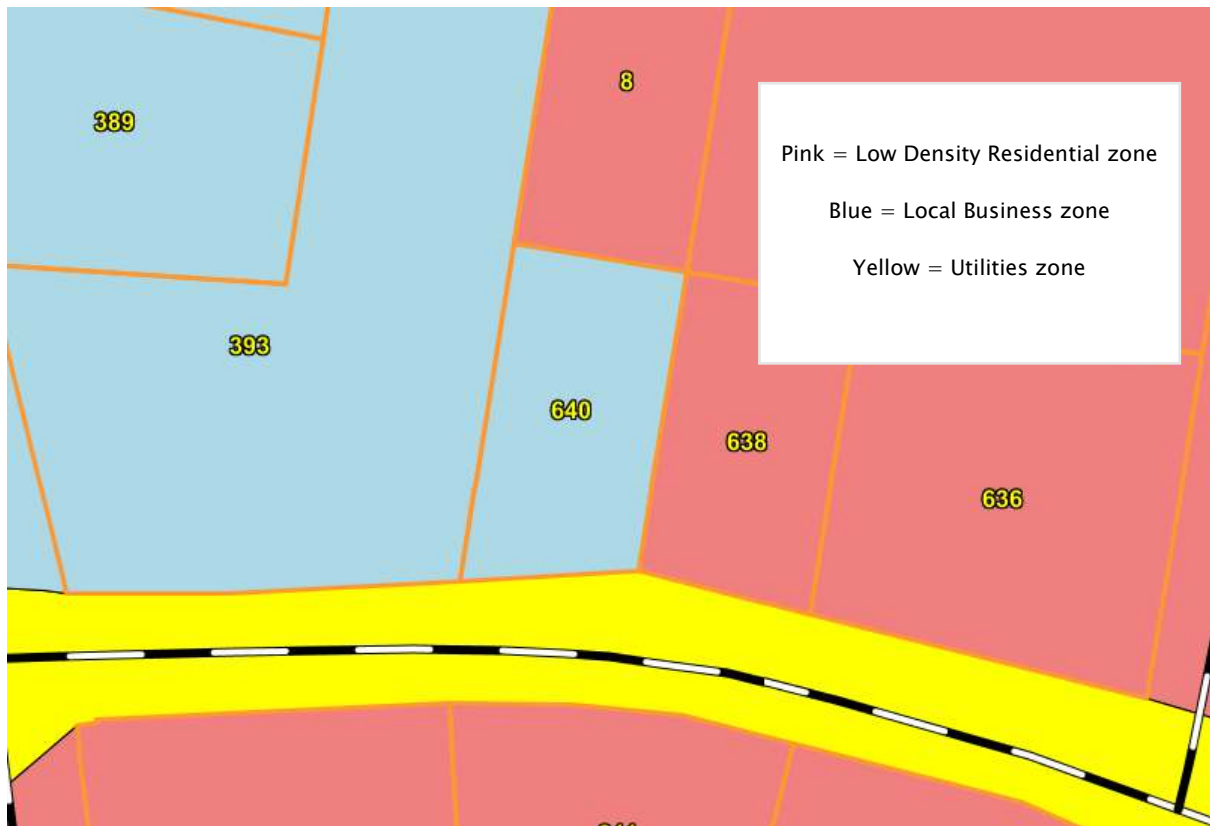
Sandra Ayton
GENERAL MANAGER



640 Forth Road, Forth – Location Plan – Spectrum Image



640 Forth Road, Forth – Spectrum Aerial Image



640 Forth Road, Forth - Zone Map - Spectrum Image



640 Forth Road, Forth - Forth Specific Area Plan - Spectrum Image (red indicates overlay)



640 Forth Road, Forth



640 Forth Road, Forth



640 Forth Road, Forth – access driveway and separation to Bridge Hotel Forth



640 Forth Road, Forth – access driveway and separation to Bridge Hotel Forth

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: 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

640 Forth Road, Forth TAS 7310

Certificate of
Title Reference

FR252652/1

Land Area

735.1m²

Heritage Listed Property

NO ☒☐**Applicant/s**

First Name

Jana Rockliff

Middle
NameSurname or
Company name

Veris Australia Pty Ltd

Mobile

0475 886 121

Postal Address:

100 Best Street, Devonport TAS 7310

Phone No:

03 6421 3509

Email address:

j.rockliff@veris.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

Peter Clement & Grada Johanna Robertson

Middle
Name

Surname

Phone No

0428 283 007

Postal Address:

47 Wilmot Road, Forth TAS 7310

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 separating A4 documents & forms from A3 documents).

Please see the attached submission report.

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

\$..... Estimate/ Actual

Total floor area of the development735.1m².....m²

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

I, **Jana Rockliff of VERIS Australia Pty Ltd**, 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 15/06/2020

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, Hon Roger Jaensch MP, Minister for Environment and Parks, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date 6/8/2020 July 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.

Applicants Declaration

I/ we _____
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 _____

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

**Minister for Housing
Minister for Environment and Parks
Minister for Human Services
Minister for Aboriginal Affairs
Minister for Planning**

Level 9 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7670
Email: minister.jaensch@dpac.tas.gov.au



Ms Jana Rockliff
Town Planner
Veris Australia Pty Ltd
100 Best Street
DEVONPORT TAS 7310

Email: jrockliff@veris.com.au
admin@centralcoast.tas.gov.au

Dear Ms Rockliff

APPLICATION: SECTION 43A COMBINED PLANNING SCHEME AMENDMENT AND
DEVELOPMENT APPLICATION
APPLICANT: VERIS AUSTRALIA PTY LTD ON BEHALF OF PETER AND GRADA ROBERTSON
LOCATION: 640 FORTH ROAD, FORTH

This letter is issued pursuant to section 43D(1)(b) of the *Land Use Planning and Approvals Act 1993* (LUPAA). It confirms that Veris Australia Pty Ltd, obo Peter and Grada Robertson, has Crown consent to the making of this Application with the Central Coast Council for the enclosed Scheme Amendment and Development Application under section 43A of LUPAA.

The Crown consent is for the proposal listed below (as detailed in the enclosed application and supporting documents):

Scheme Amendment: Rezone Land from Local Business to Low Density Residential and apply the Forth Specific Area Plan.

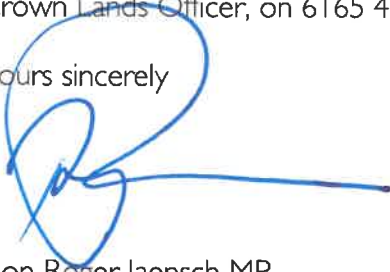
Development Application: Change of Use to Residential.

In accordance with section 43D(1)(a) of LUPAA, enclosed is the signed application for a planning permit. This Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

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, your client will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you require any further information regarding the above, please contact Ms Anne Maginnity, PWS Crown Lands Officer, on 6165 4684 or propertyservices@parks.tas.gov.au

Yours sincerely

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a horizontal line extending to the right.

Hon Roger Jaensch MP
Minister for Environment and Parks

Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Veris Australia Pty Ltd

Address: 100 Best Street, Devonport TAS 7310

Email address: j.rockliff@veris.com.au

Contact number: 03 6421 3500

2. Site address:

Address:

640 Forth Road, Forth TAS 7310

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

FR252652/1

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

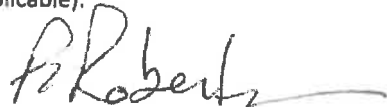
Registered owner : Peter Clement Robertson

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

FR252652/1

Position (if applicable):

Signature:



Date:

4/6/2020

Registered owner (please print): Grada Johanna Robertson

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

FR252652/1

Position (if applicable):

Signature:



Date:

4/6/2020

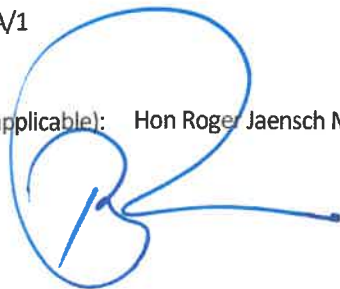
Registered owner (please print): The Crown

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

CT 252652A/1

Position (if applicable): Hon Roger Jaensch MP, Minister for Environment and Parks

Signature:



Date:

6/8/2020

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

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Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

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- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. If a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

ⁱ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.

SEARCH OF TORRENS TITLE

VOLUME 252652	FOLIO 1
EDITION 6	DATE OF ISSUE 27-Oct-2014

SEARCH DATE : 29-May-2020

SEARCH TIME : 01.31 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 252652

EXCEPTING THEREOUT so much thereof as lies below the depth of fifty feet from the surface thereof saving as to wells and springs AND ALSO

Excepting thereout the property in all gold silver copper tin and other metals ore minerals and other substances containing metals and in all coal and mineral oil and in all gems and precious stones in or on the said piece of land

Derivation : Whole of Lot 34096 Gtd to Commonwealth of Australia

Prior CT 2849/28

SCHEDULE 1

C638621 TRANSFER to PETER CLEMENT ROBERTSON and GRADA JOHANNA ROBERTSON Registered 27-Jul-2005 at 12.01 PM

SCHEDULE 2

SUBJECT TO the following rights of The Crown, namely:-

- (1) the right at all times of making and constructing in or on the said land within described such and so many drains sewers and waterways for sanitary or other purposes as may be deemed expedient And also the right of altering amending cleansing or repairing
- (2) the right always to resume such portions of the said land within described as may be required for any roads railways tramways water-races or other public utilities. Limited in Height Title Issued: Vol. 252652A Fol. 1

D142231 MORTGAGE to Commonwealth Bank of Australia
Registered 27-Oct-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 252652A	FOLIO 1
EDITION 2	DATE OF ISSUE 31-Aug-1999

SEARCH DATE : 02-Jul-2020

SEARCH TIME : 04.14 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 252652A

So much of that piece of land as lies below the depth of fifty feet from the surface thereof saving as to wells and springs

Derivation : Whole of Lot 34096 originally Gtd to the Commonwealth of Australia and duly surrendered by Transfer A345853

Prior CT 2849/29

SCHEDULE 1

A345853 TRANSFER: THE CROWN

SCHEDULE 2

Limited in Depth Title Issued: Vol. 252652 Fol. 1

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 512

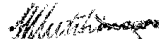
ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

2849

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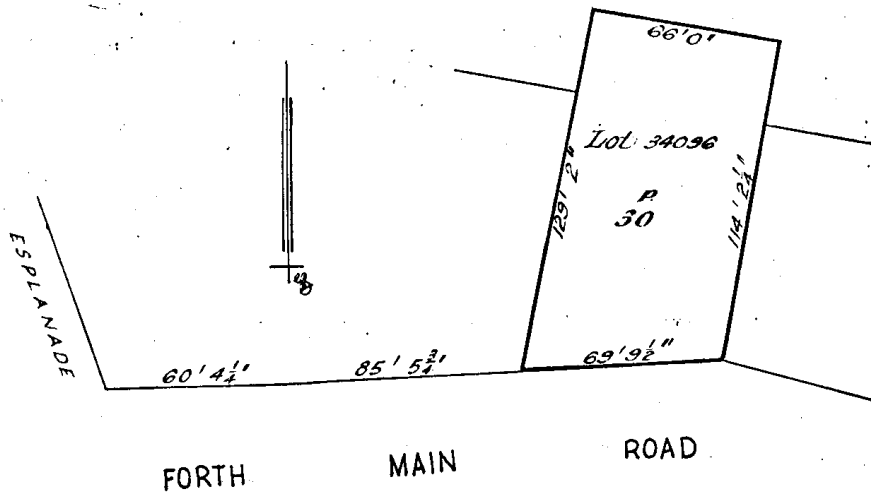

Recorder of Titles



REGISTERED NUMBER

252652

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.





Wednesday, 10 June 2020

Ref: 302390_L01_Rev0

Department of Primary Industry, Parks, Water and Environment
Property Services
GPO box 44
Hobart TAS 7001

Dear Sir or Madam,

RE: Crown Consent Application for rezoning of 640 Forth Road, Forth

Further to our recent correspondence on the 3rd of June 2020 (email and phone) I would like to provide some more information regarding the urgency of the submitted Crown Consent application.

Tasmania is currently in the process of implementing the new Tasmanian Planning Scheme. Scheme amendment applications, like the one we are applying for Crown Consent for, are protected under the Land Use Planning and Approvals Act if Council certifies and initiates the Scheme amendment before the new Scheme comes into effect.

Central Coast Council advised us that there are anticipating to finalise the implementation process by the end of this year. Scheme amendment applications require to be advertised for a period of 28 days after Council decided (within 42 days) to proceed with the proposal. Within these 28 days the public can make representation which have to be considered by Council and might require an additional confirmation (potentially with amendments) by Council. We are anticipating that we will require at least 4 months to allow for this process.

In order to allow for sufficient time for Council to get through their processes and also allow some additional time for potential Requests for further information we are asking for the Crown Consent to be finalised by the 13th of July 2020.

Thank you in advance for your support.

If you have any queries, please do not hesitate to contact us.

Yours sincerely

Jana Rockliff

Town Planner

MAPS ILLUSTRATING LOCATION AND PROPOSED CHANGES

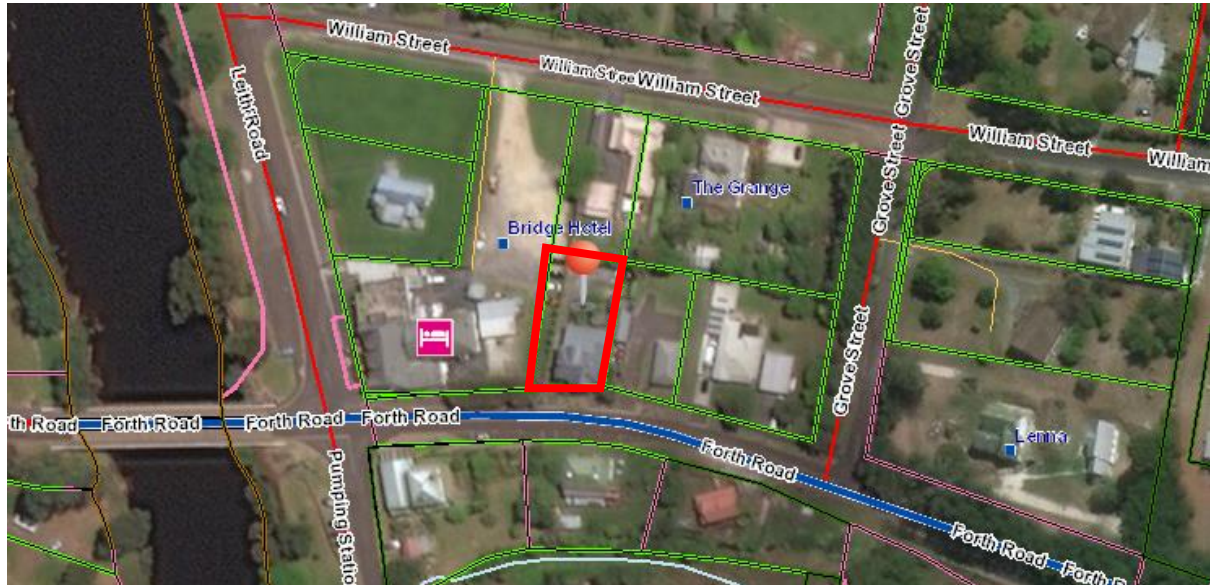
Location 640 Forth Road, Forth (refer to the red outline in the image below)

Owners – Peter and Grada Robertson (CT 252652/1) a limited depth title.

Owners – The Crown (CT 252652A/1), land below the depth of 50 feet from the surface.

DEVELOPMENT APPLICATION

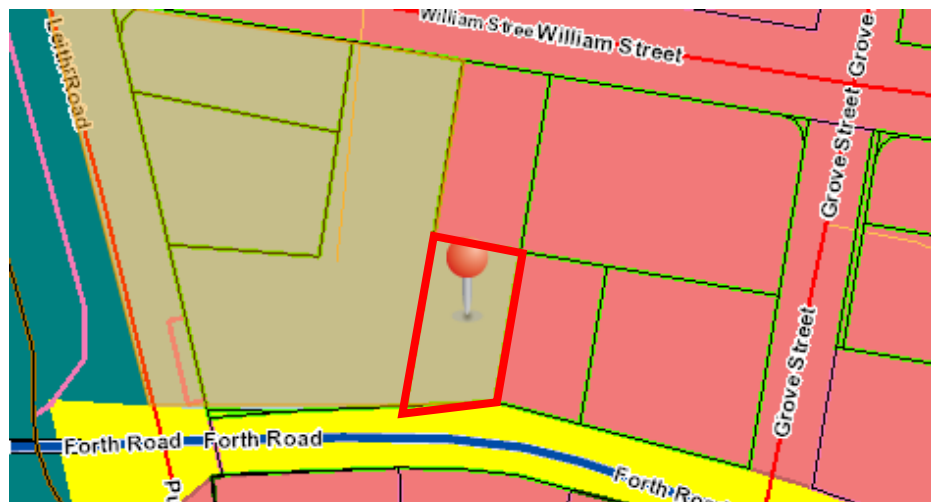
The property was previously used for Business and Professional Services, now the owners are applying to use the property for Residential purposes.



SCHEME AMENDMENT

Current Zoning – Local Business (coloured brown)

Proposed Zoning – Low Density Residential (Note that the areas to the west and south, coloured pink, are zoned low density residential)



Identify Results

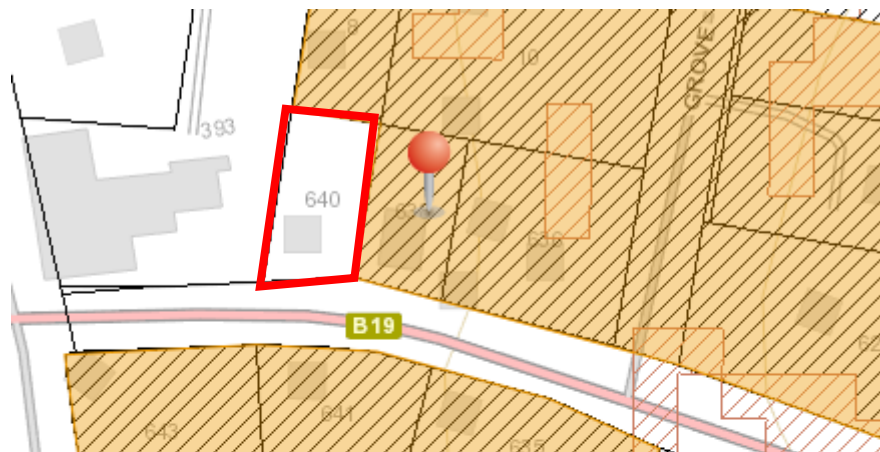
features found in 4 layers

- Cadastral Parcels - Owner Information (2 features)
- Tasmanian Interim Planning Scheme Zoning (one feature)

Feature	
Zone Number	20
Zone	20.0 Local Business
Scheme Code	105
Planning Scheme	Central Coast Interim Planning Scheme 2013

Current Overlay – The Specific Area Plan Overlay Does Not Apply

Proposed Overlay – Specific Area Plan, note that the Specific Area Plan applies to titles to the north, west and south, (light brown and hatched).



Identify Results

features found in 3 layers

Feature	
Disclaimer	While the data in this map are regularly updated, authority should be consulted prior to making decisions on the data
Overlay Name	Specific Area Plan
Overlay Code	105.SAP.FO2
Planning Scheme Code	105
Planning Scheme	Central Coast Interim Planning Scheme 2013
Description	Forth Specific Area Plan - 2000m ² Minimum

Aboriginal Heritage SEARCH RECORD

This search for

640 FORTH RD FORTH TAS 7310 (PID 6378303)

has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

This Search Record has been requested for Payal Patel at 3:58PM on 02 June 2020 and delivered to p.patel@veris.com.au.

This Search Record expires on 02 December 2020.

Your personal Search Identification Number is PS0112114.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have on hand during any ground disturbance or excavation activities the Unanticipated Discovery Plan, to aid you in meeting requirements under the *Aboriginal Heritage Act 1975* should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at aboriginal@heritage.tas.gov.au.



302390 SUBMISSION REPORT

SECTION §43A APPLICATION

640 Forth Road
Forth

June 2020

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Revision	Status	Date	Prepared By	Reviewed By
A	DRAFT	4/05/2020	Payal Patel	Jana Rockliff
000	FINAL	10/06/2020	Jana Rockliff	Malcolm Lester

1. SUMMARY

This submission is in support of an Application under Section 43A of the Land Use Planning and Approvals Act 1993 to request an amendment to the Central Coast Interim Planning Scheme 2013.

The proposed amendment seeks to enable the existing building at 640 Forth Road to be fully used for residential purposes. The specific proposal is to change the zoning of the site from 'Local Business' to 'Low Density Residential' of the Central Coast Interim Planning Scheme 2013.

The key points of this submission are:

- The proposal furthers the Objective of Schedule 1 of the Act.
- The proposal complies with the State Policies.
- The proposal is consistent with state, regional and local strategies.

This submission demonstrates that the proposal is consistent with Council's recognised and adopted strategic objectives for the area contained in the following documents:

- Forth LAP (Urban Design Guidelines) (2010)
- The Cradle Coast Regional Land Use Planning Framework 2010-2030 (2011)
- Central Coast Interim Planning Scheme 2013

This submission demonstrates compliance with the requirements of Section 32 of the Act. As such, the proposal is suitable for Council certification and subsequent approval.

2. PROPOSAL DESCRIPTION

2.1. Site history

The subject site was the former Post Office of Forth first opened on the 12th of May 1856 (known as Hamilton On Forth). The Post Office was established with an attached residence. After the Post Office was closed and the land transferred into private ownership the existing building was used as a dwelling. The current owners of the site purchased the property in 2000. The owners renovated the building and established a professional services business (Purple House) with an incorporating café. Council used the opportunity to rezone the land to 'Local Business Zone' with the implementation of the current Central Coast Council Interim Planning Scheme 2013. The business operations at this location have now ceased. The subject site is vacant for a significant amount of time while the owners have tried to sell the property as commercial zoned land without success. In order to utilise the existing building again the owner of the site wishes to revert the site to its original residential use.

2.2. Proposal description

This application is submitted by Veris Australia Pty Ltd on behalf of Peter and Grada Robertson, the owner of 640 Forth Road, Forth.

The application, pursuant to Section 43A of the Land Use Planning and Approvals Act 1993, is to

- amend the Central Coast Interim Planning Scheme 2013 for the property at 640 Forth Road, Forth from '*Local Business*' to '*Low Density Residential*' ; and
- amend the Central Coast Interim Planning Scheme 2013 for the property at 640 Forth Road, Forth to apply the '*Forth Specific Area Plan*'
- allow for the existing dwelling to be classed as Residential Use

3. SITE DESCRIPTION

The subject site is described in the following table:

Location	<ul style="list-style-type: none"> 640 Forth Road, Forth – FR252652/1
Ownership	<ul style="list-style-type: none"> Peter Clement Robertson Grada Johanna Robertson
Site Area (ha) and Road access	<ul style="list-style-type: none"> 735.1m² with 20m frontage to Forth Road.
Encumbrances	The land is subject to a right of The Crown to construct and maintain service infrastructure and/or public utilities as may be deemed expedient.
Existing Use	Vacant - Single dwelling.
Local Government Authority	Central Coast Council
Surrounding Land	The subject land is surrounded by low density residential lots to the north, east and south (although separated by a road) and adjoins the Local Business zoned land of the Bridge Hotel to the west.
Planning Scheme Designations	20.0 Local Business

The subject land was originally granted to the Commonwealth of Australia. The Tasmanian government reserved all rights to the ownership of all gold, silver, copper, tin and other metals or minerals and other substances containing metals and all coal and mineral oil and all gems and precious stones as well as right to use the land for service infrastructure and public utilities. Such rights were carried over after the land fall into private ownership. The application has been referred to the Department of Primary Industries, Water and Environment (Property Services) to seek consent for the making of this application.

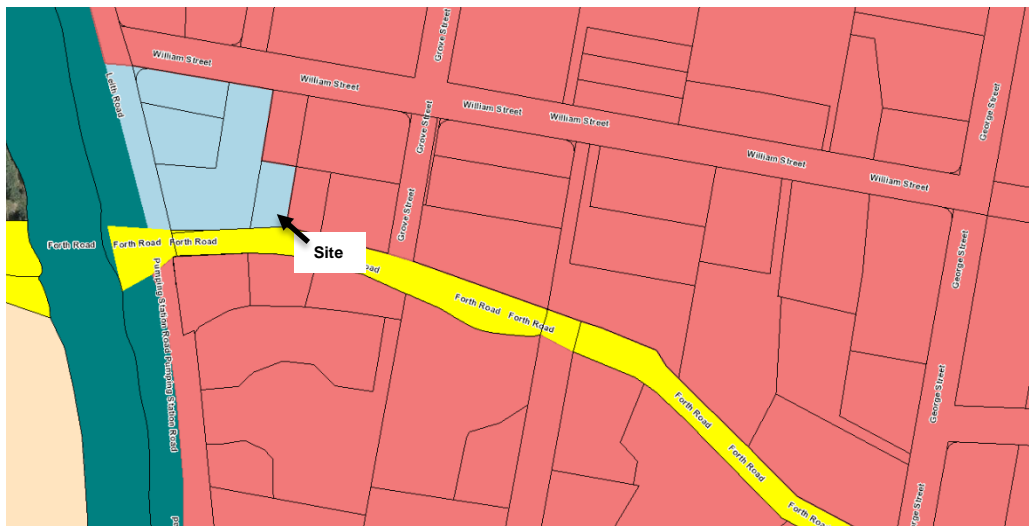


Figure 1: Site location

3.1. Land capability

The land is within the urban boundaries of Forth so land capability classification is not required.

3.2. Environmental Hazards and Constraints

3.2.1. Landslide Hazard

The subject site is not identified as being subject to landslide hazard as depicted by the overlay maps within the Scheme. Accordingly, the subject site is free from landslide hazards.

3.2.2. Bushfire Hazard

The subject site is not located within the Bushfire-Prone Area overlay of the Central Coast Interim Planning Scheme 2013 and therefore bushfire assessment is not required.

3.2.3. Natural Values

The site is within the urban boundaries of Forth and does not contain any recorded observations of rare, threatened, or endangered species, as per search via The LIST. A natural values assessment is not required.

3.2.4. Site contamination

The site has no history of likely to cause contamination. The site was developed for professional service and associated café use and is proposed for residential use and therefore can be considered not to be potentially contaminated.

3.3. Infrastructure

Road & Access

The site is within the existing urban area of Forth and is able to be serviced by existing Forth Road at the existing driveway. There will be no impact on the safety and operation of the Forth Road or other surrounding road network.

Water, Sewerage & Stormwater

The existing property is connected to sewer main, water main and stormwater. The proposed residential use will continue to use the existing connected infrastructure.

4. STRATEGIC DOCUMENTS

4.1. Justification for proposed amendment (Summary):

- (a) Enables the optimal redevelopment of existing infrastructure within the established urban settlement area of Forth by furthering and preserving the unique character of the area
- (b) Promotes a sustainable and liveable redevelopment of the site
- (c) Furthers the identified settlement strategy and expected housing demand

4.2. Forth LAP (Urban Design Guidelines) (2010)

The intention of the Forth LAP (Urban Design Guidelines) is to provide overarching strategic guidance to Council decision-making across its portfolios. The guideline was intended to underpin the Central Coast Planning Scheme 2005, while providing a framework to inform and justify when changes and adaptations need to occur.

The guideline describes Forth as a township *“situated in the picturesque valley in a small historic township approximately ten kilometres east of Ulverstone. Located on the Forth River, the village is renowned for its well preserved heritage and cultural identity. (...)*

The town proper is a small rural village, characterised by the many historic buildings that line the main street, such as the Town Hall, Bridge Hotel, the old shops situated on Forth Road and the old Post Office. (...)

There is a strong embedded sense of old world charm that echoes through the town, forming its unique identity that should at all costs be protected for future generations to experience and enjoy.” (p.3-4)

The guideline describes Forth as having a small village heart with a relaxed atmosphere and human scale. It extends along Forth Road with businesses on both sides of the river. The large distances between areas of activity (Bridge Hotel on the eastern side and Town Hall and shops on the western side) weakens the village atmosphere (p.7).

The guideline was informed by strategic documents available at the time and summarised the key themes of each of the strategies and combined and linked them in one document. One of the key strategies identified through this process was the importance of strengthening the village atmosphere by concentrating business, commercial and recreational activities. Figure 2 below shows proposed precinct plan of Forth with concentration of local businesses on the western side of the river.

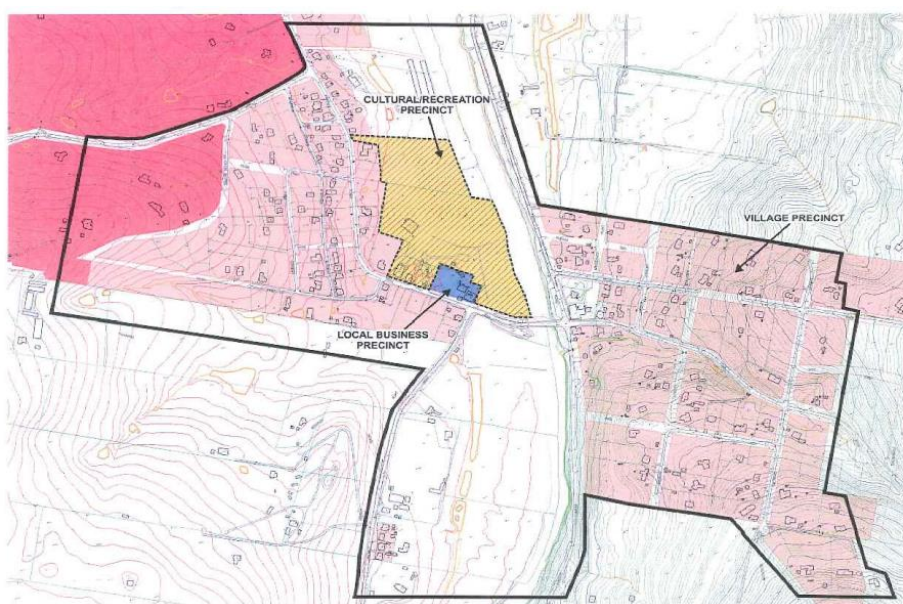


Figure 2: Forth LAP - Town Precincts (p.46)

PROPOSAL RESPONSE

Forth is a small historic township located on the Forth River. It is characterised by its many historic buildings that line Forth Road. Most of these public establishments are already located on the western side of the Forth River. The proposal furthers such concentration of business developments on the eastern side of the river by reducing available commercial land on the western side of the river and incorporating it into the surrounding residential area. This enables the optimal utilisation and re-use of existing infrastructure and furthers the strategic outcome of preserving the unique character of the area.

4.3. The Cradle Coast Regional Land Use Planning Framework 2010-2030 (2011)

The purpose of the Cradle Coast Land Use Planning Framework is to provide strategic foundation for land use planning in the Cradle Coast Region of Tasmania.

