

Notice of Ordinary Council Meeting and

Agenda

15 February 2021

To all Councillors

NOTICE OF MEETING

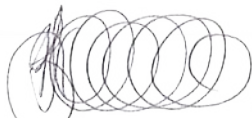
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 15 February 2021 commencing 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 2 January 2021.

Dated at Ulverstone this 10th day of February 2021.

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

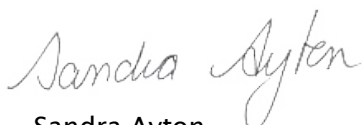
QUALIFIED PERSON'S ADVICE

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

See Contents – Page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	4
2	COUNCIL WORKSHOPS	4
3	MAYOR'S COMMUNICATIONS	5
	3.1 Mayor's communications	5
	3.2 Mayor's diary	5
	3.3 Declarations of interest	7
4	COUNCILLOR REPORTS	7
5	APPLICATIONS FOR LEAVE OF ABSENCE	8
6	DEPUTATIONS	8
7	PETITIONS	8
8	COUNCILLORS' QUESTIONS	
	8.1 Councillors' questions without notice	9
	8.2 Councillors' questions on notice	11
9	PUBLIC QUESTION TIME	
	9.1 Public question time	12
	9.2 Public questions taken on notice	12
10	DEPARTMENTAL BUSINESS	
	GENERAL MANAGEMENT	
	10.1 Councillors question on notice	13

10.2	Minutes and notes of committees of the Council and other organisations	13
10.3	Correspondence addressed to the Mayor and Councillors	14
10.4	Common seal	14
10.5	Contracts and agreements	15

COMMUNITY SERVICES

10.6	Statutory determinations	16
10.7	Council acting as a planning authority	16
10.8	Land Use Planning and Approvals Act 1993 (previous) – s.39 Report on PSA2020003 – draft amendment to the Central Coast Interim Planning Scheme 2013 to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business (285/2020 – 21.09.2020 and 385/2020 – 14.12.2020)	17
10.9	Residential – subdivision to create two lots – variation to suitability of a site or lot for use or development and dwelling density at 54 Braddons Lookout Road, Leith – Application No. DA2020241	21
10.10	Residential – dwelling – setback and width of openings for garages and setback of development for sensitive use – 9 Braddon Street, West Ulverstone – Application No. DA2021012	58

INFRASTRUCTURE SERVICES

10.11	Infrastructure Services determinations	97
-------	--	----

CORPORATE SERVICES

10.12	Corporate Services	98
-------	--------------------	----

11 CLOSURE OF MEETING TO THE PUBLIC

11.1	Meeting closed to the public	99
11.2	Confirmation of Closed session minutes	102

GENERAL MANAGEMENT

- 11.3 Minutes and notes of other organisations and committees of the Council 103
- 11.4 TasWater Quarterly Report to the Owners' Representatives 103

COMMUNITY SERVICES

- 11.5 Draft Central Coast Residential Settlement Strategy 105

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 25 January 2021 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 25 January 2021 be confirmed.”
-
-
-

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.

- . 01.02.2021 – Monthly update; Leith overpass
- . 08.02.2021 – Organisational Structure; Ulverstone Child Care Centre

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:

- . Australia Day Breakfast by the Leven and Citizenship Ceremony – Ulverstone
- . Switch Board meeting – Ulverstone
- . Ten Days on the Island launch – Burnie
- . West by North West Regional Tourism Forum – Devonport
- . TasWater Owners Representatives quarterly briefing – Devonport."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Mayor's report be received."

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.”

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.”

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.”

.....

.....

.....

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.”

.....

.....

7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

“No petitions under the provisions of the *Local Government Act 1993* have been presented.”

.....

.....

.....

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>
.....
.....
.....
.....
.....

.....
.....
.....
.....
.....

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.”

A question on notice has been received from Cr Fuller and is listed at Agenda Item 10.1.”

.....
.....
.....

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, 15 February 2021.

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

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“No public questions were taken on notice from the 25 January 2021 meeting.”

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1 Councillors' questions on notice

The Executive Services Officer reports as follows:

"The following question on notice has been received from Cr Fuller:

'Please provide details of the process, Council's and external authorities, that has led to the change of address for some residents of Nietta whose property is now regarded as South Preston or other, including:

- 1 Who initiates such a change and why?
- 2 What is the untaken community consultation or advice and by whom?
- 3 What is the timeline for the changes pertaining to Nietta and South Preston?
- 4 What is the role of Council in this process and under whose authority or authorisation is the change made?"

The following response has been provided by the General Manager:

"This matter is still being researched and a response will be provided at the meeting."

10.2 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 Shed Management Committee – meeting held 1 February 2021
- . Forth Community Representatives Committee – meeting held 4 February 2021

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."

10.3 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 26 January to 15 February 2021 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.”

.....

.....

.....

10.4 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 26 January to 15 February 2021 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.”
-
-

10.5 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 26 January to 15 February 2021 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.”
-
-
-

COMMUNITY SERVICES

10.6 Statutory determinations

The Manager Information Services reports as follows:

“A Schedule of Statutory Determinations made during the month of January 2021 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.”

.....

.....

.....

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 Item 10.8, 10.9 and 10.10 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 *Land Use Planning and Approvals Act 1993* (previous) – s.39 Report on PSA2020003 – draft amendment to the *Central Coast Interim Planning Scheme 2013* to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business (285/2020 – 21.09.2020 and 385/2020 – 14.12.2020).

The Strategic Projects and Planning Consultant reports as follows:

“The Town Planner has prepared the following report:

<i>‘PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act) (previous) and <i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>PUBLIC NOTIFICATION:</i>	6 January 2021 to 4 February 2021
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>ANNEXURES:</i>	Annexure 1 – TasWater Submission to Planning Authority Notice

PURPOSE

The purpose of this report is to advise that no representations were received during the public notification period for PSA2020003 – draft amendment to the Planning Scheme to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business.

BACKGROUND

The Council, in its role as the Planning Authority, resolved to initiate and certify the draft amendment at its meeting held Monday, 14 December 2020.

The draft amendment was initiated following a request from GHD Pty Ltd on behalf of Goodstone Group.

The draft amendment seeks to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business.

HISTORY

The Council, acting as the Planning Authority, originally decided to initiate and certify this draft amendment to the Planning Scheme at a meeting held 21 September 2020.

The draft amendment was placed on public notification for a period of four weeks from 30 September 2020 until 28 October 2020. During that time, TasRail lodged a submission, noting that whilst the subject land was in close proximity to the Western Rail Line, the rezoning would address anomalies in the zoning of land in this area of Alice Street, West Ulverstone.

The Tasmanian Planning Commission (the TPC), on 6 November 2020, advised the Council that the requirements for owners' consent for companies, as set out in the notes on Form No. 1 Owners' Consent, had not been met in that only one Company Director had signed the required form. Therefore, the TPC considered that it would be necessary for the Planning Authority to reconsider the request for a draft amendment and to re-exhibit the draft amendment, after obtaining a correctly completed owners' consent form. The owner's consultants, GHD Pty Ltd, were advised that a new consent form was required.

Revised documentation was received. The draft amendment was re-initiated and re-certified by the Planning Authority, with the correct owners' consent form and for a second time, the draft amendment was placed on public notification for comment. TasRail has not responded to the second period of public notification of the draft amendment.

DISCUSSION

Following the public exhibition of the draft amendment, s.39 of the Act (previous) requires the Planning Authority to prepare a report containing:

- . a copy of each representation made, if any;
- . a statement of the Planning Authority's opinion as to the merit of each representation made and whether the draft amendment should be modified; and

- any recommendations of the Planning Authority to the TPC in relation to the draft amendment.

No representation was received during the public exhibition of the draft amendment.

Following submission of this s.39 report to the TPC, the TPC may consider the merits of the draft amendment and hold a public hearing to examine the proposal.

The TPC will be advised within 35 days from the close of the public exhibition period as per s.39(2) of the Act (previous).

CONSULTATION

Under s.38 of the Act (previous), the draft amendment was placed on public notification from Wednesday, 6 January 2021 and concluded Thursday, 4 February 2021 (including the notice being placed in The Advocate newspaper on Wednesday, 6 January 2021 and Saturday, 16 January 2021).

All adjoining property owners/occupiers were notified of the draft amendment and site notices were placed on each applicable site.

The draft amendment was referred to TasWater as per s.56 of the *Water and Sewerage Act 2008*. TasWater responded (via email received 22 December 2020) stating that there was no change to TasWater's Notice issued 5 October 2020 (initially advertised but with an error). TasWater's response is "*TasWater does not object to the proposed amendment to the Interim Planning Scheme as mentioned above and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings as stated in the attached SPAN*" (refer to Annexure 1).

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 that may be 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

- Develop and manage sustainable built infrastructure.

Recommendation –

It is recommended that the Planning Authority:

- 1 Not make any changes to the draft amendment to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business as initiated and certified at its meeting held 14 December 2020.
- 2 Pursuant to s.39 of the *Land Use Planning and Approvals Act 1993* (previous), endorse and send this report to the Tasmanian Planning Commission advising that no changes are required to the draft amendment of the *Central Coast Interim Planning Scheme 2013* that seeks to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business.
- 3 Delegate to the General Manager its powers and functions to represent the Planning Authority at hearings pursuant to s.40 of the *Land Use Planning and Approvals Act 1993* (previous).'

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 resolution is submitted for consideration."

■ "That the Planning Authority:

- 1 Not make any changes to the draft amendment to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business as initiated and certified at its meeting held 14 December 2020.
- 2 Pursuant to s.39 of the *Land Use Planning and Approvals Act 1993* (previous), endorse and send this report to the Tasmanian Planning Commission advising that no changes are required to the draft amendment of the *Central Coast Interim Planning Scheme 2013* that seeks to rezone land known as 10A, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business.

- 3 Delegate to the General Manager its powers and functions to represent the Planning Authority at hearings pursuant to s.40 of the *Land Use Planning and Approvals Act 1993* (previous)."

10.9 Residential – subdivision to create two lots – variation to suitability of a site or lot for use or development and dwelling density at 54 Braddons Lookout Road, Leith – Application No. DA2020241

The Strategic Projects and Planning Consultant reports as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION No.:</i>	DA2020241
<i>PROPOSAL:</i>	Residential – subdivision to create two lots – variation to suitability of a site or lot for use or development and dwelling density
<i>APPLICANTS:</i>	Nicholas Taylor and Kellie Strachan
<i>LOCATION:</i>	54 Braddons Lookout Road, Leith
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	13 January 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	28 January 2021
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	19 February 2021
<i>DECISION DUE:</i>	15 February 2021
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the subdivision of land to form two lots at 54 Braddons Lookout Road, Leith. The existing dwelling and associated outbuildings would be contained on proposed Lot 2 and accessed off the existing access from Braddons Lookout Road. The new lot, being Lot 1, would be accessed via a registered right of way from Davis Street, over land identified as 16 Davis Street, Leith.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

An application is made to create two residential lots on land identified as 54 Braddons Lookout Road, Leith.

The proposal would comprise of the following:

Lot 1

Lot 1 would comprise 2,770m² and would be accessed off a registered right of way from Davis Street, over land identified as 16 Davis Street (CT13489/1). The lot would need to accommodate a building envelope with a maximum area of 210m² and comprise future development no greater than a three bedroom dwelling, to be located on the southern portion of the site. These qualifications are as a result of an assessment undertaken by consultants Geo-Environmental Solutions, with the building envelope and associated recommendations due to a Medium landslip risk on the site and required on-site wastewater management.

Lot 2

Lot 2 would comprise 8,550m² and would accommodate an existing dwelling and associated outbuildings. Lot 2 has an existing access off Braddons Lookout Road.

Site description and surrounding area –

The 1.130ha Rural Living zoned lot is an irregular shape and has frontage to Braddons Lookout Road. The land has a benefiting right of way, off Davis Street, registered on the Title.

The site is covered entirely in Medium landslip and falls within a larger expanse of Medium landslip in this area. The site has an approximate 25m fall downwards, from Braddons Lookout Road, in a south-west direction. The site also has a slight slope upwards from Davis Street, which incorporates the right of way.

The surrounding land is zoned Rural Living with the majority of lots developed for residential purpose with single dwellings and associated outbuildings.

History –

There is no history relevant to this application.

DISCUSSION

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

13.0 Rural Living Zone

CLAUSE	COMMENT
13.3 Use Standards	
13.3.1 Discretionary permit use	
13.3.2–(A1) Discretionary permit use must: <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone. 	Not applicable. Residential use is Permitted.
13.3.2 Impact of use	
13.3.2–(A1) Permitted non-residential use must adjoin at last one residential use on the same street frontage.	Not applicable. Residential use is Permitted.
13.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Residential use is Permitted.

13.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Residential use is Permitted.
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1–(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p style="padding-left: 40px;">(i) 1.0 hectares excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality.</p> <p>(b) If intended for a building, contain a building area of:</p> <p style="padding-left: 40px;">(i) not more than 1,000m²;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iv) clear of any registered easement;</p>	<p>(a)(i) Not applicable. Refer to (a)(ii).</p> <p>(a)(ii) Non-compliant. Table to this Clause includes Leith which states a land area of not less than 4,000m². Proposed Lot 1 would have an area of 2,770m².</p> <p style="padding-left: 40px;">Refer to the “Issues” section of this report.</p> <p>(b)(i) Compliant. Both lots would have a building area less than 1,000m².</p> <p>(b)(ii) Compliant. Existing dwelling to be contained on proposed Lot 2 satisfies all setback requirements. Proposed Lot 1 shows a building area to be clear of all setback requirements.</p> <p>(b)(iii) Compliant. Existing dwelling and proposed building area would be setback approximately 90m from Rural Resource zone.</p>

<ul style="list-style-type: none"> (v) clear of any registered right-of-way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; and (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(iv) Compliant. Subdivision plan shows that the existing dwelling and proposed building area would be clear of all easements. (b)(v) Compliant. Subdivision plan shows that the existing dwelling and proposed building area would be clear of the registered right of way. (b)(vi) Compliant. Subdivision plan shows that the existing dwelling and proposed building area would be clear of stormwater drainage. (b)(vii) Not applicable. No access strip. (b)(viii) Compliant. The on-site wastewater areas and stormwater disposal areas would be clear of all building areas. (b)(ix) Compliant. Lot 2 would be accessed from existing crossover off Braddons Lookout Road. Lot 1 would be accessed via a registered right of way off Davis Street.
<p>13.4.1–(A2) Each site or a lot on a plan of subdivision must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a 	<ul style="list-style-type: none"> (a) Non-compliant. Proposed Lot 1 would be accessed via a registered right of way off frontage along Davis Street. Refer to the “Issues” section of this report. (b) Not applicable. No internal lots.

<p>frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1992</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c) Non-compliant. Proposed Lot 1 would be accessed via a registered right of way off frontage along Davis Street.</p> <p>Refer to the “Issues” section of this report.</p> <p>(d) Non-compliant for the right of way. The right of way has an access width of 4m.</p> <p>(e) Compliant. A Statement of Compliance has been issued regarding new access for Lot 1 (refer to Annexure 6).</p>
<p>13.4.1 –(A3) A site or each lot on a plan of subdivision must have a water supply:</p> <p>(a) from a connection to a water supply provided in</p>	<p>(a) Compliant. Site has connection to a water supply. TasWater Submission to Planning Authority Notice has been issued (refer to Annexure 5).</p>

<p>accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(b) Not applicable. Satisfied by (a).</p>
<p>13.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. Proposal is for the on-site disposal of sewage and trade waste.</p> <p>(b)(ii) Compliant. Development is for a building area to eventually contain a single dwelling.</p> <p>(b)(iii) Compliant. Application includes an On-Site Wastewater Assessment prepared by Geo-Environmental Solutions that demonstrates the site has capacity for on-site disposal of domestic wastewater in accordance with AS/NZS1547:2000.</p>

<ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip.</p>	<p>On-site domestic wastewater management would be clear of any defined building area or access strip.</p>
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater:</p> <ul style="list-style-type: none"> (a) or discharge to a stormwater system provided in accordance with the <i>Drains Act 1954</i>; or (b) if stormwater cannot be drained to a stormwater system: <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body, or watercourse; or 	<ul style="list-style-type: none"> (a) Compliant. Site would dispose of stormwater through a drainage easement. A Statement of Compliance has been issued regarding stormwater disposal for Lot 1 (refer to Annexure 6). (b) Not applicable. Satisfied by (a).

<p>(ii) for disposal within the site if:</p> <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and <p>(iii) the development is for a single dwelling.</p>	
13.4.2 Dwelling density	
<p>13.4.2-(A1) The site area per dwelling must:</p> <ul style="list-style-type: none"> (a) be not less than 1.0 hectare; or (b) if the site is in a locality shown in the Table to this clause, the site area for that locality. 	<ul style="list-style-type: none"> (a) Not applicable. Refer to (b). (b) Non-compliant. Table to this Clause includes Leith which states a land area of not less than 4,000m². Proposed Lot 1 would have an area of 2,770m².

	Refer to the “Issues” section of this report.
13.4.3 Location and configuration of development	
<p>13.4.3–(A1) A building, utility structure, garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be set back from a frontage;</p> <p>(a) not less than 20.0m;</p> <p>(b) not less or not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(c) not less than for any building retained on the site;</p> <p>(d) in accordance with any building area shown on a sealed plan of subdivision; or</p> <p>(e) if the site abuts a road shown in the Table to this clause, the setback specified for that road; or</p> <p>(f) if the site is in a locality shown in the Table to this clause, the setback for that locality.</p>	<p>(a) Not applicable. Leith Rural Living zone is in a Table to this Clause. Refer to (f).</p> <p>(b) Not applicable. Satisfied by (f).</p> <p>(c) Not applicable. Satisfied by (f).</p> <p>(d) Not applicable. Sealed plan does not show a building area.</p> <p>(e) Not applicable. Site does not abut the Bass Highway.</p> <p>(f) Compliant. The setback for Leith is 10m from a frontage. The existing dwelling and proposed building area satisfies this requirement.</p>
13.4.3–(A2) All buildings must be contained within a building envelope determined by:	(a) Compliant as discussed above.

<p>(a) the applicable frontage setback;</p> <p>(b) a setback of not less than 10.0m from each side boundary;</p> <p>(c) a setback of not less than 10.0m from the rear boundary;</p> <p>(d) a setback of not less than 20.0m from any designated building area on each adjacent site; or</p> <p>(e) if the site is in a locality shown in the Table to this clause, the setback for that locality; or</p> <p>(f) any building area shown on a sealed plan of subdivision; and</p> <p>(g) building height of not more than 8.5m.</p>	<p>(b) Not applicable. Leith Rural Living zone is in a Table to this Clause. Refer to (e).</p> <p>(c) Not applicable. Satisfied by (e).</p> <p>(d) Not applicable. Satisfied by (e).</p> <p>(e) Compliant. The setback for Leith is 5m from a side and rear boundary. The existing dwelling and proposed building area satisfy this requirement.</p> <p>(f) Not applicable. No sealed area on a plan of subdivision.</p> <p>(g) Compliant. Existing dwelling satisfies this requirement.</p>
<p>13.4.3–(A3) Site coverage must:</p> <p>(a) be not more than 500m²; and</p> <p>(b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan of subdivision.</p>	<p>(a) Compliant for both lots. Site coverage for the existing dwelling would be approximately 370m². Site coverage for the proposed building area would be 210m².</p> <p>(b) Compliant. Development would be clear of stormwater and wastewater disposal areas.</p> <p>(c) Not applicable. No building area shown on a sealed plan.</p>

<p>13.4.3–(A4)</p> <p>(a) A utility structure must be a power pole, antenna or a single domestic–scale turbine to a maximum of 10m in height which is –</p> <ul style="list-style-type: none"> (i) not part of a wind farm; (ii) not sited on a skyline; and (iii) if a wind turbine, not located within 60m a dwelling in other ownership not within 30m of a public road. <p>(b) A building, except a utility structure must be –</p> <ul style="list-style-type: none"> (i) located not less than 15m below the level of any adjoining ridgeline; (ii) not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; and (iii) clad and roofed with materials with a light reflectance value of less than 40% 	<p>(a) Not applicable. No utility structure proposed.</p> <p>(b)(i) Compliant. Site is located approximately 20m below the adjoining ridgeline.</p> <p>(b)(ii) Compliant. No watercourses within the vicinity of the site.</p> <p>(b)(iii) Compliant for the existing dwelling.</p>
--	---

13.4.4 Acoustic and visual privacy for residential development	
<p>13.4.4-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space, or carport of a building must:</p> <p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>(a) Compliant. Existing dwelling is setback greater than 10m to each adjoining property.</p> <p>(b) Compliant. Proposed building area would be setback greater than 10m to a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>
<p>13.4.4-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access strip proposed.</p>
13.4.5 Private open space for multiple dwelling residential use	
<p>13.4.5-(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <p>(a) is accessible from the dwelling;</p>	<p>Not applicable.</p> <p>Not a multiple dwelling development.</p>

<p>(b) comprises an area of not less than 50.0m²;</p> <p>(c) has a minimum dimension of 5.0m;</p> <p>(d) has a gradient of not more than 1 in 10.</p>	
<p>13.4.5–(A2) The required minimum private open space area must receive not less than two hours of continuous sunlight between 9.00am and 5.00pm on 21 June.</p>	<p>Not applicable.</p> <p>Not a multiple dwelling development.</p>
<p>13.4.6 Setback of sensitive use development</p>	
<p>13.4.6–(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 on 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 setback distance from the zone boundary.</p>	<p>(a) Compliant. Both the existing and proposed building area would be setback approximately 90m to Rural Resource zone.</p> <p>(b) Compliant. Both the existing and proposed building area would be setback approximately 90m to Rural Resource zone.</p>

<p>13.4.6–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) the 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. Proposed development would be setback approximately 239m from Bass Highway. (b) Compliant. Proposed development would be approximately 343m from the Western Rail Line. (c) Not applicable. No land designated for future road or rail purposes. (d) Compliant. The closest proclaimed wharf is located at Devonport approximately 15km to the east.
<p>13.4.7 Subdivision</p>	
<p>13.4.7–(P1) 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>Compliant with (a).</p> <p>Subdivision is for residential use.</p>

13.4.7–(A2) A lot other than a lot to which A1(b) applies, must not be an internal lot.	Compliant. No internal lots are proposed.
13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
13.4.8–(A1) Electricity reticulation and site connections must be installed underground.	Compliant. Application states electricity reticulation and site connections would be underground.
CODES	
E1 Bushfire-Prone Areas Code	Applicable. Proposal is for a subdivision. Application was supported with a Bushfire Risk Assessment Report and Certificates prepared by Ground Proof Mapping.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.

E6 Hazard Management Code	<p>Applicable. Site is located within an area of Medium landslip.</p> <p>Application was supported with a Landslide Assessment Report by Geo-Environmental Solutions dated September 2020.</p> <p>This report made several recommendations which is reflected through Condition No. 11 of the Planning Permit for a registered Part 5 Agreement outlining an allowable building envelope.</p>
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	<p>Not exempt.</p> <p>No Local Area Parking Scheme applies to the site.</p>

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant. Existing dwelling has provisions for two car parking spaces. Proposed Lot 1 would have ample area for the provision of two car parking spaces.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant by a Condition on a Permit.</p>
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and maneuvering area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking</p>	<p>(a) Compliant. The site has ample land area to accommodate vehicle maneuverability in accordance with Australian Standards.</p>

<p>Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant by Condition to a Permit.</p>

E10 Water and Waterways Code	Not applicable. No watercourse is within 30m to the site.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 Suitability of a site or lot for use or development – lot size –

The Planning Scheme's Acceptable Solution for Clause 13.4.1–(A1)(ii) states that each site, or each lot on a plan of subdivision, must have an area of not less than 1 ha, or not less than the site area shown for that locality (Leith) in the Table to this Clause.

Leith is shown in the Table to this Clause with an area of 4,000m². Lot 2 would comply with this requirement with a land area of 8,550m². Lot 1 would not comply with this requirement as the lot would have a land area of 2,770m². The proposal requires a variation to this standard and an exercise of discretion is required to allow for Lot 1.

The Planning Scheme's Performance Criteria for Clause 13.4.1–(P1) states that a site must be consistent with the Rural Living Zone Purpose, Local Area Objectives and Desired Future Character Statements and have regard to –

- (i) the number, size and distribution of existing and approved lots on land in the vicinity;

Compliant. Proposed Lot 1 would be within an area that has some lots less than 4,000m² in land area. Surrounding lots vary in sizes from 2,216m², up to 1 ha. There are two lots that adjoin the subject development site that are smaller than the proposed 2,770m² for Lot 1.

- (ii) the pattern, intensity and character of established use and development on other lots in the vicinity;

Compliant. As mentioned above, surrounding lots vary in sizes from 2,216m², up to 1 ha. There are two lots that adjoin the development site that are smaller than the proposed 2,770m² for Lot 1. All surrounding lots contain single dwellings and associated outbuildings or have approval for this type of residential development.

- (iii) the capacity of an available or planned utilities; and

Compliant. Lot 1 can be serviced with a reticulated water supply, sewage through the establishment of an on-site

wastewater system, and stormwater through an existing drainage easement.

- (iv) capability of the land to accommodate residential use.

Compliant. Lot 1 includes the application for a building envelope, as recommended in the accompanying Landslide Assessment report. The building envelope would be positioned to satisfy all setback requirements for Leith.

Furthermore, the site must be of sufficient size for the intended use having regard to the effect of one or more of the following:

- (i) Topography;

Compliant. The development site has significant slope from Braddons Lookout Road and from Davis Street. Lot 1 would also have some slope, however the actual building area, that has been identified in the Landslide Assessment report, is reasonably flat.

- (ii) Natural drainage of the land and the land in the vicinity;

Compliant. Condition of Permit would be for the disposal of stormwater to the existing drainage easement.

- (iii) The desirability of protecting native vegetation, landscape features, natural and cultural values;

Compliant. The subdivision would result in the minimal, if any, removal of vegetation which would optimise the bushland attributes of the area.

- (iv) Provision for management of exposure to natural hazards;

Compliant. The entirety of the site is within a Medium landslip risk area. An accompanying Landslide Assessment report forms part of the application. This report makes several recommendations, including the identification of a 210m² maximum building envelope. The requirement of a fixed building envelope on Lot 1 will be conditioned through application of a registered Part 5 Agreement.

- (v) Provision of an accessible building area;

Compliant. Lot 1 includes the application of a building envelope as recommended through the Landslide Assessment report. This building envelope would be positioned to satisfy all setback requirements for Leith.

- (vi) Compliance to the Acceptable Solution criteria in any applicable standard for location and separation of a building;

Compliant. Lot 1 includes the application of a building envelope as recommended through the Landslide Assessment report. This building envelope is positioned to satisfy all setback requirements for Leith.

- (vii) Arrangements for the convenient provision of roads and access to the land;

Compliant. Lot 1 can obtain access from a benefiting registered right of way off Davis Street, over 16 Davis Street.

- (viii) Arrangements for the provision of a water supply and of the drainage and disposal of sewage and stormwater;

Compliant. Lot 1 can be serviced with a reticulated water supply, sewage through the establishment of an on-site wastewater system, and stormwater through an existing drainage easement.

- (ix) Any restriction or requirement of a lawful easement or statutory interest in the land; and

Compliant. No restriction or requirement for an additional lawful easement or statutory interest in the land.

- (x) Opportunity for solar access to a building area.

Compliant. A building area has been identified for Lot 1 which would allow for the design of a three-bedroom dwelling to accommodate northern solar access.

2 *Suitability of a site or lot for use or development – access via a right of way –*

The Planning Scheme's Acceptable Solution for Clause 13.4.1–(A2)(a) states that a site or each lot on a subdivision plan must have a separate access from a road.

Proposed Lot 1 would be accessed via a registered benefiting right of way off frontage to Davis Street. The proposal requires variation to this standard and an exercise of discretion is required to allow for Lot 1.

The Planning Scheme's Performance Criteria for Clause 13.4.1–(P2) states that:

- (a) a site must have a reasonable and secure access from a road provided –

- (i) across a frontage; or

Compliant. The registered benefiting right of way is off a Davis Street frontage, over 16 Davis Street, Leith.

- (ii) by an access strip connecting to a frontage, if for an internal lot; or

Compliant by (i).