4.3.1. Part B – Knowing our Place

The purpose of the Cradle Coast Land Use Planning Framework is to provide strategic foundation for land use planning in the Cradle Coast Region of Tasmania.

The framework states under 4.4.5 Settlement Pattern – managing development and growth that

“Contemporary planning considerations promote settlements which are liveable and sustainable. These are places which make optimum use of land and the available and planned infrastructure, and which provide ready ability to internally access daily requirements for employment, education, retail, health and social and recreational needs. They are also places which are energy efficient and have a reduced carbon footprint. By definition, they are therefore compact and integrated places.”

The development and growth management issues which the Framework seeks to address are -

- *sustainable urban growth and development*
- *growth opportunities*
- *provision of land to accommodate demand for dwellings*
- *growth by infill or expansion*
- *linear expansion of settlements new settlements”* (page 64)

The framework classifies Forth as:

Settlement	Growth scenario	Settlement Strategy
Forth	Medium	Contained

Reference: Cradle Coast Settlement Management Strategy (page 67)

Which means,

“Medium – demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion”.

“Contained strategy promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas”. (page 65)

The framework also relevantly states that:

“A number of both internal and external factors support a settlement pattern featuring containment of existing towns over expansion and creation of new centres. The approach seeks to better use the land already designated and serviced rather than an outward expansion of urban boundaries onto new lands. The concept of containment does not exclude new land releases. Rather it seeks to balance growth and development through infill and

redevelopment, higher population densities, and the planned and sequenced release of new land in areas experiencing higher rates of growth.”

“The aim is to build on established centres in order to support local and regional communities and economies, concentrate investment into the improvement of infrastructure and services, and to maintain and enhance identity, character and quality of life without compromise to health of natural systems and significant economic resources.” (page 66)

Further, the framework outlines Forth **under 4.7 Settlement capability – access to services** as:

“There are a number of varying size smaller centres across the northern coast and hinterland, including locations such as Wesley Vale, Spreyton, Forth, Wilmot, Turners Beach, Railton, Gawler, Ridgley, Yolla, and Sisters Beach, Forest, and Irishtown. Each supports a permanent residential population, and provides a focal point for local convenience requirements and community interaction.” (page 72)

Forth is identified as Local Service Centre which is defined as follows:

“Local centres are of varying population size and cater primarily to the immediate needs of the local community in housing, education, health, culture and entertainment, community support, personal service, and convenience retail options at a level which does not service a regional or sub-regional population. Employment and business options are sized and orientated to the local population. This may involve economic activity dependent on a strategic or resource based need.” (p74)

PROPOSAL RESPONSE

The proposed rezoning will allow for the optimal utilisation of existing infrastructure for residential use in an established urban area of Forth. The site comprises an existing building and therefore allows for the re-use of such building for residential purposes which furthers the objectives of the Forth Settlement Strategy.

Forth is an established smaller sized centre catering for the immediate needs of the local community. Due to the small population many businesses such as hairdresser and pet grooming are established as home-based businesses (source: Forth LAP (Urban Design Guidelines) (2010) p.7). It is considered that Forth does not require additional land zoned for further business opportunities to service the local community. The rezoning of the land allows for an additional residential use in an already established urban area with existing basic level services available. The proposal supports the sustainable and liveable development of an established settlement and therefore furthers the objectives of the framework.

4.3.2. Part C – The Cradle Coast Regional Land Use Strategy 2010-2030

Land use planning considerations within the Cradle Coast Land Use Strategy were classified into five core groupings with the intention to assist with the identification and understanding of planning requirements.

Wise Use of Resources

Land use planning processes are to take into account the effects of climate change on the Region and apply an integrated mitigation and adaptation approach by promoting compact and contained settlement centres which allow reduced dependency on private vehicle use and length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities (p.129).

Land use planning processes ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social for the region’s communities benefit at least cost to natural values (p.131).

PROPOSAL RESPONSE

The subject site was initially built as Post Office with attached residence and was used for professional services and associated café known as “the Purple House”. The business is no longer operational at this location, and the subject site is vacant. The subject land is within an established urban area and therefore there are no natural values associated with the land.

Places for People – liveable and sustainable communities

“Liveability is increasingly recognised as a driver to building the health, stability, well being and economic prosperity of communities and is a key consideration in location decision making.

The Strategy can assist to build and protect liveability through policies which balance sustained economic activity, environmental protection and provision for people. In particular, the Strategy can promote land use outcomes which enhance accessibility to amenity features such as open and natural spaces. It can encourage the arrangement, design and construction of the built environment to provide attractive, clean, convenient, efficient, enjoyable, healthy, safe and well connected places which enable active and inclusive lifestyles and convenient local access to daily needs in employment, education, health, social, culture and recreation for all people regardless of age, background or physical ability. It can maintain the individual identity of settlements and the health of natural environments without compromise for capacity to grow and change, and to be adequately serviced with utilities and well connected for passenger and freight transport and the communication of information, knowledge, advice and social contact.

... The strategy promotes contained and compact urban centres and settlement nodes. New growth and development will occur through a balance of intensification to optimise use of designated and serviced urban land, and expansion in locations where the rate a sequence of growth is consistent with need, land capability and the availability of infrastructure services.” (page 144)

Land Use Planning Policies for Managing Growth and Development:

- Promote established settlement areas as the focus for growth and development
- Promote optimum use of land capability and the capacity of available and planned infrastructure service
- Implement structure plans and regulatory instruments for each centers which –
 - i. Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population
 - vi. Minimize exposure of people and property to unacceptable levels of risk to health or safety

PROPOSAL RESPONSE

The proposed rezoning allows for the re-use of an existing building for residential purposes within the established settlement area of Forth.

The subject site is currently zoned Local Business. The site has been vacant for a considerable amount of time as there is no demand for commercial properties within Forth. The proposed rezoning into “low Density Residential” in combination with the “Forth Specific Area Plan” integrates the land into the surrounding residential area and enables the utilisation of the site. The proposal furthers the objective of the Strategy to promote the optimum use of the site and the available infrastructure.

Land use planning processes for facilitating access to business and community services:

Require each settlement area facilitate a mix of use and development of a nature and scale sufficient to meet for basic levels of education, health care, retail, personal services and social and economic activity and for local employment opportunities for the convenience of the local resident and catchment population

PROPOSAL RESPONSE

The subject site is located in the settlement area of Forth with existing infrastructure and access to basic business and community services. The proposed rezoning will not reduce the availability of such services nor negatively impact on the availability of land allowing for the development of future business opportunities as required.

Land use planning processes for Housing Land:

- Identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years-
 - through infill, redevelopment or increased densities within each settlement area
 - on land designated for settlement growth and immediately available for residential development under the planning scheme
- Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and community service facilities are available or planned

PROPOSAL RESPONSE

The rezoning enables the utilisation of the subject land for residential use by redevelopment within the established settlement area of Forth. The site comprises an existing building previously used for residential purposes and therefore is well connected to available infrastructure. The proposal allows for the establishment of one additional residential use (further residential development is restricted on site due to lot size and planning scheme requirements) which is considered to accommodate the forecasted housing demand.

5. DEVELOPMENT ASSESSMENT

5.1. Central Coast Interim Planning Scheme 2013

The site is subject to assessment under the Central Coast Interim Planning Scheme 2013. The proposal has been assessed against the provisions of the following sections:

- 12.0 Low Density Residential Zone
- F1.0 Forth Specific Area Plan

5.1.1. 12.0 Low Density Residential Zone - F1.0 Forth Specific Area Plan

Those Clauses relevant to the proposal are addressed below:

12.1 Zone Purpose

PROPOSAL RESPONSE

Low Density Residential Zone:

The proposal is consistent with the Zone Purpose Statements and the Local Area Objectives as it will allow for the residential use on large residential lots in semi-urban settings. The proposed amendment makes efficient use of land and optimise available infrastructure through redevelopment of established residential areas.

The proposal is consistent with the Desired Future Character Statements as it provides additional sites that are typically larger than suburban lots. The subject site was built initially for and Post office with attached residence and is well connected to water, sewer and stormwater supply.

Forth Specific Area Plan:

The proposed amendment is consistent with the purpose and Local Area Objectives of the Specific Area Plan as it guides the future use and development of the Forth village and protect the established character and amenity of the Forth village.

The proposal is consistent with the Desired Future Character Statements. As the proposal is for a change of use only the site will retain the atmosphere of the village with its characteristics and architectural features of an earlier period of settlement.

12.2 Use Table substituted by F1.5 Use Table

PROPOSAL RESPONSE

The proposed amendment is for residential use and therefore permitted under this zone / Specific Area Plan.

12.4.1 Suitability of a site or lot for use or development

PROPOSAL RESPONSE

The proposal is to use the existing building for residential purposes. There are no additions or changes to the building proposed. The existing building which has been previously used as a residence is connected to all services and complies with acceptable access requirements. The subject site with an area of 735.1m² complies with the acceptable solution 12.4.1 A1 of the Low Density Residential Zone.

The Forth Specific Area Plan F1.7.2 A1 requires a minimum lot size of 2000m² however this clause only applies to new developments. It is furthermore noted that there are existing lots within the Forth Specific Area Plan smaller than 2000m².

6. AMENDMENT

6.1. Section 32 of LUPAA

This section of LUPAA requires that an application for an amendment to a Planning Scheme:

- Must seek to further the objectives of Schedule 1; and
- Must be prepared in accordance with State Policies; and
- May make any provision which relates to the use, development, protection or conservation of any land; and
- Must have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*; and
- Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and
- Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Each of these parts of Section 32 of the Act will be addressed in the following sections.

6.2. Objectives of Schedule 1, Part 1 of LUPAA

- (a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

The proposed amendment seeks to further the objective of this part of the Act through rezoning of the subject land, and to facilitate its potential for residential use. It is a rezoning to incorporate the re-use of the existing physical resources such as dwelling, connected infrastructure such as water main, sewer main and stormwater on site.

The site is located with the residential area of Forth, and no rare or threatened species of flora and fauna have been identified on, or are attributed to the site. As such, the proposed amendment will not threaten the ecological processes or genetic diversity.

- (b) *To provide for the fair, orderly and sustainable use and development of air, land and water*

This objective is furthered by the process by which this application is considered. The process allows for public participation and follows a rigorous process by which the use is considered against sustainability principles.

- (c) *To encourage public involvement in resource management and planning*

This process encourages public participation and comment through the notification process, following Council certification. The community and government departments and agencies will be able to formally comment on the draft amendment as part of this process.

- (d) *To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)*

The proposed amendment to rezone the subject site from “Local Business Zone” to “Low Density Residential” will facilitate the potential for residential use. Forth is an established Local Service Centre catering for the immediate local community. The proposed rezoning will not reduce the availability of basic level services nor negatively impact on the availability of land allowing for the development of future business opportunities as required. Furthermore the proposal will allow for the establishment of an additional residential use which will support the existing local businesses.

- (e) *To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Community involvement will be encouraged through public notification, local government involvement will be encouraged through this planning process and industry involvement will be promoted during any future development of the site. State Government involvement will be facilitated through the Tasmanian Planning Commission assessment process.

6.3. Objectives of Schedule 1, Part 2 of LUPAA

- (a) *To require sound strategic planning and coordinated action by State and local government*

Both State and local government are involved in the amendment process, which requires both levels to consider the strategic implications of the proposal.

As the proposed amendment is in accordance with the objectives of the Council strategies for this area, it represents sound strategic planning as articulated by this objective of the Act.

- (b) *To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land*

It is not proposed to change the text of the Scheme, as the current provisions suit reasonable residential use and development. The subject land has and will be developed in accordance with the relevant provisions of the Scheme in force at the time of the application, thus furthering this objective of the Act.

- (c) *To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land*

The amendment is not likely to have an adverse impact on the surrounding environment. No rare, vulnerable or threatened species of flora or fauna have been identified on the subject property. Similarly, no areas of land exist on the site that requires conservation.

Consideration has been made to the social and economic effects of the proposal. The rezoning of the site will allow for residential use of the existing dwelling. The subject site is surrounded by either Local Business (to the west) or Low density residential. The low density residential lot sizes in the nearby vicinity is similar to the subject site. Therefore, the proposed zone is considered to be more suitable for the area than the currently applied zone. Surrounding established retail services will benefit from future residents of the site.

- (d) *To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels*

The amendment has been assessed against the relevant Central Coast Council strategies for use of land and is found to be consistent. It has also been considered in relation to the State Policies and is seen to be in compliance with all of them. These have been considered further in this report.

- (e) *To provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals*

This objective is furthered by the process by which this application is considered. Any future development proposal within the zone will be assessed through a coordinated approvals process.

- (f) *To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania*

The proposed amendment and subsequent residential use is located within a serviced area of Forth. The proposal promotes the redevelopment of the site to create a sustainable and liveable settlement area.

- (g) *To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*

The subject land has no known scientific, historical or special cultural value. The site is not listed on the Tasmanian Heritage Register however it is adjoined by the Heritage listed "Bridge Hotel" (to the west) and "the Grange" (to the north-east). The proposed rezoning and conversion of the existing dwelling to residential use will have no impact on values of any other neighbouring properties.

- (h) *To protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community*

The proposed amendment is considered to not impact on public infrastructure or other assets.

- (i) *To provide a planning framework that fully considers land capability.*

The planning framework requires land capability to be fully considered through the State Policy on the Protection of Agricultural Land. As noted above, the site is situated within the urban boundaries of Forth, and has been classified as having no agricultural capacity.

6.4. State Policies

The proposal has been reviewed against the following State Policies:

- *State Coastal Policy 1996*
The site is located more than one kilometre from the coast, meaning that the provisions of the State Coastal Policy 1996 do not apply.
- *State Policy on Water Quality Management 1997*
The proposed rezoning will provide for residential use of the existing features on site. The site is connected to water, sewer and stormwater services.
- *State Policy on Protection of Agricultural Land 2009*
As noted above, the site is situated within the urban boundaries of Forth, and has been classified as having no agricultural capacity.
- *National Environment Protection Measures (NEPMs)*
In accordance with Section 12A of the *State Policies and Projects Act 1993*, a National Environment Protection Measure is taken to be a State Policy. The following therefore require consideration:
 - Ambient air quality 2003;
 - National pollutant inventory 2008;
 - Movement of controlled waste 2004;
 - Used packaging materials 2005;
 - Assessment of site contamination 1999;
 - Diesel vehicle emissions 2009; and
 - Air toxins 2004.

None of these NEPMs are considered relevant to this application.

6.5. Use, development, protection or conservation of any land

The proposed amendment does not make provision for the protection of any particular piece of land.

Adjoining sites containing heritage listed buildings are not considered to be impacted by the proposal. There are no areas of significance on the development site that require protection or conservation. As such, the requirement of Section 32(1) (c) of LUPAA is satisfied by the proposed amendment.

6.6. Requirements under the Gas Pipelines Act 2000

This section of LUPAA requires that regard be had with respect of the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000. The gas pipeline is not located near to the subject property. As such, the requirements of the Gas Pipelines Act 2000 are not relevant to the proposed amendment.

6.7. Risk of land use conflict

As noted throughout this submission, the proposed amendment will not likely cause any conflict with adjoining uses. The proposal is to incorporate the site into the Low Density Residential Zone with the Forth Specific Area Plan overlay which is adjoining the site in most directions. The property to the north of the subject site zoned for residential also adjoins the Local Business Zone to the west. This leads to the assumption that uses within both zones do not cause land use conflicts.

6.8. Permissible use and development, and the potential for regional impact

The proposed amendment will provide for Permitted and Discretionary uses within the scope of the Low Density Residential Zone provisions in combination with Forth Specific Area Plan under the Central Coast Interim Planning Scheme 2013.

The proposed rezoning will allow for the site to be made available for residential use. This has been assessed against the provisions of the Planning Scheme. Any future development will require additional approval from Council.

The amendment will have no impact on environmental values of local or regional significance. Accordingly, the draft amendment furthers the objectives of the Act.

6.9. Summary of Amendment

The proposed amendment satisfies the requirements of Section 32 of LUPAA by:

- Seeking to further the objectives set out in Schedule 1 of the Act; and
- Being prepared in accordance with State Policies; and
- By making provision for the use, development, protection or conservation of land; and
- By having regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000; and
- By avoiding the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent areas; and
- By having regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

The amendment does not affect any matters identified by Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act.

7. CONCLUSION

The application is made pursuant to Section 43A of the Land Use Planning and Approvals Act 1993.

The proposal is considered to be consistent with Council's strategic objectives for this area, the Cradle Coast Regional Land Use Strategy, the objectives of Schedule 1 of LUPAA as well as the Central Coast Interim Planning Scheme 2013.

It is therefore requested to certify the proposed amendment and proceed the application through the relevant State and Local Government scheme amendment and development process.

—

Devonport
100 Best Street
Devonport TAS 7310

T 03 6421 3500
devonport@veris.com.au
veris.com.au

DEVELOP
WITH _____
CONFIDENCE™

Annexure 3

INSTRUMENT OF CERTIFICATION

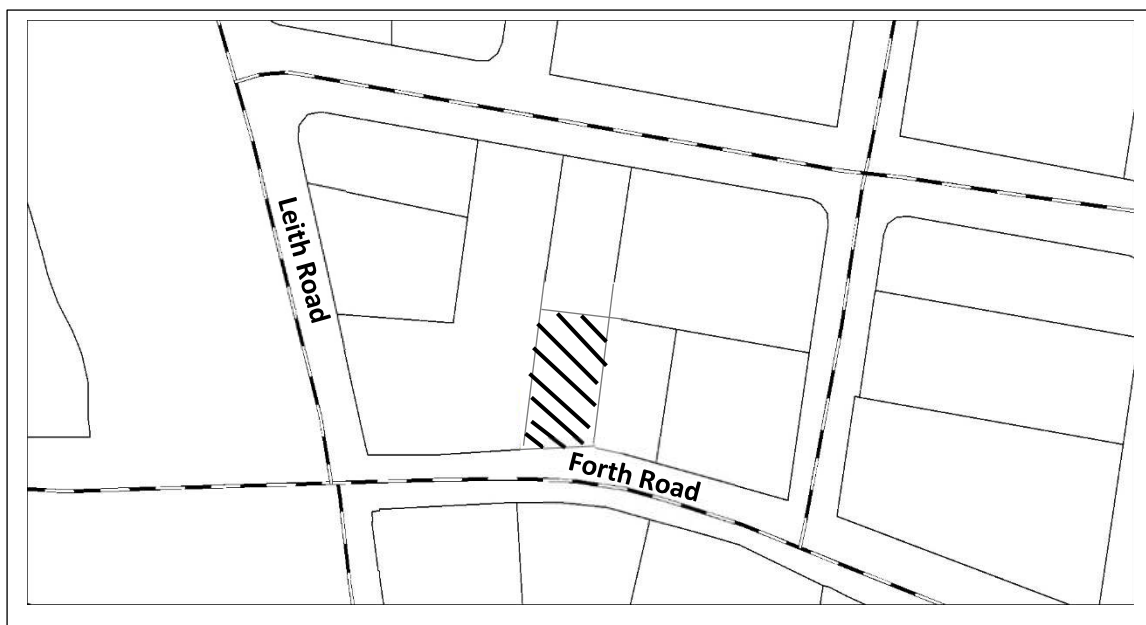
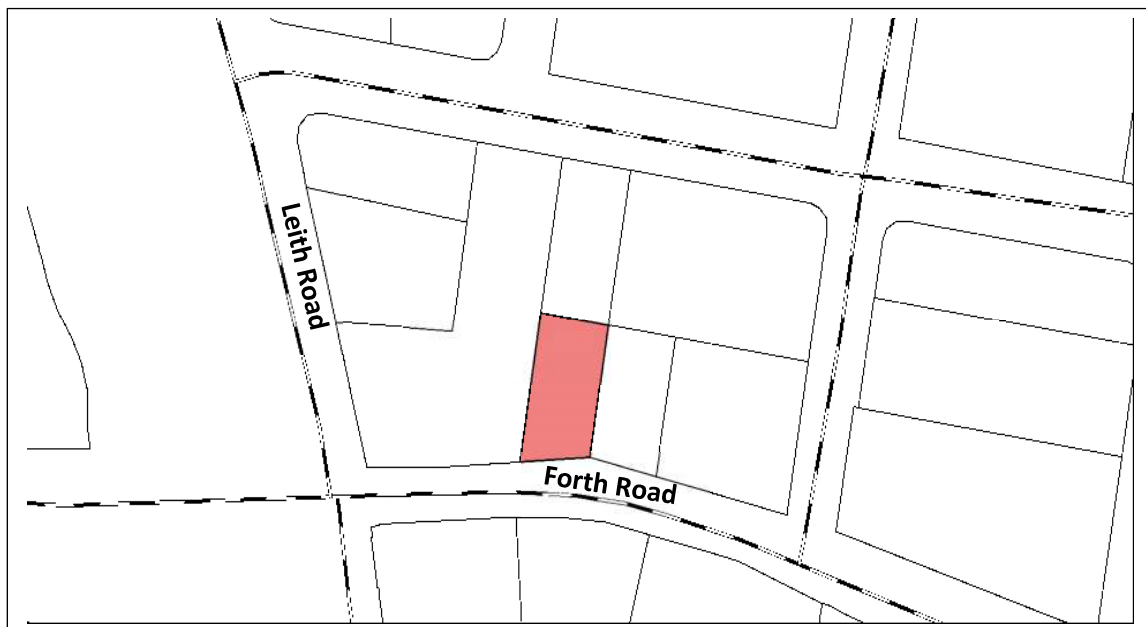
Draft Amendment PSA2020004

Central Coast Interim Planning Scheme 2013

Rezone land known as 640 Forth Road, Forth from Local Business to Low Density Residential and include the land in the Forth Specific Area Plan.

Amend the *Central Coast Interim Planning Scheme 2013* as shown on the plan below.

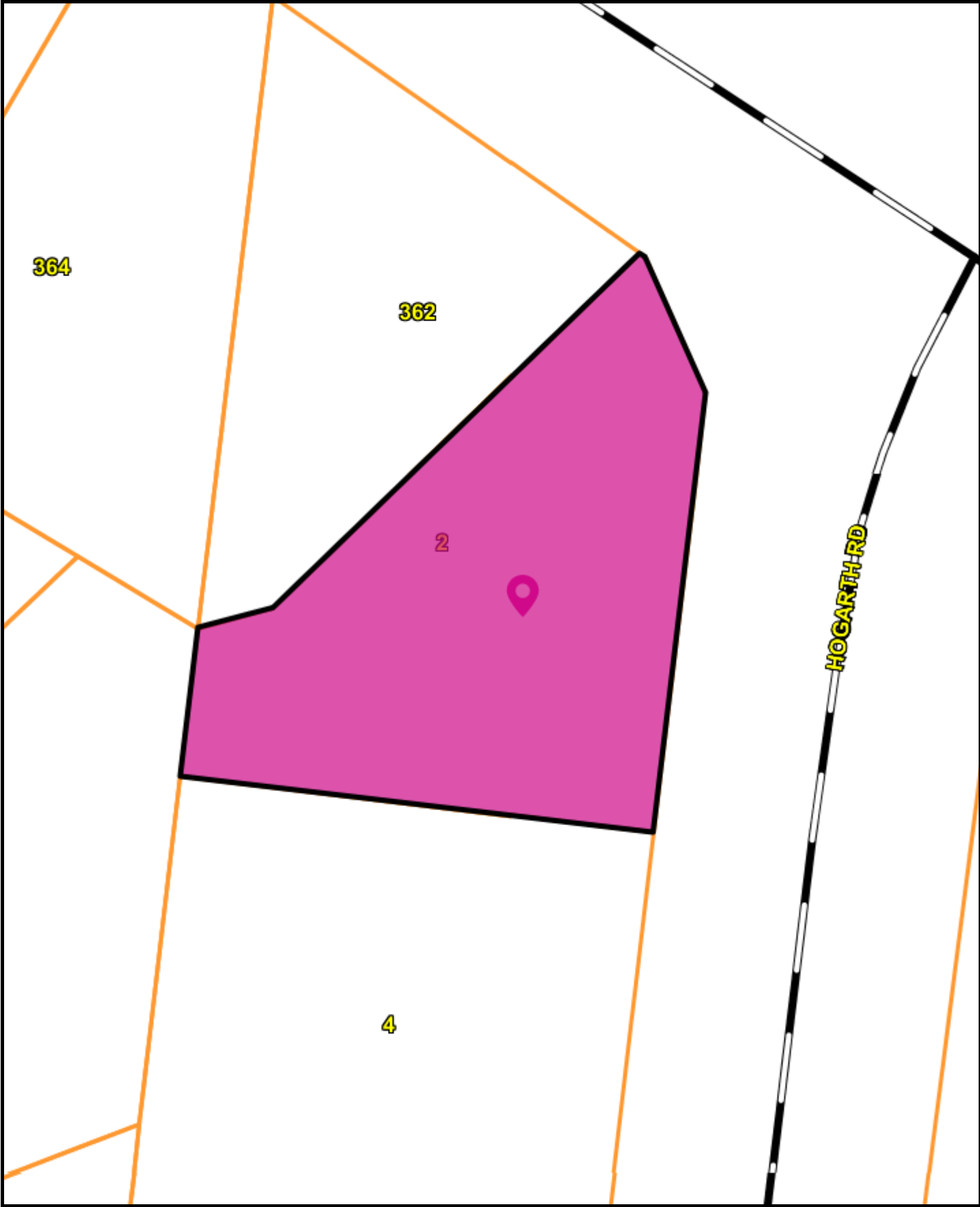
The Central Coast Council resolved at its meeting of 21 September 2020 that, Amendment PSA2020004 of the *Central Coast Interim Planning Scheme 2013* meets the requirements specified in s.32 of the *Land Use Planning and Approvals Act 1993*.



THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 21st day of September 2020 in the presence of:

.....

Sandra Ayton
GENERAL MANAGER



10 m



Scale = 1 :
325.080



Central Coast Council
19 King Edward St
Uiversdon
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au

3-Aug-2020

Important
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 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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2 HOGARTH ROAD,
SULPHUR CREEK
DA2020157

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

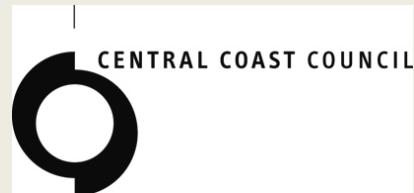
19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

2 Hogarth road, Sulphur Creek

Certificate of
Title Reference

148311/2

Land Area

702m2

Heritage Listed Property

NO

☒

☐

Applicant/s

First Name

chloe
overton

Middle
Name

Surname or
Company name

eclo designs

Mobile

0419387746

Postal Address:

4 Riverbend dr

Phone No:

don

7310

Email address:

eclo.designs@outlook.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

Nick & Monique

Middle
Name

Surname

Moore

Phone No

Postal Address:

2 Hogarth rd

Sulphur creek

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 separating A4 documents & forms from A3 documents).

proposed second storey extension

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

\$ 280,000.00 Estimate/ Actual

Total floor area of the development 289 m²

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

I, chloe overton, 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 08/07/20

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 _____ chloe overton

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 08/07/20

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

SEARCH OF TORRENS TITLE

VOLUME 148311	FOLIO 2
EDITION 3	DATE OF ISSUE 04-Nov-2015

SEARCH DATE : 21-Feb-2020

SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON

Lot 2 on Sealed Plan 148311

Derivation : Part of Lot 6430, 72 Acres Gtd. to Henry Neasey

Prior CTs 231087/1 and 231086/1

SCHEDULE 1

M538829 TRANSFER to NICHOLAS RODNEY MOORE and MONIQUE CLARE
GRUNDY Registered 04-Nov-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E23870 MORTGAGE to Commonwealth Bank of Australia

Registered 04-Nov-2015 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS:

~~MALCOLM EDWARD DENSLEY~~

EDWARD MALCOLM DENSLEY

FOLIO REFERENCE:

F/R231087/1 & F/R231086/1

GRANTEE:

PART OF LOT 6430 (72ACRES)

GTD TO HENRY NEASEY

PLAN OF SURVEY

BY SURVEYOR L. C. MACKENZIE

LOCATION

LAND DISTRICT OF DEVON

PARISH OF ASHWATER

SCALE 1:200

LENGTHS IN METRES

REGISTERED NUMBER

SP148311

APPROVED
EFFECTIVE FROM 12 DEC 2006

Alice Kawa
Recorder of Titles

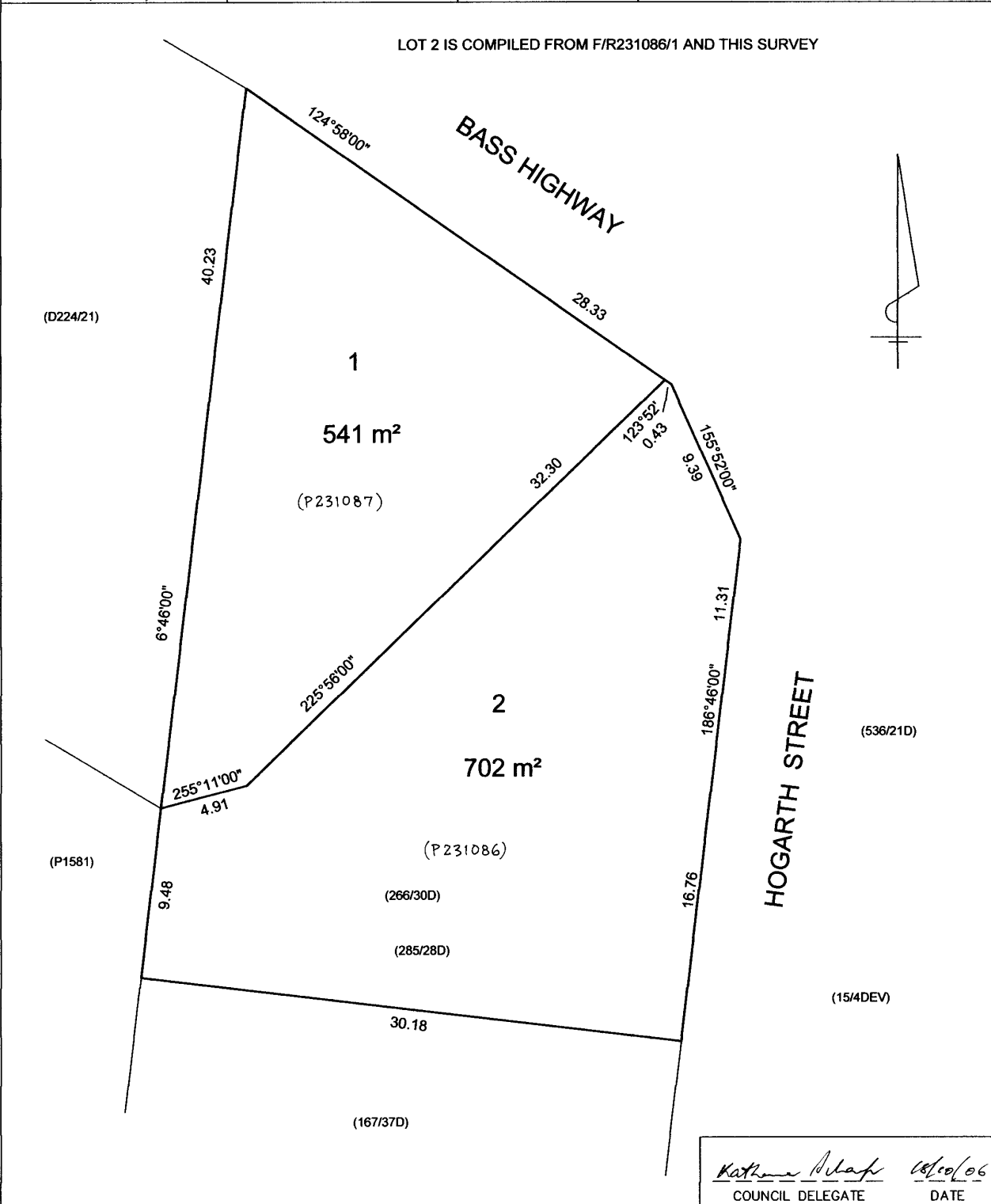
MAPSHEET MUNICIPAL
CODE No. (4045-55) 104

LAST 5709766
UPI No 5709767

LAST PLAN P231086
No. ~~266/300~~ P231087

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM F/R231086/1 AND THIS SURVEY



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 148311

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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


Each lot on the plan is subject to:-

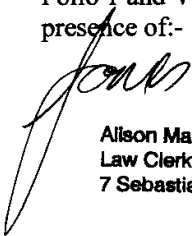
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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


No easements covenants or profit a prendre are hereby created to benefit or burden the land on the plan.