- (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 of any applicable standard; and

Compliant by (i).

- (iv) the dimensions of the frontage and any access strip of right-of-way must be adequate for the type and volume of traffic likely to be generated by –

- a. the intended use; and

Compliant. The site is intended for residential, use. The access arrangement has been signed off by the Council acting as a Road Authority.

- b. the existing or potential use of any other land which requires use of the access as the means of access for that land.

Compliant. No other land requires access or use of the registered right of way.

- (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 vehicle 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

Compliant. The access arrangement has been signed off by the Council acting as a Road Authority.

- (b) it must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.

Not applicable. Proposal is satisfied by (a).

3 *Dwelling density –*

The Planning Scheme's Acceptable Solution for Clause 13.4.2-(A1) states that the site area per dwelling must have an area of not less than 1 ha, or not less than the site area shown for that locality (Leith) in the Table to this Clause.

Leith is shown on this Table with an area of 4,000m². Lot 2 would comply with this requirement with a land area of 8,550m². Lot 1 would not comply with this requirement as the lot would have a land area of 2,770m². The proposal requires variation to this standard and an exercise of discretion is required to allow for Lot 1.

The Planning Scheme's Performance Criteria for Clause 13.4.2-(P1) states that a site must be consistent with the Rural Living Zone Purpose, Local Area Objectives and Desired Future Character Statements and having regard to –

- (i) The size of any existing or approved lot or site on land in the vicinity; and

Compliant. Proposed Lot 1 would be within an area that has some lots with areas less than 4,000m². Surrounding lots vary in sizes from 2,216m² to 1 ha. There are two lots that adjoin

the subject development site that are smaller than the proposed 2,770m² for Lot 1.

- (ii) The pattern, intensity and character of established use and development on other lots in the vicinity.

Compliant. As mentioned above, surrounding lots vary in sizes from as little as 2,216m² to 1 ha. There are two lots that adjoin the development site that are smaller than the proposed 2,770m² for Lot 1. All surrounding lots contain single dwellings and associated outbuildings or have approval for this type of residential development.

Furthermore, the capability of the land for residential use having regard to the effect of one or more of the following:

- (i) Topography;

Compliant. The development site has significant slope from both Braddons Lookout Road and Davis Street. Lot 1 would also have some slope, however the actual building area identified in the Landslide Assessment report is reasonably flat.

- (ii) Natural drainage;

Compliant. Condition of Permit would be for the disposal of stormwater to the existing drainage easement.

- (iii) The desirability of protecting native vegetation, landscape features, natural and cultural values;

Compliant. The subdivision would result in minimal removal of vegetation which would optimise the bushland attributes of the area.

- (iv) Provision for management of exposure to natural hazards;

Compliant. The entirety of the site is within a Medium landslip risk area. An accompanying Landslide Assessment report forms part of the application. The report makes several recommendations, including the

requirement for a building envelope with an area of 210m². This will be conditioned through a registered Part 5 Agreement on Lot 1.

- (v) Provision of an access to the building area;

Compliant. Lot 1 includes the application for a building envelope as recommended through the Landslide Assessment report. The building envelope would be positioned to satisfy all setback requirements for Leith.

- (vi) Compliance to the acceptable solution criteria in any applicable standard for location and separation of a building in relation to a frontage, side or rear boundary or zone boundary and from adjacent buildings;

Compliant. Lot 1 includes the application of a building envelope on a title, as recommended in the accompanying Landslide Assessment report. The building envelope would be positioned to satisfy all setback requirements for Leith.

- (vii) Arrangements for the convenient provision of roads and access to the land;

Compliant. Lot 1 can obtain access from a registered benefiting right of way off Davis Street.

- (viii) Arrangements for the provision of a water supply and of the drainage and disposal of sewage and stormwater;

Compliant. Lot 1 can be serviced with a reticulated water supply, sewage through the establishment of an on-site wastewater system, and stormwater through an existing drainage easement.

- (ix) Any restriction or requirement of a lawful easement or statutory interest in the land; and

Compliant. No restriction or requirement for any additional lawful easements or statutory interest in the land.

- (x) Opportunity for solar access to a building area.

Compliant. A building area has been identified for Lot 1 which would allow for the design of a dwelling to accommodate the northern solar access.

4 *Public Open Space Contribution –*

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

The Council's Public Open Space Contributions Policy requires a contribution for any residential subdivision where new lots are created. This is either by way of land, where there is a deficiency of public open space, or a cash-in-lieu payment. In this instance, there is no land required to be taken for public open space.

In accordance with the Policy, a 3% cash-in-lieu contribution is to be paid, based on the unimproved value of the new lot. The Public Open Space contribution is required to provide for the provision or improvement of public open space of local, district or regional value. This will require a condition on the Permit.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No issues. According to the report, the site is able to support an on-site wastewater system.
Infrastructure Services	Statement of Compliance from the Council, acting in its capacity as the Road Authority and the Stormwater Authority, has been issued. Refer to Annexure 6.
Building Services	No requirements.

TasWater	Submission to Planning Authority Notice received. Refer to Annexure 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

In accordance with s.57(3) of the *Land Use Planning and Approvals Act 1993*:

- . a site notice was posted;
- . letters to adjoining owners were sent; and
- . an advertisement was placed in the Public Notices section of The Advocate.

Representation –

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 Loss of privacy. It is understood that the minimum lot size is 4,000m ² and that no one could build next to 8 Davis Street.	The Planning Scheme's Acceptable Solution states that each lot in Leith must have an area of not less than 4,000m ² . Proposed Lot 1 would be 2,770m ² . This discretionary matter has been

	<p>addressed in the “Issues” section of this report, under matters numbered 1 and 3.</p> <p>It is considered that the proposed variation to the lot size is consistent with the surrounding area which contains lots smaller than 4,000m² in land area.</p> <p>The dwelling at 8 Davis Street would be setback approximately 38m from the proposed building area on proposed Lot 1.</p> <p>Furthermore, the property known as 8 Davis Street has ample areas for private open space. It is acknowledged that a 12m² shed has been built approximately 5m from the common boundary with the development site. However, this would allow an approximate 10m separation between the shed and proposed building area.</p>
<p>2 Noise level from shed at 8 Davis Street which was positioned away from all adjoining dwellings.</p>	<p>Noise is not a planning matter.</p> <p>After discussions with the Council’s Environmental Health Officer, it is advised that noise is either regulated through the <i>Environmental Management and Pollution Control Act 1994</i> or by Tasmania Police, depending on the type of noise and the day/hour of the week.</p> <p>In a residential area, it is up to each individual to not create a noise nuisance.</p> <p>The proposed building area would be setback 5m from the southern rear/side boundary. This satisfies</p>

	the setback requirements in the Rural Living zone for properties located in Leith.
3 The proposed 210m ² building area for a three-bedroom home is unlike other dwellings within the area.	<p>The required 210m² building envelope and three bedroom dwelling limit is due to recommendations made in both the Landslide Assessment and On-site Wastewater Assessment reports.</p> <p>The Planning Scheme does not stipulate a minimum building area in the Rural Living zone. The Planning Scheme does indicate under Acceptable Solutions that a building area is not to be greater than 1,000m² and that site coverage is not to be greater than 500m². The proposed building envelope area satisfies both these requirements.</p> <p>It would be up to the owner of the new Lot 1 to produce a design that would be limited to a three bedroom dwelling. A three bedroom dwelling is common.</p> <p>The surrounding area has varying dwelling/building areas, some as little as 250m².</p> <p>The building area and requirement for only a three bedroom dwelling are not unreasonable, due to the Medium landslip risk characteristics and on-site wastewater requirements. The requirements are to be conditioned through a registered Part 5 Agreement on proposed Lot 1.</p>

<p>4 Final approval should make the building envelope extend from 5m to 10m and a 2m Colorbond fence be erected along the common boundary to 8 Davis Street for privacy and noise purposes.</p>	<p>This is not considered a reasonable request. The proposed building area is a consultant's recommendation, due to land characteristics.</p> <p>The proposed building area satisfies the Planning Scheme's Acceptable Solution setback requirements in the Rural Living zone, for properties in Leith.</p> <p>Furthermore, a boundary fence is not a planning matter and is a matter between two neighbours, unless the property adjoins Council owned land.</p>
---	---

RESOURCE, FINANCIAL AND RISK IMPACTS

The development application may be appealed by either the applicant or the representor. An appeal would impact on Council resources outside those usually required for assessment and reporting and would involve legal costs associated with an appeal against the Council's determination. There may be an impact on Council resources in relation to ensuring compliance with Permit conditions.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The representation does not contain sufficient merit to refuse the application.

The application was discretionary due to the lot size, access via a right of way and site density for Lot 1. All discretionary matters have been addressed within the "Issues" section of this report and are considered to have satisfied the Planning Scheme's applicable Performance Criteria.

The proposed development is considered to be reasonable development within the Rural Living zone and would not be too dissimilar with development in the established area. It is considered appropriate that the proposal be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential – subdivision to create two lots – variation to suitability of a site or lot for use or development and dwelling density at 54 Braddons Lookout Road, Leith – Application No. DA2020241 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Subdivision Plan as prepared by the applicant and received 23 December 2020.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00094-CC dated 28 January 2021.
- 3 The development must be in accordance with the discussion and recommendations contained in the Landslide Assessment Report by Geo-Environmental Solutions dated September 2020.
- 4 The development must be in accordance with the recommendations for wastewater disposal contained in the On-Site Wastewater Assessment Report by Geo-Environmental Solutions dated March 2020 and updated September 2020.
- 5 At completion of the works, a statement must be provided by the author of the Landslide Assessment report and the On-Site Wastewater Assessment Report indicating whether the works have been completed in accordance with the Discussion and Recommendations contained in the reports.
- 6 The development must be in accordance with the Bushfire Risk Assessment Report and Certificate No. GPM20-100 prepared by Ground Proof Mapping dated 21 December 2020.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 11 January 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.

- 8 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the "Unsealed Roads Manual – Guideline for Good Practice ARRB".
- 9 A cash-in-lieu of public open space contribution of \$1,102.71 which is 3% of the unimproved value of Lot 1 must be paid prior to the sealing of the Final Plan of Survey.
- 10 Prior to the sealing of the Final Plan of Survey, confirmation from TasNetworks would be required that an electricity supply has been installed underground to Lot 1.
- 11 The Final Plan of Survey is to detail the required building envelope.
- 12 Prior to the sealing of the Final Plan of Survey, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) Identify and describe the allowable building envelope, being approximately 210m² as per recommendations in the Landslide Assessment Report by Geo-Environmental Solutions dated September 2020; and
 - (b) That a maximum development of a three bedroom dwelling is allowed within the building envelope as per recommendations in the On-Site Wastewater Assessment Report by Geo-Environmental Solutions dated March 2020 and updated September 2020.

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.'

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."

■ "That the application for Residential – subdivision to create two lots – variation to suitability of a site or lot for use or development and dwelling density at 54 Braddons Lookout Road, Leith – Application No. DA2020241 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Subdivision Plan as prepared by the applicant and received 23 December 2020.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00094-CC dated 28 January 2021.
- 3 The development must be in accordance with the discussion and recommendations contained in the Landslide Assessment Report by Geo-Environmental Solutions dated September 2020.
- 4 The development must be in accordance with the recommendations for wastewater disposal contained in the On-Site Wastewater Assessment Report by Geo-Environmental Solutions dated March 2020 and updated September 2020.
- 5 At completion of the works, a statement must be provided by the author of the Landslide Assessment report and the On-Site Wastewater Assessment Report indicating whether the works have been completed in accordance with the Discussion and Recommendations contained in the reports.
- 6 The development must be in accordance with the Bushfire Risk Assessment Report and Certificate No. GPM20-100 prepared by Ground Proof Mapping dated 21 December 2020.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 11 January 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 8 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the "Unsealed Roads Manual – Guideline for Good Practice ARRB".

- 9 A cash-in-lieu of public open space contribution of \$1,102.71 which is 3% of the unimproved value of Lot 1 must be paid prior to the sealing of the Final Plan of Survey.
- 10 Prior to the sealing of the Final Plan of Survey, confirmation from TasNetworks would be required that an electricity supply has been installed underground to Lot 1.
- 11 The Final Plan of Survey is to detail the required building envelope.
- 12 Prior to the sealing of the Final Plan of Survey, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) Identify and describe the allowable building envelope, being approximately 210m² as per recommendations in the Landslide Assessment Report by Geo-Environmental Solutions dated September 2020; and
 - (b) That a maximum development of a three bedroom dwelling is allowed within the building envelope as per recommendations in the On-Site Wastewater Assessment Report by Geo-Environmental Solutions dated March 2020 and updated September 2020.

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."

.....

.....

.....

10.10 Residential – dwelling – setback and width of openings for garages and setback of development for sensitive use – 9 Braddon Street, West Ulverstone – Application No. DA2021012

The Strategic Projects and Planning Consultant reports as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2021012
<i>PROPOSAL:</i>	Residential – dwelling – setback and width of openings for garages and setback of development for sensitive use
<i>APPLICANT:</i>	JBuild Consulting
<i>LOCATION:</i>	9 Braddon Street, West Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	16 January 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 February 2021
<i>REPRESENTATIONS RECEIVED:</i>	Two (one representor)
<i>42-DAY EXPIRY DATE:</i>	23 February 2021
<i>DECISION DUE:</i>	15 February 2021
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a double-storey dwelling with internal and attached garages on land at 9 Braddon Street, West Ulverstone.

Accompanying the report are the following documents:

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

*BACKGROUND**Development description –*

An application has been received for a 400.95m² dwelling, including internal and attached garages and deck, on vacant residential land identified as 9 Braddon Street, West Ulverstone.

The proposed dwelling would be 6.5m high and setback 4.5m from the primary frontage (Braddon Street), 3m from the secondary frontage (Maud Street) and 7m from the western side boundary. The upper level of the dwelling would be setback 3.7m from the southern side boundary.

The dwelling would be a two-storey, brick construction with the upper level comprising kitchen, dining and lounge room, master bedroom with ensuite, study and outdoor deck. The ground level would comprise two additional bedrooms, rumpus room, bathroom, storage area and two internal garage bays to accommodate two cars.

An attached single car garage, with a 3m high wall, would also be constructed, to within 200mm of the southern side boundary for a length of 8.6m.

Site description and surrounding area –

The land has an area of 577m², is zoned General Residential and is located on the corner of Braddon and Maud Streets, West Ulverstone. The primary frontage of the allotment is Braddon Street.

The land adjoins a Utilities zone on the western side boundary that contains TasRail's Western Rail Line. Other adjoining land is also zoned General Residential.

The land is subject to a "Low" coastal inundation hazard.

The site is connected to reticulated services.

History –

An earlier application (DA2020420) was lodged on 11 December 2020. The earlier application did not show on the plan the actual location of adjoining buildings, relative to submitted shadow pattern diagrams. The applicant withdrew the development application and redesigned the proposed dwelling and adjoining garage, such that the development submitted under DA2021012 satisfies the Planning Scheme's building envelope standards.

As such, shadow pattern diagrams are not required under the Planning Scheme to support the proposed development.

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. The proposed dwelling would be setback 4.5m from the primary frontage to Braddon Street. (b) Compliant. The proposed dwelling would be setback 3m from the secondary frontage to Maud Street. (c) Not applicable. Satisfied by (a) and (b). (d) Compliant. The development is not on land that abuts the Bass Highway.

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) 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>(a) Non-compliant. The proposed attached southern garage would be setback 4.5m from the primary frontage to Braddon Street. Refer to the “Issues” section of this report.</p> <p>(b) Compliant. Two internal garages would be located under the floor area of the upper-level dining room and kitchen that are compliant with the dwelling setback of 4.5m.</p> <p>(c) Not applicable. Ground is flat.</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>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 	<ul style="list-style-type: none"> (a)(i) Compliant. The dwelling would be setback 4.5m from the primary frontage and 3m from the secondary frontage. (a)(ii) Compliant. The dwelling would fit within the required building envelope, including setback greater than 4m from the rear boundary. (b)(i) Not applicable. No building built on or within 0.2m of the boundary or the adjoining lot. (b)(ii) Compliant. The proposed attached garage would be constructed to the southern side boundary of the site with a wall length of 8.6m.

<p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <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>(a) Compliant. The total site coverage would be approximately 40%.</p> <p>(b) Not applicable. The proposed development is not for multiple dwellings.</p> <p>(c) Compliant. The site would have an area of approximately 70% free from impervious surfaces.</p>

<p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p style="padding-left: 40px;">(i) 24.0m²; or</p> <p style="padding-left: 40px;">(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 style="padding-left: 40px;">(i) 4.0m; or</p> <p style="padding-left: 40px;">(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</p>	<p>(a)(i) Compliant. The proposed dwelling would have an area of private open space on the western side of the dwelling, greater than 24m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. The dwelling would have a private open space area with a minimum 30m horizontal dimension.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. The private open space would be accessible from rumpus room on the ground floor.</p> <p>(d) Compliant. Private open space would be located to the north and north-west of the dwelling.</p> <p>(e) Compliant. The private open space areas are not primarily located between the dwelling and the frontage.</p> <p>(f) Compliant. The private open space areas would be flat.</p> <p>(g) Compliant. The areas for private open space would not be used for vehicle access or parking.</p>

<p>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>	
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 would have habitable room windows which face between 30 degrees west of north and 30 degrees east of north.</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>Not applicable.</p> <p>Not multiple dwelling development.</p>

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

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

10.4.5 Width of openings for garages and carports for all dwellings	
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>Non-compliant.</p> <p>Garages fronting Braddon Street would have a total length of openings of 8.1 m.</p> <p>Refer to the “Issues” section of this report.</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) 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>(a) Compliant. The alfresco deck on the upper level would be setback 3m from the northern, secondary frontage boundary.</p> <p>(b) Not applicable. The lot is located on a corner and as such does not have a rear boundary.</p> <p>(c) Not applicable. No other dwelling on the same site.</p>

<p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	
<p>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 	<ul style="list-style-type: none"> (a)(i) Compliant. The dwelling would be setback 3m from the secondary frontage to Maud Street and 7m from the western side boundary. (a)(ii) Not applicable. No rear boundary. (a)(iii) Not applicable. Not multiple dwelling development. (a)(iv) Not applicable. Not multiple dwelling development. (b)(i) Not applicable. Satisfied by (a). (b)(ii) Not applicable. Satisfied by (a). (b)(iii) Not applicable. Satisfied by (a).

<p>habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
---	--

<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(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>
<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

10.4.9–(A1) A site or each lot on a plan of subdivision must:

- (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:
 - (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
 - (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

- (a) Compliant. The site has an area of 577m².
- (b)(i) Compliant. The dwelling would satisfy front and side setbacks. As a corner allotment, there is no rear boundary to the lot.
- (b)(ii) Non-compliant. The lot adjoins a Utilities zone. The dwelling would be setback approximately 7m at the closest point.

Refer to the “Issues” section of this report.
- (b)(iii) Not applicable. No registered easements.
- (b)(iv) Not applicable. No registered right of way.
- (b)(v) Not applicable. No utility.
- (b)(vi) Not applicable. No access strip.
- (b)(vii) Compliant. Land is accessible from Braddon Street.
- (b)(viii) Not applicable. Not a new residential lot.

the range 30 degrees east of north and 20 degrees west of north.	
10.4.9 Suitability of a site or lot for use or development	
<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 style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p style="padding-left: 40px;">(i) 3.6m for a single dwelling development; or</p>	<p>(a) Compliant. Site is accessed off Braddon Street.</p> <p>(b) Compliant. Site has access off Braddon Street.</p> <p>(c)(i) Not applicable. Satisfied by (a) and (b).</p> <p>(c)(ii) Not applicable. Satisfied by (a) and (b).</p> <p>(d)(i) Compliant. Site has an approximate 19.5m wide frontage to Braddon Street.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Statement of Compliance to be issued by the Road Authority.</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. Statement of Compliance to be issued by the Stormwater Authority.</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 577m 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>

<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> <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>
<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>Not applicable.</p> <p>Proposed development is residential.</p>

<ul style="list-style-type: none"> (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
--	--

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.	Not applicable. Proposed development is residential.
10.4.11.3 Frontage fences	
10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be: (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.	Not applicable. Proposed development is residential.
10.4.12 Setback of development for sensitive use	
10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown in the Table to this clause; and	(a) Non-compliant. The proposed dwelling would be within 7m of the Utilities zone. (b) Non-compliant. The proposed dwelling would be within 7m of the Utilities zone.

<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>Refer to the “Issues” section of this report.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be approximately 1.7km from Bass Highway.</p> <p>(b) Non-compliant. Development would be setback approximately 12.8m 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 Devonport approximately 15km to the east.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

shares of which are held by or on behalf of the State, a Council or by a Statutory authority.	
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 has no applicable planning overlays.

E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The development makes provision for three car parking spaces.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2–(A1) There must be provision within a site for: (a) on-site loading area in accordance with the	Not applicable for the development of a single dwelling.

<p>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>	
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 Planning 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>	Not applicable for the development of a single dwelling.

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

The Planning Scheme's Acceptable Solution 10.4.2–(A2) requires that a garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5m, or alternatively 1m 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) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

The proposed development has a total of three attached or internal garages, able to accommodate three vehicles. Two of the garages satisfy the Planning Scheme's Acceptable Solution 10.4.2–(A2)(b) whereby they would have a 4.5m setback, the same as the dwelling, with a portion of the dwelling floor area, in this case, the dining room and kitchen, located above the two garages.

The attached southern garage would be setback a minimum of 4.5m from the primary frontage of the allotment, forward of the dwelling façade. The setback of the attached garage is graded, with the northern corner of the garage setback 4.5m, angling back to 5m.

An exercise of discretion is required to determine if a Planning Permit may be issued.

The Planning Scheme's Performance Criteria 10.4.2–(P2) requires that 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 development site is a corner allotment with Braddon Street defined as the primary frontage. The positioning of the attached garage is somewhat constrained, due the corner location, and a 'stepped back' approach has been taken with the design of the garage façades. The design approach offers some visual relief and interest, as the façade of the building as a whole does not present as a straight line of development fronting the street.

A review of the area indicates that Braddon Street is straight and flat, and whilst having dwellings within 4.5m of a frontage, generally garages satisfy the 5.5m setback from the primary frontage of lots. There are three other properties in the street where the garage setback is less than 5.5m.

The proposed development is considered to have adequately satisfied the Performance Criteria 10.4.2–(P2).

2 *Width of openings for garages and carports –*

The Planning Scheme’s Acceptable Solution 10.4.5–(A1) requires that a garage or carport within 12m of a primary frontage (whether free standing or part of a dwelling) must have a total width of openings facing the primary frontage of not more than 6m, or half the width of the frontage (whichever is the lesser).

The proposed development would have three garage openings, setback 4.5m from the primary frontage, with a total length of openings of 8.1m.

An exercise of discretion is required to determine if a Planning Permit may be issued.

The Planning Scheme’s Performance Criteria 10.4.2–(P2) requires that 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 to dominate the primary frontage.

Comment – As described above, a ‘stepped back’ approach has been taken with the design of the garage façades. The design approach offers some visual relief and interest, as the façade of the building as a whole, does not present as a straight line of development fronting the street. Further, the garage areas have been broken into three separate compartments or booths, with the brick wall of the dwelling breaking up the expanse of the openings. This has removed the need for a wide, double garage roller door to access two of the spaces, instead the development would incorporate three smaller, separate roller doors.

3 *Setback of development for sensitive use – proximity to the Utilities zone and the railway line –*

The Planning Scheme's Acceptable Solution 10.2.12–(A1) and (A2)(b) requires that development for a sensitive use must have a setback of 10m from a Utilities zone and be 50m from a railway.

The land at 9 Braddon Street, West Ulverstone adjoins the Utilities zone and development would be located 12.8m from TasRail's Western Rail Line.

The Planning Scheme's Performance Criteria 10.4.12–(P1) states:

The location of a building containing a sensitive use must –

- (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 subject lot, which is zoned General Residential, was created in 1960, prior to the Planning Scheme's requirements in relation to the setback of sensitive use development from a railway.

The proposed two-storey dwelling would be unlikely to increase or result in any additional conflict, constraints or interferences to the continued use or upgrades to the railway infrastructure. Residential development extends along both sides of the railway line that intersects through this area of West Ulverstone.

The application was referred to TasRail who requested that the standard TasRail notes be included on any Planning Permit issued.

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 issued by the Road Authority and the Stormwater Authority. Refer Annexure 5.
Building	Building note to be applied to the Planning Permit.
TasWater	Submission to Planning Authority Notice. Refer Annexure 4.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referred. Standard Notes to be applied to the Planning Permit.
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 –

Two representations were received (one Representor) within the prescribed time, copies are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 Why are there no shadow diagrams with the application? I do not want to have no sun in the middle of winter. How can you ensure this won't happen – if no plans are provided? Am I expected to have my lights and heater on more – meaning I will be paying more?</p>	<p>The site is a corner allotment and as such has a primary frontage, secondary frontage and a side boundary.</p> <p>The proposed dwelling satisfies the Planning Scheme standards for development setbacks from front and side property boundaries and building height. The development is also within the required building envelope (Diagram 10.4.2C, subclause 10.4.2–A3(a)).</p> <p>This means the applicant was not required to submit or demonstrate shadow pattern impacts, as the development is compliant with the relevant standards of the General Residential zone.</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 any appeal against the Council's determination.

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 Planning Permit issued, or the refusal of the development.

The dwelling satisfies Planning Scheme standards, other than for setback distance to the TasRail Western Rail Line, the setback of the attached garage

for Braddon Street and the total width of garage door openings. The proposed development, as discussed in the “Issues” section of this report, is considered to have adequately satisfied the Planning Scheme’s applicable Performance Criteria.

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

Recommendation –

It is recommended that the application for Residential – dwelling – setback and width of openings for garages and setback of development for sensitive use at 9 Braddon Street, West Ulverstone – Application No. DA2021012 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by JBuild Consulting, Job No. JB008, Planning 2, Cover Page and Pages 1 to 3 dated 12 January 2021.
- 2 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice, Reference No. TWDA 2021/00051–CC dated 13 January 2021.
- 3 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 15 January 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 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 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 proposed use and development must take into account the attached TasRail Standard Notes.
- 5 Fencing to the frontage of the property to a height of 1.2m is "exempt" and does not require planning approval. Front fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, requires that the fence be assessed for compliance and a "No Permit Required" Certificate be issued by the Planning Authority.'

The Manager Land Use Planning's report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Residential – dwelling – setback and width of openings for garages and setback of development for sensitive use at 9 Braddon Street, West Ulverstone – Application No. DA2021012 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by JBuild Consulting, Job No. JB008, Planning 2, Cover Page and Pages 1 to 3 dated 12 January 2021.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00051-CC dated 13 January 2021.

- 3 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 15 January 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 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 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 proposed use and development must take into account the attached TasRail Standard Notes.
- 5 Fencing to the frontage of the property to a height of 1.2m is "exempt" and does not require planning approval. Front fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, requires that the fence be assessed for compliance and a "No Permit Required" Certificate be issued by the Planning Authority."

INFRASTRUCTURE SERVICES

10.11 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Infrastructure Services Determinations made during the month of January 2021 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 Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

.....

.....

.....

C O R P O R A T E S E R V I C E S

10.12 Corporate Services

The Manager Information Systems reports as follows:

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

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 TasWater Owners Representatives Group Annual General Meeting – 4 November 2020	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Draft Central Coast Residential Settlement Strategy	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

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 TasWater Owners Representatives Group Annual General Meeting – 4 November 2020	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Draft Central Coast Residential Settlement Strategy	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

.....
.....
.....

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



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 1 February 2021 commencing at 1.00pm.
Doc ID: 381877**

1 PRESENT/APOLOGIES

Present: Rob McKenzie, Ken Haines, Ian Hardstaff, Cr Phil Viney, Stephen Ponsonby, Jan Roles, Russell Game, Stephen O’Grady, Peggy Smith, Kerry Hays, John Deacon.

Apologies: Barry Purton, Dave Dunn, Norm Frampton.

Coordinator Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

The committee confirmed the minutes from the previous meeting held on 7 December 2020 as a true and accurate record by the committee.