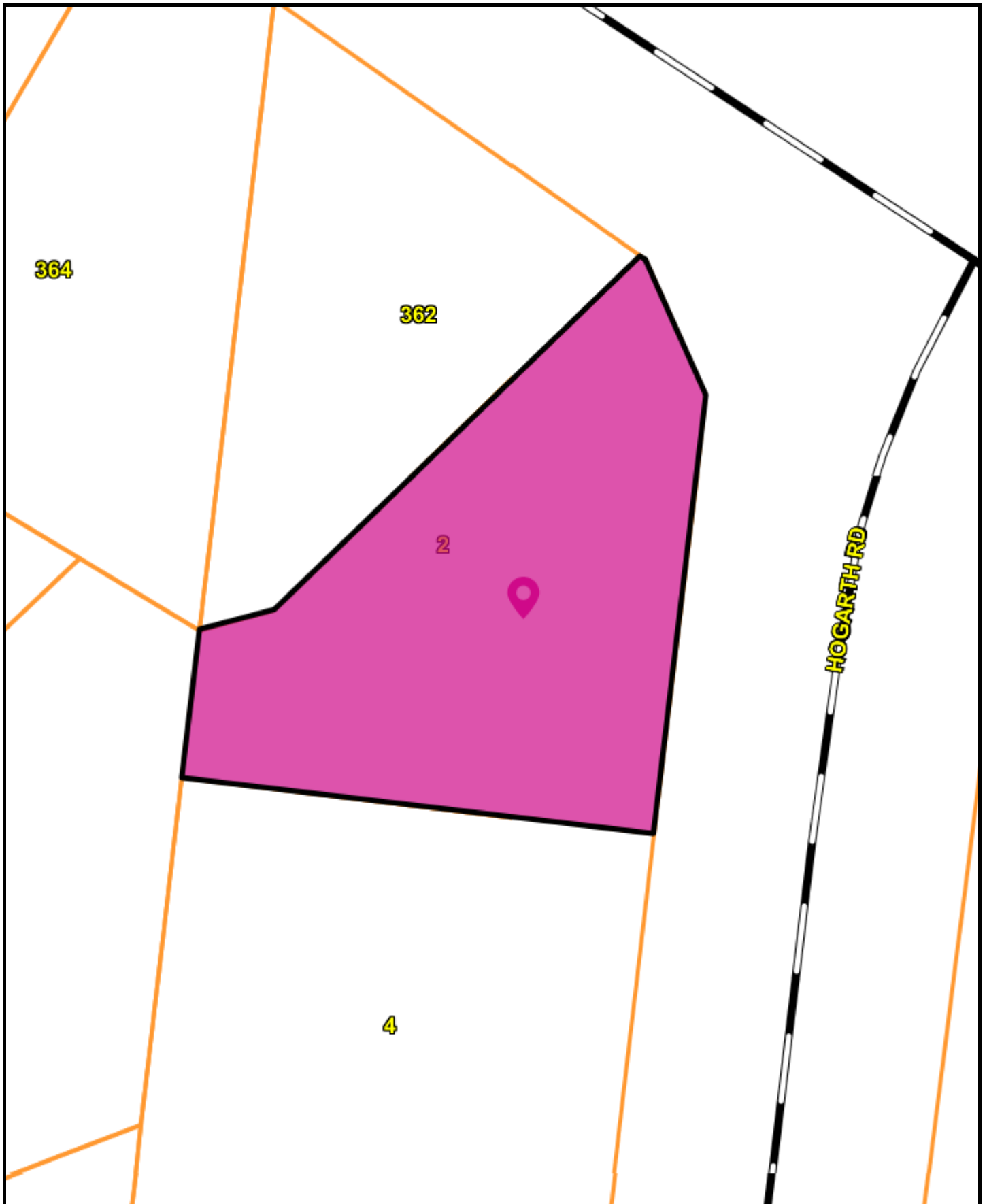
SIGNED by **MICHAEL JOHN BESSELL**
as Solicitor for **EDWARD MALCOLM**
DENSLEY the registered proprietor of the
Land in Certificates of Title Volume 231086
Folio 1 and Volume 231087 Folio 1 in the
presence of:-

)
)
)
)
)
)



Alison Mary Jones
Law Clerk
7 Sebastian Court, Burnie 7320

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: E M DENSLEY FOLIO REF: SOLICITOR CRISP, HUDSON & MANN & REFERENCE:	PLAN SEALED BY: -DATE: 16.10.2006 ..Central Coast Council SUR2005: 44 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



10 m



CENTRAL COAST
COUNCIL

Scale = 1 :
325.080

Central Coast Council
19 King Edward St
Uiversdon
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



3-Aug-2020

Important

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**2 HOGARTH ROAD,
SULPHUR CREEK
DA2020157**

Development Application

Use Class: Residential

Development: Dwelling Extension

Location: 2 Hogarth Road, Sulphur Creek

Project No: 19023-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman

Date: 1 July 2020

PROPERTY DETAILS:

Location: 2 Hogarth Road, Sulphur Creek

Proposal: Dwelling Extension

Use Class: Residential

Zoning: General Residential

Title Reference: CT: 148311/2

PID: 2745882



Source: Listmap State Aerial Photo

1. Executive 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 residential use within the General Residential zone. A residential use is a 'no permit required' use within the use table. The application invokes discretion relative to development standards, which have been addressed within this report.

2. Background

The proposal is located on a 702m² lot created via subdivision in 2006 and situated at 2 Hogarth Road, Sulphur Creek. The site is triangular in shape and contains an existing single dwelling and shed. The lot has two frontages, a primary frontage to the Bass Highway to the north/east and a secondary frontage to Hogarth Road to the east. The lot adjoins residentially developed land to the north/west, west and south. The lot is zoned General Residential with land to the east, north/west, west and south also zoned General Residential. Land to the north/east is zoned Utilities containing Preservation Drive and the state rail network. Land beyond this boundary is crown land adjoining the coast which is zoned Environmental Management.

3. Proposal

Application is made for some alterations to the existing floor plan, including a larger attached garage and a first-floor extension. The ground floor alterations provide for three bedrooms, a rumpus room, bathroom, laundry and double garage. The first-floor extension comprises of a master bedroom with walk-in-robe and ensuite, kitchen, dining and living room which opens out onto a northern facing balcony.

Development Standards

10.4.1 Residential density for multiple dwellings

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

A1	P1
<p>Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (a) 325m²; 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. 	<p>Multiple dwellings must only have a site area per dwelling that is less than 325 m², or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: <ul style="list-style-type: none"> (i) the site is wholly or partially within 400 m walking distance of a public transport stop; (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.

COMMENT: *Not applicable.*

The proposal relates to a single dwelling development.

10.4.2 Setbacks and building envelope for all dwellings

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1

Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

P1

A dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and
- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

COMMENT:

The proposed development has a setback of approximately 10 metres from the primary frontage (Preservation Drive) and 3.3 metres from the secondary frontage (Hogarth Road) therefore compliant with A1 (a) and (b).

A2

A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or
- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.

P2

A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.

COMMENT:

The proposed attached garage faces the secondary frontage, therefore is located behind the primary frontage façade of the dwelling. See site plan A01 for confirmation.

A3	P3
<p>A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m 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"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and <p>(b) only have a setback within 1.5 m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser). 	<p>The siting and scale of a dwelling must:</p> <p>(a) not cause unreasonable loss of amenity by:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>
<p>COMMENT:</p> <p><i>As the site is a corner lot having two frontages, the relative building envelope is 10.4.2C. In such a lot there are two frontages and two side boundaries as per the diagram. This is consistent with the adjoining side boundaries of 362 Preservation Drive and 4 Hogarth Road. The application achieves compliance with this building envelope providing more than 1.5 metres from both the southern and western boundaries and also the vertical building envelope as demonstrated by the elevation plans to which the only portion of the dwelling extending outside of the envelope is the guttering which is a minor protrusion as shown on the northern elevation as less than 600mm.</i></p>	

Table 10.4.2	
Road	Setback (m)
Bass Highway	50

10.4.3 Site coverage and private open space for all dwellings

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

A1	P1
<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces 	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping.

COMMENT: *The proposed ground floor together with the existing garage provides a site coverage of 34% and taking into consideration the driveway provides 34% of the site free of impervious surfaces.*

A2	P2
<p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

COMMENT: *Private open space is located within the courtyard north of the dwelling, accessible from the ground floor rumpus room, compliant with A2. See site plan A01 for confirmation.*

10.4.4 Sunlight and overshadowing for all dwellings

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1	P1
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).	A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

COMMENT:

Both the dining and living room have northern facing windows compliant with A1.

A2	P2
<p>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> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>

COMMENT: *Not applicable.*

The proposal relates to a single dwelling development.

A3	P3
<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.</p>
<p>COMMENT: <i>Not applicable.</i> <i>The proposal relates to a single dwelling development.</i></p>	

10.4.5 Width of openings for garages and carports for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1	P1
<p>A garage or carport within 12 m 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 m or half the width of the frontage (whichever is the lesser).</p>	<p>A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>
<p>COMMENT: <i>Not applicable.</i> <i>The proposed garage does not face the primary frontage.</i></p>	

10.4.6 Privacy for all dwellings

To provide reasonable opportunity for privacy for dwellings.

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 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

P1

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 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining lot or its private open space; or
- (b) another dwelling on the same site or its private open space; or
- (c) an adjoining vacant residential lot.

COMMENT:

The first-floor balcony is located within 3 metres of the western side boundary, but as it is shown to have a 1.8-metre-high privacy screen, compliance with is achieved. See site plan A01 and elevation plan A05 for confirmation.

A2

A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
 - (i) is to have a setback of at least 3 m from a side boundary; and
 - (ii) is to have a setback of at least 4 m from a rear boundary; and
 - (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

P2

A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling; and
- (c) an adjoining vacant residential lot.

<p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 	
<p>COMMENT: <i>The area of impact relates to bedroom 1. The window proposed (W13) is shown to have a sill height of 1.7m and also frosted, therefore if either or both of these options are undertaken, compliance is achieved with A2(b)(iii).</i></p>	

A3	P3
<p>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> <ul style="list-style-type: none"> (a) 2.5 m; or (b) 1 m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>COMMENT: <i>Not applicable.</i> <i>The proposal relates to a single dwelling development and does not include any shared driveways.</i></p>	

10.4.7 Frontage fences

A frontage fence is to –

- (a) assist privacy and security for occupants of a dwelling;
- (b) assist to attenuate likely impact from activity on a road, on the site, or on adjacent land;

A1	P1
<p>The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be –</p> <ul style="list-style-type: none"> (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide not less than a uniform 50% transparency. 	<p>The height of a fence on a frontage or within a frontage setback must be reasonably required for security and privacy of the site</p>

Comment: *Not applicable.*

No frontage fences are included in this proposal.

10.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

A1	P1
<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area. 	<p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

COMMENT: *Not applicable.*

The proposal relates to a single dwelling development.

10.4.9 Suitability of a site or lot 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 connection to a water supply and for the drainage 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"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30° east of north and 20° west of north 	<p>A site or each lot on a plan of subdivision must –</p> <ul style="list-style-type: none"> (a) be of sufficient area for the intended use or development without likely constraint or interference for – <ul style="list-style-type: none"> (i) erection of a building if required by the intended use; (ii) access to the site; (iii) use or development of adjacent land; (iv) a utility; and (v) any easement or lawful entitlement for access to other land; and (b) if a new residential lot, be orientated to maximise opportunity for solar access to a building area

COMMENT:

The lot provides and are of 702m² with sufficient area to provide for a 10m x15m building area clear of any setbacks, easements, right of ways or utilities.

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 -</p> <p>(i) 3.6 m for a single dwelling development; or</p> <p>(ii) 6.0 m for multiple dwelling development or development for a non-residential use; 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>

COMMENT:

The site has a primary frontage to Preservation Drive. The application also includes a new crossover onto the secondary frontage onto Hogarth Road. Both frontages provide private access with a width of frontage exceeding 3.6 metres, compliant with A2.

A3	P3
<p>A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the Water and Sewerage Industry Act 2008</p>	<p>It must be unnecessary to require a water supply</p>
<p>COMMENT:</p> <p><i>The site has an existing connection to a reticulated water supply, compliant with A3.</i></p>	

A4	P4
<p>A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and waste water to a sewage system provided in accordance with the Water and Sewerage Industry Act 2008</p>	<p>It must be unnecessary to require the drainage and disposal of sewage or waste water</p>
<p>COMMENT:</p> <p><i>The site has an existing connection to a reticulated sewerage drainage system, compliant with A4.</i></p>	

A5	P5
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 Urban Drainage Act 2013	It must be unnecessary to require the drainage of stormwater
COMMENT: <i>The site has an existing connection to an Urban Drainage System, compliant with A5.</i>	

10.4.10 Dwelling density for single dwelling development

Residential dwelling density is to–

- (a) make efficient use of suburban land for housing;
- (b) optimise utilities and community services; and
- (c) be not less than 12 and not more than 30 dwellings per hectare

A1	P1
(a) The site area per dwelling for a single dwelling must - (i) be not less than 325m ² ; and	Dwelling density for a single dwelling must be on a site constrained for residential development at suburban densities as a result of – <ul style="list-style-type: none"> (a) size and shape of the site; (b) physical and topographic conditions; (c) capacity of available and planned utilities; (d) arrangements for vehicular or pedestrian access; (e) unacceptable level of risk from exposure to a natural hazard listed in a Code that is part of this planning scheme; (f) contamination; (g) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; (h) a utility; or (i) any lawful and binding requirement – <ul style="list-style-type: none"> (i) 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 (ii) an interest protected at law by an easement or other regulation
COMMENT: <i>The site has an area of 702m², compliant with A1.</i>	

10.4.12 Setback of development for sensitive use

Development for a sensitive use is to –

- (a) minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for a residential purpose; and
- (b) Minimize unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport

A1	P1
<p>A building containing a sensitive use must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary 	<p>The location of a building containing a sensitive use must –</p> <ul style="list-style-type: none"> (a) minimise likelihood for conflict, constraint or interference by the sensitive use on existing and potential use of land in the adjoining zone; and (b) minimise likely impact from existing and potential use of land in the adjoining zone on the amenity of the sensitive use

COMMENT:

The proposal is more than 10 metres from the utilities zone, compliant with A1 (a) and (b). See site plan for confirmation.

A2	P2
<p>Development for a sensitive use must be not less than 50m from –</p> <ul style="list-style-type: none"> (a) a major road identified in the Table to this clause; (b) A railway; (c) Land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area 	<p>Development for a sensitive use must –</p> <ul style="list-style-type: none"> (a) have minimal impact for safety and efficient operation of the transport infrastructure; and (b) incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions; or (c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation within 3 years

COMMENT:

The dwelling extension is sited more than 40 metres from the edge of the railway line. The proposed extension is sited at a similar setback to that of existing development within the site and also further than those directly adjoining along Preservation Drive. Modern construction materials ensure that acoustic issues are mitigated through double glazed windows and wall insulation. A setback exceeding 40 metres, consistent with existing development, together with modern construction is considered sufficient to mitigate any impact to the railway.

Table to Clause 10.4.12 A1

Adjoining Zone	Setback (m)
Local Business	4.0
General Business	4.0
Commercial	4.0
Light Industrial	4.0
General Industrial	4.0
Rural Resource	<ul style="list-style-type: none"> (a) 50.0; or (b) 4.0 if the site is a lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect
Utilities	10.0

Note - If the zone boundary is a road, the setback is from the frontage of the site to the road containing the zone boundary.

Table to Clause 10.4.12 A2	
Road	Setback (m)
Bass Highway	50

CODES	
E1 – Bushfire-Prone Areas Code	N/A
The proposal does not relate to a vulnerable or hazardous use, nor does it involve the subdivision of land.	
E2 - Airport Impact Management Code	N/A
This Code is not relevant in the <i>Central Coast Interim Planning Scheme 2013</i> .	
E3 – Clearing and Conversion of Vegetation Code	N/A
The proposed development does not invoke E3.2.1 (a) through to (f).	
E3 – Clearing and Conversion of Vegetation Code	N/A
The proposed development does not invoke E3.2.1 (a) through to (f).	
E5 - Local Heritage Code	N/A
The lot is not listed within the Heritage Code or listed on the Tasmanian Heritage Register.	
E6 - Hazard Management Code	N/A
There are no hazard areas identified on this site.	
E7 - Sign Code	N/A
There are no signs proposed as part of this application.	
E8 - Telecommunication Code	N/A
The application does not propose any telecommunication facilities.	
E9 - Traffic Generating Use and Parking Code	Yes
The proposal provides two internal residential parking spaces within the garage. See floor plan A04 for further detail.	
E10 - Water and Waterways Code	N/A
The property is located approximately 100 metres from the high tide water mark, ensuring a setback greater than 30 metres from the shoreline is achieved.	

Proposed Extension AT 2 Hogarth rd, Sulphur Creek

FOR Nick & Monique Moore



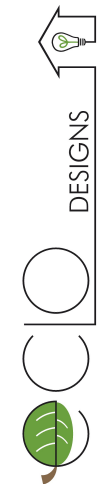
SITE INFORMATION

LAND TITLE REFERENCE: **148311/2**
WIND CLASSIFICATION: **N3 ASSUMED**
SOIL CLASSIFICATION: **M ASSUMED**
CLIMATE ZONE: **7**
BAL LEVEL: **TBC**
ALPINE OR SUB-ALPINE AREA: **N/A**
CORROSION ENVIRONMENT: **<100m AWAY**
OTHER HAZARDS: **N/A**
PID: **2745882**
ZONING: **GENERAL RESIDENTIAL**

AREA SCHEDULE

SITE AREA: **702m2**
EXISTING FLOOR AREA: **143.4m2/15.42SQ.**
PROPOSED GARAGE FLOOR AREA: **42.3m2**
PROPOSED FIRST FLOOR AREA: **120.9m2**
FINISHED TOTAL FLOOR AREA: 274.9m2/29.57SQ.
BALCONY AREA: **22.4m2**
PERVIOUS SURFACE= **238.4m2/34%**

COVER PAGE	A00
SITE PLAN	A01
ISOMETRIC VIEWS	A02
EXISTING FLOOR PLAN	A03
PROPOSED FLOOR PLANS	A04
ELEVATION 1 & 2	A05
ELEVATION 3 & 4	A06
SETOUT PLAN	A07
ROOF PLAN	A08
INTERNAL PLUMBING PLAN GF	A09
INTERNAL PLUMBING PLAN FF	A10
WINDOW SCHEDULE	A11
DOOR SCHEDULE	A12



eclo.designs@outlook.com
0419387746

REV	DATE	DESCRIPTION
1	12/12/20	modifications
2	04/03/20	modifications
3	19/03/20	power pole located
4	08/07/20	redesign for da

CLIENT
Nick & Monique Moore
PROJECT NO.
19023

PROJECT NAME
Proposed Extension

PROJECT ADDRESS
**2 Hogarth rd,
Sulphur Creek**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Cover Page

DOCUMENT PHASE
Development Approval

A00

SITE PLAN LEGEND & NOTES:

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

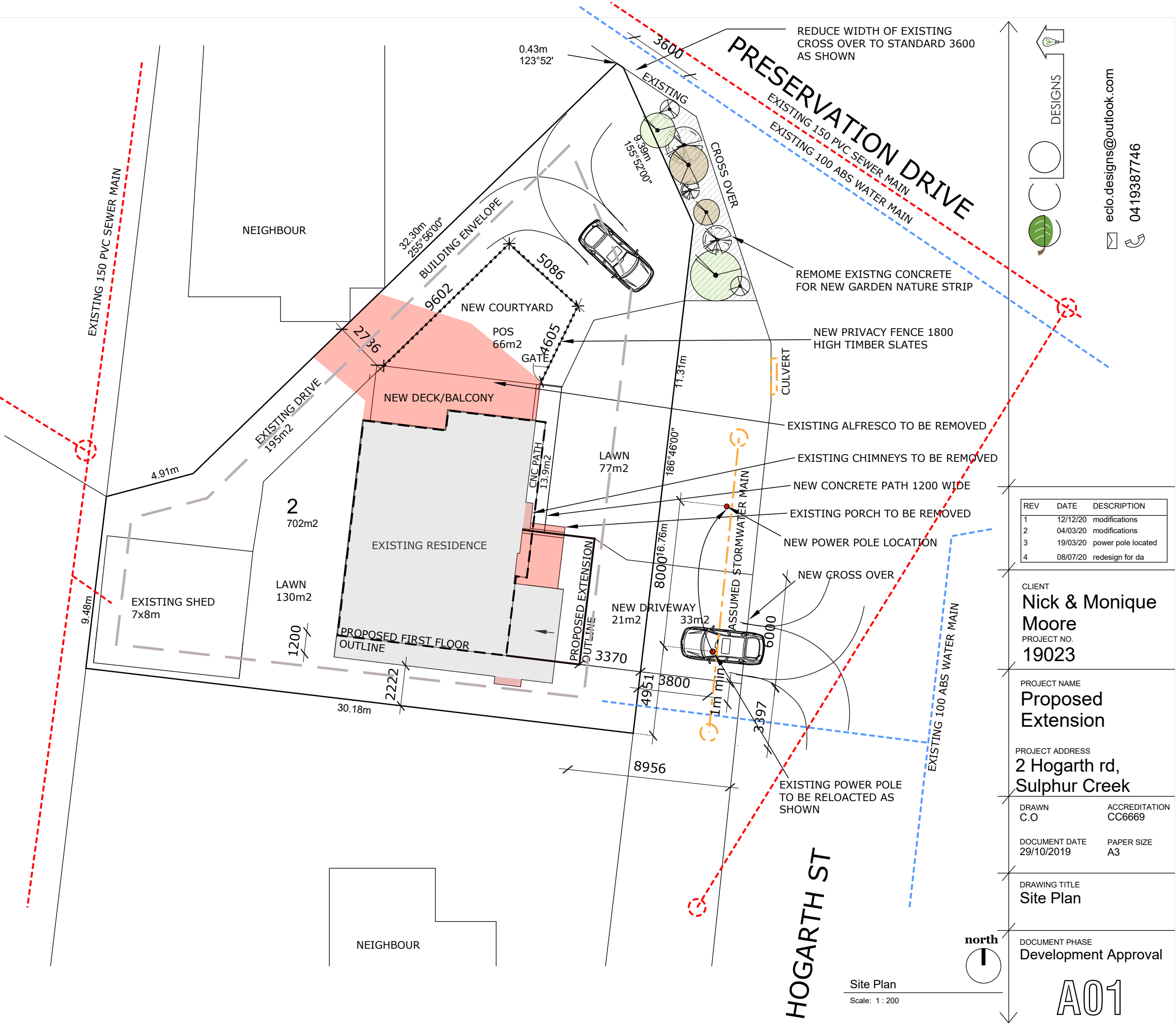
PROTECTION WORK:
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

DRIVEWAY:
EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER

PERMIABLE AREA= 273m2/39%

SITE SERVICES:

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



REV	DATE	DESCRIPTION
1	12/12/20	modifications
2	04/03/20	modifications
3	19/03/20	power pole located
4	08/07/20	redesign for da

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DRAWN
C.O
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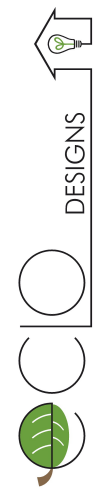
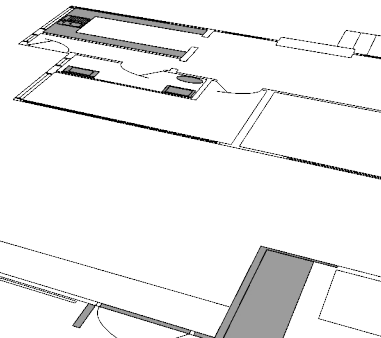
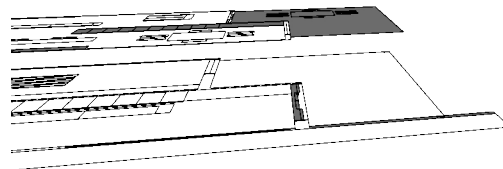
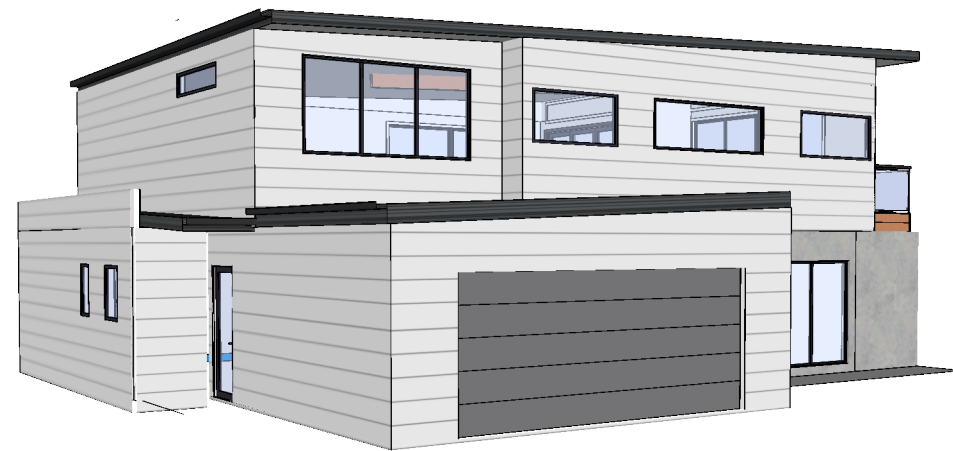
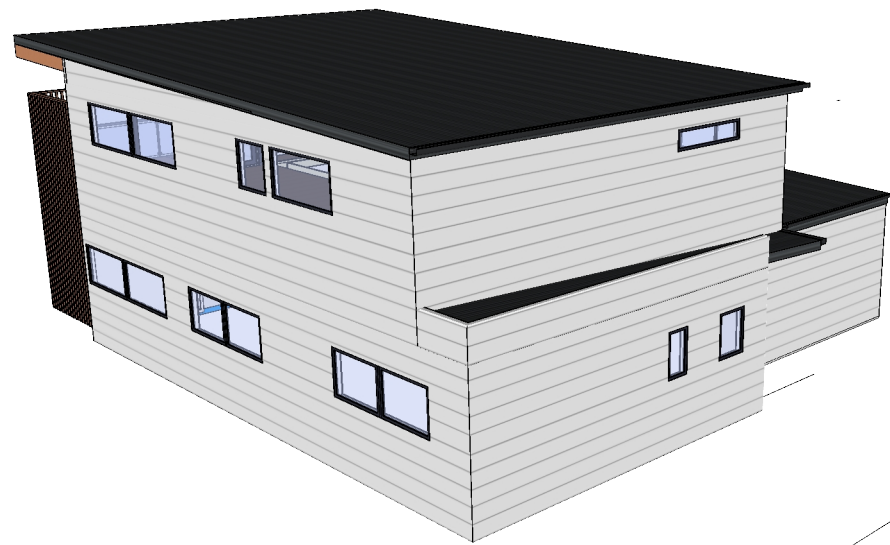
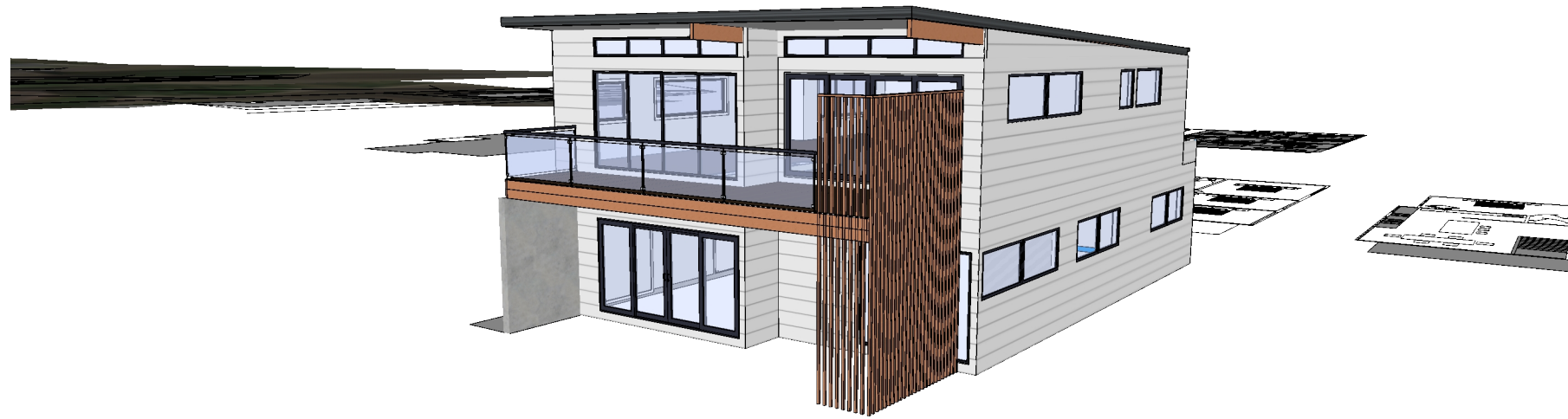
DOCUMENT DATE
29/10/2019
PAPER SIZE
A3

DRAWING TITLE
Site Plan

DOCUMENT PHASE
Development Approval

A01

Site Plan
Scale: 1 : 200



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REV	DATE	DESCRIPTION
1	12/12/20	modifications
2	04/03/20	modifications
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4	08/07/20	redesign for da