3 BUSINESS ARISING:

- . *Shed extensions* –waiting on the Development Application to be processed.
- . *First Aid accreditation* – training can be held at the shed for 10 or more people or travel to Devonport to attend training.
- . *School Groups* – have had enquiry from West Ulverstone Primary School to come on Friday, and Central Primary School to come again on Wednesday. Central Primary School has also asked to have 5–6 girls come along, seeking ladies to support them at the Shed on a Tuesday from 1.30 – 2.30pm.

4 FINANCIALS:

The meeting resolved that the Financial be accepted.

- . ***Utilisation/Attendance***
 - Men’s Shed days – December –349 average 37 and
January – 390 average 30.
 - Coffin Club – December –10 average 3 and January – 6 average 2.
 - Women’s Shed – December – 67 average 22 and
January – 63 average 16.

5 GENERAL BUSINESS:

- **Building Works** – Waiting on the Planning Approval to enable progress of the building of the Shed extension. Members have been asked to remove as much surplus equipment/project materials from the shed and to keep the back area cleared in readiness for the start of the refurbishments.
- **Women's shed** – Ladies who currently attend are keen on using the new space for new members on the waiting list. With the renovations delayed it may be a longer starting time for these new members.
- **Coffin Club** – letter of explanation following the last meeting sent from the General Manager Sandra Ayton to the Coffin Club. Melissa to arrange a time to meet up with the President Julie Milnes and go through the hire agreement. Update the supervisors of the group and determine payment for hire of the space.
- **Thursday's at the Shed** – Jack n Jill Day. Womens Shed is growing and there is now a significant waiting list. Rob, Melissa and Care Beyond Cure members to meet to discuss possible options to improve utilisation of the space that is equitable to everyone.
- **Men's Shed** – looking to mentoring schools on Wednesday and Friday afternoons.
- **Equipment upgrade** – Looking to obtain the following equipment:
 - RH saw;
 - Jigsaw;
 - Drills;
 - Planers; and
 - angle grinders.

Ongoing discussion and investigation.
- **Safety in the Shed** – A review of qualifications/user experience to be undertaken in 2021. Equipment being abused by some persons who do not understand the workings of such tools. It was resolved that all members be assessed in the operation of these tools.

6 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed 1.45pm. The next meeting will be held on 1 March 2021 commencing at 1.00pm.



CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2020–2021

as at 1 Feb 2021

Revenue		<i>Estimates</i>	<i>Actual</i>
		\$	\$
11413.03			
	Membership Fees	3,000.00	3,095.00
	Groups	1,000.00	72.73
	Material Donations	–	–
	Project Donations	2,000.00	1,609.09
	GST allocation	–	–
	<i>Estimate</i>	<i>\$6,000.00</i>	<i>\$4,776.82</i>

Expenditure		<i>Estimates</i>	<i>Actual</i>
		\$	\$
11481			
	Aurora	–	–
	Telstra/Internet	500.00	321.79
	Office/cleaning	1,000.00	\$88.80
	Testing and tagging	1,150.00	804.00
	Petty Cash	500.00	–
	Training – 1st Aid	1,000.00	775.00
	Membership – AMSA, TMSA	100.00	–
	Insurance	200.00	219.24
	Repairs and Maintenance	1,000.00	336.60
	Safety Equipment	1,000.00	694.11
	Project Materials	2,000.00	1,453.13
	Water/Sewage	50.00	2.12
	Cleaning	1,500.00	60.69
	Soil Testing	–	670.00
	<i>Estimate</i>	<i>\$10,000.00</i>	<i>\$5,425.48</i>

Forth Community Representatives Committee

Minutes of the 83rd meeting held at Forth Hall

Thursday, 4 February 2021 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: Alan Wheeler, John French, Peter Miller, Dianne Robb and Neil Armstrong

Central Coast Council: Sandra Ayton (**General Manager Central Coast Council**)
Paul Breaden (**Director Infrastructure Services**) and
Allison Kable (**Community Development Officer**)

2 WELCOME/APOLOGIES

Apologies: Neil Armstrong, Simon Angilley (**Community Development Group Leader**)

Sandra Ayton chaired the meeting and welcomed everyone. Introductions were made for the benefit of the new Central Coast Council Community Development Officer Allison Kable.

Action: Dianne Poulton the Forth Primary Principal had been transferred to Spreyton. Allison to follow up with and contact the new Principal and invite to future meetings.

3 MINUTES OF PREVIOUS MEETING

■ Alan Wheeler moved, and Peter Miller seconded, "That the minutes of the previous meeting held on Thursday, 5 November 2020 be accepted as a true and correct record."

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

a Traffic concerns Highway intersection (continuing item)

The Leith Overpass project is still in design phase, with meetings being undertaken regarding land issues. It is intended to deliver the contract as a Design and Construct model with tenders expected to be called in May 2021.

Action: This is to remain as an Agenda item for future updates.

b Turners Beach to Leith Shared Pathway

Paul reported to the meeting that there have been two months of negotiations over changes to contract. Project funding, even with delays still secure. We are now able to proceed with works dependent on the contractor's availability.

Cradle Coast Authority are managing other sections of the coastal pathway and negotiating with TasRail. The construction of the Ambleside to Latrobe section of the pathway is well underway.

The connection of Forth onto the coastal pathway, is not in this project plan and would require future funding.

c Bitumen on Shared Pathway

Paul reported this had been raised with the Council works crew. It was discussed that it had been repaired, however the same thing keeps happening and again there were concerns over the holes.

Action: Paul will follow up with Council works crew.

d New Members

Sandra had met with clubs prior to Christmas, and sought representatives from the Forth Football Club and the now Central Coast Cricket club (combined Forth and Turners Beach Cricket Clubs), but no expression of interest had been received yet. Sandra to follow up with these clubs.

Action: Sandra to follow up with members of the clubs.

e Barrier middle section of William Street

Paul Breaden confirmed this has been satisfactorily completed.

Action: This is to remain an Agenda item for future updates.

f Armco Barrier

Still on the to do list, Paul unsure of response and will follow up. Discussed possibility of accessing funds through the Black Spot Program

Action: Paul to follow up with Department of State Growth (DSG).

g Line Marking Leith Road

Paul reported this has been completed.

h Painting of the Forth River Bridges

The need for the bridges to be painted was raised and discussed if they have to be white.

Action: Paul to follow up and investigate colour.

i Display of the Forth Community Group Committee Minutes

Allison advised that the minutes of the last two meetings are now on the Central Coast Council's website and all future meeting minutes will be added.

Alan advised that the Forth Shop is happy to install the noticeboard donated by the Lions Club soon and the minutes and notice of meeting will then be displayed for the community.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

Sandra advised the meeting that all areas of the Council have had a very busy start to 2021.

5.2 Community Update

Peter reported 9–10 car tyres dumped on both sides of the road near the Braddons Lookout intersection. Discussed may have been placed for heavy machinery to cross the road.

Action: Peter to monitor and if not removed in the next 24–48 hours phone report to Council.

Alan advised that a signed copy of the Forth Hall lease had been hand delivered to the Council in early December 2020, but they had not received a copy yet.

Action: Sandra to follow up

6 OTHER BUSINESS

Item j from Thursday, 5 November 2021 minutes – Land Fill Forth Hill

In relation to 491 Forth Road– John asked if the final inspection had been completed.

Action: Sandra to follow up.

Council Contact Person

Alan asked if there had been a person appointed to replace Adrian Mansfield. Sandra advised that the position had been advertised, interviews conducted with applicants short listed.

Pathway Construction

John raised the concern of needing a pathway to be constructed away from the intersection of Wilmot Road and Forth Road. Students currently walk along the grass near the boundary fence. It was discussed that the steps were replaced after the flood.

Action: Paul to investigate.

Eastern fence along river in reserve

Concerns were raised regarding no fence along the park reserve on the eastern side of the river, diagonally across from the Forth Pub. This is an area that council maintain the lawn and there are tables in the area to encourage use.

Action: Paul to investigate.

Unsafe Drivers

Peter advised the meeting there are concerns of cars doing burnouts and general unsafe driving around the pub, forth hill and Braddon's Lookout circuit. Identified it is happening in other areas in Forth but also Devonport. Timing is often Thursdays from 5:30pm and even earlier in afternoon near the Forth Pub on weekends. Paul advised this needs to be referred to police who need to be made aware when it is happening.

Action: Sandra advised Council will raise through the Community Safety Partnership which includes Tas Police.

7 NEXT MEETING

The next meeting will be held on Thursday, 6 May 2021 at the Forth Community Hall commencing at 4.00pm.

8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 4.45pm.



**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO
MAYOR AND COUNCILLORS**

Period: 26 January to 15 February 2021

- . A letter requesting works to cease within the riparian zone at Riverside Avenue, Ulverstone
- . A letter regarding the condition of Westella Drive and reasons why it requires attention
- . An email advising of dangerous trees on the bank of the Leven River, near the Ulverstone Golf Club that require urgent attention
- . A letter requesting financial assistance from the Council to assist with the ongoing costs for Reptile Rescue Incorporated
- . A letter raising various inc. safety concerns regarding the signage at the clock roundabout, query as to why the Council is building a business in direct opposition to a well-supplied list of eating and catering services and suggestion of adding murals on the eastern side of the Hive building for enhancement
- . Letter requesting that the Council consider removal of the tree on the boundary of 20 Beach Road, Ulverstone
- . An email providing information regarding the extensive upgrade to multiagency emergency radio communications in Tasmania

A handwritten signature in cursive script, reading 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER



**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**

Period: 26 January to 15 February 2021

Documents for affixing of the common seal under delegation

- . Final Plan of Survey, Part 5 Agreement and Schedule of Easements
Clara Street, West Ulverstone
Application No. DA2019030
Certificate of Title Volume 252413 Folio 1
- . Final Plan of Survey and Schedule of Easements
Dial Road, Penguin
Application No. DA214150
Folio Ref No. 171444/4
- . Final Plan of Survey
1388 & 1461 Castra Road, Sprent
Application No. DA2020260
Folio Ref No. 146751-1 % 227392-1

A handwritten signature in cursive script that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 25 January to 15 February 2021

Agreements

- . Statement of Work Agreement
Open Office and Central Coast Council
Upgrade to Community Payroll
Quotation number 6196 – Purchase Order number ADM14686
- . Grant Agreement
Tasmanian Men's Shed Association Grants Program 2020–2021
Department of Communities and Central Coast Council (auspice of
Ulverstone Men's Shed)
Approved purpose: contribution towards purchase and erection of
structural steel support of existing building
Grant amount: \$14,000.00 (exc GST)
- . Grant Agreement
Northern Tasmanian Resource Management Association Inc
and Central Coast Council
Tasmanian Governments Weeds Action Fund program
(collaborative profiling of Erica Lusitanica Spanish Heath across
five local government areas in North West Tasmania)
Agreement Ref.: NRM281
- . Part 5 Agreement
Clara Street West Ulverstone
DA2019030
Certificate of Title Volume 252413 Folio 1

A handwritten signature in grey ink that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 January 2021 to 31 January 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2018234 – 1	Hearps Road WEST ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Residential (subdivision – 23 lots) internal lots and variation to lot orientation	23/12/2020	8/01/2021	2	\$0.00
DA2020300	198 Allport Street East LEITH,TAS,7315	Discretionary	Residential – demolition of unlawful dwelling, retrospective approval for existing shed, construction of new dwelling, shed, carport and retaining walls	5/10/2020	19/01/2021	32	\$650,000.00
DA2020335	18 Olympic Court PENGUIN,TAS,7316	Discretionary	Residential – dwelling extension, covered patio and deck	20/10/2020	22/01/2021	35	\$180,000.00
DA2020359	2 Leven Street ULVERSTONE,TAS,7315	Discretionary	Education and occasional care – redevelopment of Ulverstone Primary School including classroom extensions and carparking area	11/11/2020	19/01/2021	29	\$1,800,000.00
DA2020375	32 Epsom Road PENGUIN,TAS,7316	Discretionary	Residential – retrospective application for shed extension and shipping container	17/11/2020	25/01/2021	54	\$0.00
DA2020377	10 Allport Street West LEITH,TAS,7315	Discretionary	Residential – dwelling extension – variation to the site density and building envelope	17/11/2020	22/01/2021	35	\$40,000.00
DA2020380	3 Racecourse Crescent TURNERS BEACH,TAS,7315	Discretionary	Residential – garage	17/11/2020	25/01/2021	62	\$30,000.00
DA2020382	Loongana Road – CT203742/1 LOONGANA ,TAS,7315	Discretionary	Residential – building envelope for non-required dwelling and two sheds	19/11/2020	25/01/2021	61	\$200,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 January 2021 to 31 January 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2020384	Bass Highway HEYBRIDGE – CT180009/2,TAS,7316	Discretionary	Residential – dwelling	16/11/2020	13/01/2021	36	\$320,000.00
DA2020388	6 Reibey Street ULVERSTONE,TAS,7315	Discretionary	Food services	23/11/2020	27/01/2021	22	\$60,000.00
DA2020392	11 Long Street PENGUIN,TAS,7316	Discretionary	Residential – garage	24/11/2020	12/01/2021	35	\$35,000.00
DA2020397	4 Lillian Court TURNERS BEACH,TAS,7315	Discretionary	Residential – dwelling	27/11/2020	14/01/2021	36	\$500,000.00
DA2020399	31 Josephine Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential – shed	27/11/2020	19/01/2021	33	\$11,979.00
DA2020403	405 Penguin Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential – shed	1/12/2020	13/01/2021	35	\$80,000.00
DA2020405	13 Walker Street FORTH,TAS,7310	Discretionary	Residential – dwelling and retaining walls	2/12/2020	13/01/2021	37	\$125,000.00
DA2020406	15 Whitelaw Street ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling and shed extensions	2/12/2020	15/01/2021	36	\$200,000.00
DA2020411	89 Browns Lane PENGUIN,TAS,7316	Discretionary	Residential – verandah extension	7/12/2020	12/01/2021	29	\$19,500.00
DA2020414	20 Beach Road ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	8/12/2020	12/01/2021	34	\$400,000.00
DA2020415	15 Isaac Road PENGUIN,TAS,7316	Discretionary	Residential – dwelling – retrospective application	8/12/2020	15/01/2021	32	\$85,000.00
DA2020421	16 Smith Street ULVERSTONE,TAS,7315	Discretionary	Residential – garage	11/12/2020	21/01/2021	30	\$17,500.00
DA2020424	52 Wilmot Road FORTH,TAS,7310	Discretionary	Residential – shed – variation to building envelope and use of materials with a reflectance value greater than 40%	17/12/2020	27/01/2021	35	\$5,500.00

Central Coast Council
List of Development Applications Determined
Period from: 1 January 2021 to 31 January 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2020426	Clayton Road East CT115441/3 TURNERS BEACH,TAS,7315	Discretionary	Resource development – agricultural shed	18/12/2020	27/01/2021	21	\$200,000.00
DA2021002	31 Barleen Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	4/01/2021	13/01/2021	1	\$450,000.00
DA2021017	290 Dial Road PENGUIN,TAS,7316	Permitted	Resource development – shed	14/01/2021	28/01/2021	1	\$28,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 January 2021 to 31 January 2021

Building Permits – 10

·	New dwellings	7	\$260,500
·	Outbuildings	0	\$0
·	Additions/Alterations	2	\$300,000
·	Other	0	\$0
·	Units	1	\$500,000

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 8

·	New dwellings	4	\$1,039,000
·	Outbuildings	4	\$180,000
·	Additions/Alterations	0	\$0
·	Other	0	\$0

Building Low Risk Work – 0

Certificate of Likely Compliance – Plumbing – 15

No Permit Required – Plumbing – 0

Food Business registrations (renewals) – N/A

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 January 2021 to 31 January 2021

Abatement notices issued

ADDRESS	PROPERTY ID
7 Browns Lane, Penguin	504230.008
42 River Road, West Ulverstone	101470.044
6 Merinda Drive, Ulverstone	101190.006
154A Trevor Street, Ulverstone	101670.134
Trevor Street, Ulverstone	101670.140
80 Gawler Road, Gawler	100530.059

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 January to 31 January 2021

Infringement notices issued for Dog Offenses

	1-31 Jan 2021
Claimed	4
Burnie Dogs Home	0
Destroyed	0
Heldover	0
Devonport Dogs Home	0
RSPCA Spreyton	1

Infringements for dogs and impoundments etc.

1 - 31 January 2021	2
---------------------	---

Infringements under Animal By-Law

1 - 31 January 2021	1
---------------------	---

Traffic Infringement Notices for Parking Offences

1 - 31 Jan 2021	44	
Bannons Car Park	5	11%
King Edward Street	13	30%
North Reibey Street Car Park	15	34%
Reibey Street	10	23%
Victoria Street	0	0%
Alexandra Road	1	2%



Stuart Arnot
CORPORATE SERVICES GROUP LEADER



Submission to Planning Authority Notice

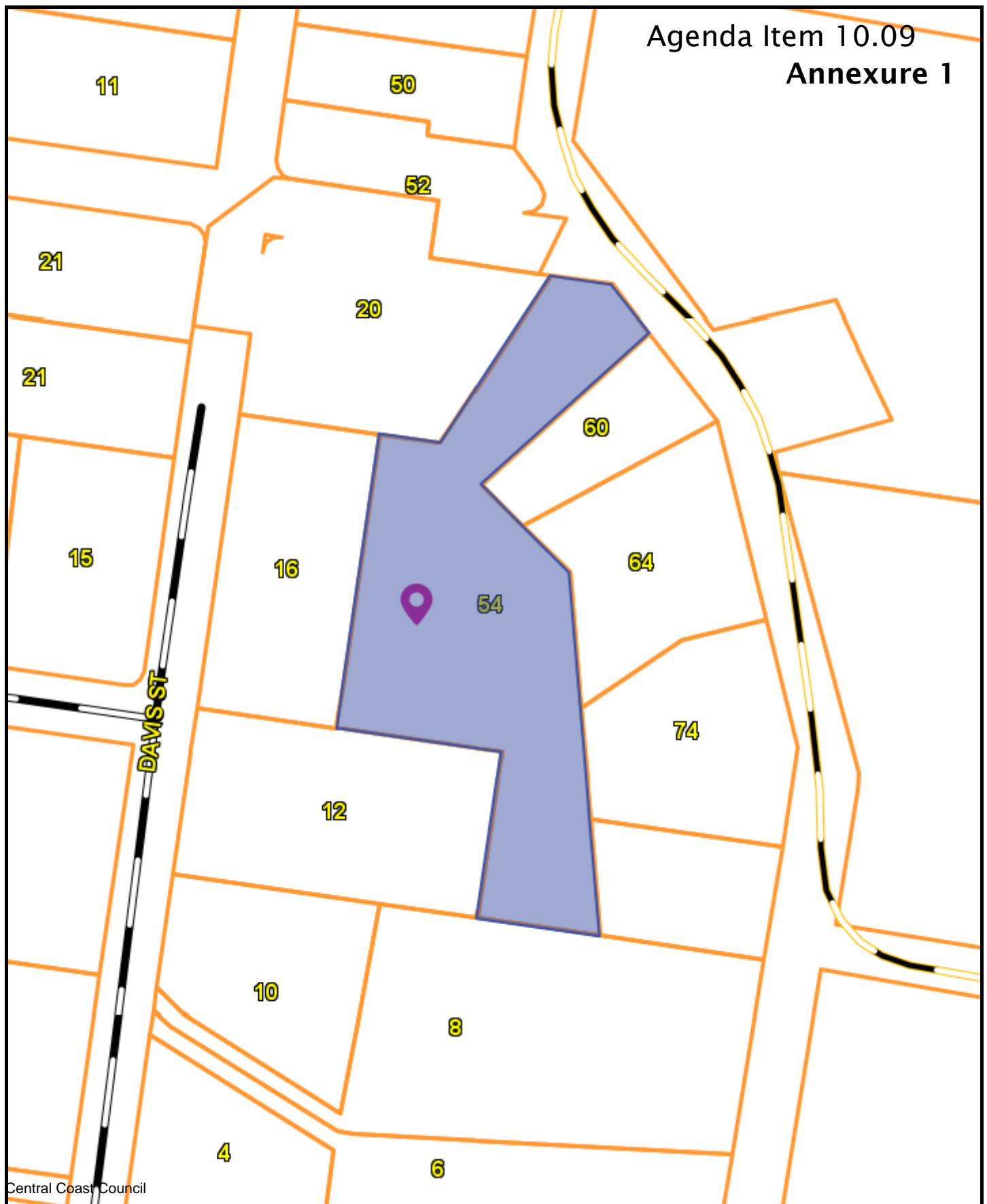
Council Planning Permit No.	PSA2020003		Council notice date	28/09/2020
TasWater details				
TasWater Reference No.	TWDA 2020/01538-CC		Date of response	05/10/2020
TasWater Contact	Sam Bryant	Phone No.	0474 933 294	
Response issued to				
Council name	CENTRAL COAST COUNCIL			
Contact details	planning@centralcoast.tas.gov.au			
Development details				
Address	10A ALICE ST, WEST ULVERSTONE	Property ID (PID)	6956011	
Description of development	Draft Amendment to Rezone from General Residential to Local Business Zone			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
GHD	10A Alice Street West Ulverstone – Rezoning Planning Report	--	July 2020	
Conditions				
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> 1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 				
Advice				
<p>General</p> <p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>				
Declaration				
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.				

Authorised by

Jason Taylor
Development Assessment Manager

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

Agenda Item 10.09 Annexure 1



Central Coast Council

50 m



Central Coast Council
90 Bridge Street
Lismore NSW 2556
Tel: 02 6620 9000
Fax: 02 6620 9001
www.centralcoast.nsw.gov.au

11-Jan-2021

Important
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has been used for the Australian Geodetic Datum (AGD84). All rights are reserved to the Australian Geodetic Datum (AGD84). For further information, please contact the Australian Geodetic Datum (AGD84) office at the Australian Geodetic Datum (AGD84) office.

Disclaimer
This map is not a precise survey document. It is a general representation of the land and its boundaries. Central Coast Council does not accept any liability for any errors, omissions, or inaccuracies. The information contained herein may be subject to change without notice. Do not rely on this map for any legal or financial purposes. © The City of Lismore 2020. © Central Coast Council 2020.

**54 BRADDONS LOOKOUT
ROAD, LEITH
DA2020241**

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

54 Braddons Lookout Road, Leith 7315

Certificate of
Title Reference

197982

1

Land Area

1.130 ha

Heritage Listed Property

NO



Applicant/s

First Name

Nicholas

Middle
Name

Surname or
Company name

Taylor

Mobile

0408305699

Postal Address:

54 Braddons Lookout Rd
Leith 7315

Phone No:

Email address:

kelnc01@bigpond.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

Kellie

Middle
Name

Michelle

Surname

Strachan

Phone No

0404 130 354

Postal Address:

54 Braddons Lookout Rd
Leith

Both Owners.

PERMIT APPLICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
<i>"USE" is the purpose or manner for which land is utilised.</i>	
Proposed Use	<div style="border: 1px solid black; padding: 5px; font-family: cursive; font-size: 1.2em;">Residential</div>
Use Class <small>Office use only</small>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<i>"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.</i>	
Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).	
<div style="border-bottom: 1px solid black; height: 20px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 20px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 20px; width: 100%;"></div>	

Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing)
\$..... Estimate/ Actual
Total floor area of the developmentm ²

Notification of Landowner
If land is NOT in the applicant's ownership
I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.
<div style="display: flex; justify-content: space-between;"> Signature of Applicant Date </div>
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.
<div style="display: flex; justify-content: space-between;"> Signature of Applicant Date </div>

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 <u>Nicholas Taylor</u> <u>Kellie Strachan</u> 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 <u>N Taylor</u> <u>[Signature]</u>	Date <u>20/8/20</u>

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 197982	FOLIO 1
EDITION 3	DATE OF ISSUE 22-Oct-2012

SEARCH DATE : 24-Aug-2020

SEARCH TIME : 12.27 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 197982

Derivation : Part of Lot 1 (Section I.i.) Gtd. to J. Williams.

Prior CT 4181/16

SCHEDULE 1

M390967 TRANSFER to NICHOLAS TAYLOR and KELLIE MICHELLE
STRACHAN Registered 22-Oct-2012 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a right of drainage over the Drainage

Easements marked C.B.A. and E.B.A. on Plan No. 197982

BENEFITING EASEMENT: (appurtenant to the land marked P.Q.R.S.T.

U.V.W.X.Y.Z. on Plan No. 197982) a right of drainage

over the Drainage Easement marked F.E. on Plan No.

197982

BURDENING EASEMENT: (appurtenant as aforesaid) a right of

drainage over the Drainage Easement marked F.E. on

Plan No. 197982.

BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 1

to 6 on Sealed Plan No. 5200) over the Drainage

Easement marked D.C. on Plan No. 197982.

BENEFITING EASEMENT: a right of carriage way over the land

marked "Right of Way 3.60 wide" on Plan No. 197982

SP 7021 FENCING COVENANT in Schedule of Easements

SP 11477 FENCING COVENANT in Schedule of Easements

SP 11477 COUNCIL NOTIFICATION under Section 468(12) of the

Local Government Act 1962

D70595 MORTGAGE to Australia and New Zealand Banking Group

Limited Registered 22-Oct-2012 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE C.T. 4181/16 GRANTEE		<h2 style="margin: 0;">PLAN OF TITLE</h2> LOCATION CITY OF DEVONPORT (TOWN OF LEITH) (SEC. I-1) FIRST SURVEY PLAN No. (S.P. 11477) COMPILED BY L.T.O. SCALE 1: 1250 LENGTHS IN METRES		Registered Number <h1 style="margin: 0;">P 197982</h1> APPROVED 8 JUL 1996 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 104	LAST UPI No. 4600202 4600100	LAST PLAN No. S.P. 11477	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN

1800 sqm

LOT 1.
1.130 ha

(BI/35) L.O.

54

Tim

SC. A-143

SEARCH OF TORRENS TITLE

VOLUME 13489	FOLIO 1
EDITION 4	DATE OF ISSUE 18-Mar-2004

SEARCH DATE : 08-Jan-2021

SEARCH TIME : 04.01 PM

DESCRIPTION OF LAND

Town of LEITH

Lot 1 on Sealed Plan 13489

Derivation : Part of Lot 1 (Section I.i.) Gtd. to J. Williams.