CLIENT
**Nick & Monique
Moore**
PROJECT NO.
19023

PROJECT NAME
**Proposed
Extension**

PROJECT ADDRESS
**2 Hogarth rd,
Sulphur Creek**

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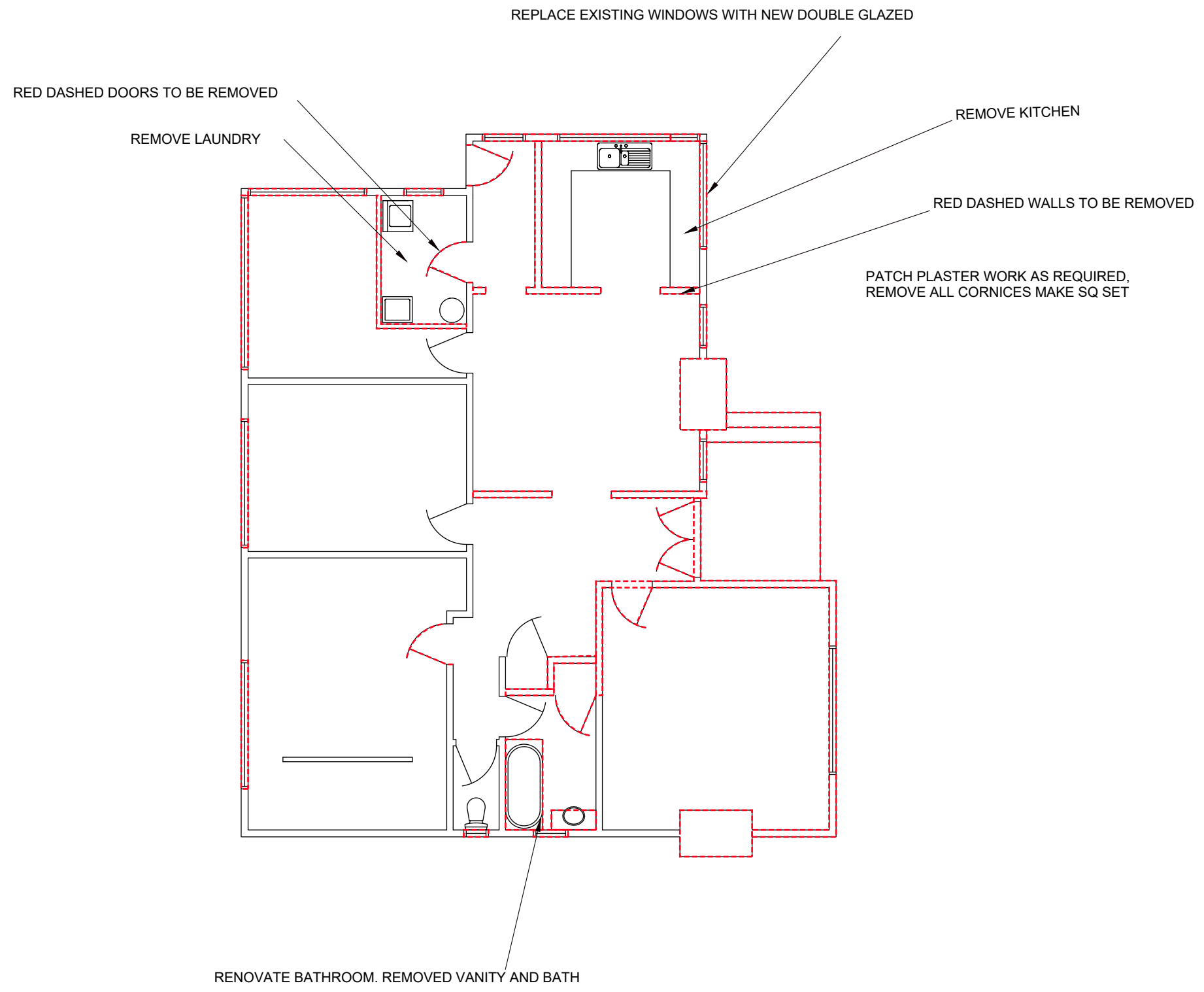
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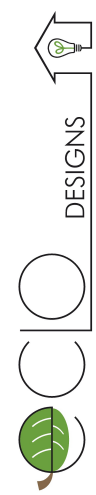
DRAWING TITLE
Isometric views

DOCUMENT PHASE
Development Approval

Isometric views
Scale: 1 : 100

A02





DESIGNS

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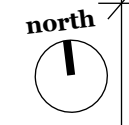
PROJECT NAME
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PROJECT ADDRESS
**2 Hogarth rd,
Sulphur Creek**

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DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Existing Floor Plan

DOCUMENT PHASE
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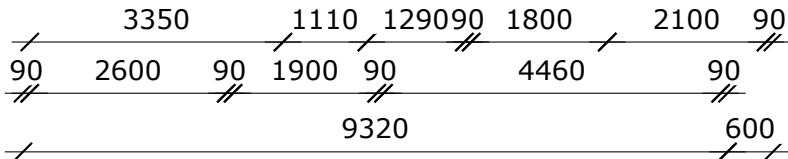
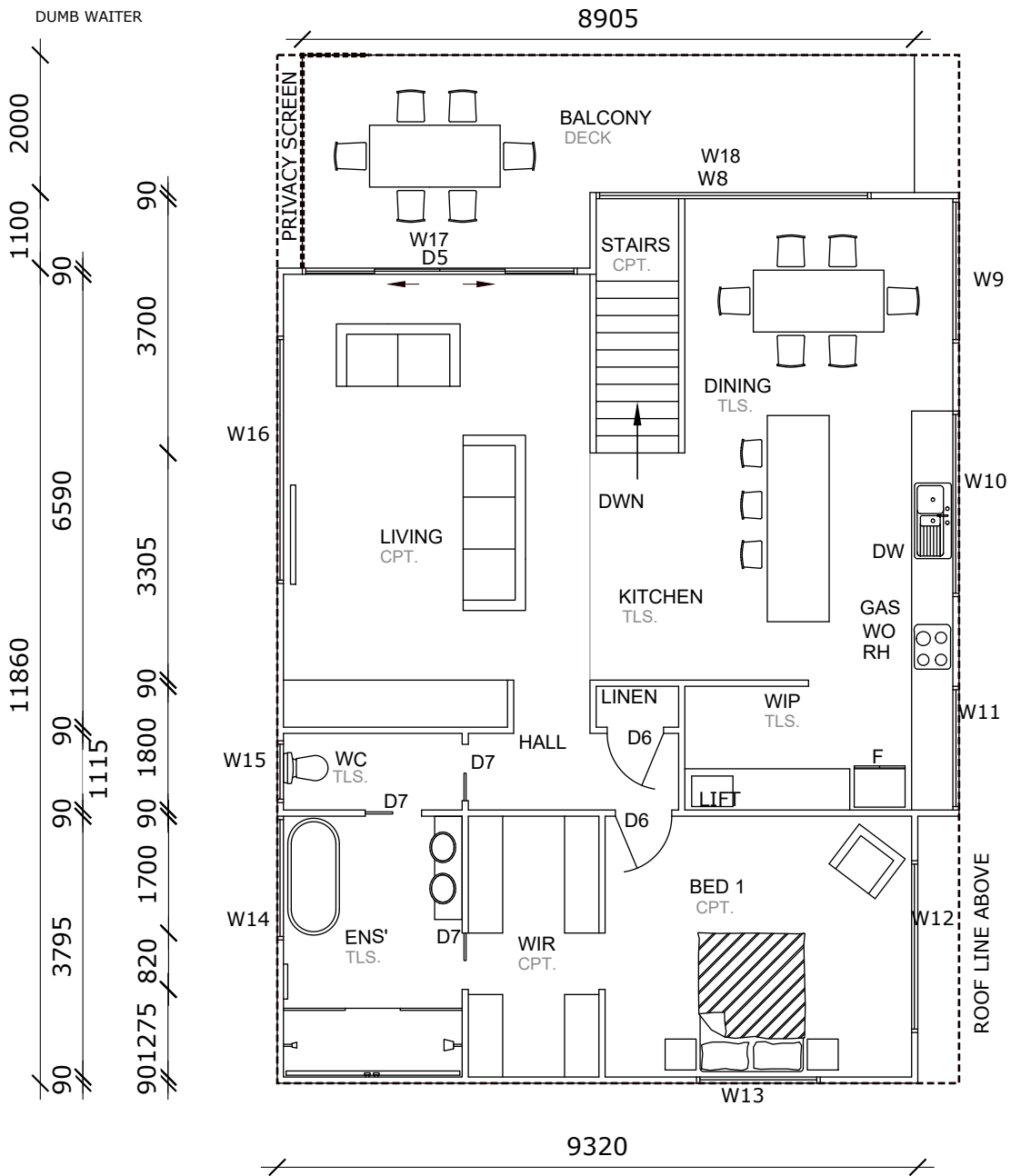
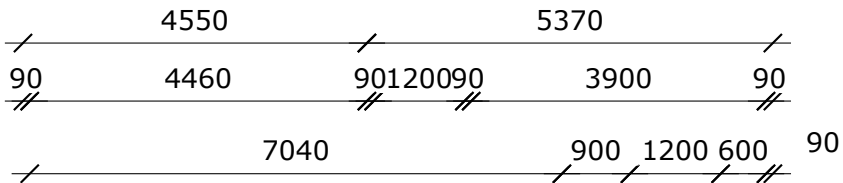


Existing Floor Plan
Scale: 1 : 100

A03

FLOOR PLAN LEGEND:

- W##
- D##
- HW
- WO
- DW
- F
- WM
- HPU
- PAN
- LIFT
- WINDOW MARKER
- DOOR MARKER
- HOTWATER CYLINDER
- WALL OVEN
- DISH WASHER
- FRIDGE
- WASHING MACHINE
- HEAT PUMP UNIT
- PANTRY
- DUMB WAITER



POSTS & COLUMN.

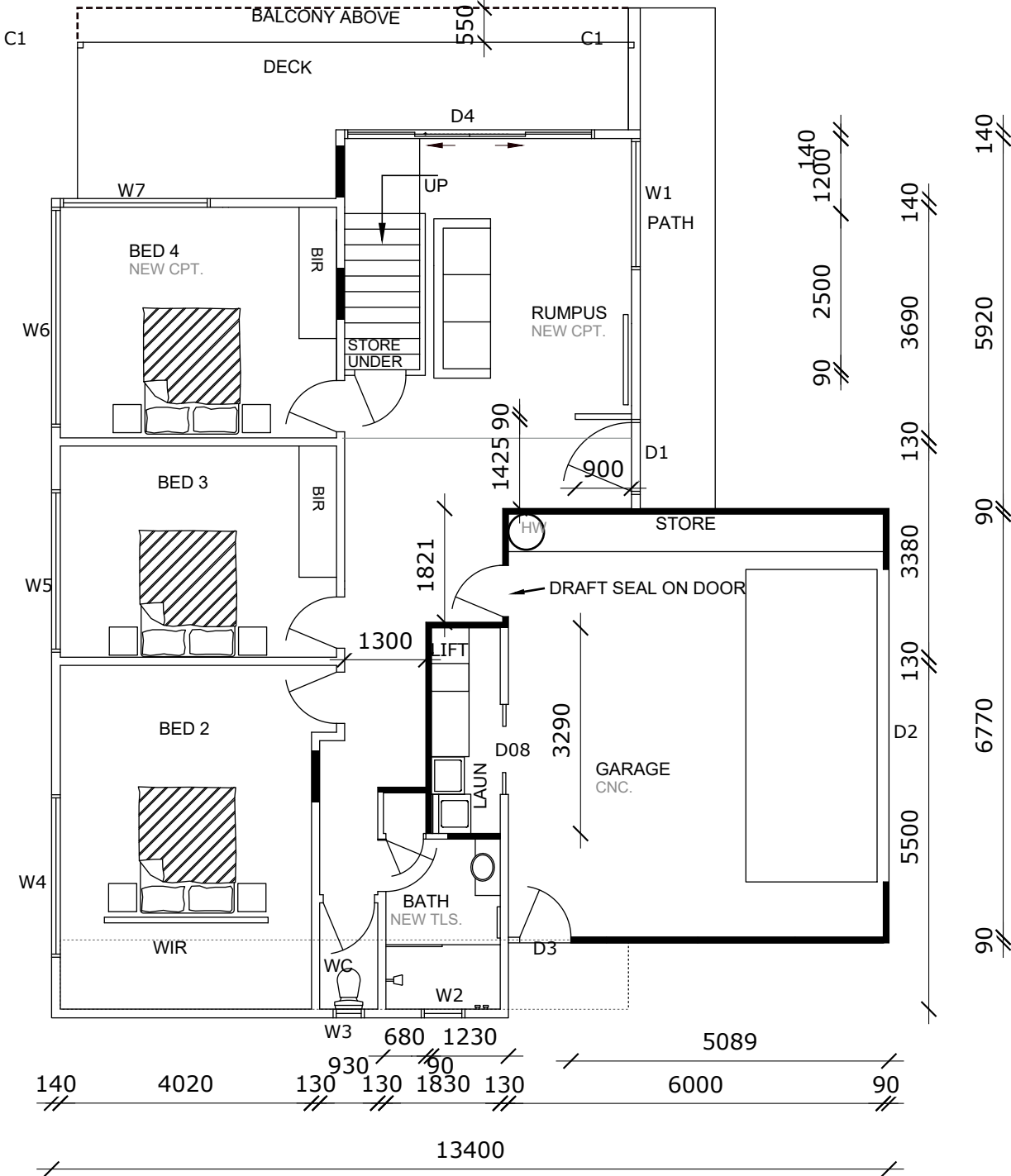
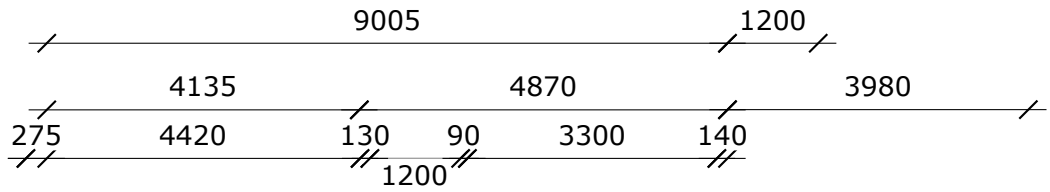
- C1:
- TIMBER/STEEL POST
- TO ENGINEERS SPECIFICATIONS

INTERNAL INSULATION:

R2.0 INSULATION BATTS REQUIRED TO INTERNAL WALLS SEPARATING WET AREAS TO HABITABLE ROOMS.
FOR SOUND SEPARATION AS PER NCC 3.8.6 NOT LESS THAN 50 DENSITY R_w
R2.0 INSULATION BATTS REQUIRED TO INTERNAL WALLS OF THE GARAGE FOR THERMAL PERFORMANCE AS PER NCC 3.12.1.6

NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

FIRST FLOOR PLAN



GROUND FLOOR PLAN



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29/10/2019
PAPER SIZE
A3

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Proposed Floor Plans

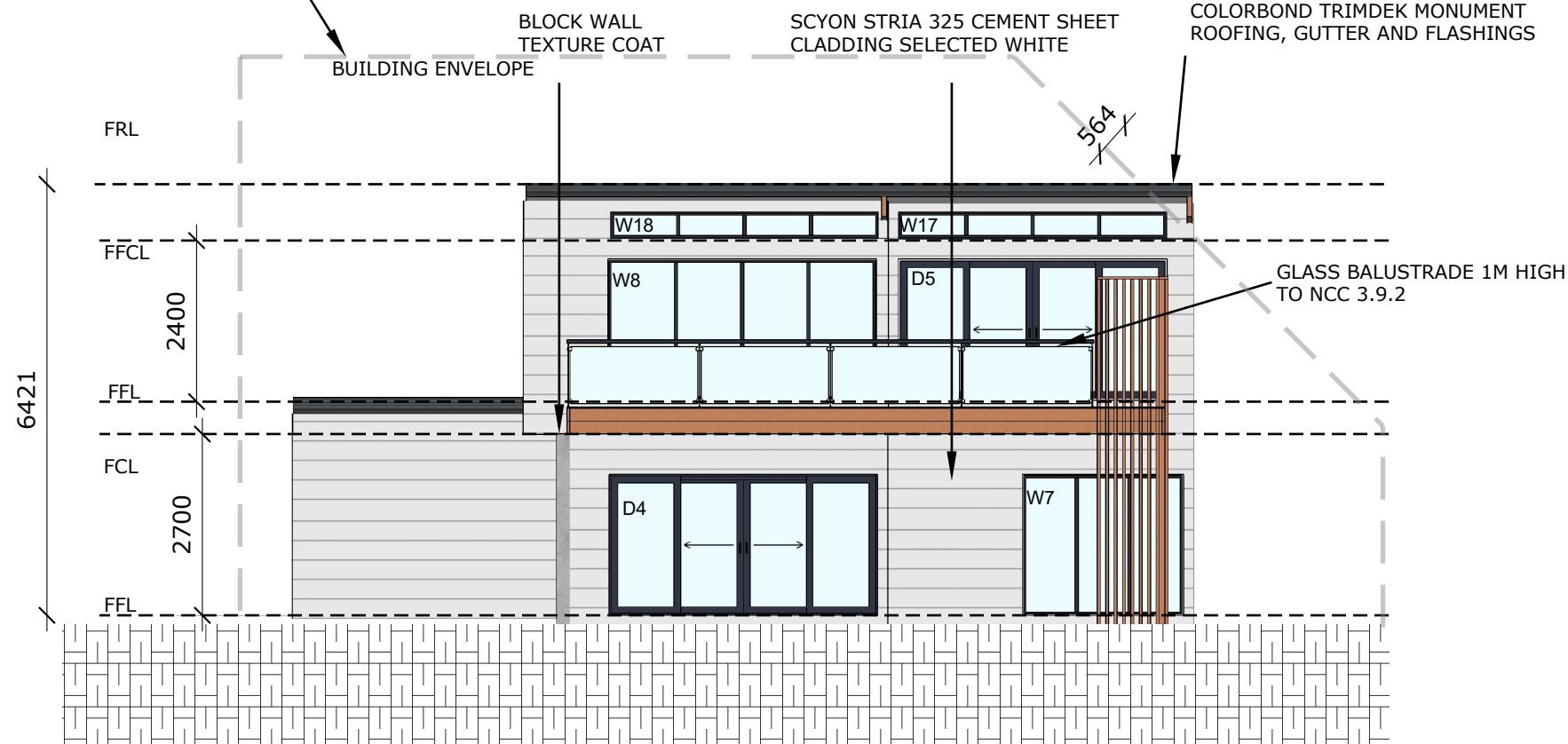
DOCUMENT PHASE
Development Approval



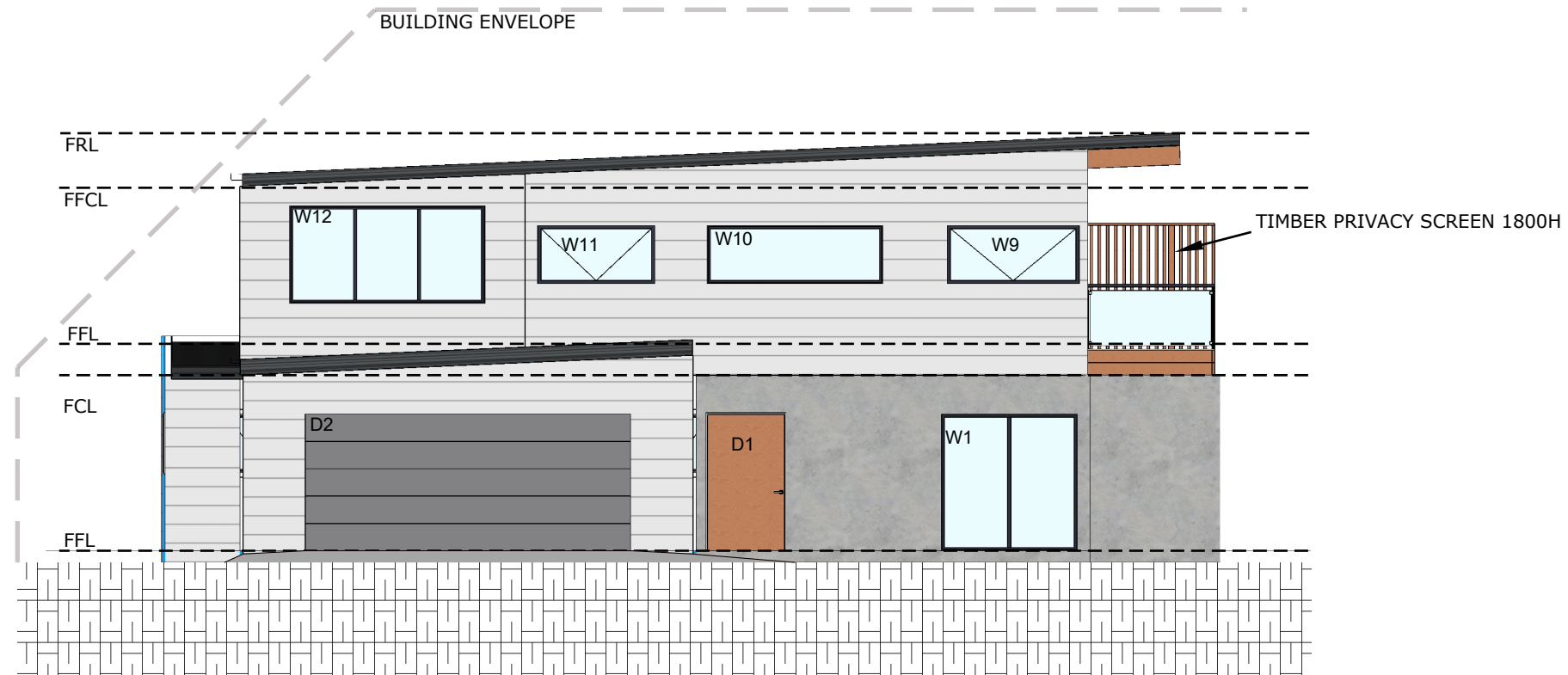
Proposed Floor Plans
Scale: 1 : 100

A04

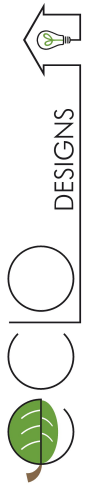
BUILDING ENVELOPE TO DIAGRAM 10.4.2C.



1 North Elevation
Scale: 1 : 100



2 East Elevation
Scale: 1 : 100



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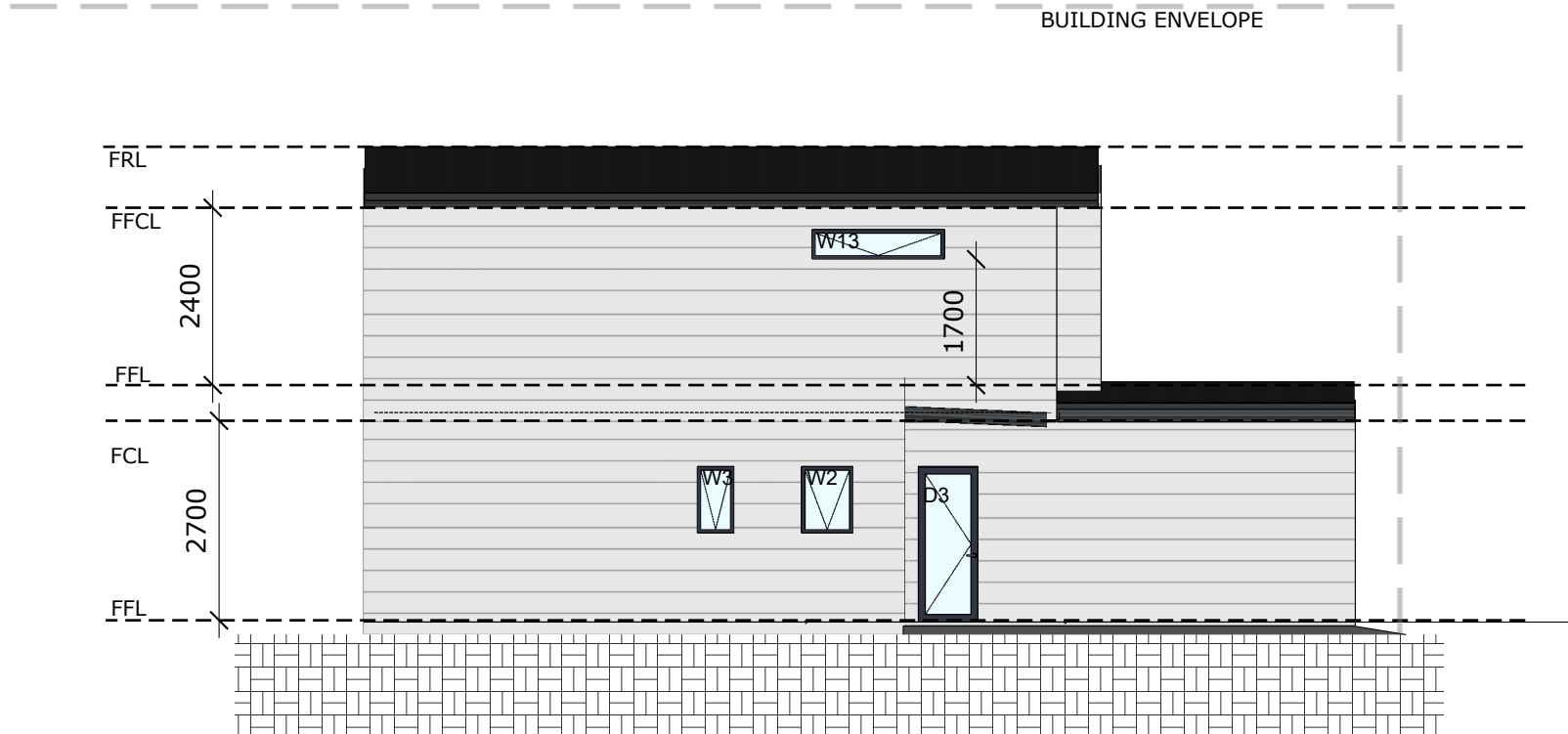
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29/10/2019
PAPER SIZE
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DRAWING TITLE
Elevations 1 & 2

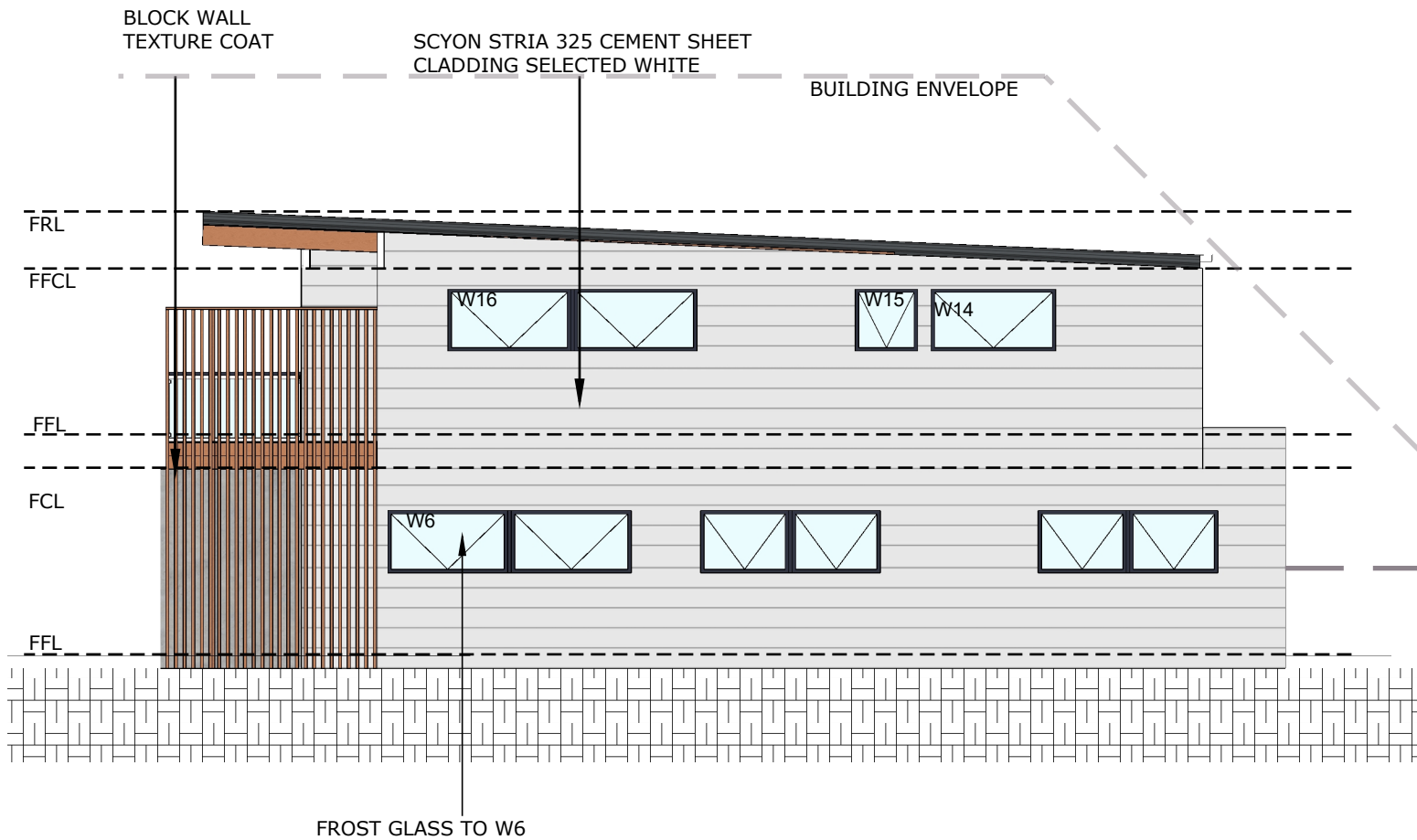
DOCUMENT PHASE
Development Approval

A05

BUILDING ENVELOPE TO DIAGRAM 10.4.2C.