Prior CT 3807/42

SCHEDULE 1

C313349 TRANSFER to MAXWELL ARTHUR AITKEN and BARBARA
GWENNYTH AITKEN Registered 24-Aug-2001 at noon

SCHEDULE 2

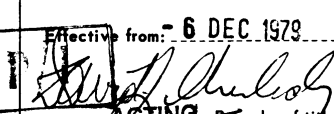
Reservations and conditions in the Crown Grant if any

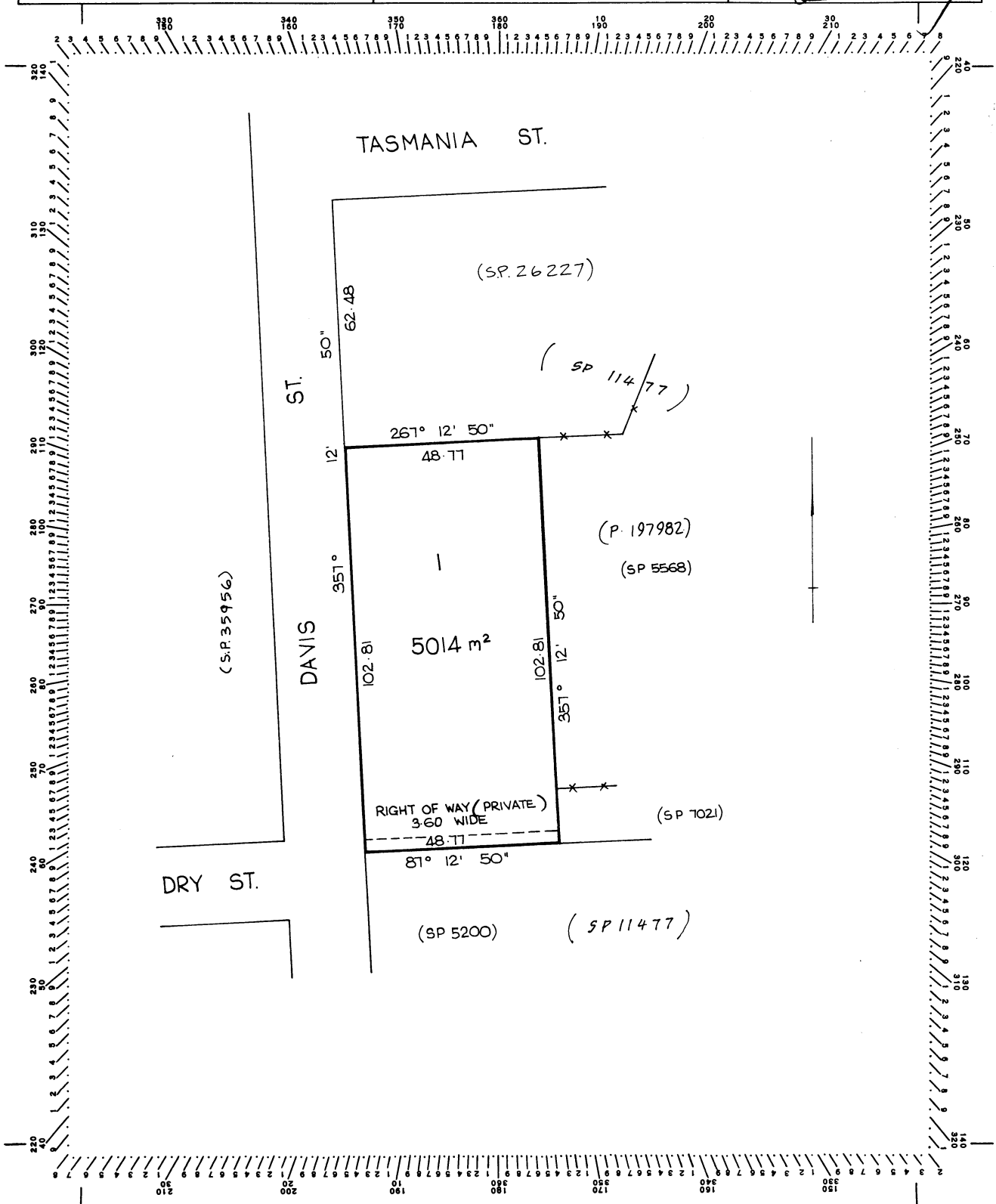
SP 13489 EASEMENTS in Schedule of Easements

SP'S 11477 & 13489 FENCING COVENANT in Schedule of Easements

SP'S 11477 & 13489 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962C313350 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 24-Aug-2001 at 12.01 PMC539098 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 18-Mar-2004 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: T. Smink & anor.	PLAN OF SURVEY by Surveyor E. R. P. FRANKS of land situated in the TOWN OF LEITH SECTION II Scale 1:1000 Measurements are in metres	Registered Number: S.P. 13489
Title Reference: <i>st. 374/79</i>		Effective from: 6 DEC 1979
Grantee: Part of Lot 1, 10a Or 24p., John Williams Pur.		 ACTING Recorder of titles



SEARCH OF TORRENS TITLE

VOLUME 11477	FOLIO 1
EDITION 4	DATE OF ISSUE 23-Sep-2019

SEARCH DATE : 08-Jan-2021

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

Town of LEITH

Lot 1 on Sealed Plan 11477

Derivation : Part of Lot 1 Section I.i. Gtd. to J. Williams.

Prior CT 3741/78

SCHEDULE 1

C495897 & M773405 INGRID BARBARA SCHLIPPER Registered
23-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

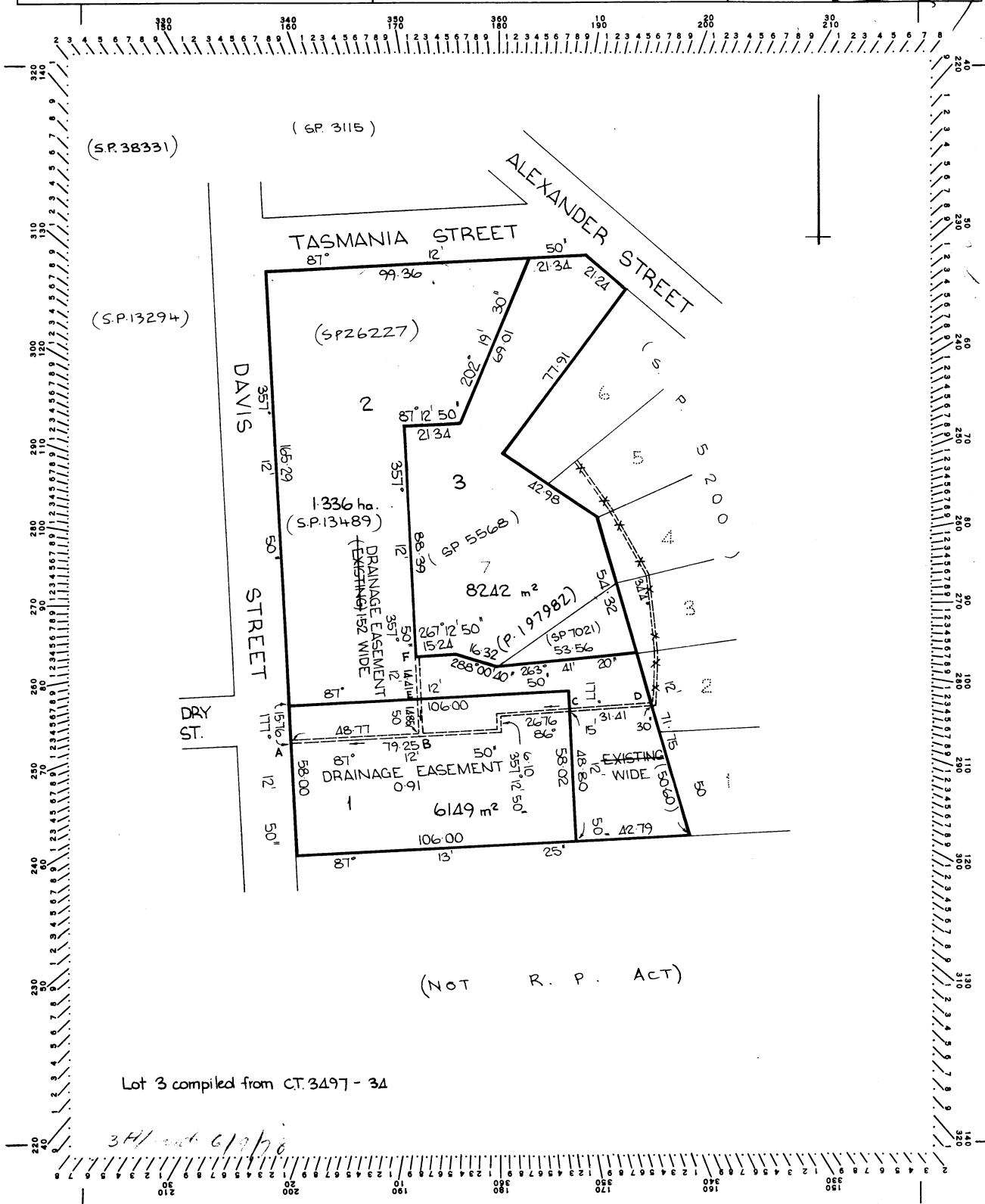
SP 11477 EASEMENTS in Schedule of Easements

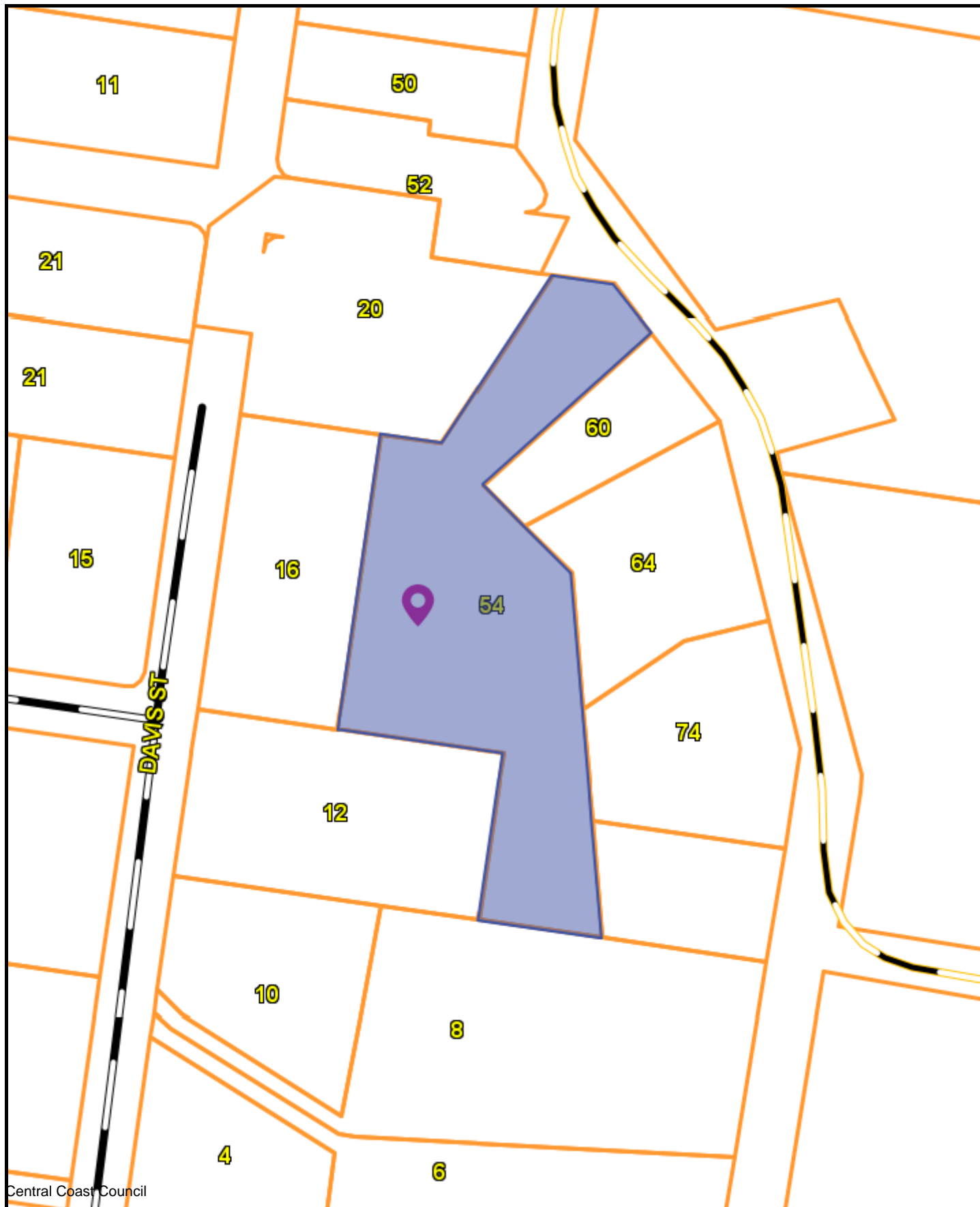
SP 11477 FENCING COVENANT in Schedule of Easements

SP 11477 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: T. Smink T. Smink & Anor.	- 5 SEP 1978 PLAN OF SURVEY 847/3 by Surveyor MR. E. P. FRANKS of land situated in the TOWN OF LEITH SECTION I₁ Scale 1:1500 Measurements in metres.	Register Number: S.P. 11477 - 9 JAN 1979 Eff. Date: [Signature] ACTING Recorder of Titles
Title Reference: Conv. 43/488 + 48/7453 C.T. 3497/34		
Grantee: Part of Lot 1, 10 ⁰ 0 ⁰ 24 ⁰ John Williams, pur.		





Central Coast Council

50 m



Central Coast Council
90 Bridge Street
Lismore NSW 2557
Tel: 02 6620 9000
Fax: 02 6620 9001
www.centralcoast.nsw.gov.au

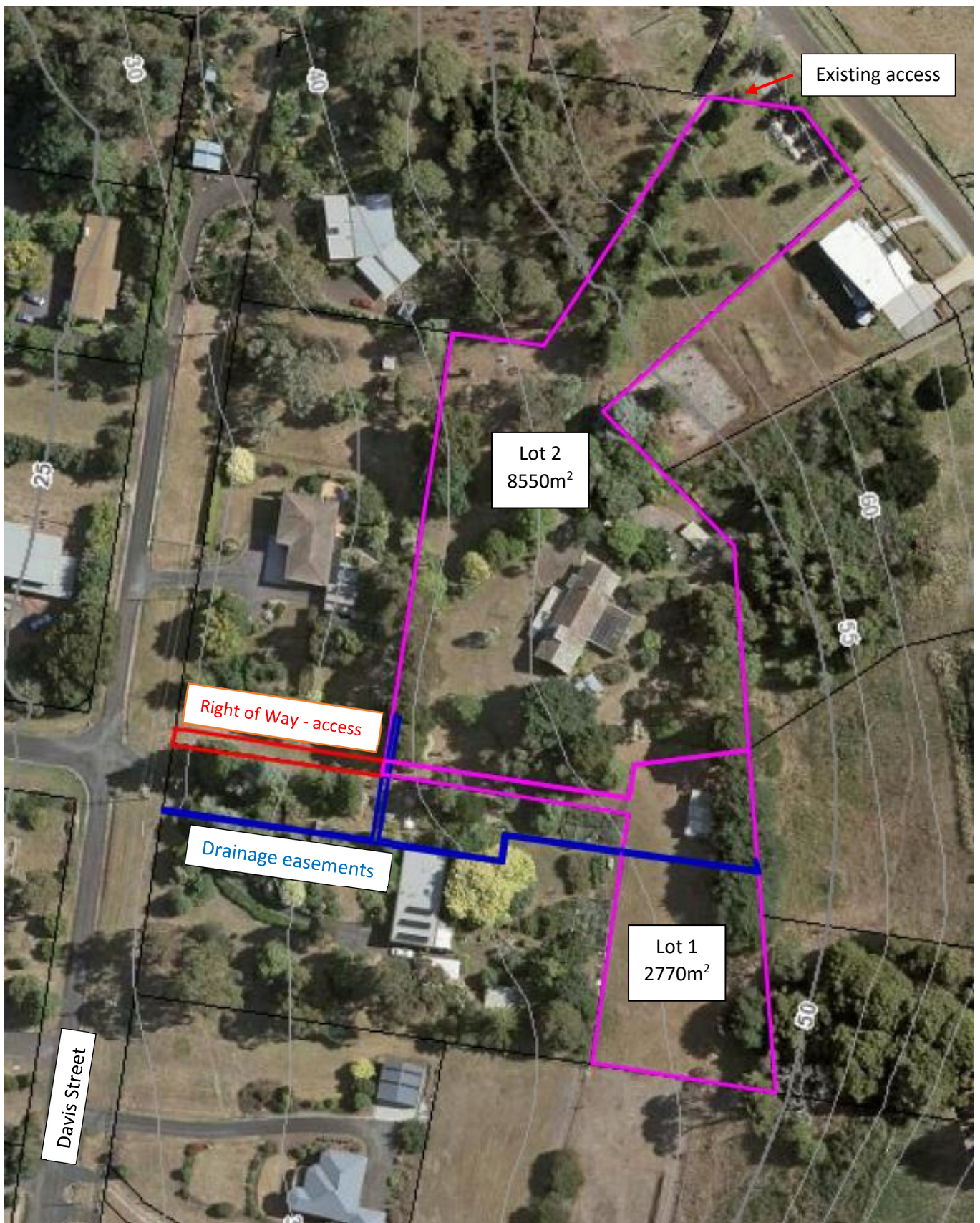
11-Jan-2021

Important
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has been used for the Australian Geodetic Datum (AGD84). All coordinates are referenced to the Australian Geodetic Datum (AGD84). For more precise location (GDA84 coordinates) and detailed survey information, please refer to the relevant cadastral plan or title.

Disclaimer
This map is not a precise survey document. It is a representation of the land and its boundaries. Central Coast Council does not accept any liability for any errors, omissions, or inaccuracies. The information contained herein may be subject to change without notice. Do not rely on this map for any legal or financial purposes. It is for informational purposes only.
© The City of Lismore 2020
© Central Coast Council 2020

**54 BRADDONS LOOKOUT
ROAD, LEITH
DA2020241**

Subdivision Plan – 54 Braddons Lookout Rd, Leith



Areas are approximate and subject to final survey

23 December 2020

Planning Division
Central Coast Council
Ulverstone TAS 7315

Re: 54 Braddons Lookout Road - potential subdivision

To whom it may concern,

Attached is a map showing the area we are planning to subdivide.

This area came to about 2770m² which is less than the 4,000m² Lot size for the zone.

We would like to apply for the lesser area to be permitted under discretion from the Central Coast Council. As per our landslip report, the site will be capable of servicing the requirements of the residential use with the prescribed setbacks. An envelope for building a 3 bedroom dwelling and route for the driveway has been noted on this report.

Due to the location of our existing septic system is why we are proposing a smaller subdivision land size. This would also allow a seamless line from the 'right of way' on Davis Street, straight up to the back boundary fence, rather than weaving in and around the septic and existing trees to make up the 4,000m² lot size. We would like to also add, as you can see from the map attached, there are several surrounding properties with land size smaller than 4,000m².

We also propose that the electricity supply will be underground.

With respect to the existing easements affecting this land, the burdening easement 'C'-D' allows others to lay a pipe over/under CT197982/1 and use for the specific purpose to drain water. Our Title also has a benefitting easement over others land to do the same, ie CT197982/1 has the right to drain stormwater through easement 'C'-B'-A'.

This is how the proposed Lot 1 is legally allowed to drain water using pipes contained within this benefitting easement (as well as Easement E-B). Burdening Easement C-D does not stop the landowner enjoying the use of their land and the landowner can also drain their land via this means. When new Titles are created, all easements are brought forward i.e Lot 1 will still have a benefitting drainage easement as well as a burdening drainage easement.

Yours sincerely,

Nicholas Taylor and Kellie Strachan

GES

GEO-ENVIRONMENTAL SOLUTIONS

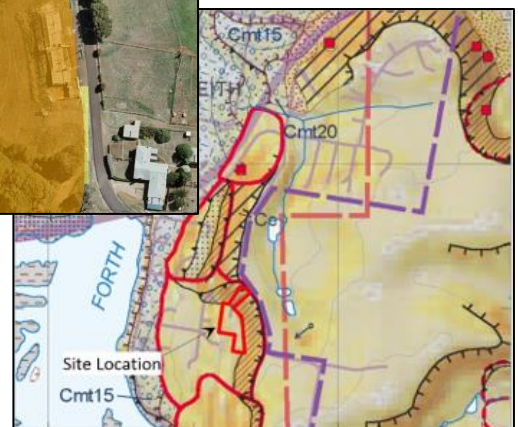
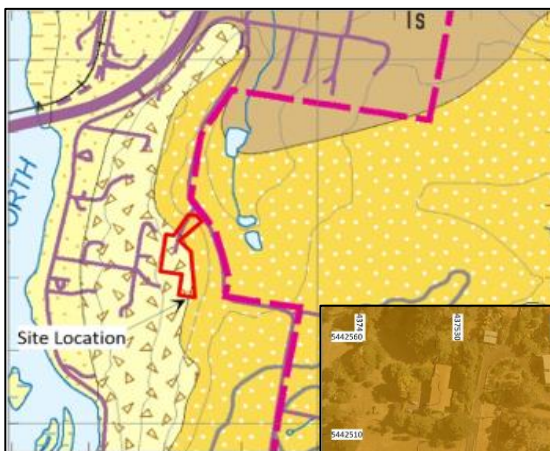
LANDSLIDE ASSESSMENT

54 Braddons Lookout Road, Leith

CLIENT

Kellie Strachan

September 2020



1 Introduction

It is proposed to). The entire property is located in the Medium Landslide Hazard Band (Attachment 1) and in accordance With the Tasmanian Landslide Code in the Central Coast Interim Planning Scheme 2013 requires a Landslide Risk Management Report (LRM).

The Tasmanian Landslide Code requires that LRM reports be done in accordance with the Australian Geomechanics Society (AGS) Landslide Risk 'Management (2007) guidelines'.

Where applicable, this report is in general accordance with the following guidelines and Australian/New Zealand Standards:

- Tasmanian Local Government guidelines for site and soil evaluations (wastewater) and geotechnical (slope stability) investigations (including Tasmanian Geological Survey Record UR2017/03)
- Tasmanian Chapter, AGS 1998. Guidelines for geotechnical assessment of subdivisions. Australian Geomechanics Society. Australian Geomechanics 33(3): 53–57.
- Australian Geomechanics Society guidelines (2007) – See attachment 6.
- AS1726 – 2017 Geotechnical Site Investigations
- AS2870 – 2011 Residential Slabs and Footings – construction
- AS1289 (2000). Australian Standard. Methods of Testing of Soils for Engineering Purposes.
- AS4133 (2000). Australian Standard. Methods of Testing of Rocks for Engineering Purposes.
- AS/NZS4360 – 2004 Risk Management

2 Results

2.1 Site Description

2.1.1 The Site

The irregular polygonal shaped property is located on the western side of Braddons Lookout Road. The proposed site plan is to subdivide an approx. 2770m² lot (Lot 1) from the south of the existing cadastral parcel CT197982/1 which is approx. 1.132ha in size. Lot 1 contains an existing stable/ shed in the north eastern portion of the site. The remainder of the cadastral parcel (Lot 2) contains the existing dwelling at 54 Braddons Lookout Road and its effluent disposal system.

2.1.2 Topography

The proposed subdivision of Lot 1 is located in the middle third of a hill extending from the eastern shore of the River Forth the local high point is located approximately 120m to the east of the site. A spring or seep with association to landslides is located approximately 200m east of the site (Figure 6). Moderate to steep slopes descend from elevations of about 71mASL from Braddons Lookout Road to elevations of about 47mASL at the eastern boundary of Lot 1 of the site with slope angles of 15-25°. A concave break of slope is located approximately 8m from the eastern boundary of Lot 1 and slope angles are between 2 and 10 degrees within the eastern portion of Lot 1. In the centre of Lot 1 there is a convex break of slope where slope angles increase downhill to the neighbouring property to the west

2.1.3 Published Geology

The published bedrock geology of the area (Attachment 1) 54 Braddons Lookout Road and adjacent properties to the north south and west are underlain by Landslide Deposits predominantly derived from weathered Tertiary-age rocks. The moderate to steep slopes east of the site are mapped to comprise of deeply-weathered Tertiary-age basalt which is the source material for the geology on the site.

2.1.4 Evidence of Current Slope Instability

The entire site is located on remnant Landslide Deposits of a large landslide feature of approximately 12.5km² (Figure 4), which is predominantly derived from weathered Tertiary-age rocks. This large landslide feature is a recognised, rotational landslide at the site. The age and activity of the landslide is unknown. However,

investigative reports on the landslide at the site date from as early as 1972 (Stevenson 1972; Stevenson 1974; Donaldson 1977; Donaldson 1981; Donaldson 1991). It can be assumed the large landslide feature predates 1972.

Site investigation showed a semicircular bowl-shaped feature (convex break of slope in centre of Lot 1) approximately 50m across from north to south with the runout area (inferred) located to the west. This feature displays characteristics of rotational landslide with cracking (tension?) also observed within and near the feature. This feature indicates potential for current slope instability at the site within the remnant Landslide Deposits. Photos and illustrated plates of this feature are in Attachments 4.

3 Hazard Analysis

3.1.1 Landslide Characteristics

Based on the slope characteristics including site geology, slope geometry and slope angles, MRT landslide mapping/inventory and site observations, the following scenarios have been identified as potential slope failure mechanisms for the site:

- **Scenario 1** – Shallow translational earth slide within the ‘silty CLAY’ slope deposits immediately downslope of development. Depth up to 2 m; and
- **Scenario 2** – Deep-seated earth slide within expected ‘silty CLAY’ slope deposits immediately downslope of development. Depth up to 7 m.

Based on the outcome of the desktop study and MRT inventory information, rock fall, slide or topple have not been considered as a likely slope failure mechanism for this site.

3.1.2 Frequency Analysis

Table 1 presents the frequency analysis for the identified slope failure mechanisms. Terminology used is in accordance with the Australian Geomechanics Society (AGS) guidelines for landslide risk management (2007a,b,c,d). Under current following or during development, untreated conditions, the likelihood of a shallow translational failure and or deep-seated failure within the unconsolidated sediments is possible. With development adhering to the prescribed treatments in Table 2, the likelihood of Scenarios 1 and 2 occurring can be considered unlikely (Table 1).

Table 1 Frequency analysis for landslide hazards 1 & 2

Failure Mechanism	Unit Affected	Observed in the field	Potential Size	Potential Speed	Water Content	Current Likelihood	Treated Likelihood
Shallow Translational Failure	Surficial silty CLAY	Multiple shallow slides identified on similar slope angles and aspects within similar geological conditions. (Figure 4)	Small	Rapid to very rapid	Wet to Saturated	Possible	Unlikely
Deep-seated Earth slide	Surficial silty CLAY	1 no. soil rotational landslides present on the site. Landslide ID2780.	Medium to Large	Rapid	Wet to Saturated	Possible	Unlikely

3.2 Risk Analysis

3.2.1 Risk to Property

There is currently a moderate to high risk to development on Lot 1 for Scenarios 1 and 2. Treatment of the hazards can reduce the likelihood of occurrence from ‘Possible’ to ‘Unlikely’, The consequence for Scenario 1 can be reduced to minor following the prescribed treatments. The consequence for Scenario 2 will not change with treatment. The treated risk may be reduced to low for Scenario 1 and Moderate for Scenario 2 (Table 2).

Table 2 Consequence analysis for landslide hazards 1 & 2 - Property

Scenario	Issue	Current Risks			Recommended risk treatment	Residual Risks following implementation of risk treatment		
		Likelihood of occurrence	Consequence to property	Level of risk to property		Likelihood of occurrence	Consequence to property	Level of risk to property
Scenario 1	Shallow Translational Failure	Possible	Medium	Moderate	<p>All earthworks on site must comply with AS3798-2007 and a sediment and erosion.</p> <p>Further geotechnical testing and slope stability analysis is required once building plans have been developed.</p> <p>Construction must be in the allowable building area only depicted on the site plan within this report.</p> <p>Construction must adhere to recommended setbacks in this report unless further slope stability modelling states otherwise.</p> <p>Wastewater and/or stormwater should not be outlet immediately downslope of the proposed dwelling or onto the landslide feature.</p> <p>Proposed development at the site should be constructed in accordance with the Australian Geomechanics Society (2007) guidelines for Good Hillside Construction Practices.</p>	Unlikely	Minor	Low
Scenario 2	Deep-seated Earth slide	Possible	Major	High	<p>All earthworks on site must comply with AS3798-2007 and a sediment and erosion.</p> <p>Further geotechnical testing and slope stability analysis is required once building plans have been developed.</p> <p>Construction must be in the allowable building area only depicted on the site plan within this report.</p> <p>Construction must adhere to recommended setbacks in this report unless further slope stability modelling states otherwise.</p> <p>Wastewater and/or stormwater should not be outlet immediately downslope of the proposed dwelling or onto the landslide feature.</p> <p>Proposed development at the site should be constructed in accordance with the Australian Geomechanics Society (2007) guidelines for Good Hillside Construction Practices.</p>	Unlikely	Major	Moderate

3.2.2 Risk to Life

Risk to life is generally considered acceptable for Scenario 1 given the likelihood and consequence of a shallow translational failure. Risk to life is generally considered tolerable for Scenario 2 given the likelihood and consequence of or a for deep rotational sliding within the deep, unconsolidated soil material for construction of a dwelling with the recommended risk treatment (Table 3).

Table 3 Consequence analysis for landslide hazards - Life

Hazard	Scenario 1	Scenario 2
Factor	Shallow Translational Failure	Deep-seated Earth slide
Likelihood	Unlikely	Unlikely
Indicative Annual Probability	0.001	0.001
Use of Affected Structure/Site	Residential dwelling	Residential dwelling
Probability of Spatial Impact	0.4	0.6
Proportion of Time	0.5	0.5
Probability of Not Evacuating	0.2	0.5
Vulnerability	0.3	0.5
Risk for Person Most at Risk	0.4	0.5
Total Risk	4.8×10^{-6}	3.75×10^{-5}
Occupancy Number of People	5	5
Risk Evaluation	Acceptable	Acceptable - Tolerable

The Societal Risk Graph plot presented in Figure 1 showing the estimated individual risks for scenarios 1 as presented in Table 3 (outlined in the AGS 'Landslide Risk Management Concepts and Guidelines', 2000). The risks are estimated based on 5 people within the household, spending on average 12 hours per day in 'living areas' of the property.

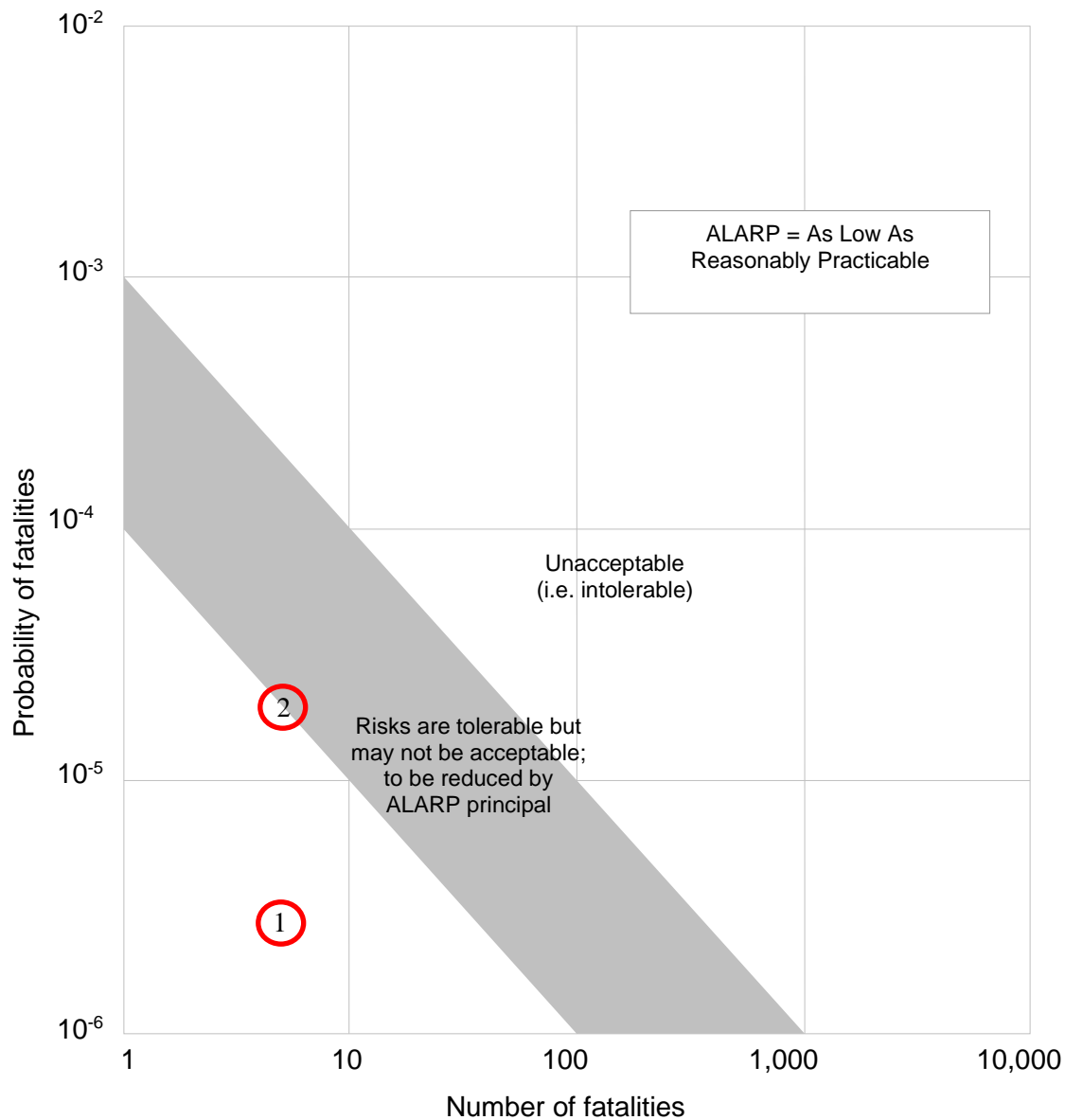


Figure 1 Societal Risk Graph of Probability of fatalities vs Number of fatalities

4 Discussion and Conditions

The proposed subdivision requires a suitable building envelope and area for wastewater disposal. Development within Lot 1 is achievable, however, building above or within an active landslide is not advisable and wastewater **must** not be outlet above a landslip feature. As such, a specific allowable building area and wastewater disposal area have been identified and depicted in the site plan within the appendices of this report. The allowable building area is located within the south-eastern portion of the site and approx. 210m² which is adequately sized to achieve a 3-bedroom dwelling. The wastewater disposal area is to be located in the north-eastern portion of the site and 220m² which will satisfy the loading conditions for the soils identified on site and expected volumes. As piping for site wastewater must cross over-top of the drainage easement on site, this should be done at a 90° angle.

For the proposed subdivision development to achieve an acceptable outcome as per the Central Coast Interim Planning Scheme 2013 section E.6.6.2, the following conditions **must** be met:

- Construction of a building platform must be located within the defined building envelope on the site plan. The building envelope has been intended to adhere to the boundary setbacks for rural living zones Table 13.4.1 and the prescribed landslide setback;
- The allowable building envelope has a limit to 15m from the southern boundary and a setback of 10m from the head of the scarp;

- A 5m no excavation must be observed above the scarp head, except where the proposed driveway is depicted to cross is as per the site plan;
- Effluent disposal on site must be achieved via an AWTs system with shallow dripper irrigation in the position displayed on the site plan. The allowable effluent disposal area is sized to accommodate a three (3) bedroom dwelling only;
- Shallow dripper irrigation should be installed in rows run across slope at approximately 1.0m centres;
- The existing stables must be removed to accommodate the defined allowable effluent disposal area;
- Piping for the wastewater should cross the drainage easement at the site at a 90° angle;
- No reserve area for effluent disposal can be achieved. As such, if the system is to fail the dripper irrigation lines and topsoil of the allowable disposal area **must** be replaced;
- Upon development of house plans, a specific slope stability analysis is required to be completed to define foundation conditions and depths;
- A driveway to service the allowable building envelope should be located where depicted on the plan. Any sealed driveway must contain guttering on the downslope side and its stormwater should be connected to reticulated systems;
- The mature vegetation upslope of the recommended driveway should not be removed if/and where possible;
- No fill is to be placed above the scarp feature.

5 Conclusion

Upon review of the site investigation, published geological information, and published slope stability reports pertinent to the site, the following can be concluded.

Provided the conditions listed in Section 4 of this report are adhered to, a tolerable level of risk can be achieved for the type, form, scale and duration of the development. As such, the proposed subdivision of Lot 1 from the cadastral parcel 197982/1 is acceptable, as per the Central Coast Interim Planning Scheme 2013 section E.6.6.2.



David Lee BSc

Engineering Geologist

6 References

- ABCB 2015. Durability in Buildings Including Plumbing Installations. Second Edition. Handbook. Non-Mandatory Document. Australian Building Code Board 2015.
- ABCB 2014. Resilience of Buildings to Extreme Weather Events. Final Paper. Australian Building Code Board 2015.
- AMS 2007. American Meteorological Society Glossary of Meteorology. Retrieved 2007-06-30. Antarctic Climate & Ecosystems Cooperative Research Centre (ACE CRC), 2010.
- AS 1170.2:2011. Australian and New Zealand Standard. Structural Design Actions. Part 2: Wind Actions.
- AGS (2007a). Guideline for Landslide Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007b). Commentary on Guideline for Landslide Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007d). Commentary on Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007e). The Australian Geoguides for Slope Management and Maintenance. Australian Geomechanics Vol 42 No 1 March 2007
- Mazengarb, C. 2004: Map 1, Devonport – Landslide Inventory and Geomorphology.\n Tasmanian Landslide Hazard Series. Mineral Resources Tasmania,\n Department of Infrastructure Energy and Resources, Hobart.
- Mazengarb, C. 2004: Map 3, Devonport – Potential Debris– Flow Hazard.\n Tasmanian Landslide Hazard Series. Mineral Resources Tasmania,\n Department of Infrastructure Energy and Resources, Hobart.
- Mazengarb, C. 2004: Map 4, Devonport – Potential Rockfall Hazard.\n Tasmanian Landslide Hazard Series. Mineral Resources Tasmania,\n Department of Infrastructure Energy and Resources, Hobart.
- Mazengarb, C. 2004: Map 5, Devonport – Potential Deep Seated Landslide Hazard. Tasmanian Landslide Hazard Series. Mineral Resources Tasmania, Department of Infrastructure Energy and Resources, Hobart.
- Stevenson, P.C. 1972: UR1972_25, Landslip Risk in an Area to the South of Leith.
- Stevenson, P.C. 1974: UR1974_51, Stability Zones in the Leith-Forth Area.
- Donaldson, R.C. 1977: UR1977_29, Investigation of Land Proposed for Subdivision, Leith-Forth Landslip Area.
- Donaldson, R.C. 1981: UR1981_01, Investigation of an Urban Allotment, Braddons Lookout Road, Leith.
- Donaldson, R.C. 1991: UR1991_04, Land Stability Assessment of an Urban Block in Alexander Street Leith.

Attachments

This report must be accompanied by the following Attachments:

Attachment 1.	Site Locality Maps.....	10
Attachment 2.	Landslide Hazard Mapping (MRT)	12
Attachment 3.	Proposed Development	15
Attachment 4.	Site Photos	16
Attachment 5.	Landslide Risk Framework & Terminology	20
Attachment 6.	Landslide Risk Management Guidelines.....	23

Attachment 1. Site Locality Maps

The Project Area is located at Leith on the eastern bank of the Forth River down slope from Braddons Lookout Road (Figure).

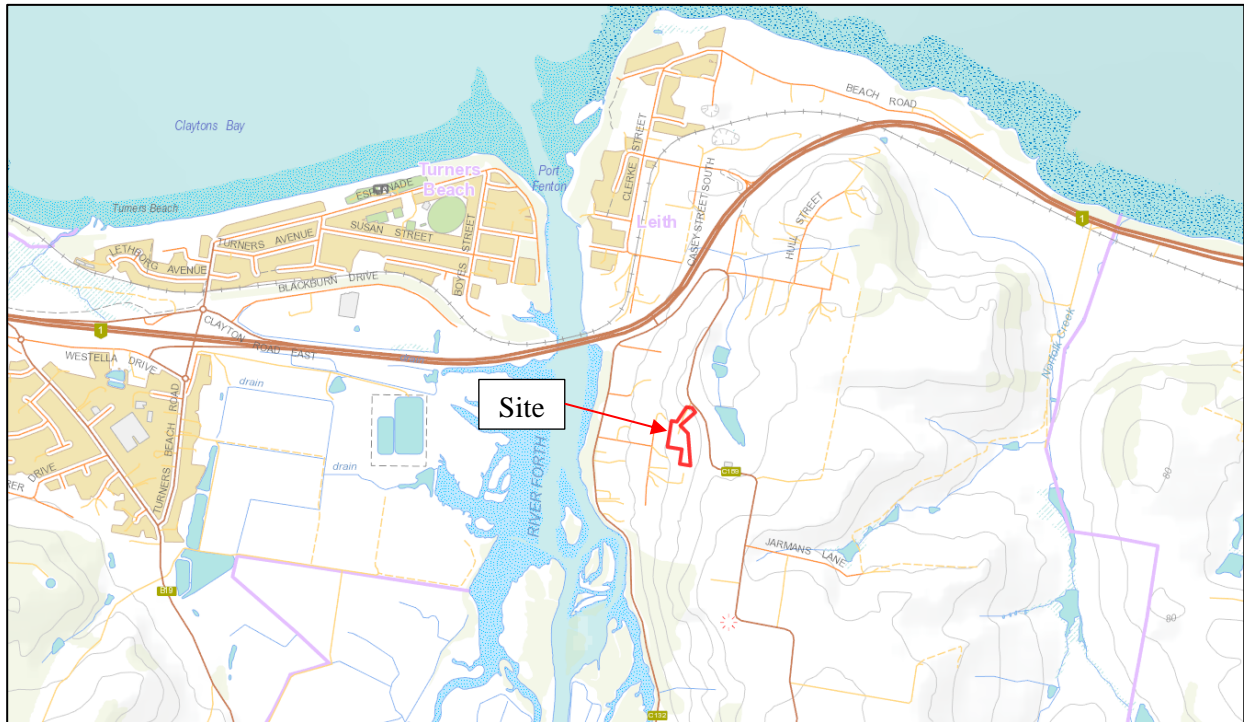


Figure 2. Regional Location of Project Area - The Land and Information System, Tasmania (LIST)

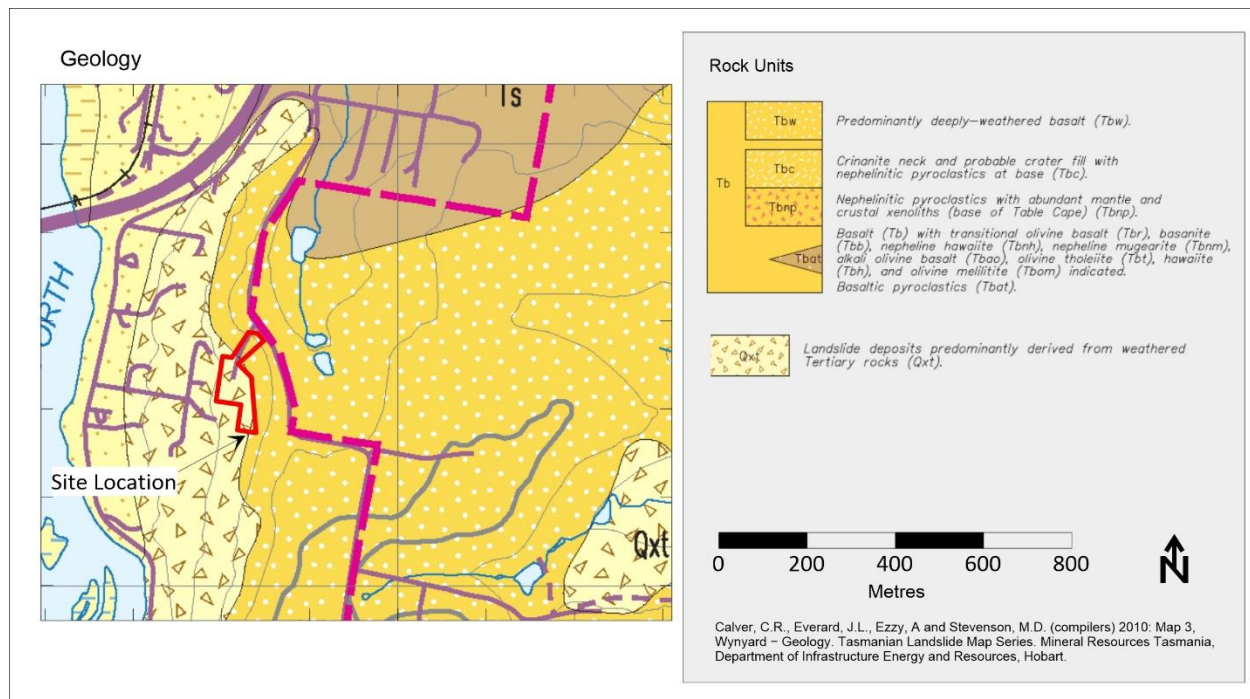


Figure 2 Regional Geology (The LIST)

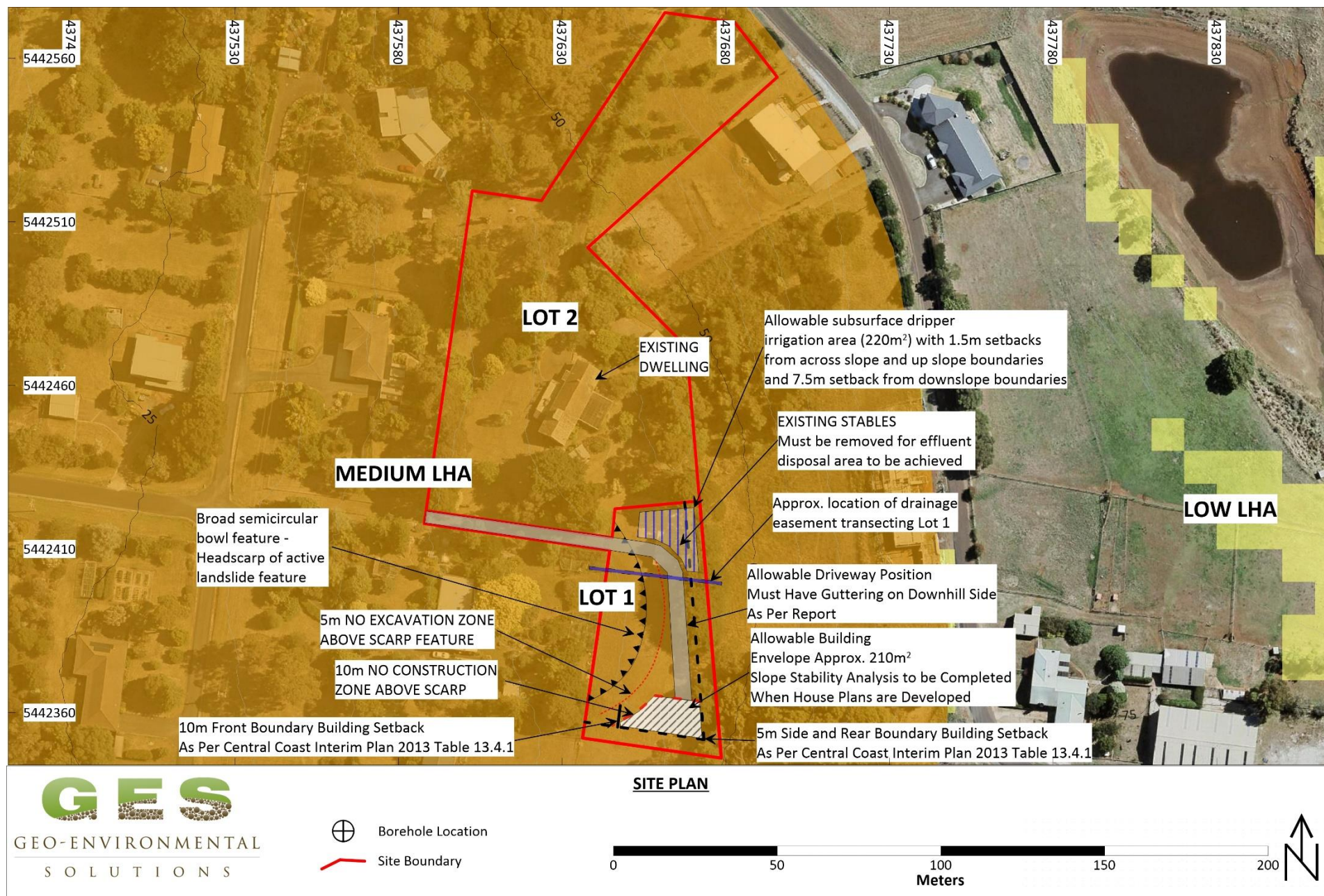


Figure 4 Landslide Hazard Map (The LIST) – Containing conditions specified in Section 3 of this report

Attachment 2. Landslide Hazard Mapping (MRT)

2.1 Geomorphology & Landslide Inventory

The geomorphology and landslide inventory maps display the site is situated within inventory feature #410 and the existing dwelling is founded on the landslide scarp and deposits of this feature.

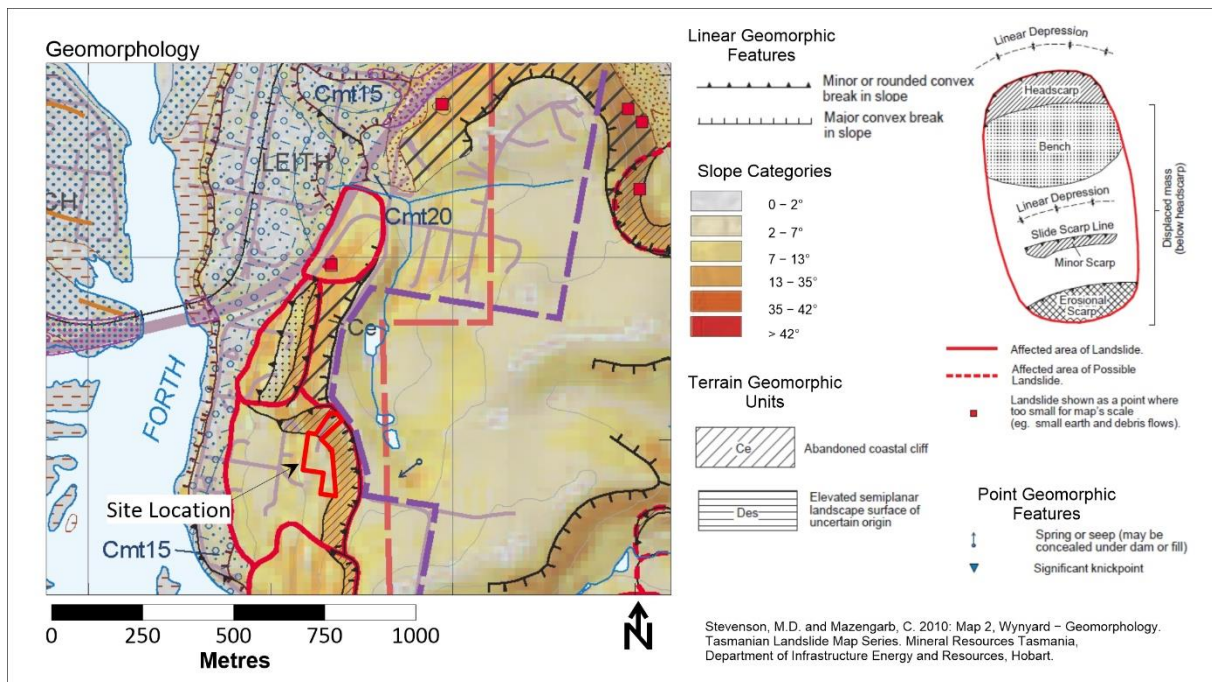


Figure 3 Devonport Geomorphology Map (Mazengarb 2004)

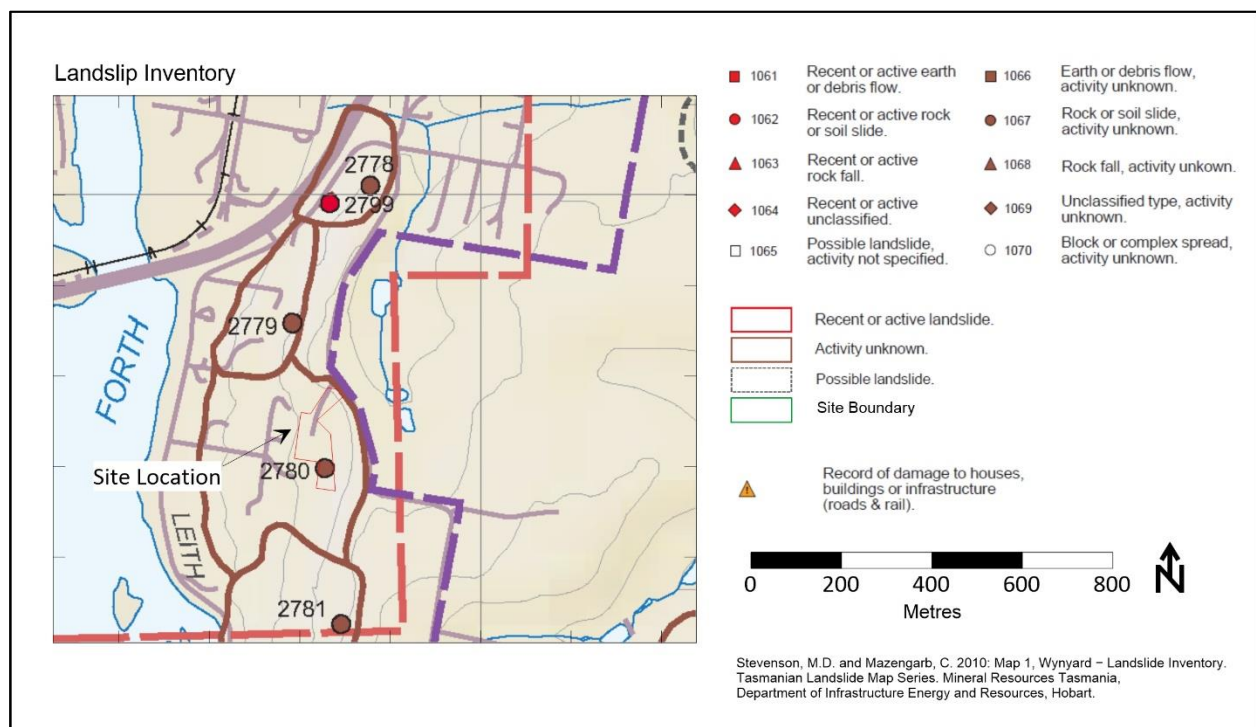


Figure 4 Devonport Geomorphology & Landslide Inventory Map (Mazengarb 2004)

2.2 Rockfall Susceptibility

A Rockfall susceptibility hazard has not been identified at the site or within 200 m radius of the site (Figure 5). Rockfall susceptibility will be dictated by future site management practices.

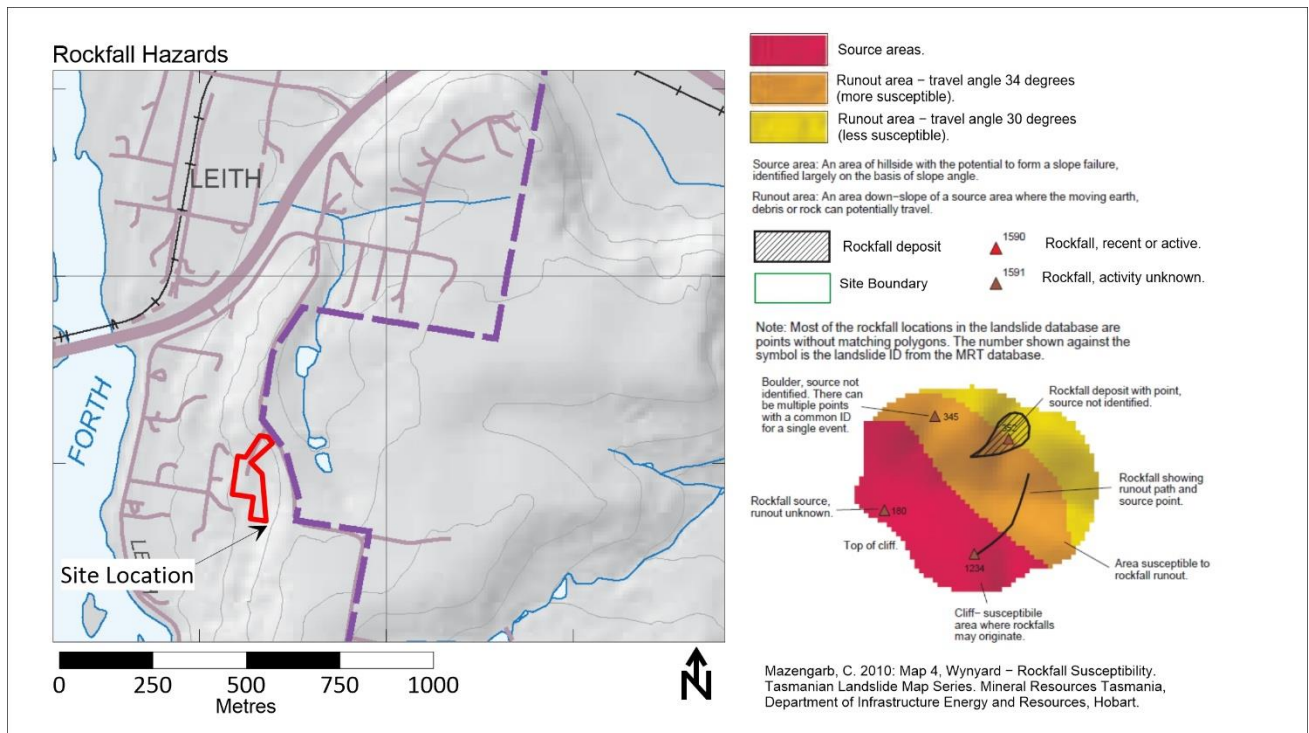


Figure 5 Devonport Rockfall Susceptibility Mapping (Mazengarb 2004)

2.3 Shallow Slide Susceptibility

A moderate shallow slide and flow hazard susceptibility source and runout area has been inferred across the proposed development with a slope angle of 10-20° (Figure 6).