3 South Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100

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Sulphur Creek**

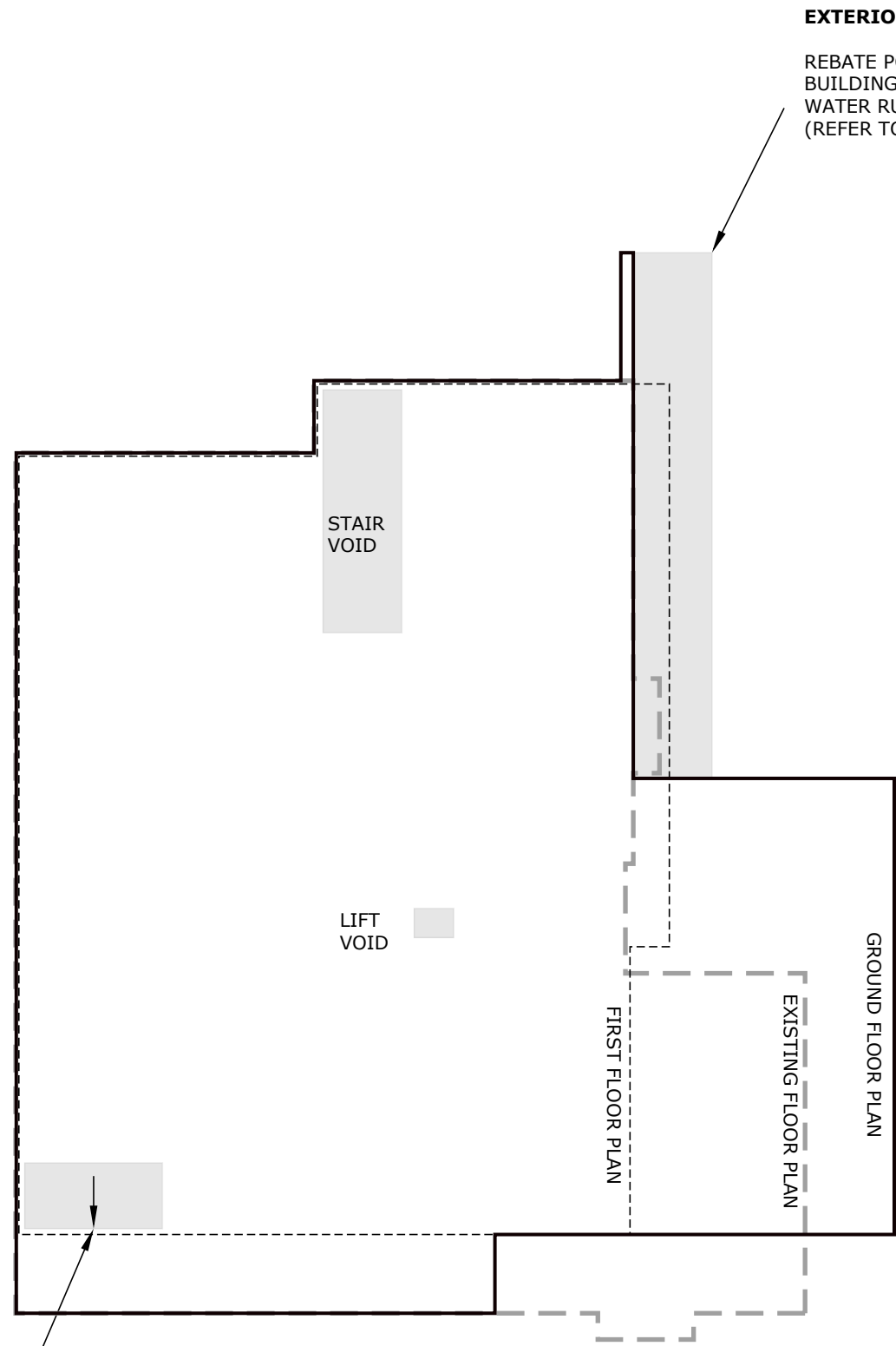
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C.O
ACCREDITATION
CC6669

DOCUMENT DATE
29/10/2019
PAPER SIZE
A3

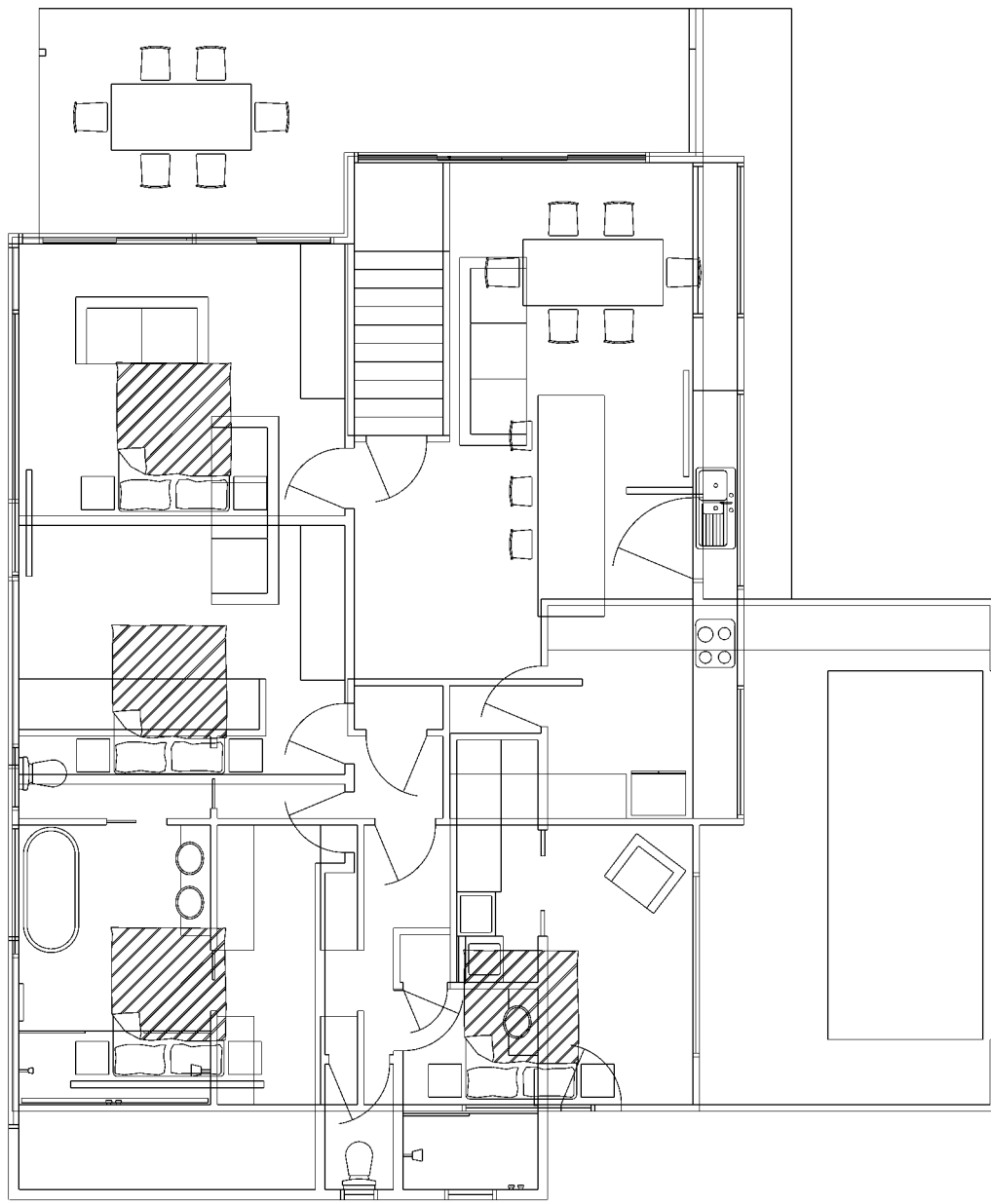
DRAWING TITLE
Elevations 3 & 4

DOCUMENT PHASE
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A06



EXTERIOR CONCRETE:
REBATE PORCH RL -50 BELOW FLOOR LEVEL. SLOPE AWAY FROM BUILDING TO ENSURE APPROPRIATE FALL IS ACHIEVED 1:50 FOR WATER RUNOFF .
(REFER TO ENGINEERING PLANS DETAILS)



STEPLESS SHOWER:

FLOOR TRUSSES REBATED FOR SHOWER BASE TO ENSURE APPROPRIATE FALL IS ACHIEVED 1:50. STAINLESS STEEL GRATE DRAIN RL -20 BELOW FLOOR LEVEL.
(REFER TO A17 FOR WATER PROOFING DETAILS)

Setout Plan
Scale: 1 : 100



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PROJECT NAME
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PROJECT ADDRESS
**2 Hogarth rd,
Sulphur Creek**

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DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Setout Plan

DOCUMENT PHASE
Development Approval

A07

ROOF PLAN NOTES:

GUTTERS AND DOWNPIPES TO AS3500. MAXIMUM CENTRES FOR DOWNPIPES TO BE 12M.

ROOF STRUCTURE:

2.5 DEGREES

CUSTOM TRIMDEK ROOFING IN MONUMENT & PERMIABLE SARKING
TIMBER TRUSSES TO MANUFACTURES SPECIFICATIONS

EAVES VENTS WITH MESH BACKING AT INTERVALS AS SHOWN (2500mm MAX. CENTRES).

ROOF PLUMBING:

GENERIC QUAD 150 HIGH FRONT GUTTER
IN MONUMENT AND FASCIA

COLORBOND MONUMENT CAPPINGS
AND FLASHINGS

D.P. 100 x 50 UPVC SQUARE DOWNPIPES
PAINT FINISH

NOTES:

BATTENS TYPICALLY 70 X 35 DEEP HARDWOOD @ 600MAX. CENTRES. (USE F5 KD TREATED PINE IF BATTENS ON TOP OF SARKING).

SEE BCA VOL. 2 FIGURE 3.5.1.5 DIAGRAM B FOR DEFINITION OF INTERNAL AND END SPANS.

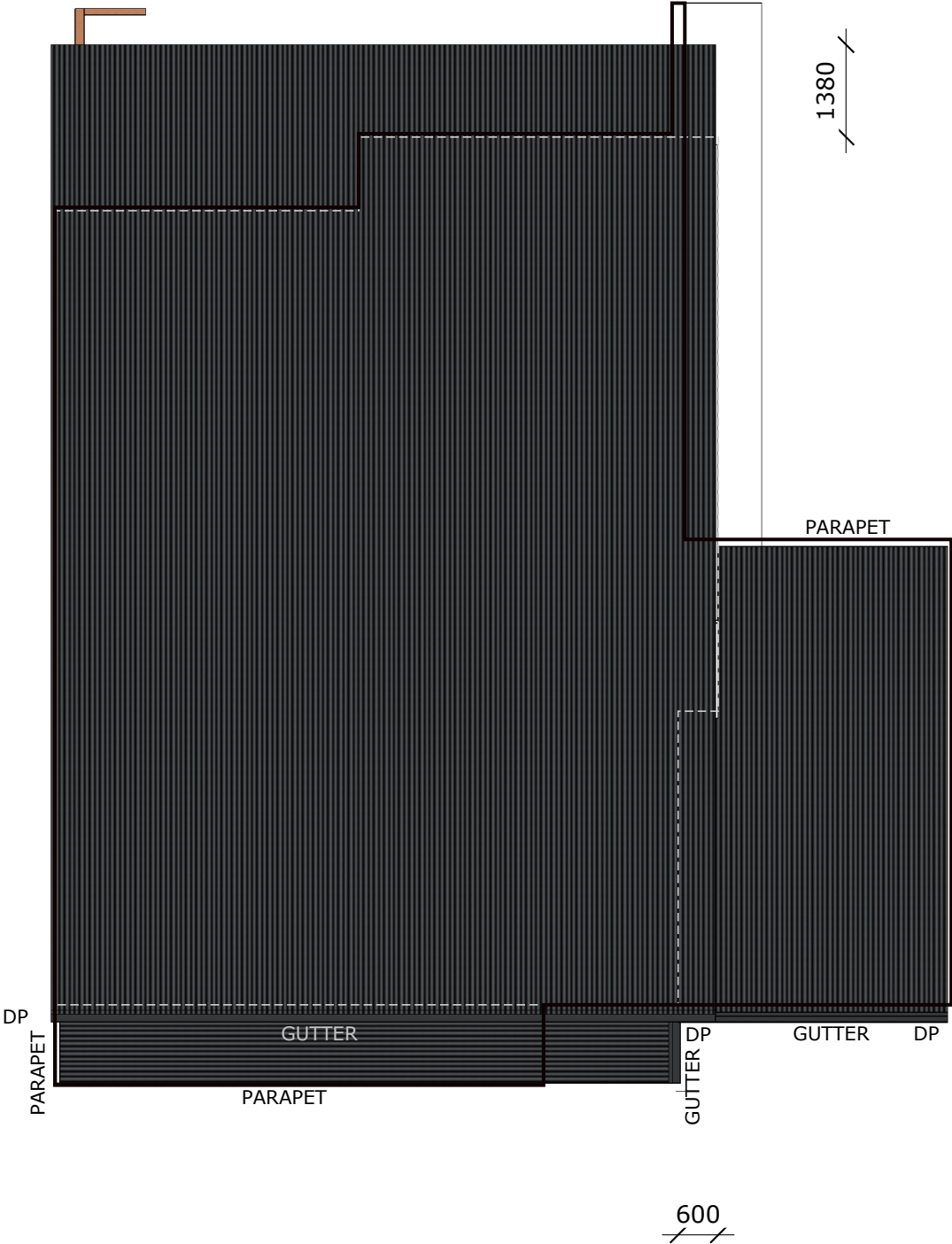
VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

ROOF DRAINAGE MUST COMPLY WITH:
- PLUMBING CODE OF AUSTRALIA PART D1
- AS/NZS 3500.3
- BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2.
(DEEMED TO SATISFY PROVISIONS)



Roof Plan
Scale: 1 : 100



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DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Roof Plan

DOCUMENT PHASE
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A08

LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

- a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to

LEGEND:

- AAV - AIR ADMITTANCE VALVE
- EV - EDUCT VENT
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- NDP - NEW DOWN PIPE
- EDP - EXISTING DOWN PIPE
- I.S - INSPECTION SHAFT
- FC - FLEXIBLE CONNECTOR
- FWG - FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)
(TPRV FROM HWC CONNECTED INTO STORMWATER)

ORG rim to be minimum 150mm below lowest sanitary fitting.

CONNECT NEW STORMWATER INTO EXISTING DRAINAGE AS SHOWN

CONNECT NEW SEWER DRAINAGE INTO EXISTING AS SHOWN

EXISTING STORMWATER LOCATION UNKNOWN, TO BE SITE VERITIED

CAUTION UNDER GROUND SEWER PIPING IN VINCINTY, DIVERT EXISTNG SEWERLINE AROUND NEW EXTENSION

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Nick & Monique Moore
PROJECT NO.
19023

PROJECT NAME
Proposed Extension

PROJECT ADDRESS
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Sulphur Creek

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DOCUMENT DATE
29/10/2019
PAPER SIZE
A3

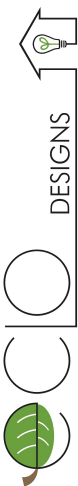
DRAWING TITLE
Internal plumbing
plan ground floor

DOCUMENT PHASE
Development Approval



Internal plumbing plan ground
Scale: 1 : 100

A09



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LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

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- b) be able to withstand the temperatures within the piping; and
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Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

- a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

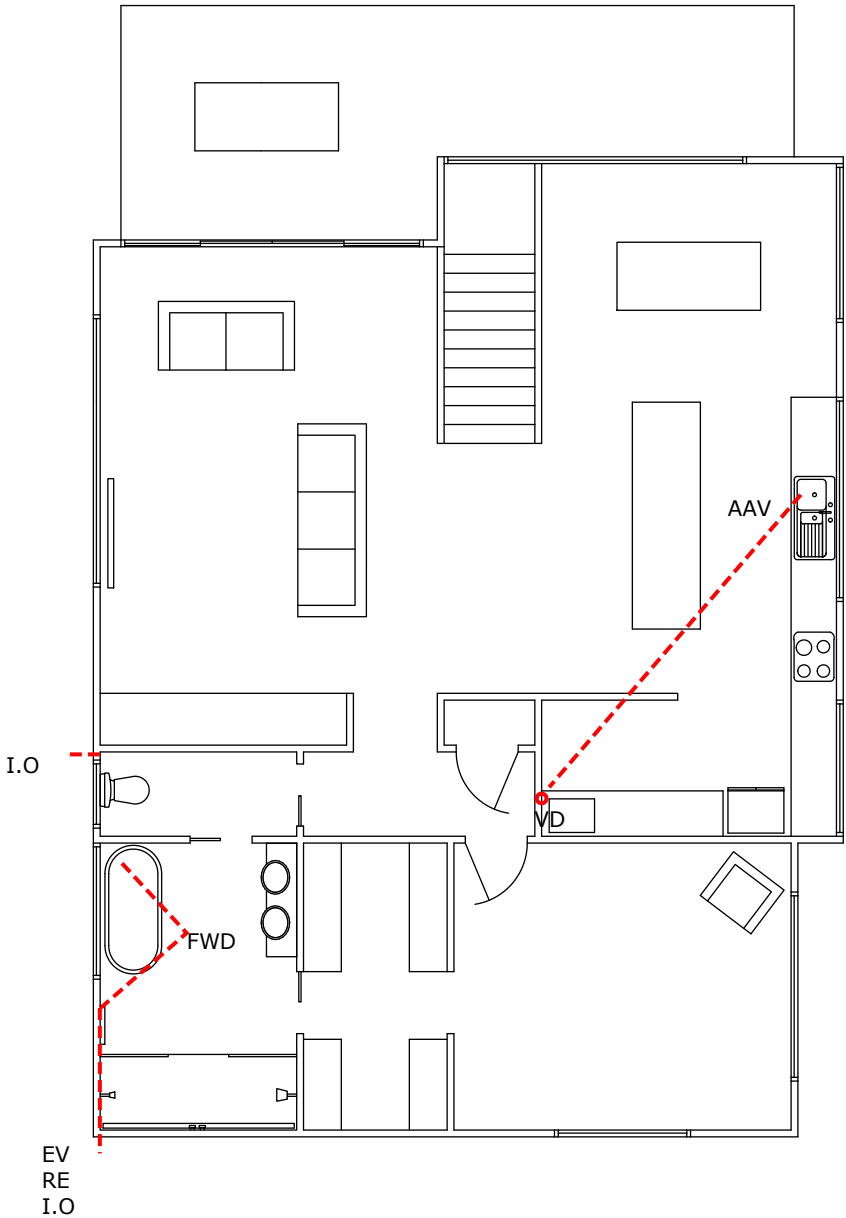
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to

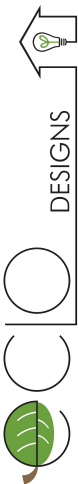
LEGEND:

- VD - VERTICAL DROPPER
- AAV - AIR ADMITTANCE VALVE
- EV - EDUCT VENT
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWN PIPE
- FC - FLEXIBLE CONNECTOR
- FWG - FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)

(TPRV FROM HWC CONNECTED INTO STORMWATER)



Internal plumbing plan first floor
Scale: 1 : 100



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DRAWING TITLE
Internal plumbing
plan first floor

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A10

WINDOW SCHEDULE

All window sizes to be checked and measured on site

WINDOW #	TYPE	HEAD HEIGHT	TOTAL DIMENSIONS	OPENABLE DIMENSIONS	FRAME	FRAME FINISH & COLOUR	GLAZING	HARDWARE	INTERIOR ARCHITRAVE
GROUND FLOOR									
W01	FIXED	2100mm	2100mm x 2100mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W02	AWNING	2100mm	900mm x 700mm	900mm x 700mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W03	AWNING	2100mm	900mm x 500mm	900mm x 500mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W04	AWNING	2100mm	900mm x 2600mm	2/900mm x 1300mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	2x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W05	AWNING	2100mm	900mm x 2600mm	2/900mm x 1300mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	2x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W06	AWNING	2100mm	900mm x 3520mm	2/900mm x 1760mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED FROST GLASS	2x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W07	FIXED	2100mm	2100mm x 2400mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
FIRST FLOOR									
W8	FIXED	2100mm	2100mm x 4000mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W09	AWNING	1700mm	900mm x 2100mm	900mm x 2100mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W10	FIXED	1700mm	900mm x 3000mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W11	AWNING	1700mm	900mm x 1800mm	900mm x 1800mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W12	FIXED	2100mm	1500mm x 3000mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W13	AWNING	2100mm	400mm x 1800mm	600mm x 1800mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W14	AWNING	2100mm	900mm x 1800mm	900mm x 1800mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W15	AWNING	2100mm	900mm x 900mm	900mm x 900mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	1x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W16	AWNING	2100mm	900mm x 3600mm	2/900mm x 1800mm	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	2x AWNING WINDER	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W17	FIXED	3300mm	600mm x 4000mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
W18	FIXED	3300mm	600mm x 4000mm	N/A	20mm ALUMINIUM SCYON AXCENT TRIM	MONUMENT MATTE	DOUBLE GLAZED STANDARD GLASS	N/A	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.
REFER TO ENERGY ASSESSMENT FOR GLAZING U-VALUE AND SHGC REQUIREMENTS

SHOWER SCREENS 1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS1288.

MINIMUM 4MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20MM IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700MM ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200MM ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.
REFER TO SECTIONS FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.
PROTECTION OF OPENABLE WINDOWS.
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH.
PROTECT THE WINDOWS (IDENTIFIED IN THE TABLE BESIDE) BY ONE OF THE FOLLOWING METHODS:
a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
b) A SCREEN WITH SECURE FITTINGS.
THE DEVICE OR SCREEN MUST:
a) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE: WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288.



eclo.designs@outlook.com
0419387746

REV	DATE	DESCRIPTION
1	12/12/20	modifications
2	04/03/20	modifications
3	19/03/20	power pole located
4	08/07/20	redesign for da

CLIENT
Nick & Monique Moore
PROJECT NO.
19023

PROJECT NAME
Proposed Extension

PROJECT ADDRESS
**2 Hogarth rd,
Sulphur Creek**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Window Schedule

DOCUMENT PHASE
Development Approval

A11

DOOR SCHEDULE

All door sizes to be checked and measured on site

DOOR #	TYPE	HEAD HEIGHT	TOTAL DIMENSIONS	FRAME	GLAZING	HARDWARE	INTERIOR ARCHITRAVE
GROUND FLOOR							
D01	EXTERNAL SWING DOOR	2100mm	2100mm x 1070mm	POWDERCOAT MONUMENT MATT	N/A	LEVER HANDLE WITH LOCK	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D02	PANEL LIFT GARAGE DOOR	2100mm	2100mm x 5000mm	TIMBER	N/A	MOTOR & REMOTE CONTROL	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D03	EXTERNAL SWING DOOR	2100mm	2100mm x 920mm	POWDERCOAT MONUMENT MATT	SINGLE GLAZED STANDARD GLASS	LEVER HANDLE WITH LOCK	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D04	EXTERNAL SLIDING DOOR	2100mm	2100mm x 4000mm	POWDERCOAT MONUMENT MATT	DOUBLE GLAZED STANDARD GLASS	SIDE HANDLE WITH LOCK	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D08	INTERNAL CAVITY SLIDER	2100mm	2100mm x 1440mm	TIMBER	N/A	SIDE HANDLES	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
FIRST FLOOR							
D05	EXTERNAL SLIDING DOOR	2100mm	2100mm x 4000mm	POWDERCOAT MONUMENT MATT	DOUBLE GLAZED STANDARD GLASS	SIDE HANDLE WITH LOCK	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D06	INTERNAL SWING DOOR	2100mm	2100mm x 820mm	TIMBER	N/A	LEVER HANDLE	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D07	INTERNAL CAVITY DOOR	2100mm	2100mm x 820mm	TIMBER	N/A	LEVER HANDLE	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH



eclo.designs@outlook.com
0419387746

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DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 29/10/2019	PAPER SIZE A3

DRAWING TITLE
Door Schedule

DOCUMENT PHASE
Development Approval

A12



In Memoriam

PLUMMER

Sam

29.9.1981 - 5.8.2016

"Never is an awfully long time... and then..."

Always and forever,
Mum and Dad,
Jem, Nick and Holly.

Events & Functions

NW MRA HEYBRIDGE

with

Gina Timms

Sat 8th August
6.30pm
Camping-Meal-Show
Booking essential
0438 996 470

For Sale

LOUNGE 3 seater

all leather, dark green,
light use, \$1000 ono;
Sony - complete
surround system, \$400;
Piano, upright, modern
with stool, excellent
condition, Alex
Steinback, \$2000;
Rotary hoe, Robin
motor, as new, \$1600.
Ph. 0400 911 760.

SILAGE

top quality \$110 incl
GST. Phone David
0438 584 532.

Local Government

BURNIE CITY COUNCIL

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

Applications for use and development of land have been received:-

Application No: DA 2020/56
Site: 9 Janet Drive PARK GROVE
CT 173166/9

Proposal: Multiple Dwellings x 3
Discretionary Matter: Reliant on performance criteria for grant of permit - Clause C2.6.2 (P1) and Clause C7.6.1 (P1.1)

Application No: DA 2020/82
Site: 22 Richardson Crescent
PARK GROVE - CT 173099/16

Proposal: Dwelling Extension and Renovations
Discretionary Matter: Reliant on performance criteria for grant of permit - Clause 8.4.2 (P3)

The applications may be viewed on the Burnie City Council's website at <https://www.burnie.net/permits>

A hard copy of the full application documents may be requested by telephoning 6430 5839; and on payment of a fee representing the cost of reproduction, provided to the person who requested the copy either by -

(a) collection from a place nominated by an officer of the council; or
(b) ordinary post to the address nominated

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net by no later than 5.00pm on 19 August 2020.

Dated: 5 August 2020

Gary Neil
ACTING GENERAL MANAGER

www.burnie.net


Put the feels in
with Emoji!



No time to phone? SUBMIT YOUR CLASSIFIED ONLINE!
advertisers.com.au

For Sale

TOOL BAR, 3m wide
\$500; steel smudger
3.5m wide x 2m deep,
\$250. 0476 196 873.

Beauty Health and Fitness

MASSAGE. Michelle
Betts. Relax and
unwind. Devonport.
Ph: 0407 901 125.

Motor Vehicles

MAZDA 2
NEO

1st registered May
2019, red, auto., only
40,000 kms. \$15,000
o.n.o. Ph.
0437 454 655.

Real Estate

RENT OR BUY Cheap
Cottage/shack, Wyn-
Somerset area. Ph.
0455 506 774.

Livestock

Ulverstone Pet Food

Stock wanted, suitable
for pet food.
Ph. 6425 5822 or
0408 141 972 (AH).

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: 2 Hogarth Road, Sulphur Creek
Proposal: Residential (dwelling extensions -
garage and second storey addition) -
proximity to the railway line
Application No: DA2020157

Location: 241 Penguin Road, West Ulverstone
Proposal: Residential (subdivision - two lots) -
internal lot, variation to lot size,
proximity to Rural Resource zone and
electricity supply
Application No: DA2020202

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 19 August 2020.

Date of notification: 5 August 2020.

SANDRA AYTON
General Manager



APPLICATIONS FOR PLANNING PERMITS

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

No: SD2098

Location: 23 Millpond Court Wynyard

Applicant: Millpond Holdings Wynyard Pty Ltd

Zoning: General Residential

Use Class: Residential

Proposal: Subdivision (3 into 4 lots)

Discretionary Matter: Suitability of a site or lot for use or development 10.4.9 (P2) & Subdivision 10.4.13 (P2)

No: DA 99/2020

Location: 132 Calder Road Wynyard

Applicant: L W Stewart

Zoning: Rural Resource

Use Class: Residential

Proposal: Outbuilding

Discretionary Matter: Suitability of a site or lot on a plan of subdivision for use or development 26.4.1 (P1) & Location and configuration of development 26.4.2 (P1)

No: DA 97/2020

Location: 23-25 Wragg Street Somerset

Applicant: GHD Pty Ltd

Zoning: General Business

Use Class: Hotel Industry

Proposal: Hotel extension & partial demolition, reconfigured parking & signage.

Discretionary Matter: Suitability of a site or lot for use or development 21.4.1 (P1), Location and configuration of development 21.4.2 (P2), Visual and acoustic privacy for residential use 21.4.3 (P1), Setback from zone boundaries 21.4.5 (P1), Development Standards E7.6 (P1), Provision for parking E9.5.1 (P1) & Provision for loading and unloading of vehicles E9.5.2 (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. 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 19 August 2020.

Dated at Wynyard this day, 5 August 2020.

Shane Crawford, General Manager

PO Box 168, WYNYARD 7325

Email: council@warwyn.tas.gov.auwww.warwyn.tas.gov.au

Public Notices



Notice For Claims

All persons having
claims against the
undistributed
deceased estates are
required to lodge the
same with the Public
Trustee, Hobart on
or before the 5th day
of September next.
Particulars of assets
held by any person
are also requested.

Noel Patrick
Saunders late of
Queenstown in
Tasmania

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

www.publictrustee.tas.gov.au

Public Notices

The Burnie RSL Sub
Branch Annual
General Meeting

Will be held at the
Sub Branch premises
on Sunday, August
16th at 1:30pm.

Agenda:

1. Welcome
2. Apologies
3. Reports (including Financial)
4. Election of Office Bearers and Committee
5. General business

All positions to be
declared vacant.
Note: to nominate, be
nominated and vote,
members must be
financial for 2020.

All current financial
members and social
members are invited
to attend this
meeting.

All enquiries phone
President Adele
Britton 0477 445 335.

Public Notices

NOTICE OF APPLICATION TO
RESEAL PROBATE

Notice is hereby given that, after the expiration
of 14 days from the publication hereof, ZELJKO
PAUL TOKIC (in the Will called PAUL TOKIC) of
95 The Crescent, Port Melbourne in Victoria,
the executor of the Will of the estate of TONY
TOKIC late of Bupa Sunshine, 74 Devonshire
Road Sunshine in Victoria, deceased, to whom
Probate of the said Will was granted by the
Court of Supreme Court of Victoria on the 29th
of June, 2020, will apply to the Supreme Court
of Tasmania in its Ecclesiastical Jurisdiction
that the seal of the Said Supreme Court of
Tasmania may be affixed to the said Probate
pursuant to Part VI of the Administration and
Probate Act 1935.

Dated 31/07/2020

TEMPLE-SMITH LAWYERS
Solicitors for the Applicant

Adult Services



0459 833 897

New 19yo beautiful,
best service Burnie 24hr
MATURE Skyre, relaxa-
tion, private, all week
0475 206 712. E/D Port.
11am-10pm, no text.

ANNUAL GENERAL
MEETING

The Forth Valley Blues
Festival Inc, Wednes-
day, August 19, 2020 at
7pm Forth Town Hall,
Forth Road, Forth. All
welcome.

Positions Vacant



We have a fantastic opportunity for an enthusiastic and highly motivated Sales Representative to join us representing The Advocate Newspaper - Burnie. This is a full-time permanent position based in Burnie.

MEDIA SALES CONSULTANT - BURNIE

At Australian Community Media, we understand that we are only as good as the people we employ. That's why we invest in, train and develop our people and nurture a culture of rewarding excellence, innovation and agility. Our curiosity is creating the future.

In this role, you will be responsible for building relationships with the community and advertisers to achieve sales targets and drive sales across our print and digital product. You will be required to maximize all advertising sales opportunities by providing a high level of customer service and exceptional attention to detail.

Responsibilities of this role include:

- Working to achieve the sales revenue targets for the region.
- Community engagement & customer relationship development.
- Identify new revenue generating opportunities within customer portfolio.
- Proactively identify and pursue new business opportunities.
- Keeping up to date with industry trends and developments.
- We would love you to have:
- Previous sales experience, or a willingness to learn and develop.
- Strong time management and superior customer service.