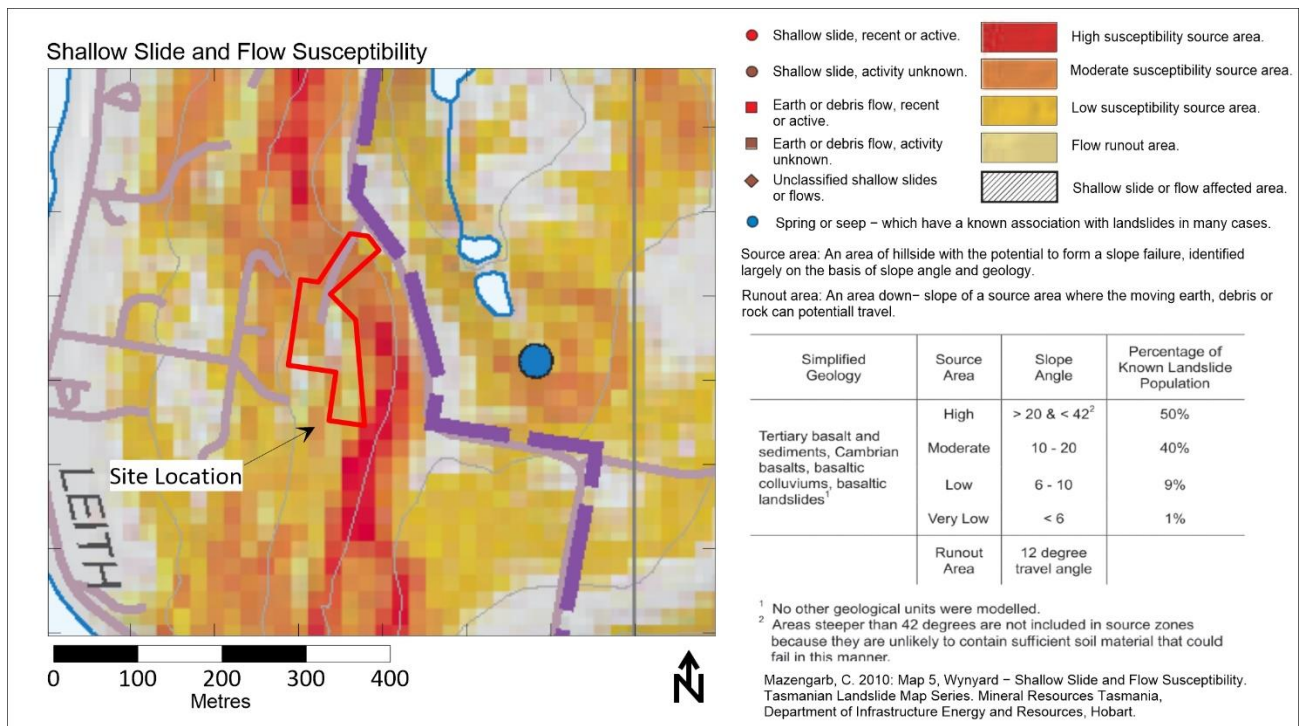


Figure 6 Devonport Shallow Slide Susceptibility Mapping (Mazengarb 2004)

2.4 Deep Seated Slide Susceptibility

A deep-seated slip hazard has been inferred for the entire site with the site entirely with the regression, source and runout areas of a recent or active landslide (Figure 7).

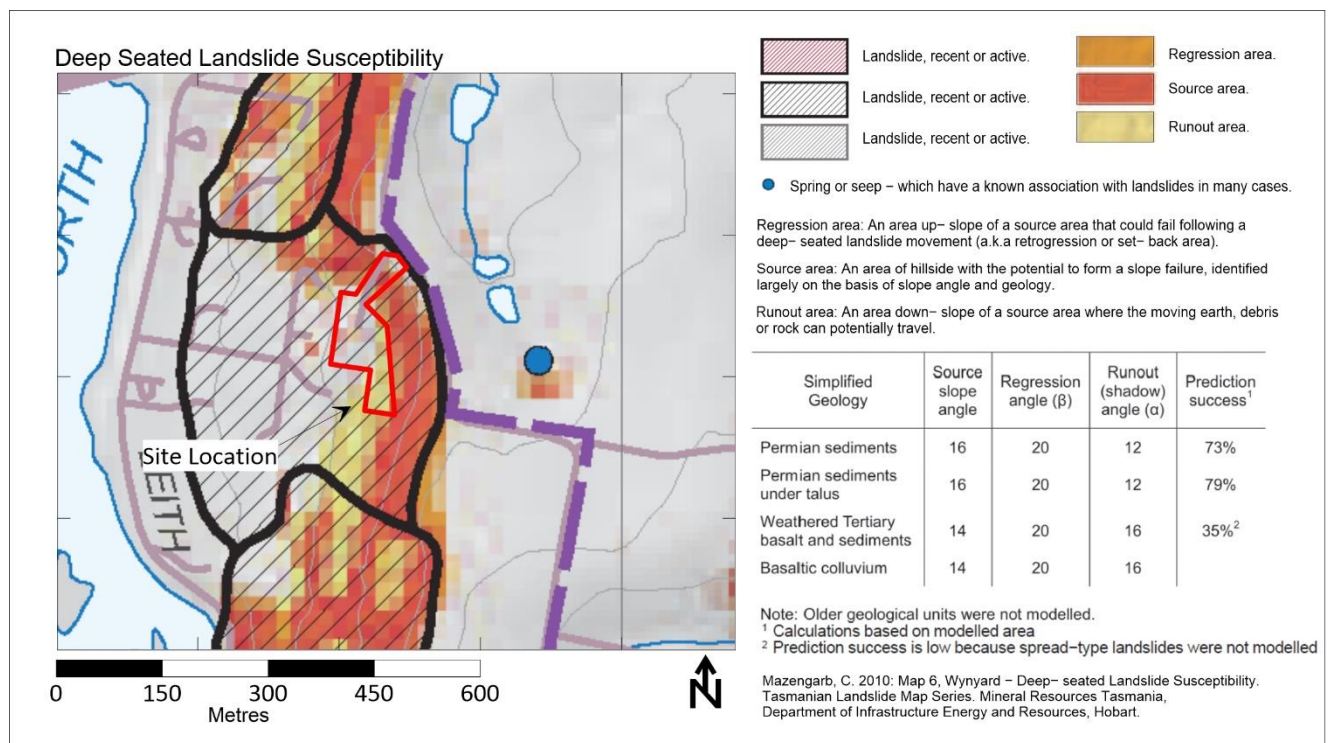


Figure 7 Devonport Deep Seated Slide Susceptibility Mapping (Mazengarb 2004)

Attachment 3. Proposed Development

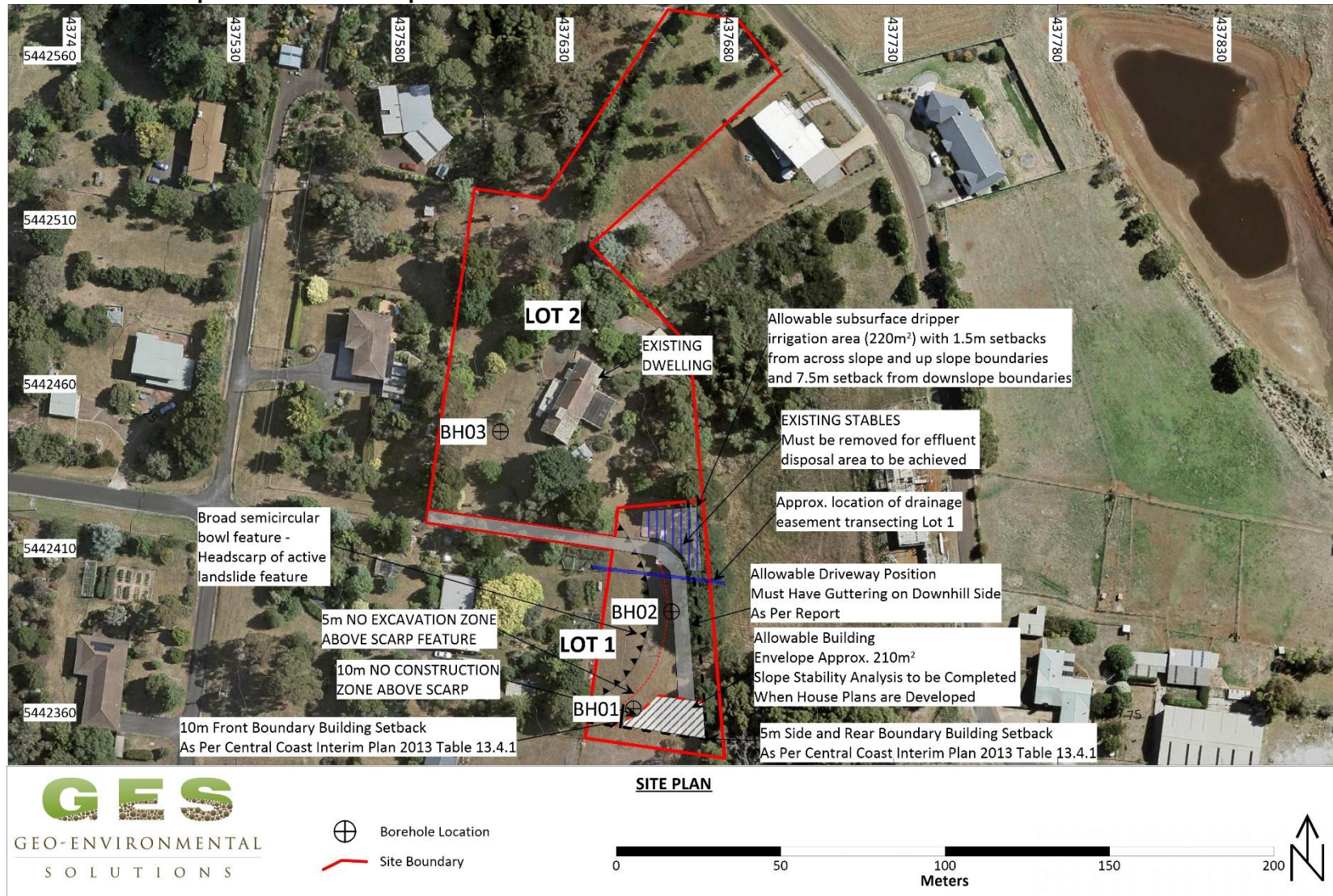


Figure 10 Site plans

Attachment 4. Site Photos



Photo 1 Looking North at borehole 1



Photo 2 Looking south at borehole 2



Photo 3 Shrinkage and/or tension cracks observed in the site soils (pen for size reference)



Photo 4 Looking west down the head scarp feature to the neighbouring property down slope



Plate 1 Looking north at borehole 1 with semicircular head scarp landslip feature (black)



Plate 2 Looking south at borehole 2 with visible cracking (tension?) in soil below head scarp landslip feature (black)

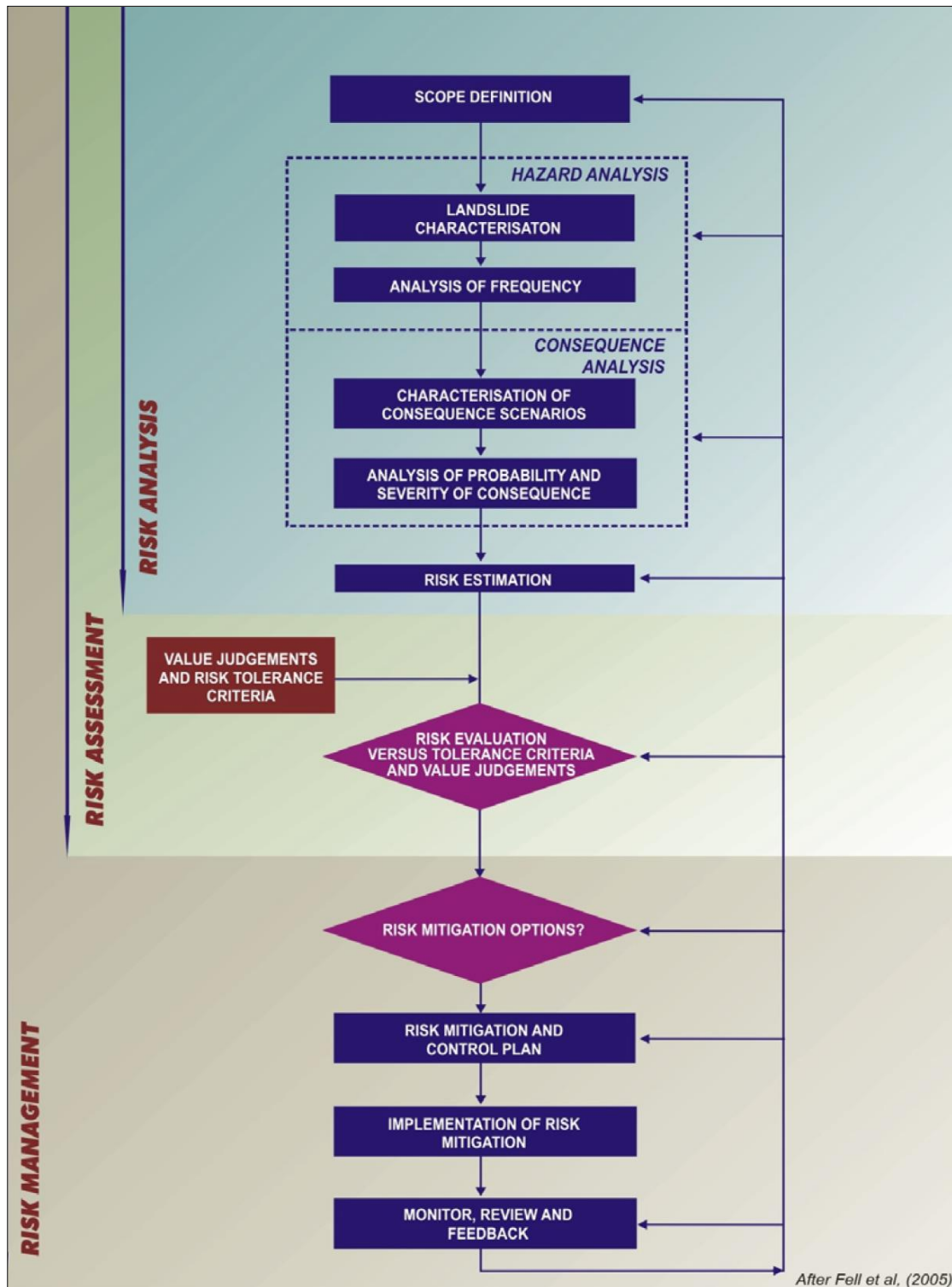


Plate 3 Looking west down the head scarp feature (black) to the neighbouring property down slope

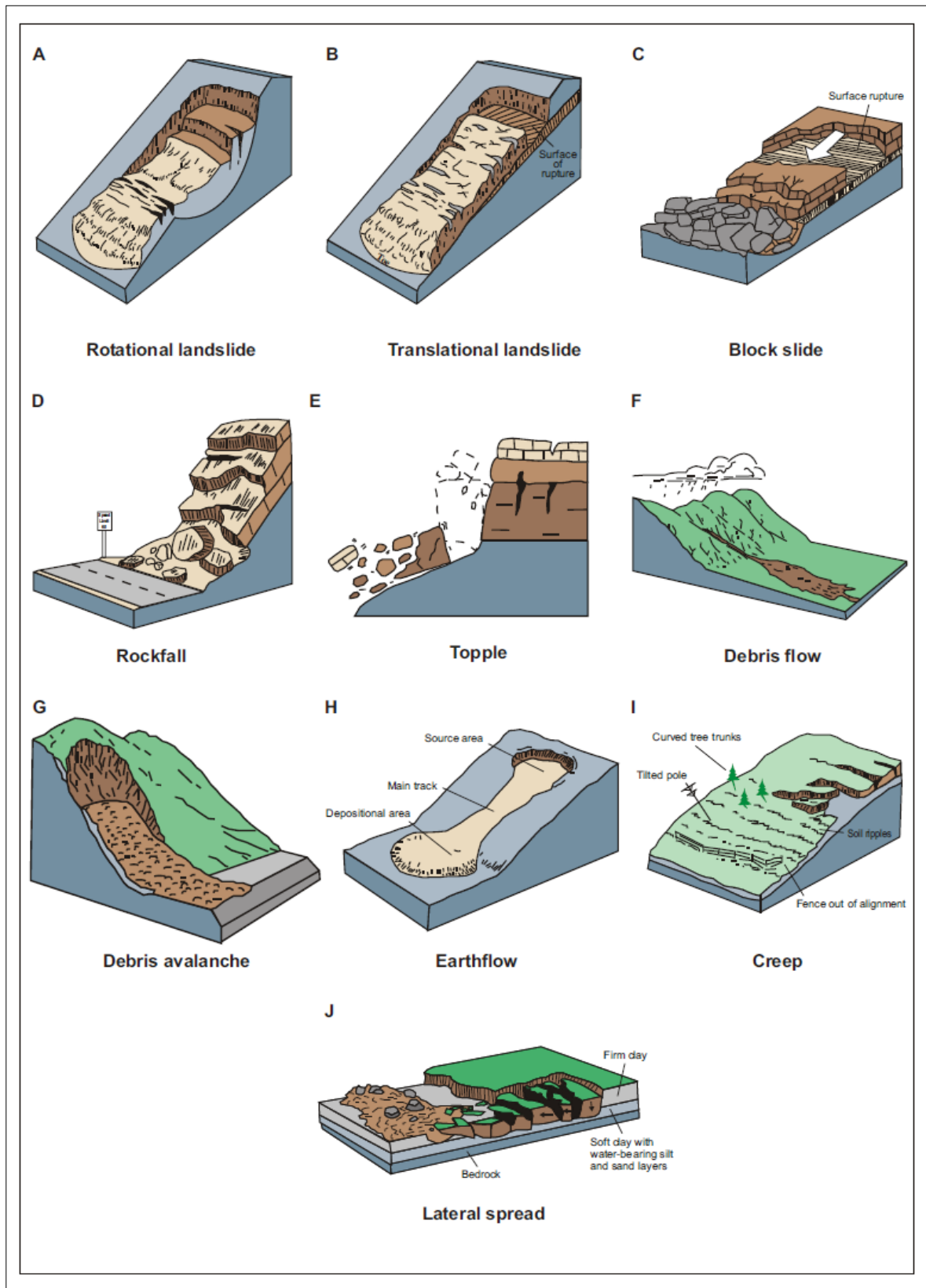
Attachment 5. Landslide Risk Framework & Terminology

This Attachment addresses slope stability (landslide) issues for the proposal in accordance with Australian Geomechanics Society (AGS) Landslide Risk Management (2007) . The process is depicted in Figure 1.

The main types of landslide movement are shown in Figure 9.2 and Table 9.1.



Source: Reproduced without amendment from AGS (2007a). Guideline for Landslide Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007



Source: From Appendix B of AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007

Table 4 Main Types of Landslide Movement

TYPE OF MOVEMENT		TYPE OF MATERIAL		
		BEDROCK	ENGINEERING SOILS	
			Predominantly Coarse	Predominantly Fine
FALLS		Rock fall	Debris fall	Earth fall
TOPPLES		Rock topple	Debris topple	Earth topple
SLIDES	ROTATIONAL	Rock slide	Debris slide	Earth slide
	TRANSLATIONAL			
LATERAL SPREADS		Rock spread	Debris spread	Earth spread
FLOWS		Rock flow (Deep creep)	Debris flow	Earth flow
COMPLEX		(Soil creep) Combination of two or more principle types of movement		

Source: From Appendix B of AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007

Velocity Class	Description	Velocity (mm/sec)	Typical Velocity	Probable Destructive Significance
7	Extremely Rapid	5×10^3	5 m/sec	Catastrophe of major violence; buildings destroyed by impact of displaced material; many deaths; escape unlikely
6	Very Rapid	5×10^1	3 m/min	Some lives lost; velocity too great to permit all persons to escape
5	Rapid	5×10^{-1}	1.8 m/hr	Escape evacuation possible; structures, possessions, and equipment destroyed
4	Moderate	5×10^{-3}	13 m/month	Some temporary and insensitive structures can be temporarily maintained
3	Slow	5×10^{-5}	1.6 m/year	Remedial construction can be undertaken during movement; insensitive structures can be maintained with frequent maintenance work if total movement is not large during a particular acceleration phase
2	Very Slow	5×10^{-7}	15 mm/year	Some permanent structures undamaged by movement
	Extremely SLOW			Imperceptible without instruments; construction POSSIBLE WITH PRECAUTIONS

Source: From Appendix B of AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007

Description	Size (m ²)
Very small	0.01
Small	10
Medium	1,000
Large	100,000
Very large	1,000,000

Size is areal extent of failure zone
 After: van Schalkwyk, A and Thomas, M.A. (1991). Slope failures associated with the floods of September 1987 and February 1988 in Natal and Kwa-Zulu, Republic of South Africa. Geotechnics in the African Environment, Blight et al. (Eds), pp. 57-63

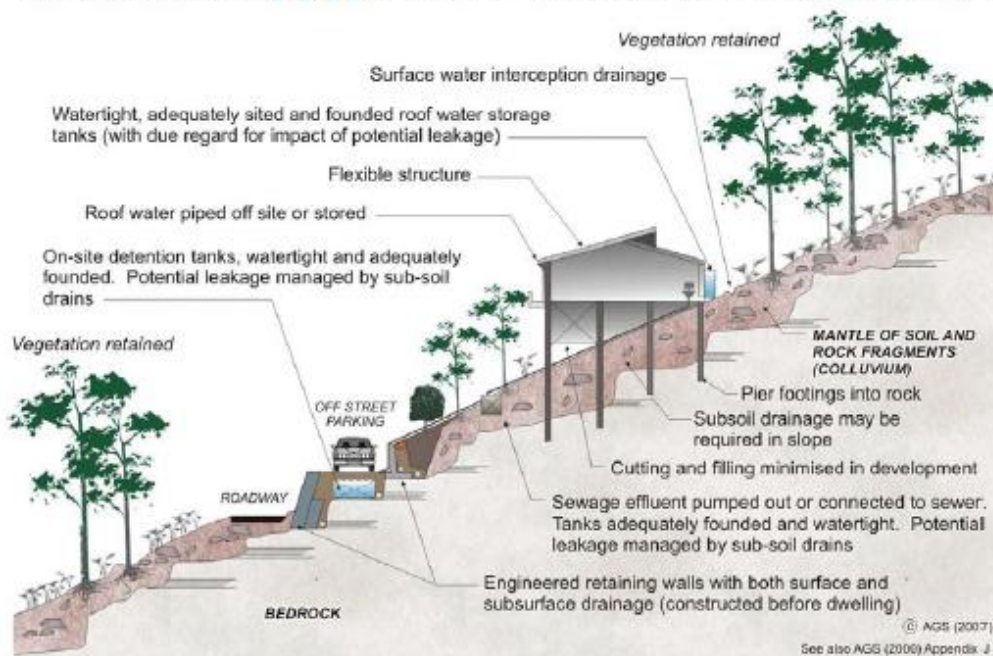
Attachment 6. Landslide Risk Management Guidelines

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF **GOOD** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

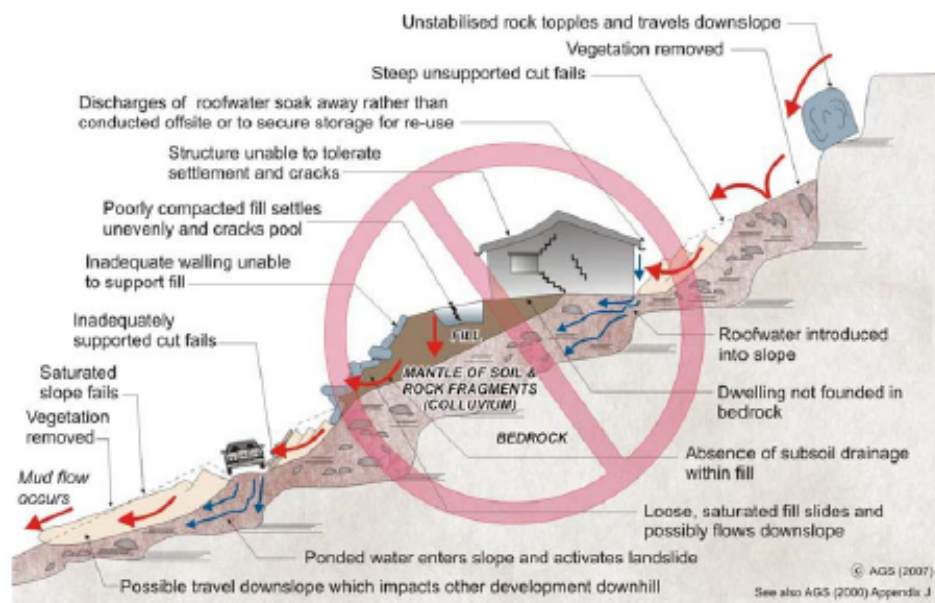
Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

EXAMPLES OF **POOR** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- | | |
|-------------------------------------|--|
| • GeoGuide LR1 - Introduction | • GeoGuide LR8 - Retaining Walls |
| • GeoGuide LR2 - Landslides | • GeoGuide LR7 - Landslide Risk |
| • GeoGuide LR3 - Landslides in Soil | • GeoGuide LR9 - Effluent & Surface Water Disposal |
| • GeoGuide LR4 - Landslides in Rock | • GeoGuide LR10 - Coastal Landslides |
| • GeoGuide LR5 - Water & Drainage | • GeoGuide LR11 - Record Keeping |

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the [Australian Geomechanics Society](#), a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

ON-SITE WASTEWATER ASSESSMENT

54 Braddons Lookout Road

Leith

March 2020

Updated September 2020



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Introduction

Client: Kellie Strachan
Date of inspection: 09/03/2020
Location: 54 Braddons Lookout Road, Leith
Land description: Approx. 1.13ha lot
Building type: Proposed new subdivision
Investigation: Drill Tech
Inspected by: A. Morell

Background information

Map: Mineral Resources Tasmania, Ulverstone Sheet 1:25000
Rock type: Tertiary basalt
Soil depth: Approx. 2.0m+
Planning overlay Landslide Hazard Area.
Local meteorology: Annual rainfall approx. 950 mm
Local services: Mains water with onsite wastewater disposal required.

Site conditions

Slope and aspect: Approx. 8-10% slope to the South-west/West
Site drainage: moderate drainage
Vegetation: Pasture and ornamental species
Weather conditions: Cloudy, approx. 70mm rainfall received in preceding 7 days.
Ground surface: surface cracking

Investigation

A number of excavations were completed to identify the distribution of, and variation in soil materials on the site. Representative excavations from each of the proposed lots indicated on the site plan were chosen for testing and classification according to AS1547-2012 (see profile summaries).

Profile Summaries

Hole 1 Depth (m)	Holes 2 & 3 Depth (m)	Horizon	Description
0.0 – 0.20	0.0 – 0.35	A1	Brown Silty CLAY (CH) , dry to slightly moist, loose consistency, moderately structured, high plasticity, trace of fine-grained sand, common rootlets, clear boundary to
0.20 – 2.0+	0.35 – 2.0+	B2	Reddish Brown and mottled Yellow CLAY (CH) , moist, very stiff consistency, moderately structured, high plasticity, lower boundary undefined.

Soil Profile Notes

The soil profiles above have been taken from each of the indicative building areas. The soils on the site are developing on Tertiary basalt and consist of clay rich subsoils. The soils are moderately structured, have a moderate permeability and moderate CEC for retention of nutrients. The soils across the site area classified according to AS1547-2012 as **Category 4 – Clay Loam**. The soils onsite have a moderate permeability for onsite wastewater disposal; therefore, a range of wastewater disposal options are suitable for the proposed lots.