- Excellent verbal and written communication skills.
- "Can do" attitude.
- A genuine interest in digital media.

We want you to see Australian Community Media as somewhere you can call home. Our sales teams take great pride in their work and are proud of the people they work with.

Australian Community Media have been bringing news to our rural and regional communities for more than 150 years, as our business continues to evolve, by introducing new technologies and doing things differently, we can make our newspapers and websites even better than they have ever been.

If you thrive by working collaboratively and want to actively participate in developing a strong team culture which enables ACM to build a modern, stronger rural and regional media network then please connect with us today online at <https://www.seek.com.au/job/50296732>

We embrace all aspects of diversity & inclusion and are committed to creating a workplace which reflects the incredibly diverse customers, audiences and communities we serve.

Disclaimer: Applications will only be considered from candidates with the right to work in Australia. We do not accept unsolicited agency resumes. We are not responsible for any fees related to unsolicited resumes.



Annexure 3

August 19, 2020

Dear Ms Ayton,

RE: APPLICATION NO. DA2020157 2 HOGARTH ROAD, SULPHUR CREEK

As the owners of 4 Hogarth Road, Sulphur Creek, which adjoins 2 Hogarth Road, we have reviewed the planning application for the proposed garage and second-storey addition. The proposal continues to raise concerns for us as we believe it will adversely impact our home, quality of life, and potential future resale opportunities.

The bulk and scale of the proposal remains a concern for us as the proposed dwelling extension still exceeds the building envelope on the north elevation. The advice given to us when viewing the application submitted in March 2020, was that the proposed development would create shadowing directly onto our property, resulting in the loss of all winter sun into our living areas and front sun deck for the majority of each day. In the current application, the applicant has not provided a report into the shadowing impact on our residence and therefore cannot satisfactorily prove, or indicate otherwise, that our house will not be adversely impacted by the lack of direct sunlight. As noted on the previous works-plans sheet list on A00, it included sheet A13 shadow plan. This has been removed from the latest revision works-plans and should be required before a decision is made. Shadowing and unreasonable loss of amenity was previously raised as an issue in the initial feedback.

The bulk and scale and positioning of the garage continues to be a concern in terms of visual impact when viewed from our property, particularly given the location of our living areas and sun deck. We maintain the view that the resulting separation, between the proposed dwelling extension and adjoining lots, is not compatible with that prevailing in the surrounding area. The proposed dwelling is referred to as having a primary frontage on Preservation Drive, yet its address is 2 Hogarth Road, where it has a significantly larger frontage of 30m and is where the new proposed driveway will be located.

Based on the above information, we request council extends the decision period until all outstanding items have been provided and reviewed, and the proposed garage and dwelling extension complies with all relevant standards. We would kindly request an opportunity to review documentation prior to council making its decision.

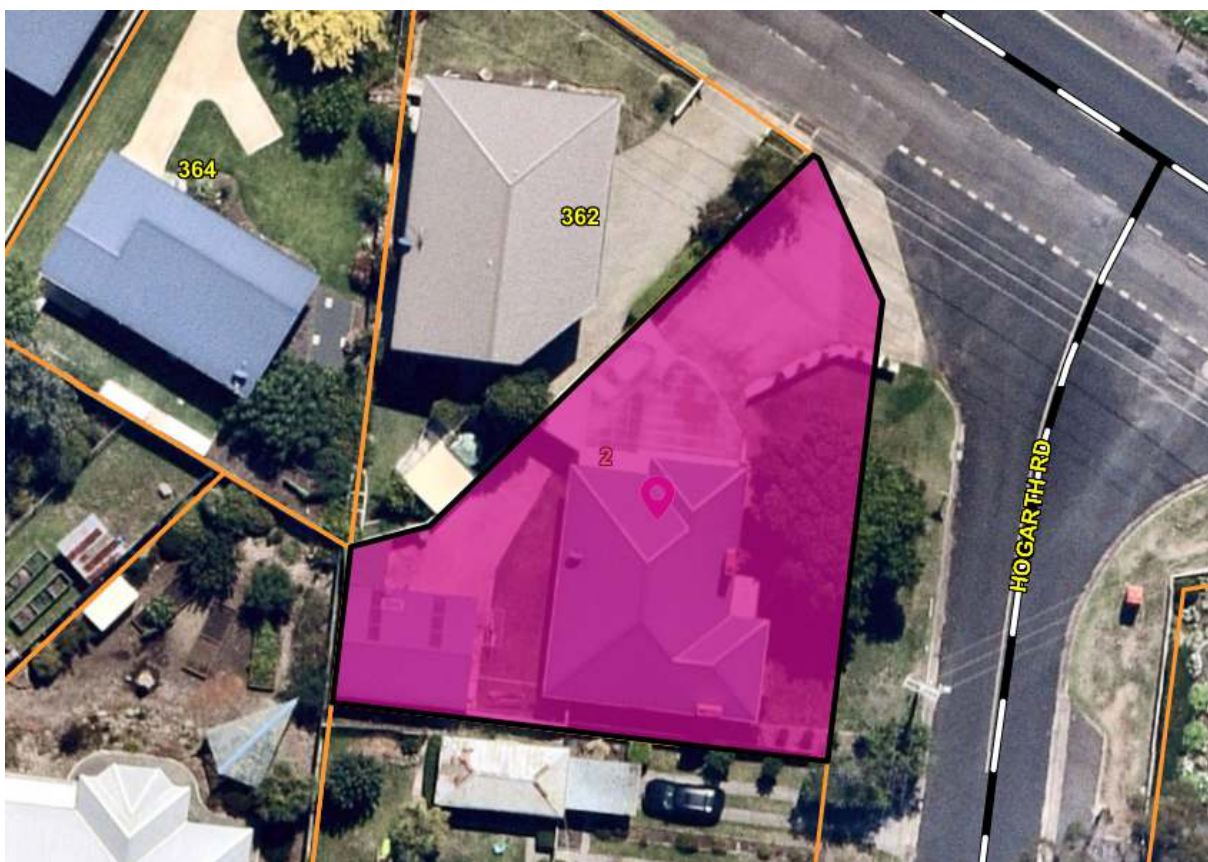
Kind regards,

Kate and Adam Parker

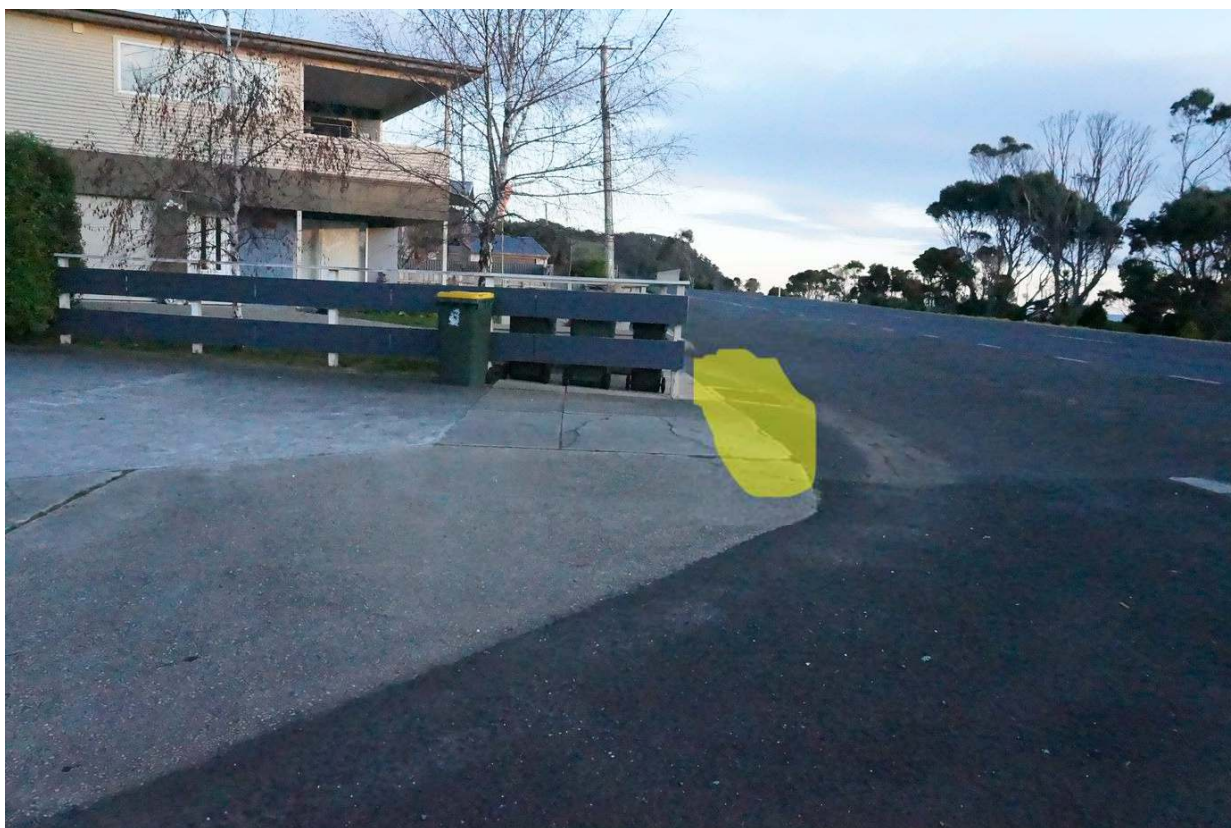
Annexure 4



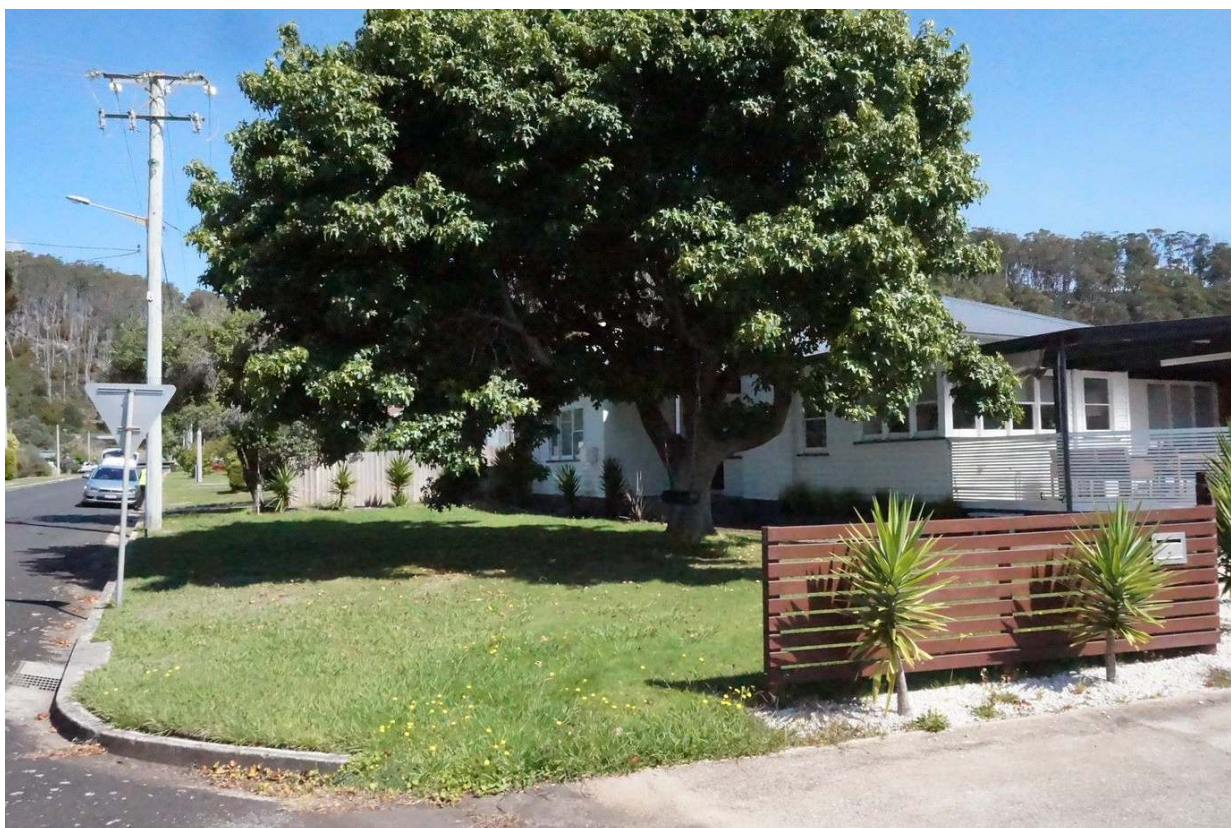
2 Hogarth Road, Sulphur Creek.



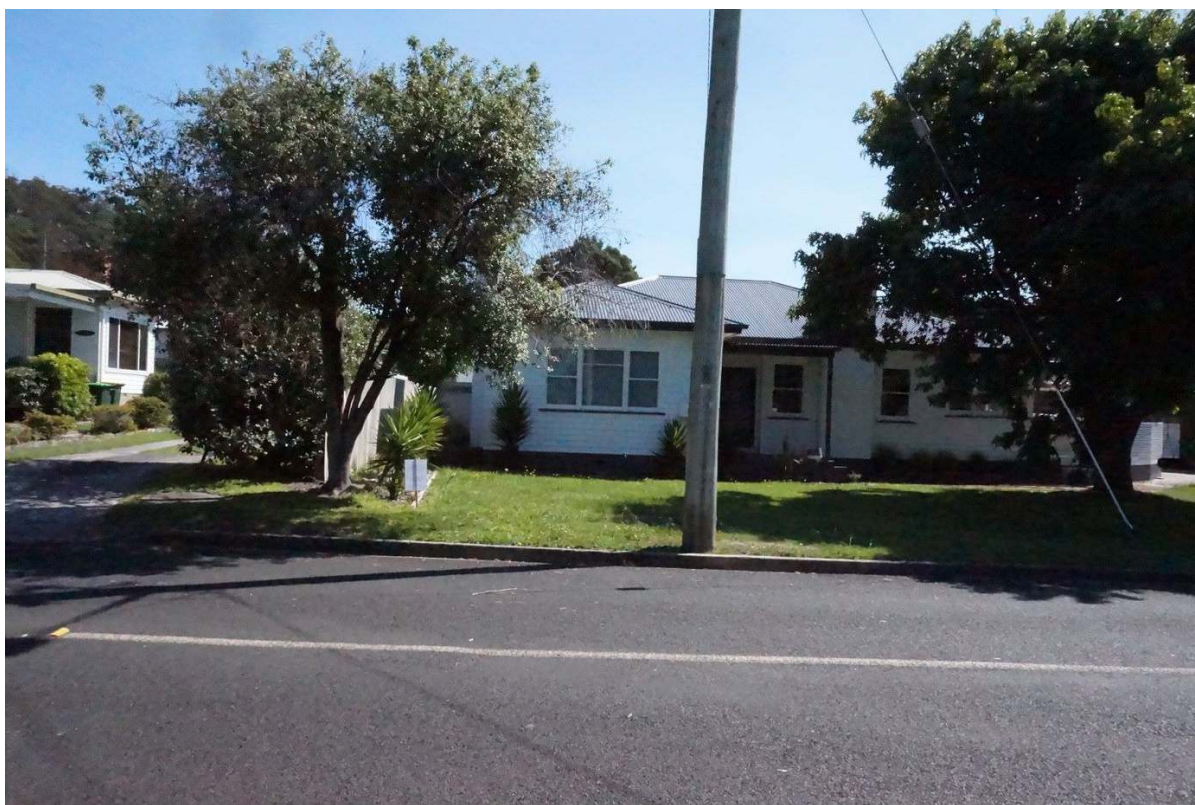
2 Hogarth Road, Sulphur Creek.



2 Hogarth Road, Sulphur Creek. Road frontage to Preservation Drive highlighted.



2 Hogarth Road, Sulphur Creek. Photo taken looking south down Hogarth Road.



2 Hogarth Road, Sulphur Creek. Photo taken from Hogarth Road.



4 September 2020

Our ref.: DA2020157, ss:kaa
Doc ID: 367498

Ms C Overton
ECLO Designs
4 Riverbend Drive
DON TAS 7310

Dear Ms Overton

STATEMENT OF COMPLIANCE – 2 HOGARTH ROAD, SULPHUR CREEK FOR
RESIDENTIAL (DWELLING EXTENSION) IN ACCORDANCE WITH *LOCAL GOVERNMENT
(HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013*

I refer to your application DA2020157 for residential (dwelling extensions – garage and second storey addition) at 2 Hogarth Road, Sulphur Creek and based on the information provided with the application this Statement of Compliance is issued for vehicular access and stormwater disposal, subject to the following conditions:

Vehicular Access

- R1 The proposed 6m wide access kerb crossover and driveway on the Hogarth Road frontage as shown on the ECLO Designs 'Site Plan' Sheet Number A01 Rev 4 dated 29/10/2019 of Project No 19023 (enclosed) is deemed satisfactory by Council, subject to fulfilling TasNetworks requirements for relocating a power pole;
- R2 The new concrete access kerb crossover and driveway on Hogarth Road is to be constructed in accordance with the Tasmanian Standard Drawings TSD-R14-v2 Approved Concrete Kerbs and Channels – Profile Dimensions and TSD- R09-v2 Urban Roads – Driveways (copies enclosed);
- R3 The existing access located on the Preservation Drive frontage is to be reduced to 3.6 metres in accordance with the ECLO Designs 'Site Plan' Sheet Number A01 Rev 4 dated 29/10/2019 of Project No 19023 and the Tasmanian Standard Drawing TSD- R09-v2 Urban Roads – Driveways;
- R4 The proposed removal of concrete and the 'New Garden Nature Strip' on the corner of the subject lot, next to the proposed 3.6m wide driveway is deemed satisfactory subject to the following requirements:
 - a) The existing timber fence extends beyond the property boundary and is to be rectified to ensure it is located within the property boundary;

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

- b) Any vegetation is to ensure sight triangle areas adjacent to the driveway access must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (enclosed).
- R5 *Prior to commencement of works*, submit an application for 'Roadworks Authority' (or a 'Private Works Authority', if applicable) to the Council, for any work associated with roads, footpaths, kerb and channel, nature strips, or street trees. Such work is to be undertaken by the Council, unless alternative arrangements are approved by the Council, at developer's cost;
- R6 *Prior to commencement of works in the road reservation*, a 'Works in Road Reservation (Permit)' in accordance with the Council's *Work in Road Reservation Policy* is to be obtained. Please contact Council's Public Safety Officer on 0419 103 887 for further details;
- R7 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council, at developer's cost;
- R8 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development are to be rectified to the Council's satisfaction at the developer's cost.

Stormwater Disposal

- S1 Stormwater and associated infrastructure shall be provided generally in accordance with the Tasmanian Standard Drawings, unless otherwise required or approved by the Council;
- S2 Stormwater run-off from buildings and hard surfaces is to be collected and discharged to Council's stormwater infrastructure, to ensure it does not cause nuisance to the neighbouring properties;
- S3 Any work associated with Council's stormwater infrastructure is to be undertaken by the Council, unless alternative arrangements are approved by the Council, at the developer's cost;
- S4 Any damage or disturbance to Council's stormwater infrastructure resulting from activity associated with the development is to be rectified to the satisfaction of the Council, at the developer's cost.

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

Please contact the Council's Development Officer, Shelly Sharma, on 03 6429 8977 should you have any further enquiries.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'P Breaden', with a stylized flourish at the end.

Paul Breaden
DIRECTOR INFRASTRUCTURE SERVICES

Encl.

SITE PLAN LEGEND & NOTES:

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

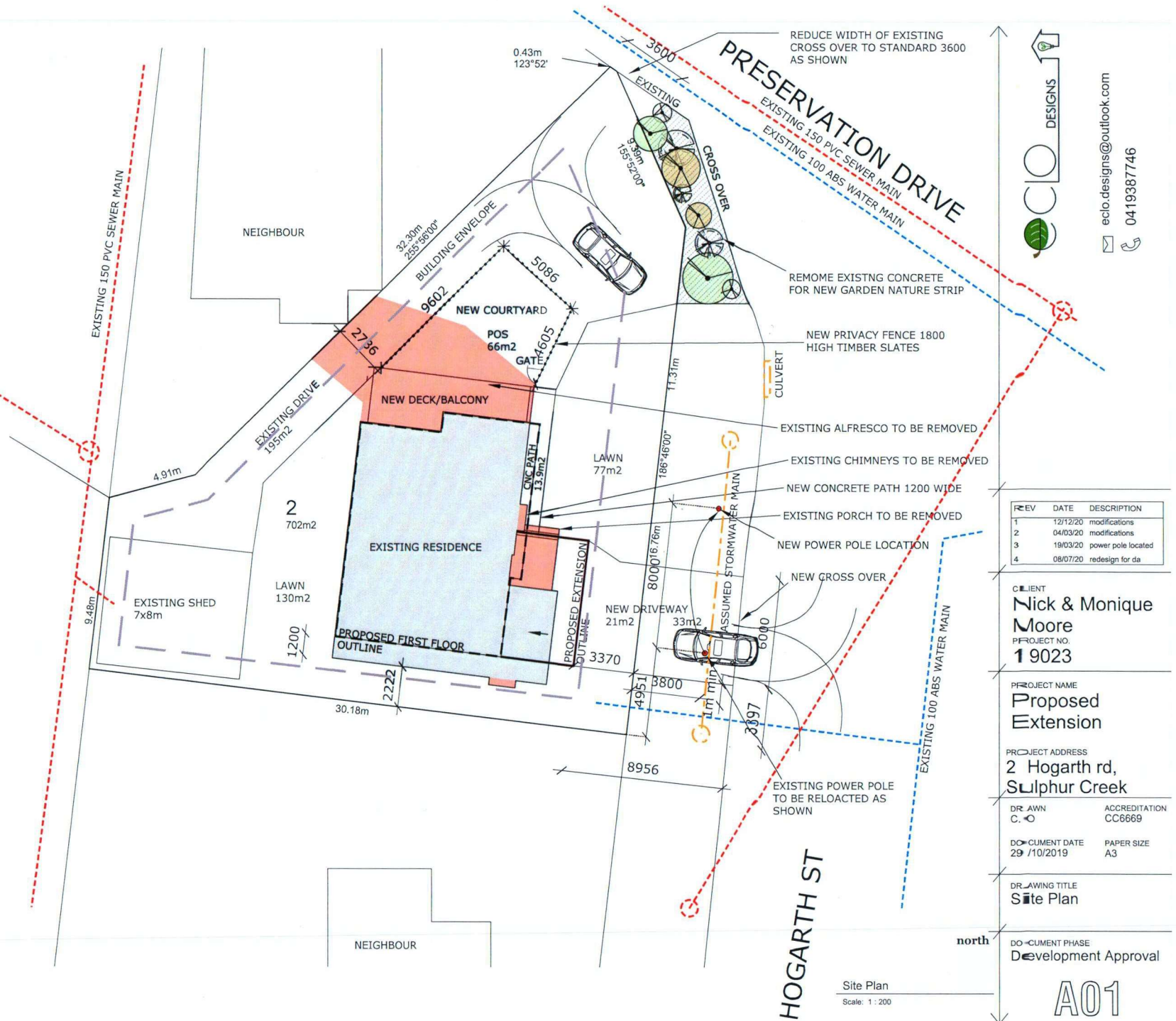
PROTECTION WORK:
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

DRIVEWAY:
EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER

PERMIABLE AREA= 273m2/39%

SITE SERVICES:

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



REV	DATE	DESCRIPTION
1	12/12/20	modifications
2	04/03/20	modifications
3	19/03/20	power pole located
4	08/07/20	redesign for da

CLIENT
Nick & Monique Moore
PROJECT NO.
1 9023

PROJECT NAME
Proposed Extension

PROJECT ADDRESS
2 Hogarth rd, Sulphur Creek

DR. AWN
C. O.

ACCREDITATION
CC6669

DOCUMENT DATE
29 /10/2019

PAPER SIZE
A3

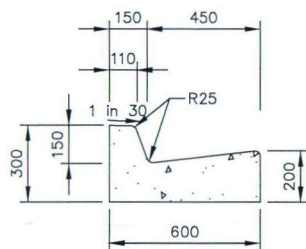
DRAWING TITLE
Site Plan

DOCUMENT PHASE
Development Approval

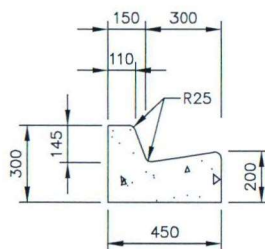
A01

Site Plan
Scale: 1 : 200

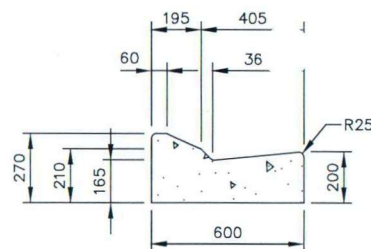
eclo.designs@outlook.com
0419387746



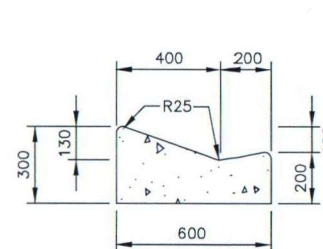
TYPE KC
(KERB AND CHANNEL)
SCALE 1 : 20



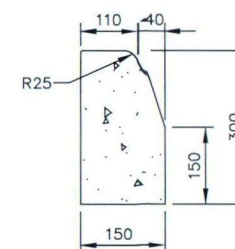
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(SMALL)
SCALE 1 : 20



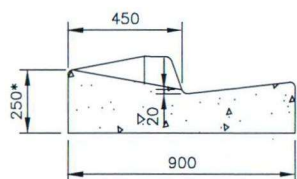
TYPE KCM
(MOUNTABLE)
SCALE 1 : 20



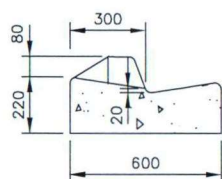
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SCALE 1 : 20



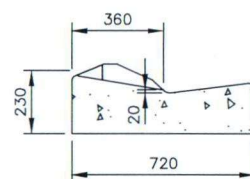
TYPE BK
(BARRIER)
SCALE 1 : 10



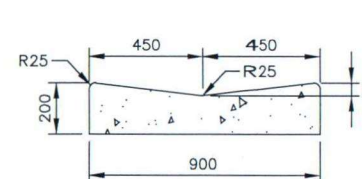
TYPE KC
VEHICULAR CROSSING
SCALE 1 : 20
* Refer note 2.



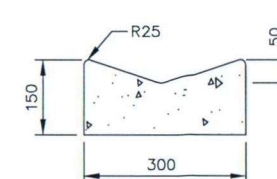
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VEHICULAR CROSSING
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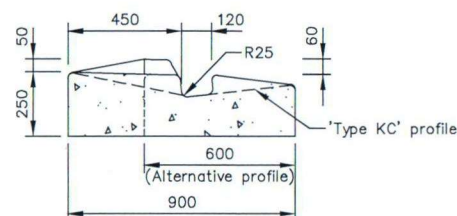
TYPE KCM
VEHICULAR CROSSING
SCALE 1 : 20



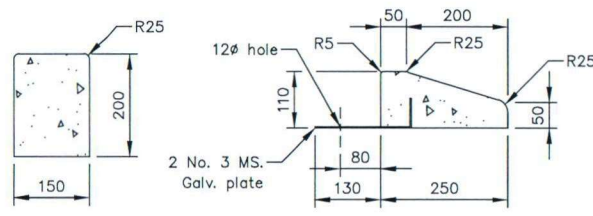
VEE CHANNEL
VEHICULAR CROSSING
SCALE 1 : 20



TYPE DD
(DISH DRAIN)
SCALE 1 : 10

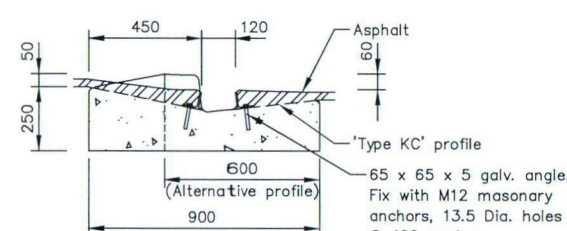


OPEN WEDGE
VEHICULAR CROSSING
SCALE 1 : 20



TYPE FK
(FLUSH)

TYPE PCM
(PRECAST MOUNTABLE or POURED ON SITE)
SCALE 1 : 10

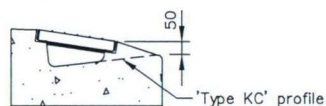


ASPHALT WEDGE
VEHICULAR CROSSING
SCALE 1 : 20

(Approval needed by General manager's delegated officer)

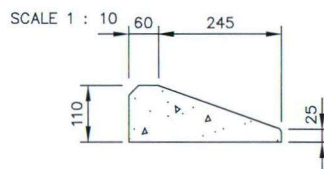
NOTES

- 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 vehicular crossings, gully pits and tangent 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, points at intersection, kerb returns.



GRATED WEDGE
VEHICULAR CROSSING
SCALE 1 : 20

Refer Sheet TSD-R17 for grate details



M3 (State Growth)
VEHICULAR CROSSING
SCALE 1 : 20

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

XRef File: TSD-R14-v2.dwg

REFERENCES

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TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA



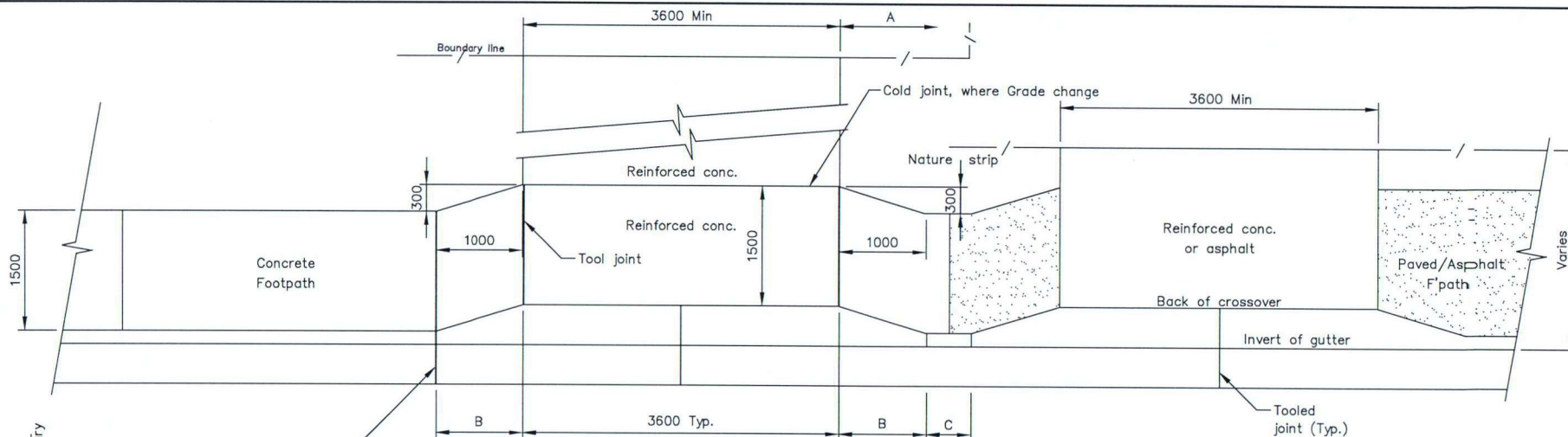
GPO Box 1521, Hobart, Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6333 5946 F: 03 6333 5986 Email: admin@lgat.tas.gov.au

STANDARD DRAWING

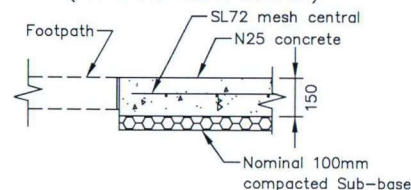
APPROVED CONCRETE KERBS AND CHANNELS
PROFILE DIMENSIONS

ISSUE DATE
28-04-2020

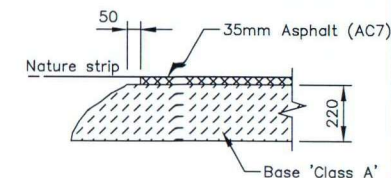
DWG No.
TSD-R14-v2



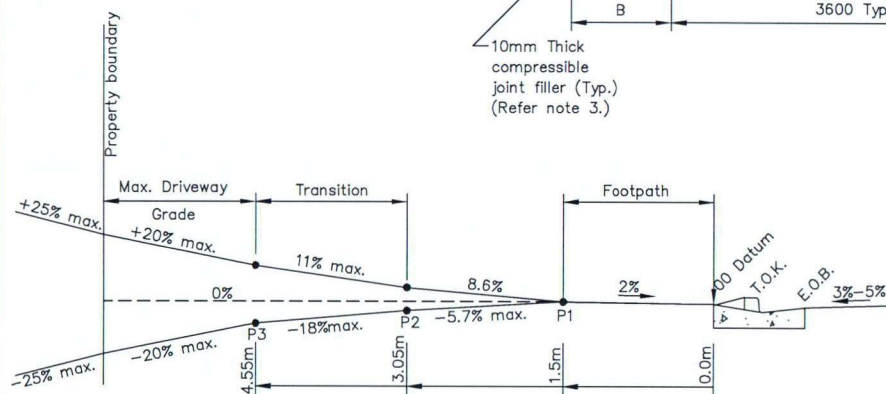
TYPICAL PLAN (DOMESTIC)
('TYPE KC' KERB SHOWN)



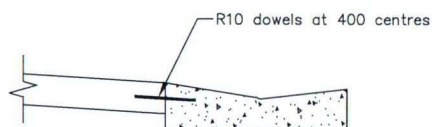
CONCRETE



AS PHALT



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



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

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

DESIGN NOTES

- 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
- 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.
- Maximum driveway width to be determined by a Council Officer
- Fibre reinforcement is permissible but must be approved by the General Manager's delegated officer and the local council

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

XRef File: TSD-R09-v2.dwg

REFERENCES

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STANDARD DRAWING

URBAN ROADS

DRIVEWAYS

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

ISSUE DATE: 28-04-2020

TSD-R09-v2

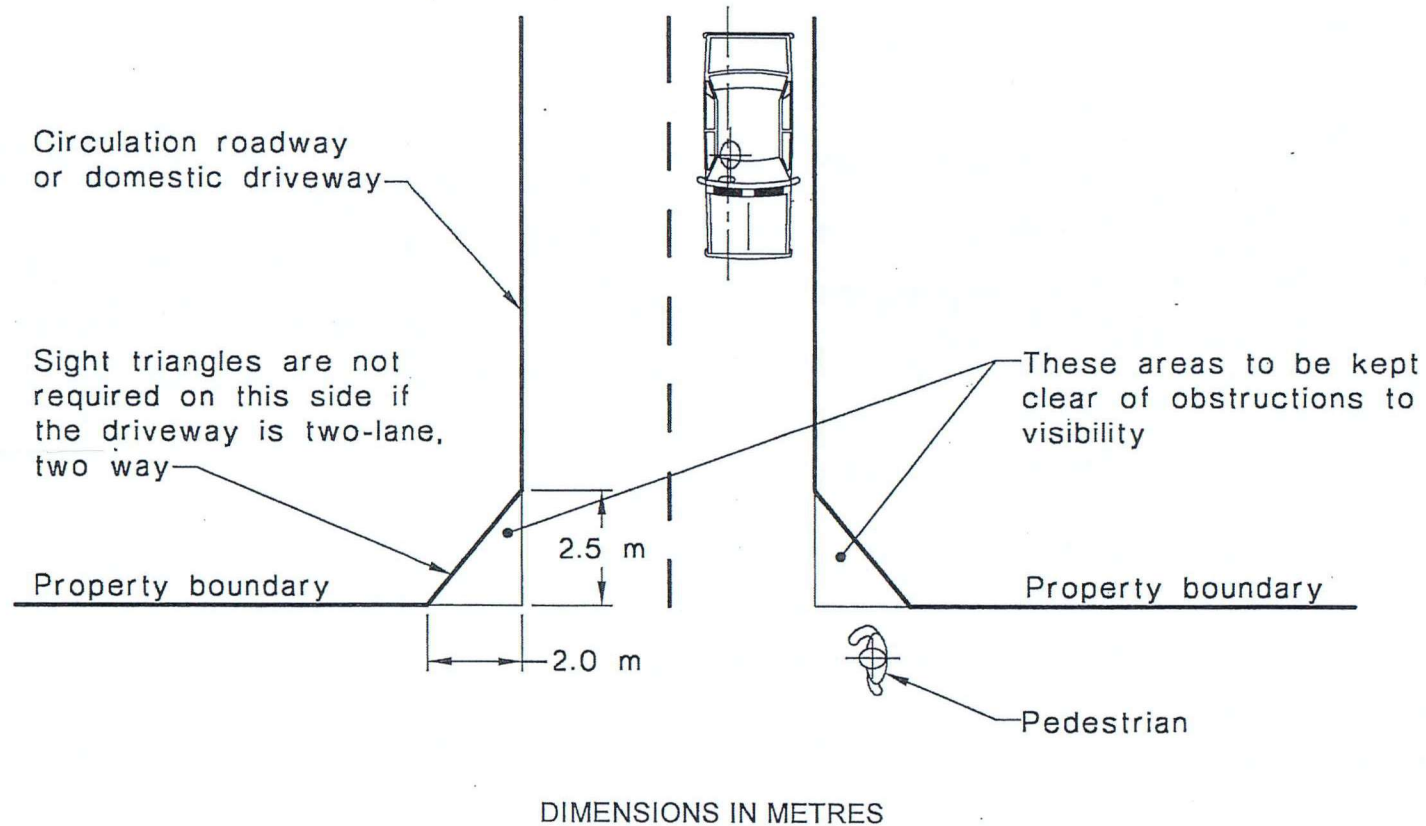


FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

Annexure 6

TasRail Standard Notes

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Ulverston
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



17-Aug-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.

Disclaimer
This map is not a precise survey document
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110 MAIN ROAD, PENGUIN
DA2020215

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

110 MAIN ROAD, PENGUIN, TAS

Certificate of
Title Reference

171127/1

Land Area

1084m²

Heritage Listed Property

NO



Applicant/s

First Name

LIAM

Middle
Name

Surname or
Company name

CMK ARCHITECTS

Mobile

Postal Address:

P.O Box 956

Phone No:

6331 2556

LAUNCESTON, TAS

7250

Email address:

LIAM@CMK.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

PETER & TONI

Middle
Name

Surname

DOUGLAS

Phone No

04 37921366

Postal Address:

110 MAIN ROAD

PENGUIN

7316

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 separating A4 documents & forms from A3 documents).

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

\$.....150,600..... Estimate/ Actual

Total floor area of the development60.....m²

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

I, LIAM JARVIS, 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 Liam Jarvis

Date 04/08/20

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 CMK ARCHITECTS

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 04/08/20

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

SEARCH OF TORRENS TITLE

VOLUME 171127	FOLIO 1
EDITION 2	DATE OF ISSUE 24-Jun-2016

SEARCH DATE : 04-Jul-2016

SEARCH TIME : 02.33 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Sealed Plan 171127

Derivation : Part of Lot 2217, 7A-0R-7P Gtd to James Monaghan
Dooley

Prior CTs 120592/1 and 199407/1

SCHEDULE 1E51194 TRANSFER to GABRIEL ARAPETA DOUGLAS and TONI ANN
DOUGLAS Registered 24-Jun-2016 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP171127 EASEMENTS in Schedule of Easements

SP171127 FENCING PROVISION in Schedule of Easements

A120116 & A120118 FENCING CONDITION in Transfer

135428 FENCING CONDITION in Transfer

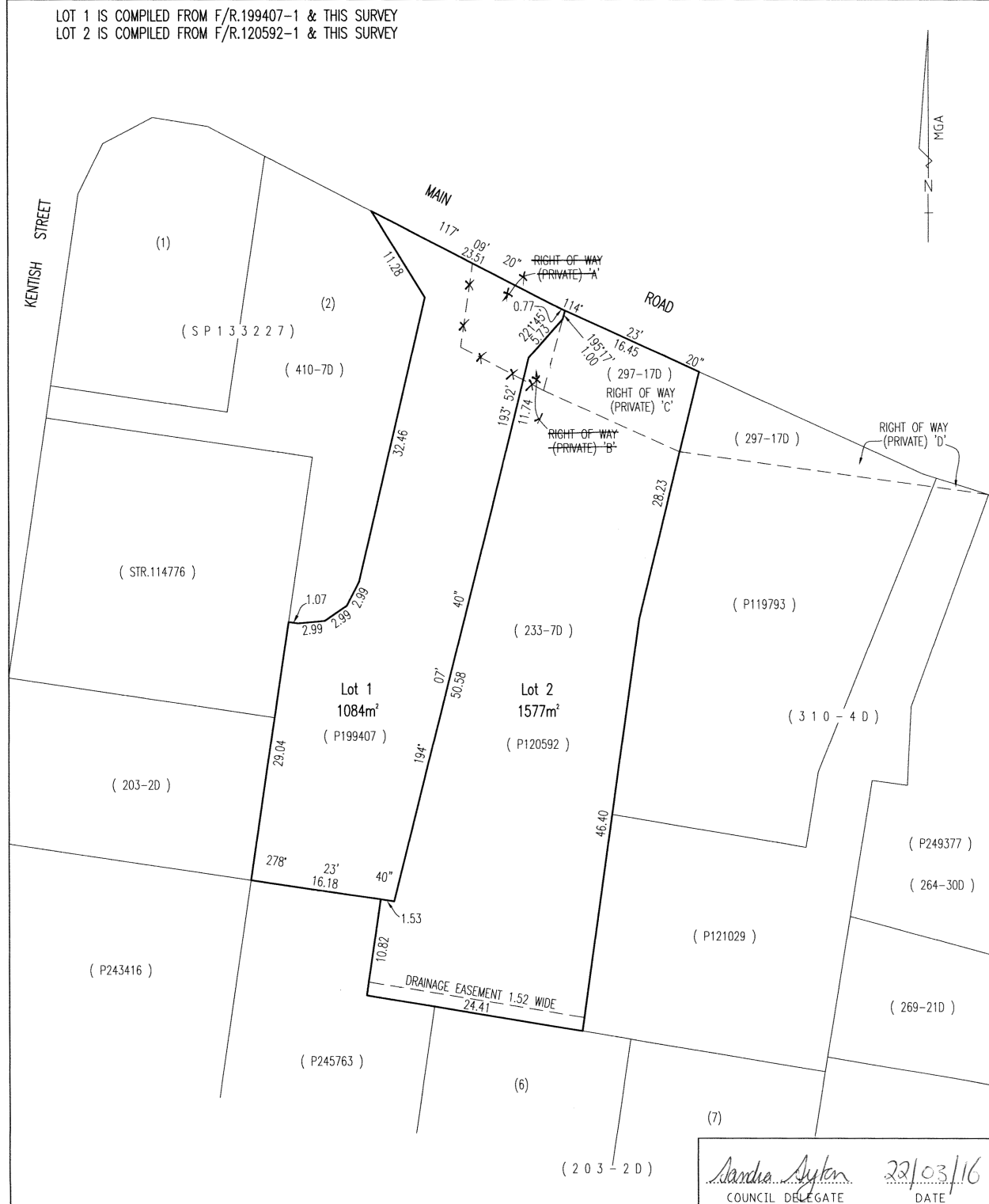
E51195 MORTGAGE to Commonwealth Bank of Australia
Registered 24-Jun-2016 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

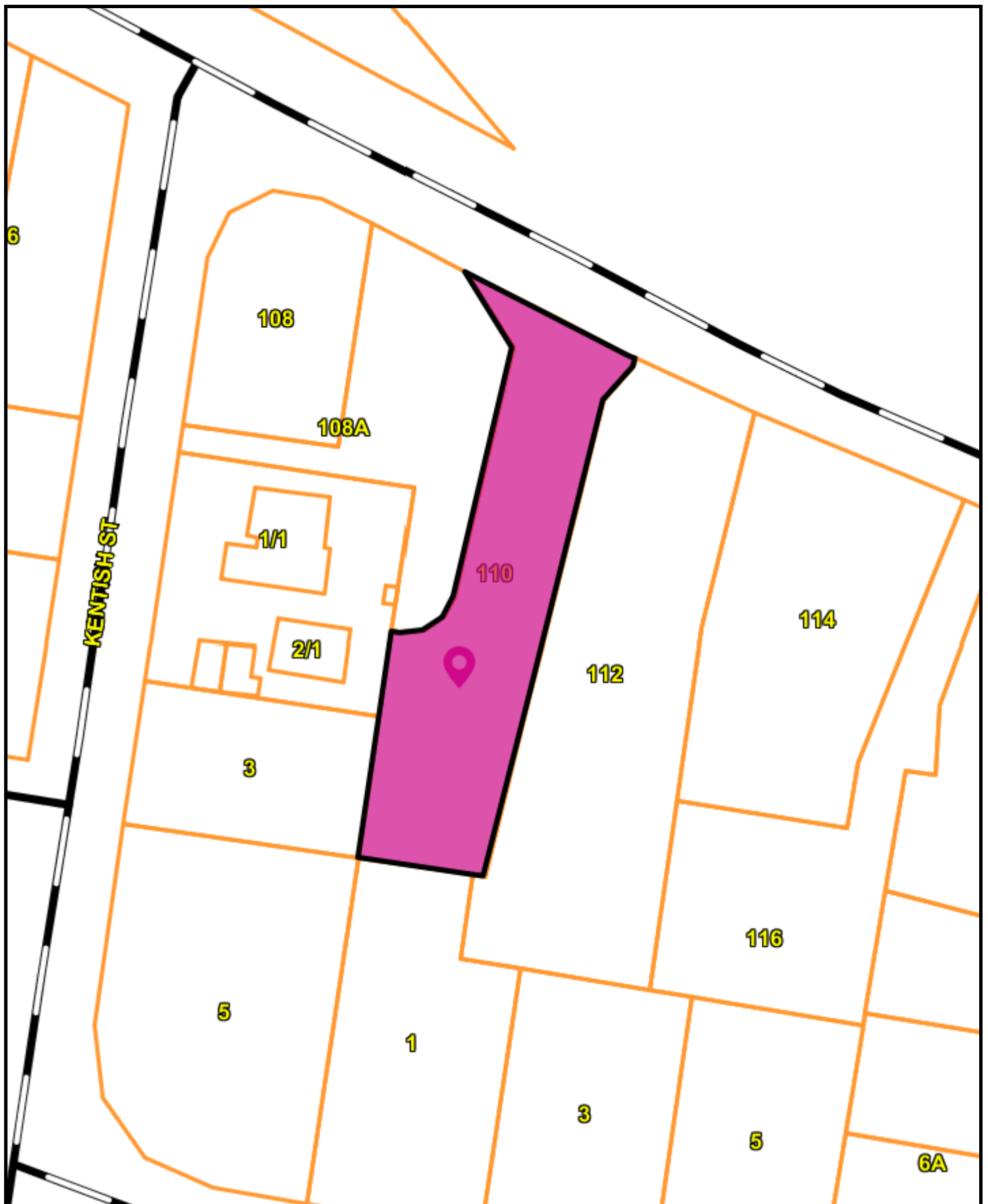
EARLY ISSUE

OWNER N.M. MAGGS & J.S. HYLAND		PLAN OF SURVEY BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L Po.Box 712 DEVONPORT, 7310 LOCATION TOWN OF PENGUIN SCALE 1: 400 LENGTHS IN METRES		REGISTERED NUMBER SP171127	
FOLIO REFERENCE F/R 120592-1 F/R 199407-1 GRANTEE PART OF LOT 2217, 7a.0r.7p GTD TO JAMES MONAGHAN DOOLEY				APPROVED EFFECTIVE FROM 5 MAY 2016 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 104 (4244-21)	LAST UPI No.	LAST PLAN No. P-199407, P-120592	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

LOT 1 IS COMPILED FROM F/R.199407-1 & THIS SURVEY
LOT 2 IS COMPILED FROM F/R.120592-1 & THIS SURVEY



Sandra Syten 22/03/16
COUNCIL DELEGATE DATE



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Ulverston
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



17-Aug-2020

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**110 MAIN ROAD, PENGUIN
DA2020215**

reference: 20.08

10rd August 2020 Revision 01

Planning Department
Central Coast Council
P O Box 220
ULVERSTONE TAS 7315

DEVELOPMENT APPLICATION –PROPOSED RESIDENTIAL EXTENSION, 110 MAIN ROAD, PENGUIN



Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
E: curtis@cmk.com.au

architects

Please find the following attached drawings for the development application at 110 Main Road, Penguin. The proposed application is for an addition to an existing residence under the zone of 10.0 general residential. This document address's requirements under the Central Coast planning scheme not highlighted in the attached drawings and provides supporting information to assist with the application.

10.4.2 Setbacks and building envelope for all dwellings

- A1 - The extension will be built to a similar alignment to the exiting dwelling thus will be no closer to the primary frontage at approx. 17.5m off the street boundary line
- A2 – the carport will be under the extension and will not encroach the primary set back as previously stated
- A3 - The extension will exceed the 1.5m side setbacks of the planning scheme coming in to approx. 0.6m of the western side boundary. By doing so this exceed out of the building envelope as shown in the document elevations, however as the extension in on the southeastern side of the adjoining neighbour, the extension will cause no loss of amenities through overshadowing. It will be lower in height than the exiting building so will appear of a similar scale, this is helped as the neighbours natural ground level is higher at the boundary line.
- P3 (a) (iv) – the visual impact of the extension will appear of similar scale and bulk to the ex'g dwelling & adjoining lots in this area, the extension is lower than the ex'g building on site and will read of similar bulk. Also, to note based off the natural slope of the land and the way the roof is sloping, the ridge of the neighbours house is of similar height to the extension. The extension is also in a different plane to the neighbouring property sitting further back from the street which will help limit the bulk impact to and from the adjoining lots. (see below street image 01 for reference)



Image 01 – Street View

- P3 (b) – the separation of the extension to the adjoining lot is also similar to that of the surrounding area, the adjoining lot to the east of the extension has an ex'g shed at a similar distance off the boundary (see Image 02 below). The eastern boundary dwelling is also approximately less than 1m from the boundary, giving it a similar separation to the proposed extension.

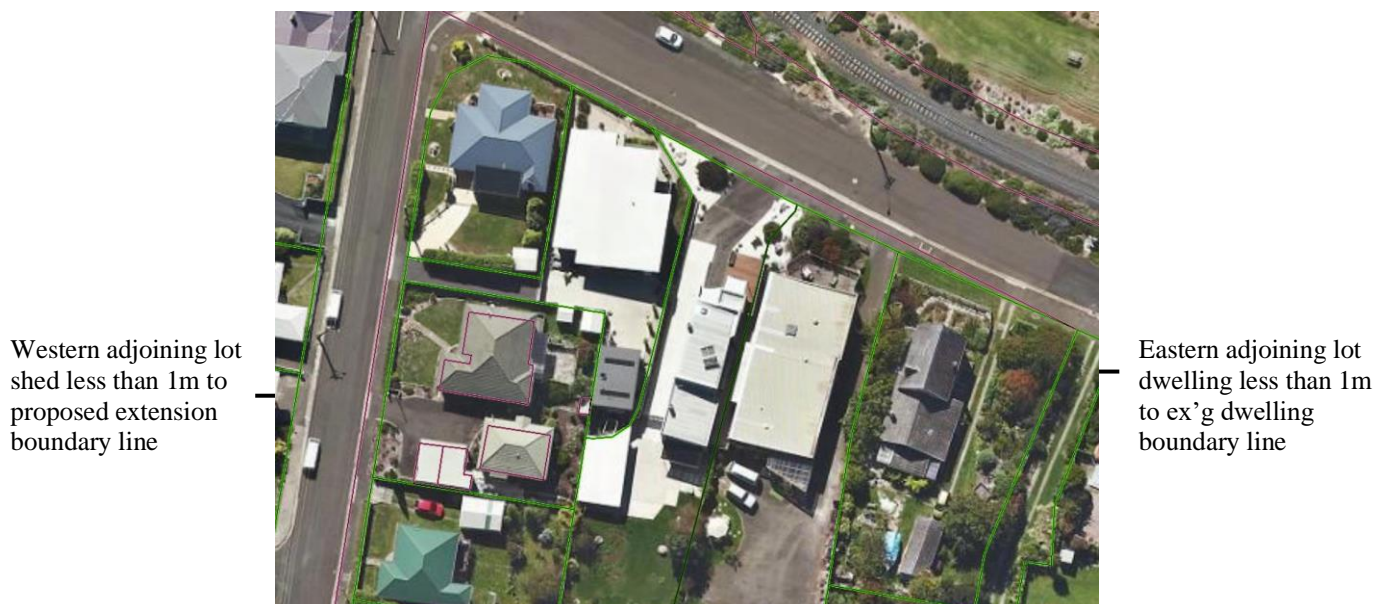


Image 02 – Aerial View

10.4.3 Site Coverage & Privacy for single dwellings

- A1 - The site is approx. 1080m² in size with the dwelling with the addition coming to approx. 250m² making up 23% site coverage falling within the acceptable 50% requirement.

10.4.4 Sunlight & overshadowing for all dwellings

- N/A

10.4.5 Width of openings for garages and carports for all dwellings

- The carport is further than the allocated 12m setback from the primary frontage and will be approx. 3m in width, fitting in with the required 6m or less opening size of the scheme.

10.4.6 Privacy for all dwellings

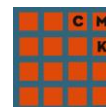
- There is no deck or windows from the extension facing towards the side boundary allowing to maintain full privacy for both this residence and the adjoining neighbours.

10.4.7 Frontage fences for all dwellings

- N/A

10.4.8 Waste storage for multiple dwellings

- N/A



Generally:

Cladding materials will be neutral colours, with colorbond monument side panels and a stone tile finish to the primary frontage elevation to match in with the existing dwelling. (see elevations for locations).

If there is anything we have missed or overlooked, please do not hesitate to contact this office should you require any further information.

Yours faithfully
CMK ARCHITECTS

I A (Curtis) MacKirdy
DIRECTOR
Registered Architect

RESIDENTIAL EXTENSION

P. & T. DOUGLAS

110 MAIN ROAD, PENGUIN
PROJECT NO. 20.08

ISSUED FOR: DEVELOPMENT APPLICATION

Date JULY 2020

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DRAWINGS:

ARCHITECTURAL

- AP01 SITE PLAN
- AP02 LOWER NOTATION FLOOR PLAN
- AP03 UPPER NOTATION FLOOR PLAN
- AP04 ELEVATIONS
- AP05 3D PERSPECTIVE IMAGES
- AP06 SHADOW DIAGRAM

GENERAL INFORMATION

LAND TITLE REFERENCE NO.	171127/1
ADDITIONAL FLOOR AREA	60m2
DESIGN WIND CATEGORY	X
SOIL CLASSIFICATION	X
CLIMATE ZONE	X
BAL RATING	BAL N/A (THE AREA IS NOT BUSHFIRE PRONE. BEING GREATER THAN 100M FROM VEGETATION GREATER THAN 1 HA IN SIZE)

tasmanian accreditation number: CC4003 I

ABN 69 199 867 883

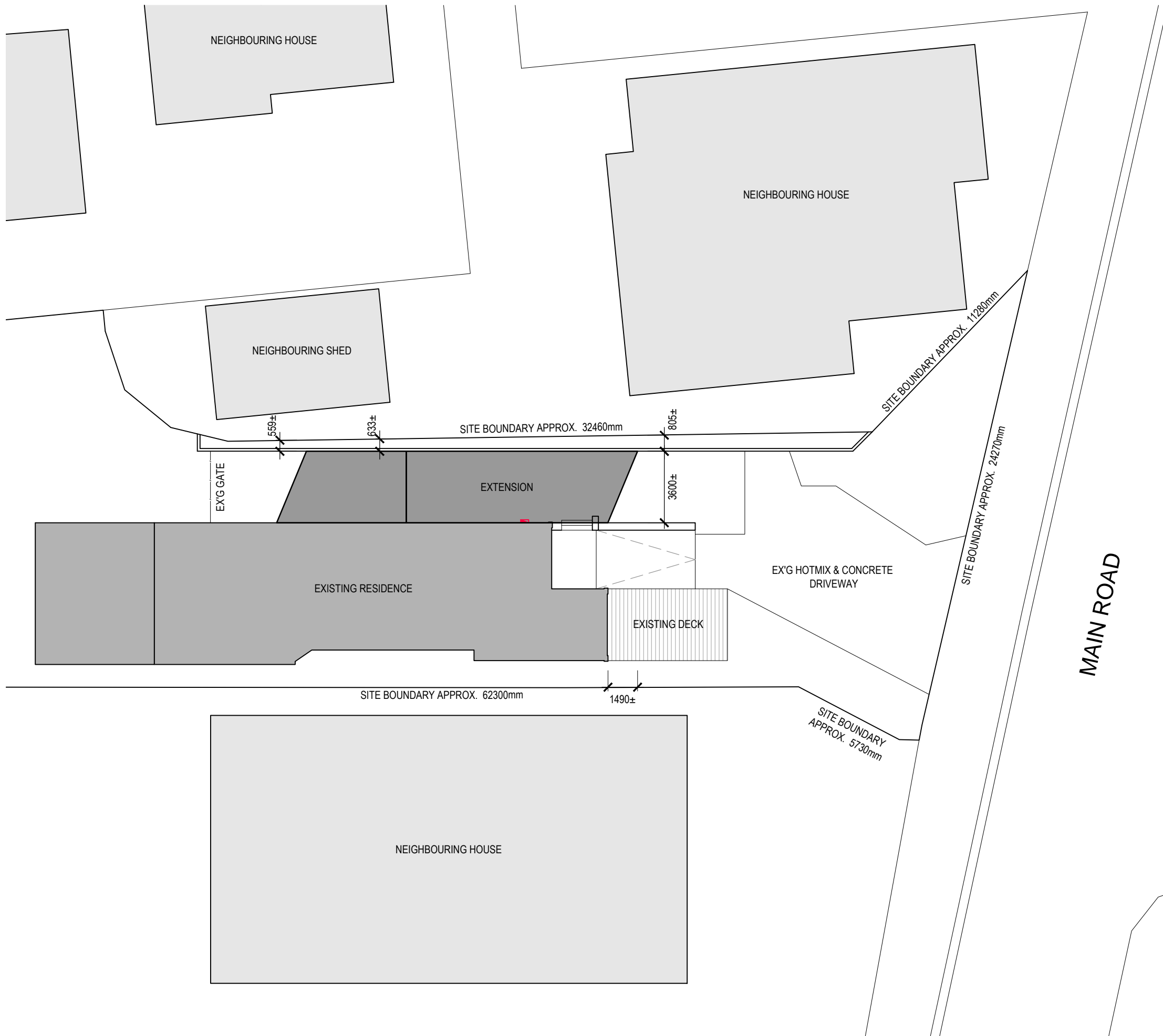
Level 11, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
E: curtis@cmk.com.au



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CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORK.