Site Summary

The current development application is for the subdivision into two lots with a total area of approximately 1.13ha. The proposed new lots will be approximately 2270m² and 8530m² in size. The existing house on lot 2 (balance lot) appears to have a functioning wastewater system which located is well within the proposed boundary and there is more than sufficient room for a reserve area for future use. As a result, lot 2 has not been assessed in further detail.

Nutrient Balance and Sustainable Wastewater Application

The soils across the entire site are developed from Jurassic dolerite sediments and have a good estimated Cation Exchange Capacity (CEC). The soils returned negative results to all Emerson dispersion tests. Therefore, the soils have a good capacity to retain nutrients in applied wastewater.

Hydrological Balance and Wastewater Disposal

The capability of the proposed new lots to support a typical residential dwelling and on-site wastewater disposal must be evaluated to ensure environmental values are maintained. Modelling of wastewater application on the proposed lot was undertaken utilising the Trench program, long term weather average for Leith, and estimated flows from an average three bedroom home.

Assuming the construction of a typical three bedroom dwelling with mains water supply, the expected loading under AS1547-2012 is 750L/day. Using a DIR of 3.5mm/day, a subsurface irrigation area of 220m² would be required. The assessment concludes that lot 1 is sufficient to accommodate wastewater from a residential development with a maximum of three bedrooms.

Setbacks Distances to Boundaries and Sensitive Features

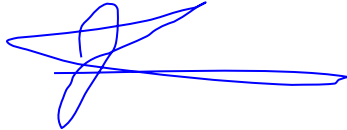
A number of indicative minimum boundary setbacks applicable to the development have been modelled utilising the Trench program and with reference to the Building Act 2016 wastewater guidelines;

- Boundaries (upslope/across slope) – 1.5m
- Boundaries down slope – primary – 12m, secondary – 7.5m (slope 6°)
- Down slope surface water – 100m

Conclusions

The current subdivision proposal allows for sufficient space on the proposed lots to be created for the installation and successful operation of a wastewater treatment system, with adequate setbacks in regards boundaries and sensitive features. The wastewater system for the existing dwelling on the balance lot is considered to be operating adequately, and there is more than sufficient room if the system should require upgrading on the future.

The subdivision of Lot 1 is sufficient to accommodate future residential use with a maximum of three bedrooms. The recommendations in this report and the Landslide Assessment for this site (GES 2020) will need to be adhered to ensure slope stability isn't compromised during construction.

A handwritten signature in blue ink, consisting of a stylized, overlapping loop followed by a long horizontal stroke.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1 – Site plan showing location of proposed lots, test holes, and building envelopes



Appendix 2 – Trench Report

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Kellie Strachan

Assess. Date 29-Sep-20

Ref. No.

Assessed site(s) 54 Braddons Lookout Rd, Leith

Site(s) inspected 9-Mar-20

Local authority Central Coast

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 2.7

Total phosphorus (kg/year) generated by wastewater = 1.4

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	39	44	50	73	92	101	120	112	81	87	67	63
Adopted rainfall (R, mm)	39	44	50	73	92	101	120	112	81	87	67	63
Retained rain (Rr, mm)	33	37	43	62	78	86	102	95	69	74	57	54
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotrans. less rain (mm)	97	73	49	1	-36	-56	-71	-53	-6	10	48	72

Annual evapotranspiration less retained rain (mm) = 127

Soil characteristics

Texture = Clay Loam

Category = 4 Thick. (m) = 2

Adopted permeability (m/day) = 0.78

Adopted LTAR (L/sq m/day) = 4

Min depth (m) to water = 10

Proposed disposal and treatment methods

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

The preferred method of on-site primary treatment: In a package treatment plant

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

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

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 31

Width (m) = 7

Depth (m) = 0.2

Total disposal area (sq m) required = 220

comprising a Primary Area (sq m) of: 220

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

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DIR for the soil present on site is 3.5mm/day, and an irrigation area of 220m² is required.

GES**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report**Site assessment for on-site waste water disposal**

Assessment for Kellie Strachan

Assess. Date 29-Sep-20

Ref. No.

Assessed site(s) 54 Braddons Lookout Rd, Leith

Site(s) inspected 9-Mar-20

Local authority Central Coast

Assessed by John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	6	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	4.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
A	Long Term Accept. Rate	L/day/sq m	4	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is limited by the landslide overlay and the area available for on-site wastewater disposal.

GES**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for Kellie Strachan

Assess. Date 29-Sep-20

Ref. No.

Assessed site(s) 54 Braddons Lookout Rd, Leith

Site(s) inspected 9-Mar-20

Local authority Central Coast

Assessed by John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-127	High	Very low		
	Min. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	10	High	Low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	450	V. high	Low		
AA	Dist. to nearest other feature	m	10	V. high	Very high		
	Risk of slope instability	Moderate		V. high	Moderate		
AA	Distance to landslip	m	0	V. high	Very high		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments. The soil has a good CEC for the retention of nutrients. This along with the large distance to downslope surface water reduces the environmental risk associated with onsite wastewater disposal.

BUSH FIRE RISK ASSESSMENT REPORT (PERFORMANCE SOLUTION) - SUBDIVISION

54 BRADDONS LOOKOUT ROAD - LEITH

21ST DECEMBER 2020



Disclaimer: The information in this report is ensuring compliance with the Central Coast Interim Planning Scheme 2013, and consistent with Planning Directive No. 5.1 Bushfire-Prone Areas Code, the Director's Determination 16th March 2020 – Requirements for Building in Bushfire-Prone Areas (transitional), *Building Act 2000* & *Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*. The information stated within this report is also based on the instructions of AS 3959 – 2018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions".

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 21st December 2020

CONTENTS

Executive Summary	3
Introduction & Description of Proposal	4
Summary of Details	5
Bushfire Site Assessment	6
Other Considerations	14
Conclusions / Recommendations	15
Report Preparation & Certification	16
Definitions	17
References	18
Appendixes	
- Title Plan	19
- Proposed Subdivision Plan	20
- Aerial View of Allotment	21
- TasVeg 3.0 Map	21
- Natural & Cultural Values Map	22
- Photos	23
- Accreditation Documentation	25
- Copy of Insurance	26
Bushfire Hazard Management Plan (BHMP) Map	
Form 55	
Planning Certificate	

EXECUTIVE SUMMARY

The acceptable solution for a new allotment created in a Subdivision is a maximum BAL 19 rating, however in this case, due to other environmental constraints, this is not a possible solution. The existing Right of Way is also less than the minimal road width requirement for Public and Firefighting Access. After correspondence with Tom O'Connor, Senior Planning & Assessment Officer @ TFS, a performance solution to a BAL 29 rating is acceptable, and road width minimised as long as it justified against Clauses E1.6.1 and E1.6.2 (Email correspondence dated Tuesday 08th December).

The site is located in Leith, a small coastal town in the central north of Tasmania. The allotment is located in a residential area that borders similar sized allotments with existing dwellings consisting of areas of managed ground (hardstand areas, gardens and manicured lawns) and areas of agricultural grassland. Assessment of the allotment has concluded that there is only a slight risk of bushfire associated with the development, due to the location of the bushfire prone grassland vegetation community that exists within 100m of the proposal.

The intention is to split the existing title boundaries of 54 Braddons Lookout Road (197982/1), currently ± 1.130 ha into 2 separate lots. The resulting allotments are summarised below:

New Lot 1 – Potential Dwelling – ± 2770 m².

Existing Title 197982/1 – with pre-existing current dwelling – ± 85500 m². (balance – New Lot 2).

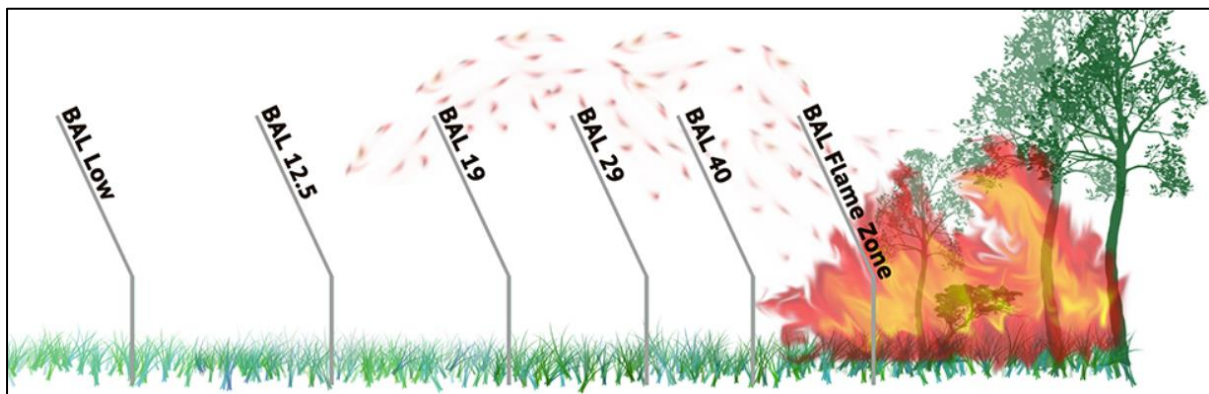
The proposed subdivision development is located within an area of Rural Living Zoning.

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016* and the requirements of Planning Directive No. 5.1 Bushfire-Prone Areas Code, September 01st 2017.

Using ASA3959 – 2009 Simplified procedure (Method 1) the Bushfire Attack Level of the new allotment building envelope and the associated construction requirements will be classified as BAL 29. BAL – 29 is described as being exposed to “Increasing ember attack and radiant heat between 19 kW/m² and 29 kW/m²”.

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

Any new development does not require the clearing of vegetation from neighbouring properties as acceptable distances for the proposed hazard management area can be met within the property boundaries or by the utilisation of managed ground, associated with pre-existing residential surrounding the new lot.



INTRODUCTION & PROPOSAL DESCRIPTION

Clients: N. Taylor & K. Strachan

Development Type / BCA Classification: Subdivision & Potential New Class 1A dwelling

Construction Materials: TBC

Date of Site Inspection: 16th December 2020

Inspected by: Justin Cashion – Ground Proof Mapping P/L

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2016 and AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.

Please note that the assessment is a performance solution.

SUMMARY DETAILS

Applicants Names: N. Taylor & K. Strachan

Location: 54 Braddons lookout Road - Leith

Property ID: 2142360

Title Reference: 197982/1

Current Lot Size: ±1.130ha

Proposed Lot Sizes:

New Lot 1 – ±2770m²

New Lot 2 - Balance Lot (of 197982/1) – ±8550m²

Zoning: Rural Living

Scheme Overlay:

Bushfire Prone Areas (105.FRE)

Landslip Hazard (105.LDS)

Council: Central Coast

Building Envelope – As defined on BHMP GPM 20 - 100. Please note that the suggested BAL 29 building envelopes do not account for other planning setbacks required, however takes into account the allowable Landslip Building Envelope.

Defendable Space – Maintain the vegetation in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance.

Access – Proposed access is onto Davis Street (Council maintained sealed street/road), via a ‘Right of Way’, 3.6m in width. Further requirements are required to satisfy access and egress as outlined further in this report.

Water Supply – Further requirements to satisfy water supply required and are outlined further in this report.

Construction – Construct and maintain any potential new dwelling to a minimum specification complying with BAL 29 in accordance with AS3959 – 2018, Section 7.

Surrounding Area - The site is located in Leith, a small coastal town in the central north of Tasmania. The allotment is located in a residential area that borders similar sized allotments with existing dwellings consisting of areas of managed ground (hardstand areas, gardens and manicured lawns) and areas of agricultural grassland.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment does not provide a realistic fire threat under extreme fire weather conditions from that direction, however under an unlikely pattern from the southeast, some risk is still present.

BUSHFIRE SITE ASSESSMENT

Vegetation

Vegetation within the lot consists of managed ground. Areas adjoining this allotment consist of a combination of managed ground around existing dwellings and a small area of agricultural grassland (FAG) adjoining to the north east and a more consolidated patch to the south east. It is these areas of FAG, within 100m of the proposed allotment to be subdivided that presents the slight fire risk to this development.

Slope / Aspect

The slope class across the allotment is 0 - 5°, with other slopes of 0 - 20° present to the east. The aspect is predominantly westerly and the altitude is ±50m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, agricultural grassland (FAG) from the proposed subdivision allotment requires defensible spaces for a maximum BAL 19 rating, however as previously explained in this case a BAL 29 rating as a performance solution is justified. All vegetation within 100m of the proposed allotment was assessed. Appropriate distances to assessable flammable vegetation (FAG) ensures compliance with the performance requirement for Subdivisions, which provides for hazard management areas as per **PD 5.1 Bushfire Prone Areas Code Assessment Criteria further in this report.**

Assessment and HMA

The proposed development is located in a residential rural interface and the risk of bushfire attack is considered to be a slight threat. Using AS3959-2009 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL 29.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, for the proposed allotments please refer to Table 1 below:

Please note that the direct eastern and southern elevations/facades also adjoin managed ground, however the table below is demonstrating the threats from the 'in between' elevations/facades to show the actual risk.

Table 1 – Proposed New Lot 2:

	North	Northeast	Southeast	West
Vegetation to 100m	Managed Ground	Grassland	Grassland	Managed Ground
Vegetation Classification	2.2.3.2 (e) and (f)*	G(i)	G(i)	2.2.3.2 (e) and (f)*
Slope	Level/Upslope	Level/Upslope	Level/Upslope	Downslope 0 - 5°
Current BAL	BAL N/A	BAL 19	BAL 29	BAL N/A
Proposed BAL 19 Option (NE Façade)		BAL 19		
HMA for BAL 19	PP Boundary	10m+	See Below	PP Boundary
Proposed BAL 29 Option	BAL N/A		BAL 29	BAL N/A
HMA for BAL 29	PP Boundary	See Above	6m+	PP Boundary

*2.2.3.2

(e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

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

PD 5.1 Bushfire Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Performance Solutions as specified in Planning Directive No. 5.1 Bushfire-Prone Areas Code, 01st September 2017 and more specifically E1.6 – Development Standards for Subdivisions.

E1.6.1 Subdivision: Provision of Hazard Management Areas	
Objective: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.	
Performance Criteria – P1: A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:	Justification Criteria for P1:
(a) the dimensions of hazard management areas;	Only the NW and SE facades are relevant as managed ground surrounds all other facades. BAL 19 is achievable on the NW façade and has been applied, which leaves only the SE façade with a proposed BAL 29 rating. The threat from the SE is the lowest flammable vegetation classification and is upslope from the proposed development site and fire weather is unlikely from this direction.
(b) a bushfire risk assessment of each lot at any stage of staged subdivision;	Only one single stage, thus this assessment.
(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;	The classifiable vegetation in the SE is the lowest flammable vegetation classifiable. It adjoins this allotment for a distance of 20m only. This vegetation is subject to regular grazing; thus, fuel load, height and flammability is minimal.
(d) the topography, including site slope;	The classifiable vegetation in the SE is upslope from the proposed development site and fire weather is unlikely from

	this direction. Fire would have to travel down a slope of 15 - 20°, which is sheltered from a SE wind due to the Braddons Lookout ridge system further to the SE.
(e) any other potential forms of fuel and ignition sources;	There is no fire history for the area of Leith, thus no recorded fires in the past 20 years. House to house ignition is unlikely as distances to adjoining houses is expected to be 20m+. Fire from the NW (area of prevailing fire weather) is unlikely as 400m to the west is the Forth River and between that and the development site is continual managed ground. The Bass Highway (4 Lane) and Braddons Lookout Road (2 lane) exists 500m to the north and between that and the development site is continual managed ground, thus fire from this direction is also unlikely.
(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;	Subsequent development on adjoining allotments not impacted upon; actually, the opposite as the proposed hazard management area will be to the allotment boundary in the SE corner; thus, providing more protection for that allotment.
(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and	Continued grazing is expected.
(h) any advice from the TFS.	As per email correspondence with Tom O'Connor, Senior Planning & Assessment Officer @ TFS, a performance solution to a BAL 29 rating is acceptable, and road width minimised as long as it justified against Clauses E1.6.1 and E1.6.2 (Email correspondence dated Tuesday 08th December).

E1.6.2 Subdivision: Public and Firefighting Access	
Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Performance Criteria – P1: A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:	Justification Criteria for P1:
(a) appropriate design measures, including:	Title 'Right of Way' has a gazetted width of 3.6m and is only ±100m in length and only accessing 1 property.
(i) two-way traffic;	Will be compliant.
(ii) all weather surfaces;	Will be compliant.
(iii) height and width of any vegetation clearances;	Height vegetation clearance will be compliant. Width unachievable due to Title 'Right of Way' gazetted width of 3.6m only.
(iv) load capacity;	Will be compliant.
(v) provision of passing bays;	Not applicable (access <200m in length).
(vi) traffic control devices;	Not applicable.
(vii) geometry, alignment and slope of roads, tracks and trails;	Will be compliant.
(viii) use of through roads to provide for connectivity;	Not applicable.
(ix) limits on the length of cul-de-sacs and dead-end roads;	Not applicable (access <200m in length).
(x) provision of turning areas;	Will be compliant.
(xii) perimeter access; and	Not applicable.
(xiii) fire trails;	Not applicable.

(b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and	Will be compliant.
(ii) firefighting water supplies; and	Will be compliant.
(c) any advice from the TFS.	As per email correspondence with Tom O'Connor, Senior Planning & Assessment Officer @ TFS, a performance solution to a BAL 29 rating is acceptable, and road width minimised as long as it justified against Clauses E1.6.1 and E1.6.2 (Email correspondence dated Tuesday 08th December).

E1.6.3 Subdivision: Provision of Water Supply for Firefighting Purposes		
Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.		
Acceptable Solution	Requirement	Comment
A2 (b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5.	Specified to be Compliant – see further information below in regards to Table E5 Elements A, B, C, D & E.

Water Supply

A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for firefighting purposes.

Reticulated Water Supply for Firefighting: **Not Applicable**.

Static Water Supply for Firefighting: **Applicable**.

Table E5 Static water supply for fire fighting

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

(a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and

(b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: A static water supply:

(a) May have a remotely located offtake connected to the static water supply;

(b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;

(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;

- (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by firefighting equipment;
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

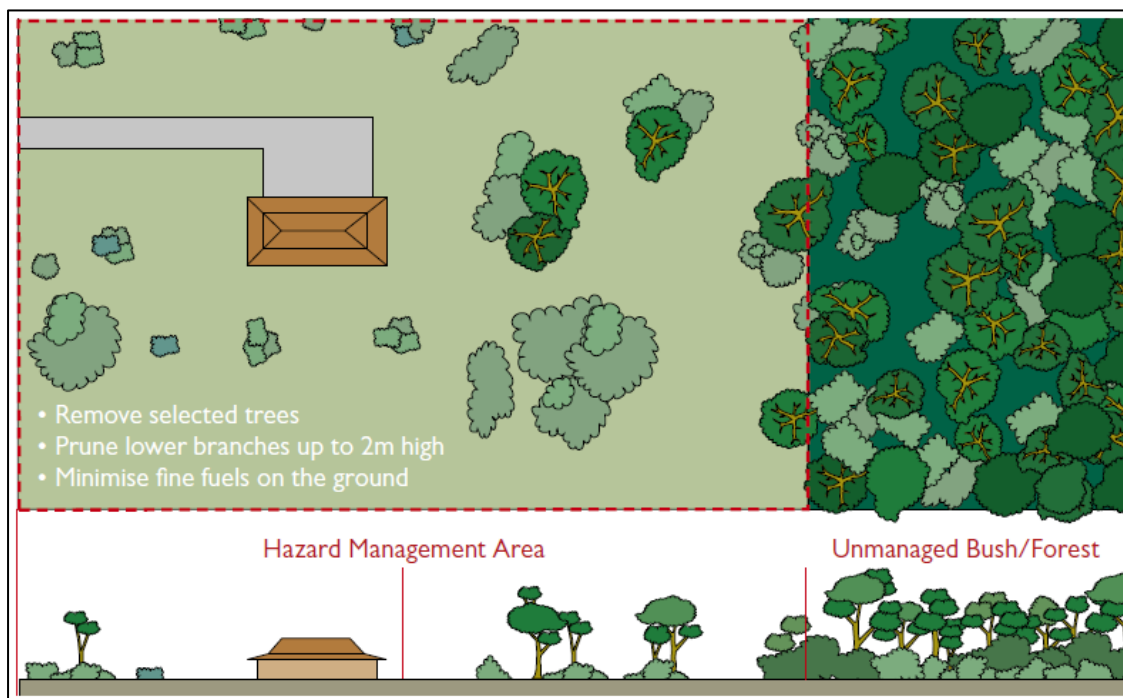
HMA Guidelines

The HMA requirements listed in Table 1 are the minimum distances required to achieve either a compliance rating of BAL – 19 and BAL 29, dependant on house siting. Adjoining managed ground associated with surrounding pre-existing residential on these boundaries, contributes to the minimum specified distances. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.”. All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations Include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).
- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).

- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Construction

The construction of any new dwelling on the proposed new lot and its elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 7 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL 29.

BAL-29	BAL-40	BAL-FZ (FLAME ZONE)
Enclosure by external wall or by steel, bronze or aluminum mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/- or be tested for bushfire resistance to AS 1530.8.2
Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc screened	6 mm toughened glass. Fixed and Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of 30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
Screened with steel, bronze or aluminum mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Non-combustible or 35 mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire-resisting timber	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Areas for achieving BAL – 19 or BAL 29 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2015
- TasVeg 3.0 – Tasmanian Government / DPIPWE 2015
- The List – DPIPWE 2015

Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Central Coast Interim Planning Scheme 2013, zoning and scheme overlay maps.

CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a residential rural setting, within 100m of flammable grassland vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with Planning Directive No. 5.1, Bushfire-Prone Areas Code, 01st September 2017. Please note that this assessment is a Performance Solution.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 22/12/2020

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 22/12/2020

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 20 - 100**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2009).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Clause 2.2.3 of AS 3959-2009.

REFERENCES

- Planning Directive No. 5.1 Bushfire-Prone Areas Code, 01st September 2017.
- Standards Australia Limited. (2011). AS 3959 – 2018 – *Construction of buildings in bush fire-prone areas*.
- Central Coast Interim Planning Scheme 2013.
- Australian Building Codes Board. (2016). *National Construction Code – Volume 2*. ABCB.
- *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Proposed Subdivision Plan prepared by Alan Dodds, 14th September 2020.

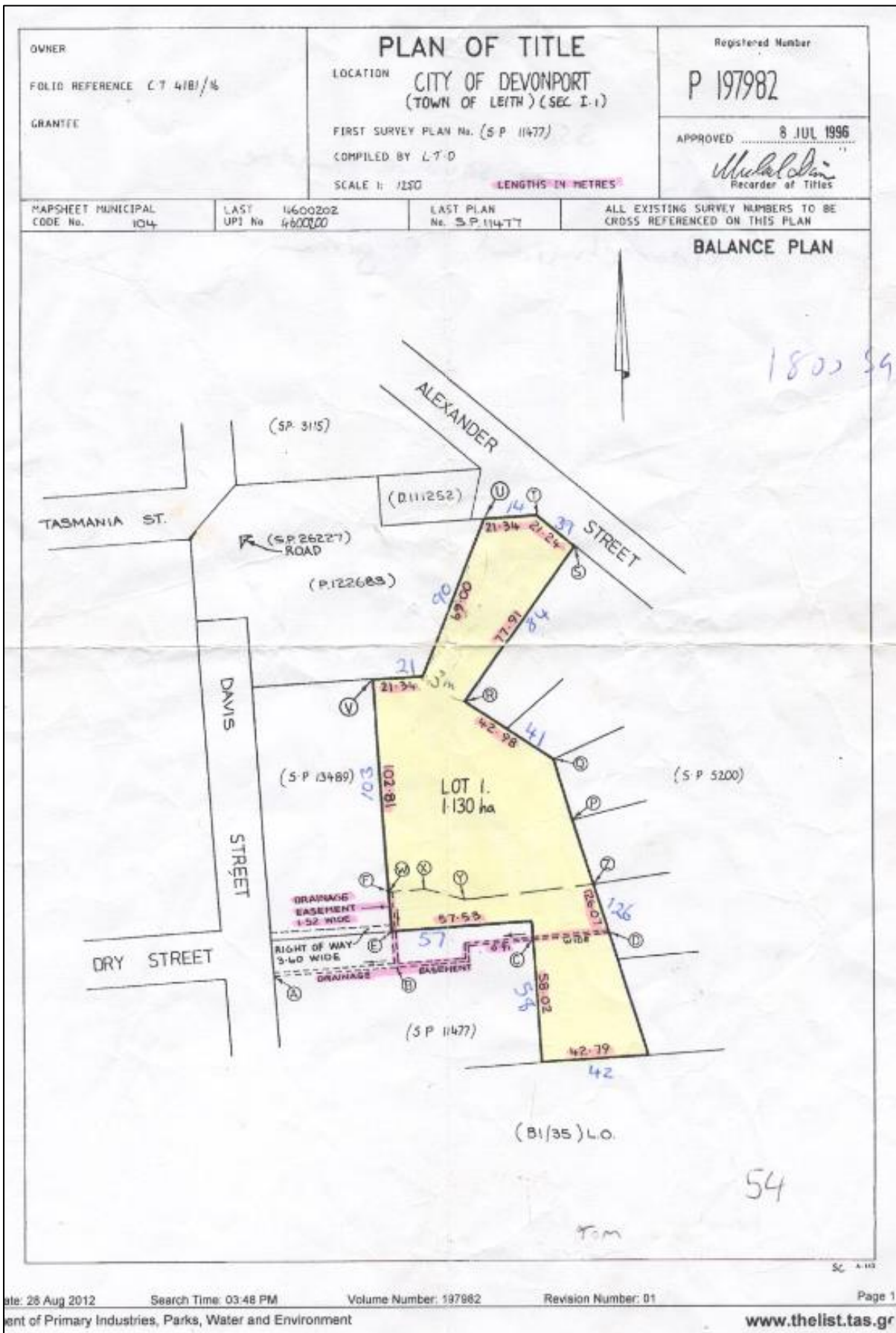


Figure 1: Current Title Plan.

Subdivision Plan – 54 Braddons Lookout Rd, Leith

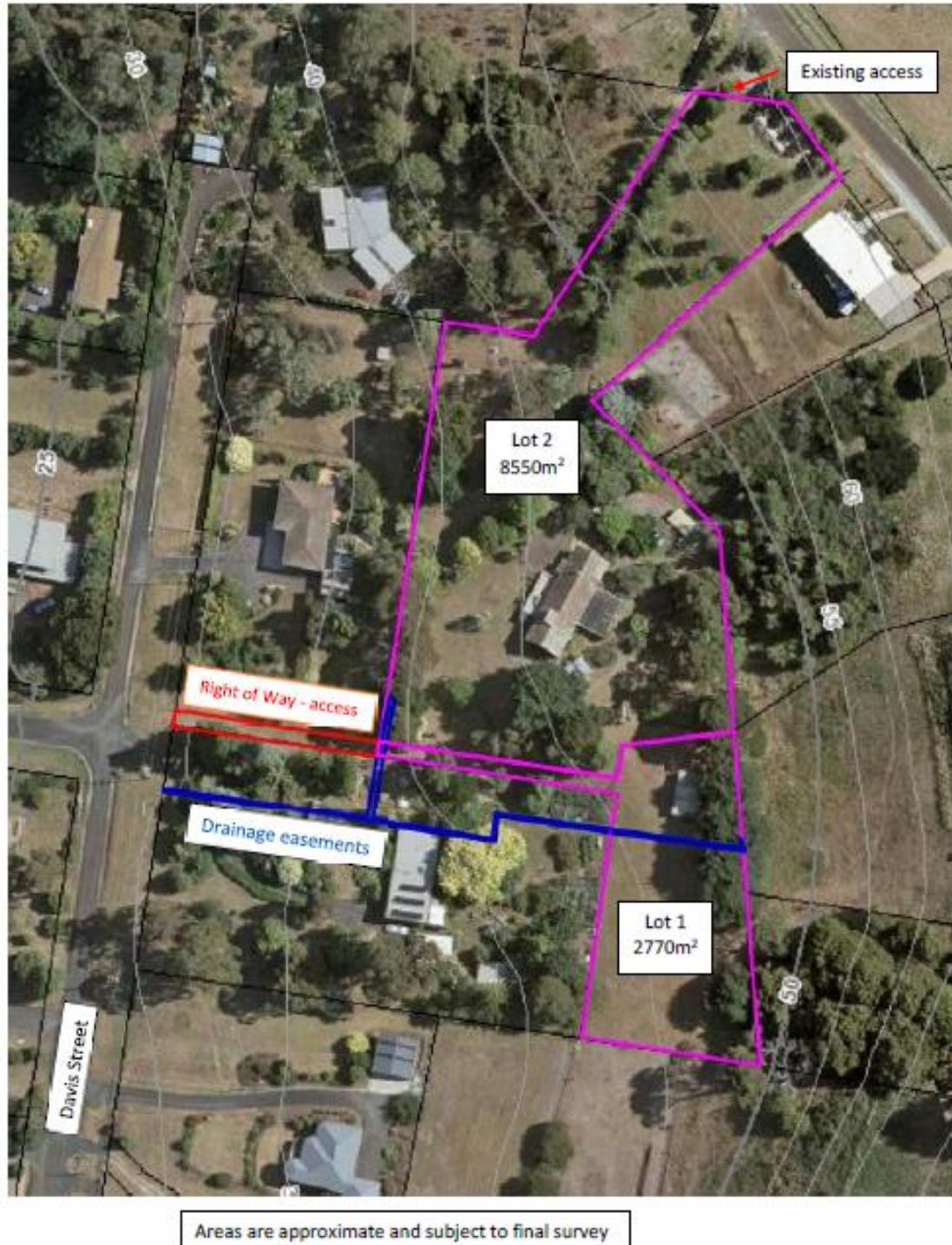


Figure 2: Proposed Subdivision Plan.