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notes:

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01	31-07-20	DEVELOPMENT APPLICATION	-
issue	date	issued for	rev

RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

SITE PLAN

date: JULY 2020 scale: 1:200

sheet: AP01 rev: -

project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883
Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
E: curtis@cmk.com.au

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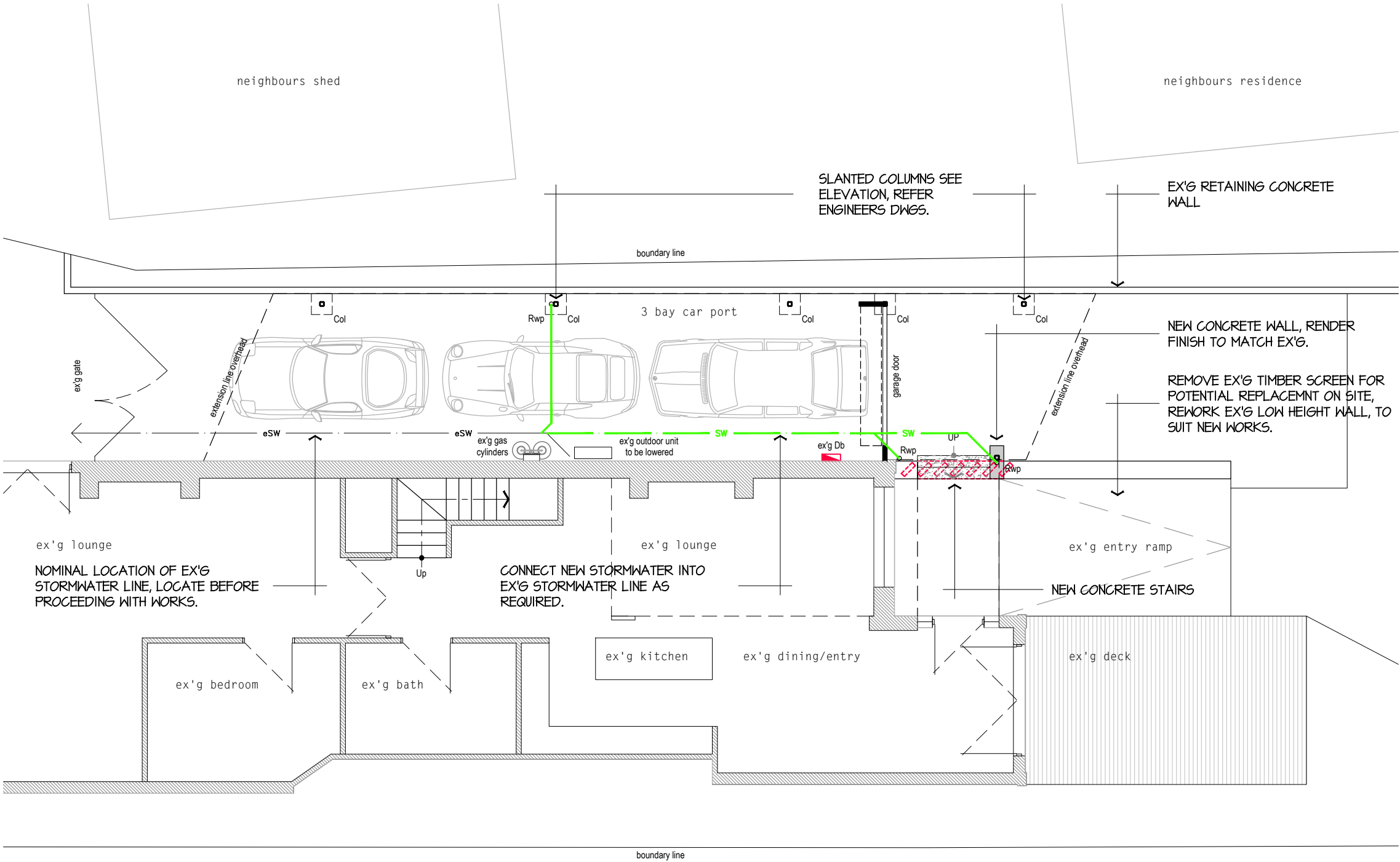
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issue	date	issued for	rev

RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

LOWER NOTATION FLOOR PLAN

date: JULY 2020 scale: 1:100
sheet: AP02 rev: -
project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883
Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
E: curtis@cmk.com.au

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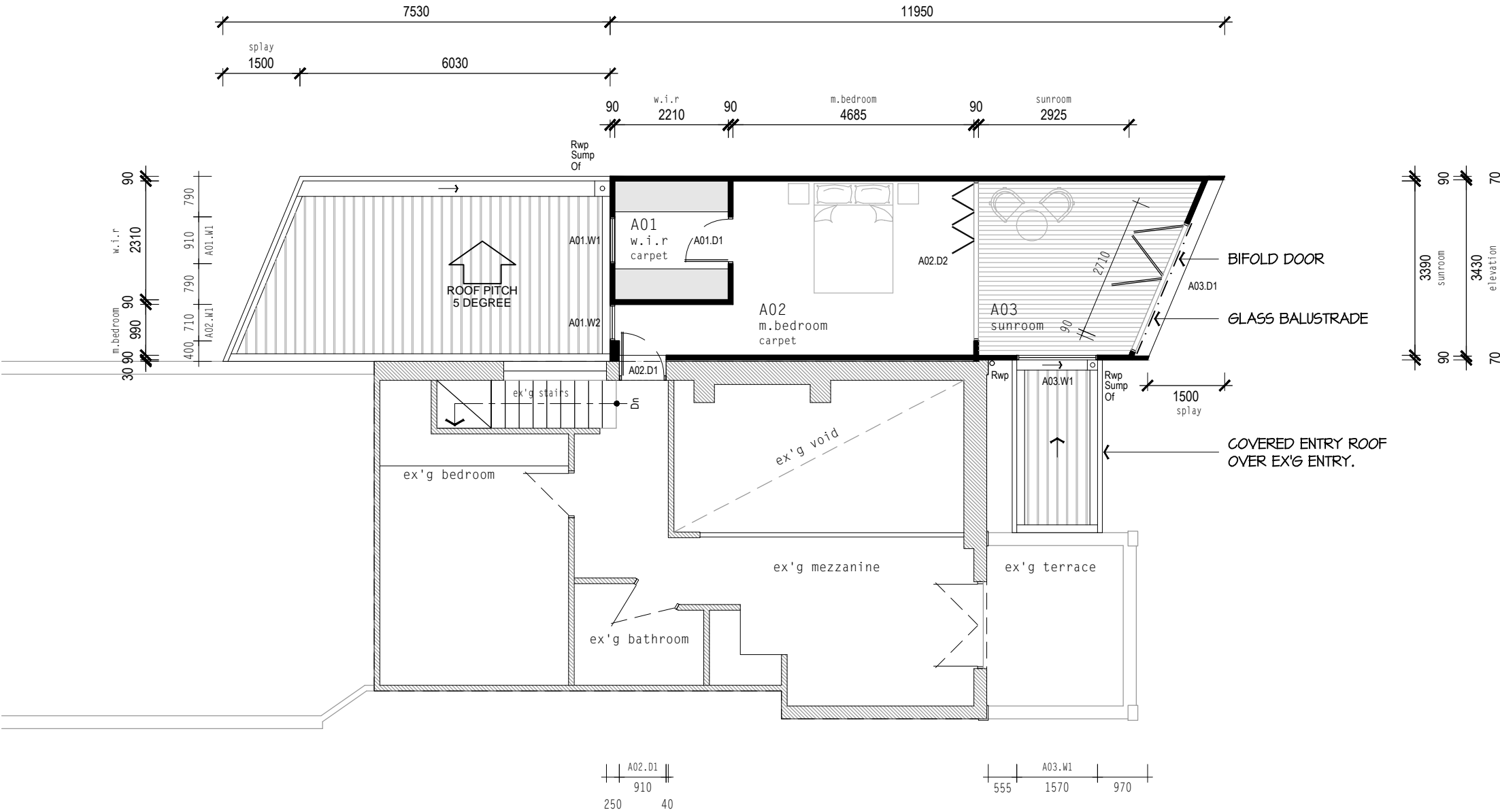
CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE SITE PRIOR TO COMMENCEMENT OF
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IT IS THE CONTRACTORS RESPONSIBILITY
TO CONTACT ALL RELEVANT AUTHORITIES
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01	31-07-20	DEVELOPMENT APPLICATION	-
issue	date	issued for	rev

RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

UPPER NOTATION FLOOR PLAN

date: JULY 2020 scale: 1:100
sheet: AP03 rev: -
project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883

Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
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EX'G RESIDENCE POWER CONNECTION

BI-FOLD ALUMINIUM DOOR SYSTEM, POWDERCOAT MONUMENT, WITH GRAPHIC DESIGNED FILM OVER GLASS.

STONE TILE WALL CLADDING OVER FIBRE CEMENT SUBSTRATE, SELECT TILE.

GLASS BALUSTRADE TO MEET BCA & AUSTRALIAN STANDARDS.

STRUCTURAL COLUMN & BEAM, PAINT MONUMENT.

PANEL LIFT SECURITY DOOR, COLOUR MONUMENT.

UFCL - 2400 AUFL

EX'G BUILDING

UFFL - 2620

BLACKBUTT DRESSED ROUGH SAWN TIMBER BATTENS, NATURAL CUTEK OIL FINISH.

GFFL - 0

REMOVE EX'G SAIL CLOTH FOR NEW COVERED ENTRY.

north elevation

scale 1:100

COLORBOND FOLDED FLASHING, COLOUR MONUMENT.

STRUCTUUR COLORBOND ULTRA WALL SHEETING, COLOUR MONUMENT.

SPANDEK COLORBOND ROOF CLADDING, COLOUR MONUMENT.

EX'G RESIDENCE

UFCL - 2400 AUFL

UFFL - 2620

GFFL - 0

STEEL UB, SEE ENGINEERS DRAWINGS FOR SIZES, PAINT MONUMENT.

FIBRE CEMENT CLADDING TO PANEL LIFT FDOOR WALLS, PAINT MONUMENT.

SLOPING CHS COLUMNS, REFER ENGINEERS DRAWINGS, PAINT MONUMENT.

STEEL UB, SEE ENGINEERS DRAWINGS FOR SIZES, PAINT MONUMENT.

west elevation

scale 1:100

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE SITE PRIOR TO COMMENCEMENT OF ANY WORK.
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01	31-07-20	DEVELOPMENT APPLICATION	-
issue	date	issued for	rev

RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

ELEVATIONS

date: JULY 2020 scale: 1:100
sheet: AP04 rev: -
project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883

Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
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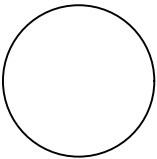
VIEW OF EXTENSION FROM
EXISTING DECK

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VIEW OF EXTENSION FROM
DRIVEWAY



01	31-07-20	DEVELOPMENT APPLICATION	-
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RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

3D PERSPECTIVE IMAGES

date: JULY 2020 scale: -
sheet: AP05 rev: -
project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883
Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
E: curtis@cmk.com.au

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VIEW OF EXTENSION FROM
REAR OF PROPERTY

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Winter 10am shadow diagram



Winter 12pm shadow diagram



Winter 2pm shadow diagram

01	31-07-20	DEVELOPMENT APPLICATION	-
issue	date	issued for	rev

RESIDENTIAL EXTENTION
P & T. DOUGLAS
110 MAIN ROAD, PENGUIN

SHADOW DIAGRAM

date: JULY 2020 scale: 1:200
sheet: AP06 rev: -
project number: 20.08

tasmanian accreditation number: 209660612



ABN 69 199 867 883
Level II, 45 Brisbane Street
P.O. Box 956, Launceston
Tasmania 7250
P: (03) 6331 2556
F: (03) 6334 6826
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Birthdays

Patricia Matthews
Happy birthday.
Wishing we could be with you.
Love Jacinta, Peter
Amber and Joe. xx

Death Notices

BLACKBERRY
Ian Keith
01.09.1960 – 15.08.2020

Passed away peacefully at home with family and friends by his side.

Loving husband of Pietta, loved dad of Jordan, Tyler and Callan.

Much loved grandad. Son of Eric and Joyce.

Loved by many.

TAPPING
Sr Julianne

The Presentation Sisters ask you to join with them in prayer for their much-loved Sister, who entered eternal life in the 53rd year of her Religious Profession.

Sincere thanks to Staff of Guilford Young Grove Aged Care facility and doctors and nursing staff of the Gibson Ward, Calvary St John's Hospital.

Funeral Notices

BLACKBERRY
Ian Keith

The family and friends of the late Mr Ian Blackberry are respectfully invited to attend his funeral service, which will be held in the Chapel of Parkside Funerals, 254 East Cam Rd, Burnie, on MONDAY, August 24, 2020, commencing at 2pm. This will be followed by interment in the Burnie Lawn Cemetery.

To view the service via livestream, please search Parkside Funerals on YouTube.

Current Covid-19 restrictions will apply.



TAPPING

Sr Julianne

Mass of Christian Burial for Sister will be celebrated at Holy Spirit Catholic Church Sandy Bay, at 11.00am on Thursday (tomorrow) 20 August. At the conclusion of Mass interment will take place at Cornelian Bay Cemetery.

Relatives and friends are warmly invited to attend.

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Local Government

WARATAH WYNARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

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

No: DA 107/2020
Location: 2A Simpson Street Somerset
Applicant: PLA Designs Pty Ltd
Zoning: General Residential
Use Class: Residential
Proposal: Outbuilding & Home Based Business and Demolish 2 x Outbuildings

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

No: DA 125/2020
Location: 4A Banksia Avenue Sisters Beach
Applicant: Abel Drafting Services Pty Ltd
Zoning: Low Density Residential
Use Class: Residential
Proposal: Dwelling, Outbuilding (Shed) & Water Tank

Discretionary Matter: Suitability of a site or lot for use or development 12.4.1 (P5)

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. 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 2 September 2020**.

Dated at Wynyard this day, 19 August 2020.
Shane Crawford, General Manager
PO Box 168, WYNARD 7325
Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

CENTRAL COAST COUNCIL

19 King Edward Street
Ulverstone Tasmania 7315
Tel. 03 6429 6900
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: 110 Main Road, Penguin
Proposal: Residential (dwelling extension) – variation to the building envelope, side setback standard and proximity to the railway line

Application No.: DA2020215

Location: 3 Pioneer Road (CT63035/1), 49 Fabers Road (CT130923/1) and 68 Cookes Road (CT207997/1), Riana

Proposal: Subdivision (boundary reconfiguration) – variation to lot size, Residential use and proximity of sensitive use to Rural Resource zone

Application No.: DA2020222

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 2 September 2020.

Date of notification: 19 August 2020.
SANDRA AYTON
General Manager

Local Government

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Application for use and development of land has been received:-

Application No: DA 2020/99
Site: 3 Bower Circuit, HEYBRIDGE
CT 179255/2

Proposal: Single Dwelling and Outbuilding

Discretionary Matter: Reliant on performance criteria for grant of permit - Clause BUR-S1.7.2 (P3.2)

The application may be viewed on the Burnie City Council's website at - <https://www.burnie.net/permits>

A hard copy of the full application documents may be requested by telephoning 6430 5839, and on payment of a fee representing the cost of reproduction, provided to the person who requested the copy either by -

(a) collection from a place nominated by an officer of the council; or
(b) ordinary post to the address nominated

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net by no later than 5.00pm on 2 September 2020.

Dated: 19 August 2020

Gary Neil
ACTING GENERAL MANAGER

www.burnie.net



Public Notices

ORDINARY MEETING OF COUNCIL

An Ordinary Meeting of Council will be held by teleconference on Tuesday 25 August 2020, commencing at 5.00pm.

Due to the current COVID-19 crisis 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 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

Agendas will be available from Council's Agencies and website from Thursday 20 August 2020.

David Midson
General Manager

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Dog Control Act 2000 Notice of Intention to Apply for a Kennel Licence

Notice is hereby given that it is my intention to apply to Devonport City Council for a kennel licence for 5 dogs, 4x Spaniel X and 1 x Rottweiler Guard dog situated at 36 Forth Road, Don.

Persons residing or owning land within 200 metres of the boundary of the above premises may, within 14 days after the publication of this notice, object in writing under section 52(1) to the General Manager stating their reasons for objecting to the granting of the licence.

Signed: the Applicant.
August 19, 2020

NOTICE OF INTENTION TO APPLY FOR KENNEL LICENCE

Notice is hereby given that it is my intention to apply to Latrobe Council for a kennel licence for 3 Boxer dogs at 5 Haven Drive Shearwater.

Persons residing within 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 Latrobe Council stating their reasons for objecting to the grant of this licence.

Signed: The Applicant
August 19, 2020.

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Annexure 3

Kellie Malone

From: Jade Mainwaring <Jade.Mainwaring@bendigoadelaide.com.au>
Sent: Thursday, 20 August 2020 1:24 PM
To: Admin
Subject: Re: Planning Application No DA2020215 - 110 Main Road Penguin
Attachments: Dining Room.jpg; Back Deck Ground View.jpg; Back Deck View 2.jpg; Back Deck View.jpg; Back Deck View 3.jpg

Good morning;

In relation to the above Planning Permit Application I wish to lodge an objection on the following grounds (please see pictures attached).

1. I purchased the property based on the location along with the view of the ocean. Having originally resided in Penguin, I had planned on eventually retiring back to Tasmania, and ocean views was an important part of the decision to purchase this property.
2. This extension would create Loss of enjoyment due to restriction of the ocean view
3. The extension would negatively impact the increase in value of the property
4. **The extension does exceed the required height under the planning scheme-** whilst it may not have direct impact on the adjoining neighbour it certainly impacts me as neighbour adjacent to the property.

As you can see from Back Deck View 3, the extension would take greater than 80% of my properties view.

As you can see from the images attached to this email, the back deck area of my property has clear ocean views. The extension details in the above application would almost certainly completely close that off. These views are also visible internally from both the kitchen and the dining room.

Please advise next steps in this process.

Thanks

Jade

Jade Mainwaring | Manager
Community Bank Branches | Ringwood East
Bendigo Bank | 62 Railway Ave Ringwood East Vic 3135
P: 03 9870 3655 | F: 03 9870 3688 |
M: 0437 764 791
E: jade.mainwaring@bendigoadelaide.com.au



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Bendigo and Adelaide Bank Limited ABN 11 068 049 178











Annexure 4



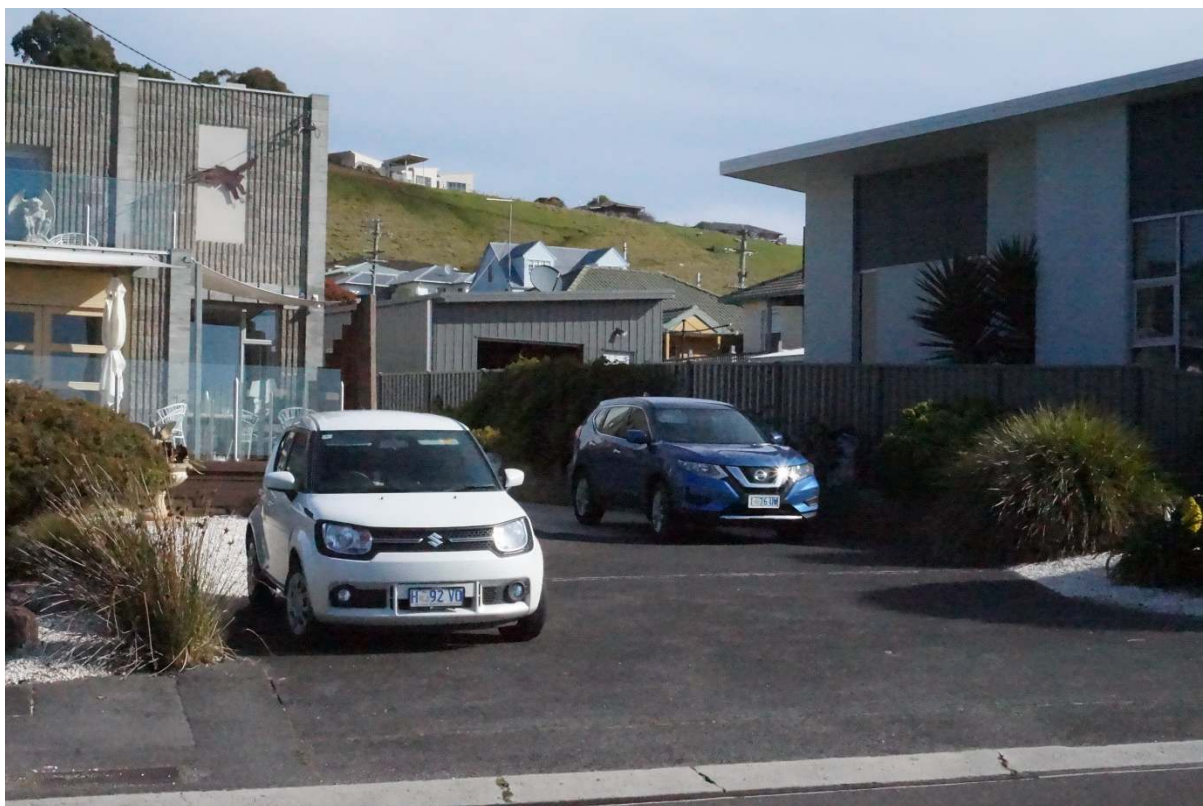
110 Main Road, Penguin.



110 Main Road, Penguin.



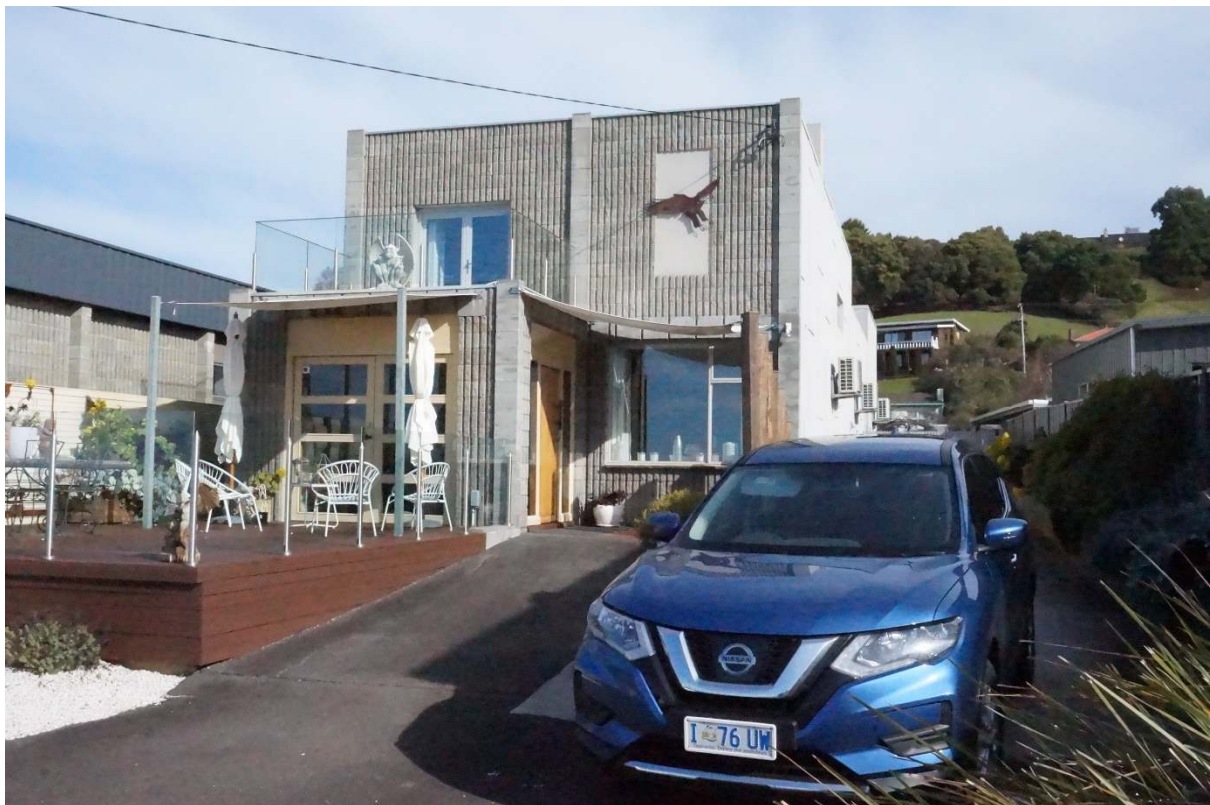
110 Main Road, Penguin – view from Main Road.



110 Main Road, Penguin – view looking south-west from Main Road.



110 Main Road, Penguin – view looking south-west from Main Road. 1/1 Kentish Street, Penguin can be seen.



110 Main Road, Penguin – view looking south-east from Main Road.

Annexure 5

TasRail Standard Notes

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.



Aerial View – 48 White Hills Road, Penguin

Annexure 2

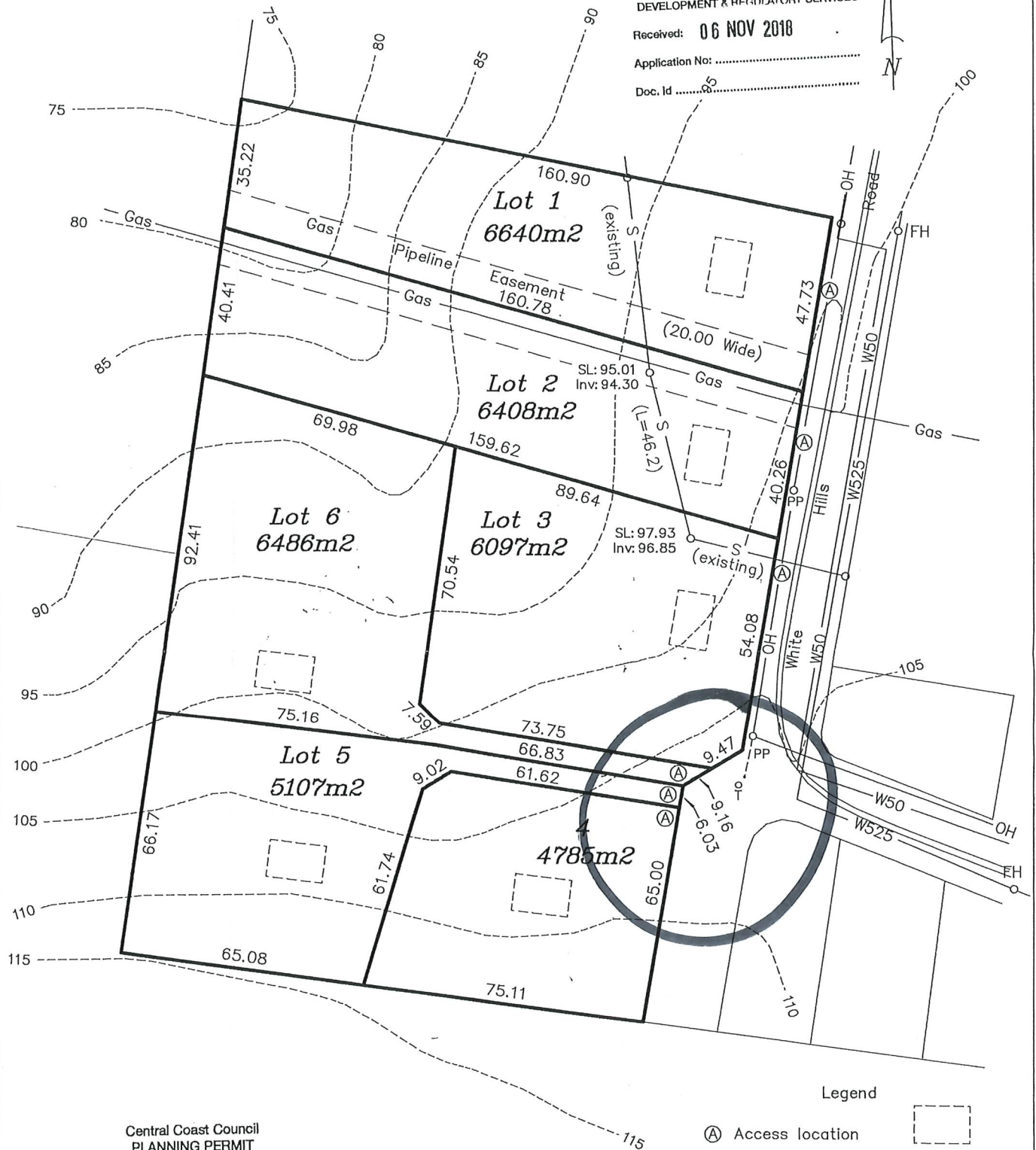
CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 06 NOV 2018

Application No:

Doc. Id:



Central Coast Council PLANNING PERMIT

Permit No

Date

DA2 018143

12 MAR 2019

This document forms part of the Planning Permit referred to above and is subject to the modifications, conditions and restrictions specified.

Director Community Services

Legend

(A) Access location

— OH —
Overhead wires

— W50 —
50mm PE100 Reticulation main

— W525 —
525mm AC Distribution main

10mx15m
Potential
Building Area

— w —
New water
connection

○ Telstra

Plan of Subdivision

Proposal: Subdivision of CT34557/1 into 6 lots
Location: 48 White Hills Road, Penguin
Owners: Feet For Fame Pty Ltd

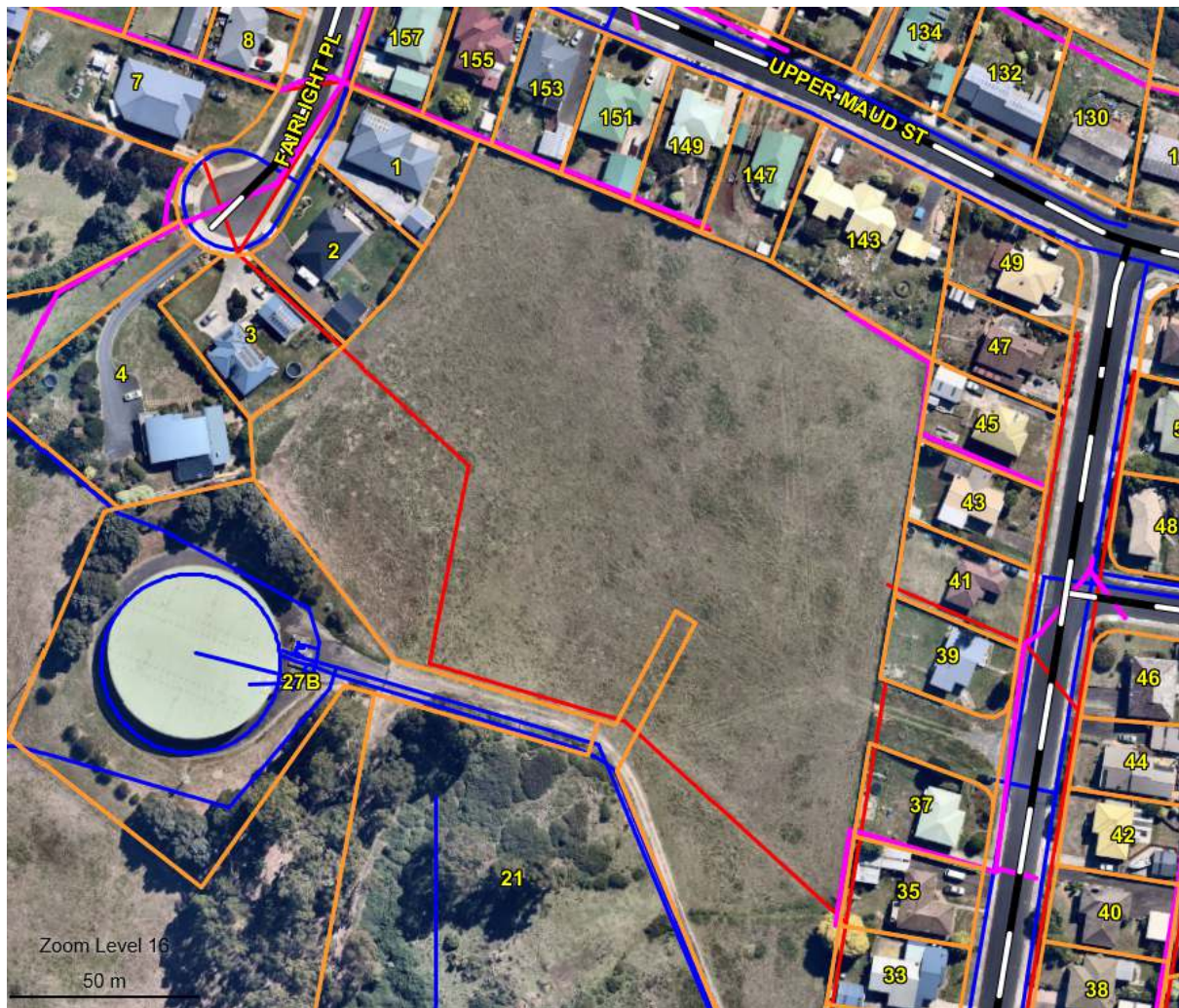
Plan Ref: 17503_R5

Scale: 1:1,000 (A3)

Date: 22/05/2018

Note: This Plan has been prepared to support a Development Application to Council for subdivision approval and should not be used for any other purpose without the Surveyors consent. All measurements are subject to final survey.

Annexure 1



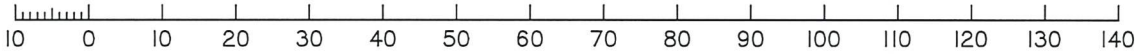
Aerial view – Hearps Road, West Ulverstone – subdivision area



PROPOSED LAYOUT

Lot 1 Hearps Road,
WEST ULVERSTONE

Scale 1:1000 - Lengths are in Metres.



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E : admin@visionsurveysqld.com.au P : 13000VISION

Scale: 1 : 1000 @ A3	DWG No: 18610-SK-01
Surveyed: -	Sheet: 1 of 1
Drawn: AG	Revision: J