Figure 3: Aerial View of allotment.

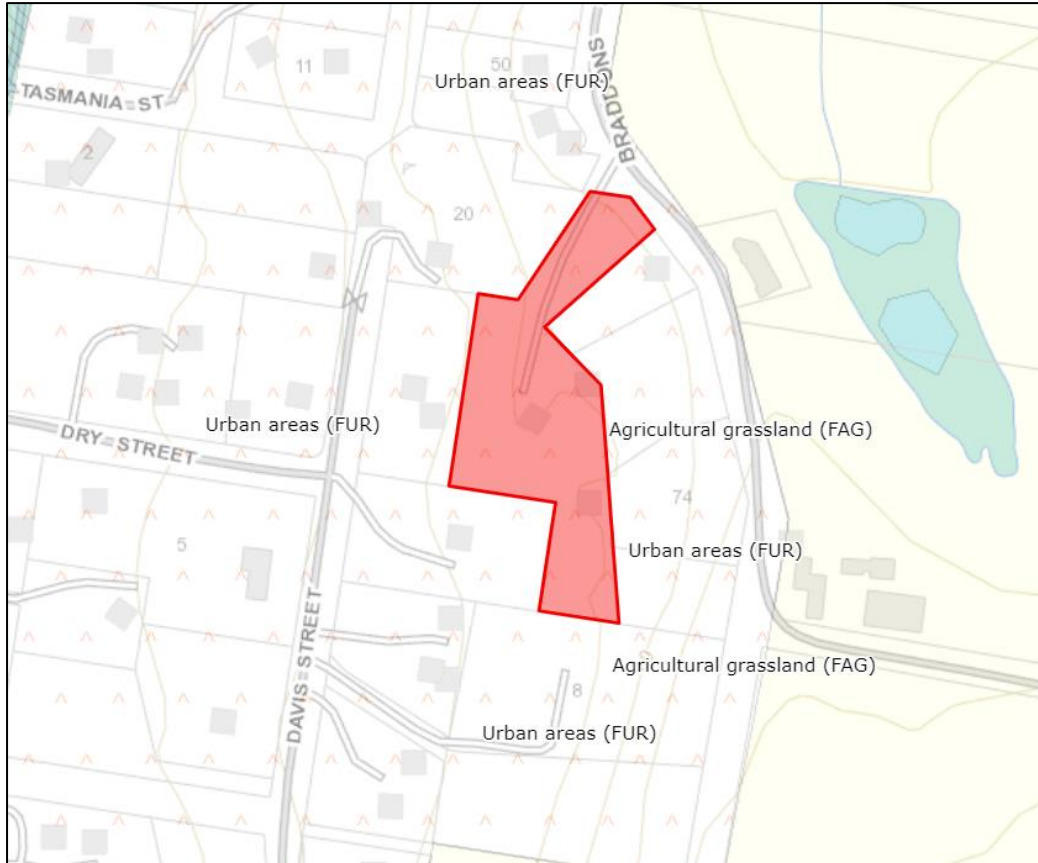


Figure 4: TasVeg 3.0 Map.

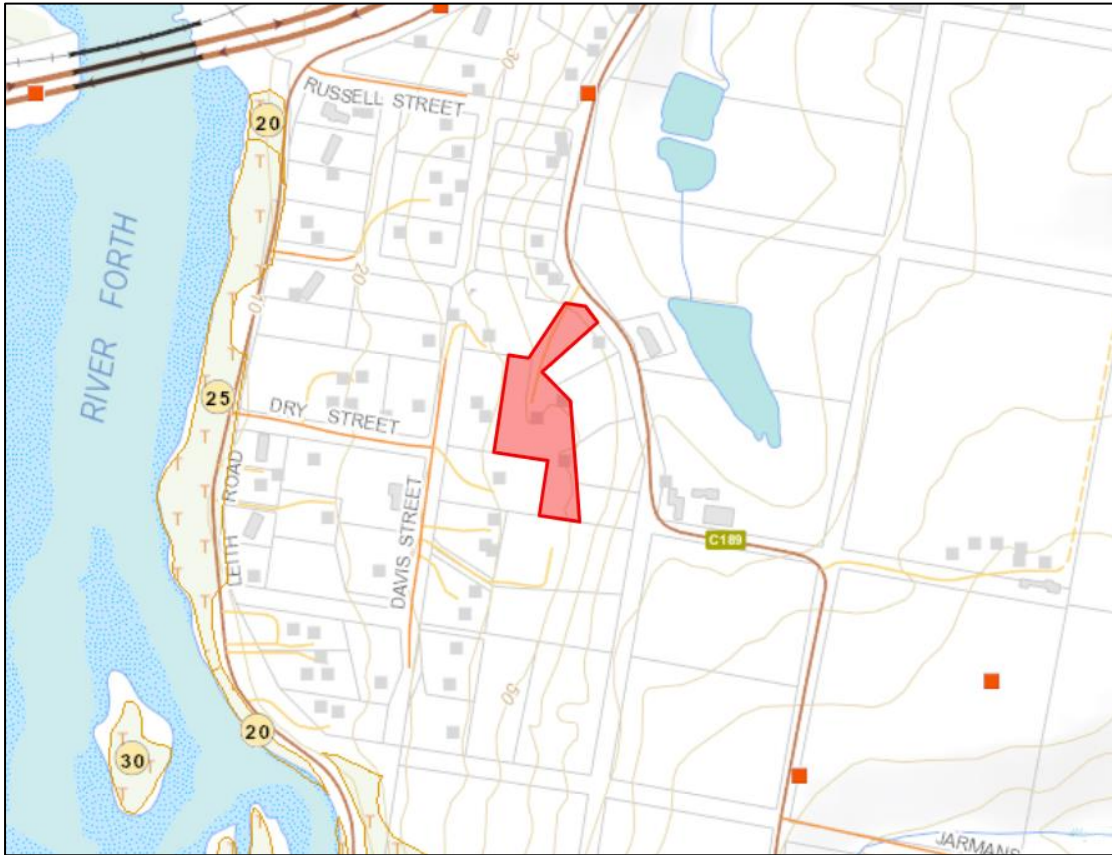


Figure 5: Natural & Cultural Values Map (none identified on proposed allotment).



Figure 6: Photo to the north.



Figure 7: Photo to the southeast.



Figure 8: Photo to the south.



Figure 9: Photo to the west.



Tasmania Fire Service

Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the *Fire Service Act 1979*

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the *Fire Service Act 1979* with the following conditions and restrictions:

Scope of Work		Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> .	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Not Accredited

Conditions

Conform with requirements of the *Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners*, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.



Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018

Figure 10: Accreditation Documentation.



INTAS INSURANCE SERVICES

Registered Insurance Brokers

Friday, 20 March 2020

To whom it may concern,

This letter is to certify that the below mentioned client's policy is current as detailed:

Insured Party: Ground Proof Mapping

Policy Class: Professional Indemnity Insurance

- Limit of Indemnity: \$5,000,000 any one claim

Public Liability Insurance

- Limit of Indemnity: \$20,000,000 any one claim

Workers Compensation

Covering all Employees

Expiry Date: 1st April, 2021

Occupations: Land Mapping

Bushfire Mitigation Plans

Fire Management Plans

Bushfire Attack Level Assessment

Bushfire Hazard Management Plans

Burn Plans

Vegetation Plans

Fuel Assessments

Ecological Assessments

Post Fire Regeneration Plans

Supervision of Prescribed Planned Burning

Kind regards,

Rob Miller ANZIIF (Snr Assoc) CIP
SENIOR ACCOUNT MANAGER

"C.T. Finney" Building 16 Brisbane Street PO Box 27 Launceston Tas 7250
Telephone: (03) 6334 6922 Facsimile: (03) 6334 7860 Email: enquiries@intasgroup.com.au
Intas Insurance Services Pty Ltd ABN 53 143 137 517 ACN 143 137 517 AFSLN 365432

Figure 11: Copy of Insurance.

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

54 Braddon Lookout Road, Leith, 7315.

Certificate of Title / PID:

2142360

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of existing lot into 2 lots. The new allotment is created for the provision of a new dwelling to a BAL 29 solution – **Note that this is a performance solution.** Pre-existing allotment to have boundary alterations and has a pre-existing dwelling and no further development is planned on this allotment as it already has an existing dwelling.

Applicable Planning Scheme:

Central Coast Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Plan of Subdivision – 54 Braddons Lookout Road – Leith.	Alan Dodds	14/09/2020	01
54 Braddons Lookout Road - Leith Subdivision Bushfire Assessment Report: GPM 20 – 100.	Justin Cashion	21/12/2020	01
Bushfire Hazard Management Plan: GPM 20 – 100.	Justin Cashion	21/12/2020	01
Form 55: GPM 20 – 100 for Proposed New Lot 1 Dwelling.	Justin Cashion	21/12/2020	01

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

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
--------------------------	------------------------------	------------------------------

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Justin Cashion

Phone No:

0487 476 479

Postal
Address:

PO Box 1027, Launceston, 7250

Email
Address:

justin@groundproofmapping.com.au

Accreditation No:

BFP – 112

Scope:

1,2,3A, 3B & 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Justin Cashion

Name:

Justin Cashion

Date:

21/12/2020

Certificate
Number:

GPM 20 - 100

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **N. Taylor & K. Strachan** *Owner /Agent*
54 Braddons Lookout Road *Address*
Leith **7315** *Suburb/postcode*

Qualified person details:

Qualified person: **Justin Cashion**
Address: **81 Elizabeth Street** Phone No: **0487 476 479**
Launceston **7250** Fax No: **N/A**
Licence No: **BFP - 112** Email address: **justin@groundproofmapping.com.au**

Qualifications and Insurance details: **Accredited to Report on Bushfire Hazards under Part IVA of the Fire Services Act 1979. Current Insurance with INTAS Insurances Services.**
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: **Analysis of Hazards in Bushfire-Prone Areas.**
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: **54 Braddons Lookout Road** Lot No: **TBC – New Lot 1**
Leith **7315** Certificate of title No: **TBC - New Lot 1**
The assessable item related to this certificate: **Inspection and inspection of the Bushfire Hazard and Determination of the Bushfire Attack Level (BAL) for a Potential New Class 1A Dwelling on a New Proposed Lot 1 (of existing Title No. 197982/1).**
(description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: **Bushfire Hazard**
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)
building work, plumbing work or plumbing installation or demolition work: ☐
or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level (BAL 29 Solution) Assessment & Bushfire Hazard Management Plan (BHMP) for New Lot 1 – 54 Braddons Lookout Road – Leith.

Relevant
calculations:

As per AS 3959-2018 Construction of Buildings in Bushfire Prone areas and onsite findings.

References:

AS 3959-2018 Construction of Buildings in Bushfire Prone areas.
Central Coast Interim Planning Scheme 2013.
Director's Determination – Application of Requirements for Building in Bushfire Prone Areas (Transitional) – *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*.

Substance of Certificate: (what it is that is being certified)

BAL 29 Solution.

Scope and/or Limitations

This report evaluates the risks to the development associated with bushfire hazard and defines the site's Bushfire Attack Level (BAL). It also determines the compliance of the development with the requirements of the Building Code of Australia, Director's Determination – Application of Requirements for Building in Bushfire Prone Areas (Transitional) – Building Act 2000 & Building Regulations 2014 that remain in force by virtue of clause 3(2) of Schedule 6 of the Building Regulations 2016 and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas. It recommends measures to help protect buildings from the effects of a bushfire and reduce the likelihood of fatalities

arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

The information contained within this report is based on the instructions of AS 3959-2018. The Standard states that "Although this Standard is designed to improve the performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions."

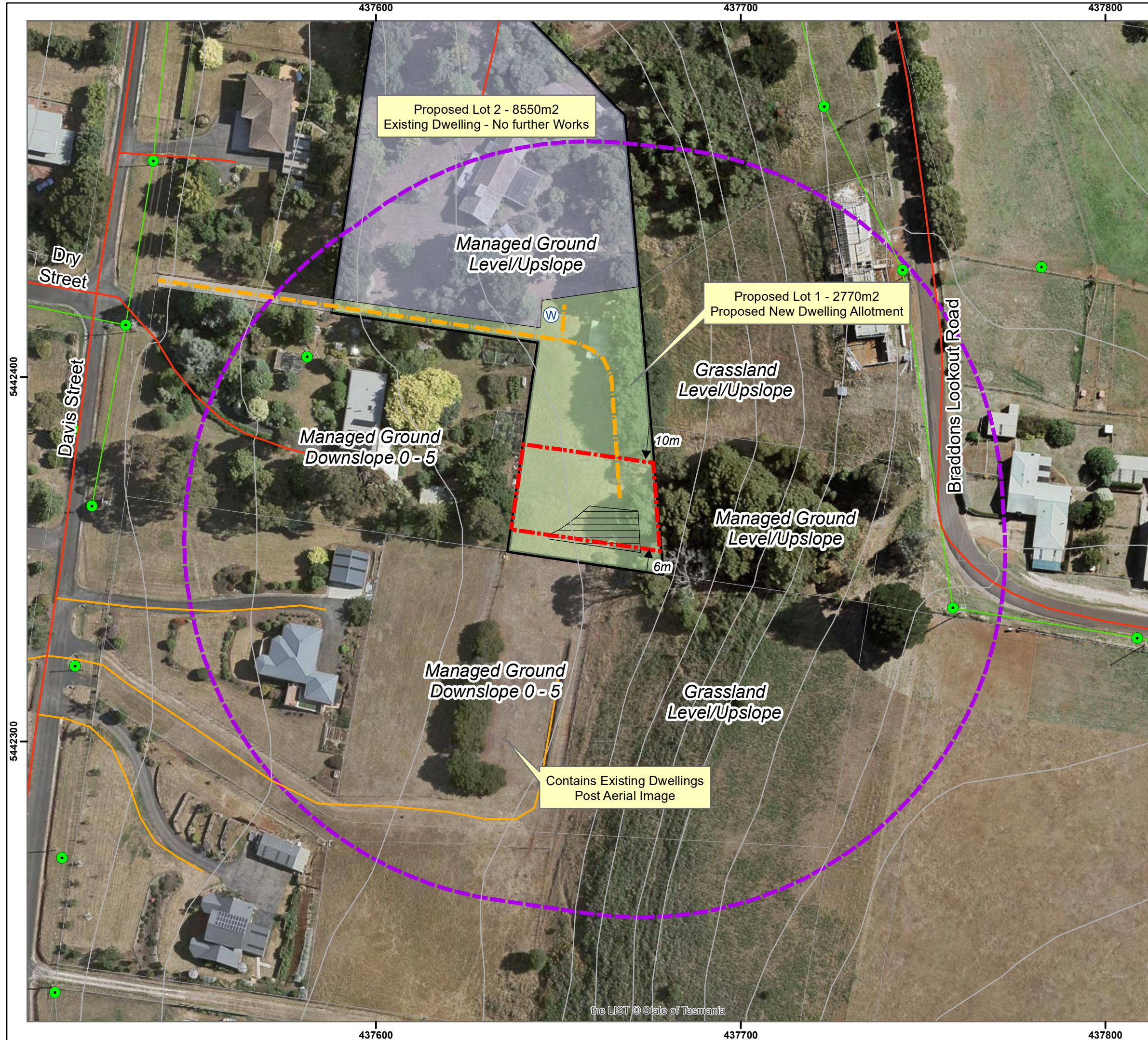
The effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to become void. The inspection has been undertaken and report provided on the understanding that the report:

- Only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
- Only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Doesn't deal with Impacts of future development.
- Vegetation growth has not been considered.

No liability can be accepted for actions by Lot Owners, Council or Government Agencies which compromise the effectiveness of this report.

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	<i>Justin Cashion</i>	GPM 20 - 100	21/12/2020



Important:

PROJECTION: Universal Transverse Mercator (UTM).

HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)

MAP GRID: Mapping Grid of Australia (MGA94)



Disclaimer:

Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

Bushfire Hazard Management Plan Map

PID Number: 2142360

Client: N. Taylor & K. Strachan

Address: 54 Braddons Lookout Road
Leith 7315

Production Date: 21/12/2020

Assessor: Justin Cashion

Accreditation No.: BFP - 112















Notes:

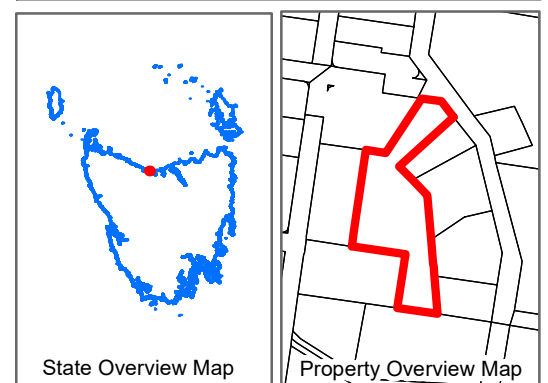
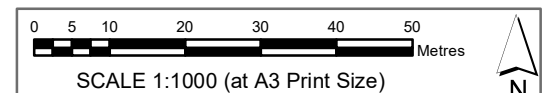
Subdivision of 1 Lot into 2 Lots
Performance Solution - BAL 29 Solution

*BHMP should be read in conjunction with
Bushfire Hazard Report GPM 20 - 100

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

-  Cadastre Parcel Boundaries
-  54 Braddons Lookout Road
-  Proposed Lot 1
-  Proposed Lot 2
-  Allowable Allotment Building Envelope
-  BAL 29 Building Envelope
-  100m Assessment Zone
-  Proposed Right of Way Access
-  Indicative Access
-  Indicative BAL Tank Location
-  5m Contours Urban Regions
-  Hydrology Lines
-  Aurora High Voltage Conductor
-  Aurora Power Poles



Connect with Classifieds

The Advocate

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



To Let & Wanted

ACCOMMODATION
rooms, Bushranger's
Hotel, Wyn. Long/short
term, full kitchen \$280
p.w. Ph. 0419 586 766.

Livestock

Ulverstone Pet Food
Stock wanted, suitable
for pet food.
Ph. 6425 5822 or
0408 141 972 (AH).

Public Notices

PSYCHIC EXPO
Gateway Hotel Devonport
Fri 15 - Sun 17, 9am-5pm
www.psychics.net.au

Positions Vacant

Stock Controller

TerryWhiteChemmart Latrobe has a position
vacant for a stock controller.

The main role is to complete purchase orders,
receive orders, maintain stock on hand.

This will require:

- Relevant administration duties
- Processing invoices and manage store pricing
- Interpreting reports based on stock holdings and turnover
- Deliveries may be included

Requirements:

- Computer literate
- Experience desirable but not essential
- Attention to detail and excellent communication skills
- Ability to work independently and also as part of the dynamic team
- Training will be essential for the successful applicant.

Please send resume to
Latrobe@twcmgroup.com
or deliver in person 45a Gilbert St, Latrobe
Applications close Saturday, January 23, 2021

Work Wanted

Concrete and Paving

Sheds, Driveways,
Paths & Coloured Seal.
HELP SUPPORT
LOCAL BUSINESS.
Ben: 0400 085 129

Adult Services

AUSSIE CARLY

Blonde hair, blue eyes,
slim and sexy size 8.
Friendly, affectionate.
Burnie Wed-Fri.
Ph. 0484 693 539.

Adult Services

ERIN, 20yo, new
to D'port, Ulv, busty,
passion, in call.
0405 270 393.

Local Government



KING
ISLAND
COUNCIL

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning Approvals Act 1993

The following application has been received:

Application No: DA 2021/01

Location: 598 South Road, Nugara

Proposal: Subdivision and consolidation of
titles

Discretionary Matter: Subdivision in the Rural
Resource zone

The application can be viewed at the Council
office 10 George Street, Currie during normal
business hours or on Council's website
www.kingisland.tas.gov.au for a period of 14
days from the date of this notice. During this
time, any person may make representation in
relation to the proposal in writing addressed to the
General Manager, King Island Council,
PO Box 147, Currie 7256 or email:
kicouncil@kingisland.tas.gov.au

Dated: 13 January 2021.

Greg Alomes
GENERAL MANAGER

Local Government



19 King Edward Street
Ulverstone Tasmania 7315
Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
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: 54 Braddons Lookout Road, Leith
Proposal: Residential - subdivision to create
two lots - variation to suitability of
a site or lot for use or development
and dwelling density
Application No.: DA2020241

Location: 79 Trevor Street, Ulverstone
Proposal: Residential - dwelling - variation to
front setback standard, building
envelope, site coverage and area free
from impervious surfaces
Application No.: DA2020393

Location: 119 Castra Road, Ulverstone
Proposal: Residential - subdivision to create
three lots - variation to suitability
of a site or lot for use or development,
dwelling density, creation of an
internal allotment, use of overhead
electricity and reliance on EIO Water
and Waterways Code
Application No.: DA2020429

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 28 January 2021.

Date of notification: 13 January 2021.

SANDRA AYTON
General Manager



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 6th day
of February next.
Particulars of assets
held by any person
are also requested.

Ellen Mary
Bretherton late of
Parklands 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 Willmot Street,
Burnie
tp@publictrustee.tas.gov.au
1800 068 784

www.publictrustee.tas.gov.au

NOTICE FOR CLAIMS

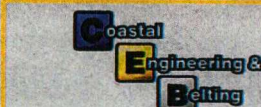


DENIS JOHN MCKAY
late of Karingal Home,
32 Lovett Street,
Devonport in Tasmania.
Retired Inspector/State
Taxation Officer,
Married, Deceased.
Creditors, next of kin
and others having claims
in respect of the
property or estate of the
deceased, **DENIS JOHN
MCKAY** who died on
16th day of October
2020, are required by
the Executor, **TPT
WEALTH LTD** of Level 2,
137 Harrington Street,
Hobart in Tasmania, to
send particulars to the
said Company by the
13th day of February
2021, after which date
the Executor may
distribute the assets,
having regard only to the
claims of which it then
has notice.

Dated this 13th day of
January 2021.

Kay Philpott
Trust Administrator
PH: (03) 6348 1121

www.tptwealth.com.au
TPT Wealth Limited
ABN 97 500 475 111 AFSL 23 4610
100% wholly owned subsidiary of TPT Group Ltd
100% owned by TPT Group Ltd ABN 20 933 623 962



Sheetmetal Tradespersons

Coastal Engineering & Belting Pty Ltd is an
established and diverse Manufacturing
Company located in Camdale on the NW Coast
currently seeking experienced Sheetmetal
workers for immediate start. These are
permanent, full time positions:

To be considered for a position, applicants
Must possess the following:

- Eye for detail & commitment to quality
- Ability to work unsupervised
- Managing workflow to ensure jobs are completed on time
- Demonstrated successful track record in precision work aligned with high quality standards
- Demonstrated commitment to safety and best practice methodology
- Strong work ethic - reliable, punctual, and committed to the requirements of the business
- Positive and enthusiastic attitude
- Desire to work with a united and skilled team of tradesmen.

Tasks will include but are not limited to:

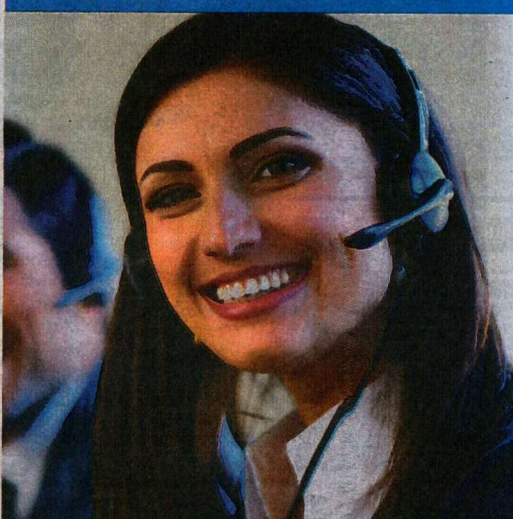
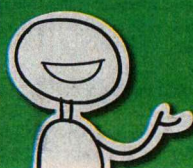
- Fabrication in light gauge sheet metal
- Able to use sheet metal manufacturing tools: guillotine, brake press, benders
- Ability to work with aluminium, mild steel, and stainless steel
- Ability to read and interpret technical drawings/plans
- Demonstrated high level TIG/MIG welding skills (a weld test is required upon application /interview)
- Quality control of all manufactured products
- Maintain a clean and presentable work area

If this role is for you, please send your resume to: hr@ceb-tas.com.au

SAVE TIME, SUBMIT ONLINE

Place your classified ad
anytime 24/7

addirect.com.au



"I just want to say that
your classified ladies were
so helpful - you must be
so happy having such
wonderful & efficient staff.
It was a pleasure dealing
with them."
Barbara

Phone or email your local
classified staff
and let them help you.

Connect with Classifieds



By liking us, you will be informed
immediately when there is
breaking news or live streaming
videos on our website.

Like Us on Facebook!!!

Like Following Share

Don't Miss Out!

Annexure 3

Re: Application for planning permit, 54 Braddons Lookout Road, Leith, DA2020241

Dear Sandra Ayton,

We have received a notification letter for DA2020241 and we would like to raise some concerns that we have with the development application, including:

- Loss of Privacy;
- Noise Levels from our current shed;
- Building Envelope (210m²).

When we purchased our block of land at 8 Davis Street, Leith, which is adjacent to the development block in question, we purchased our block on the understanding that because of the minimum permitted block size in the area (4000m²) that no one could build a property next to us.

As such, our home was purposely built and designed with all our entertaining areas adjacent to the North side of our block. This is where our shed is positioned, children's play area, entertaining deck off our house, and the windows from our two lounge rooms.

With regards to the proposed development, we are very concerned that the building envelope adjacent to our boundary is very close to our current shed, which we deliberately positioned out of the way of other homes in the area, due to the noise that we create whenever we are using it as a workshop and entertaining area late into the evening.

We are not against anyone building on this particular block of land but are very concerned that the building envelope set out is right next to our boundary and not central to the block.

Also, I might add that the building envelope allows for a 210m² house build, which is unlike other homes in the area in accordance with Central Coast Interim Planning Scheme 2013 (13.4.3), and which we believe is unrealistic for a 3-bedroom dwelling indicated in the letter from current owners.

Taking account of the above, as part of the application approval process, we would like to request your consideration of the following proposed resolutions, and if considered appropriate that they be included as part of the requirements for the final approval for this development:

- 1) For the proposed property boundary envelope to be extended from 5m to 10m away from the boundary of our plot; and
- 2) For a 2 metre Colorbond fence to be erected along the boundary line adjacent to our plot for privacy / noise purposes for our children's play area, shed, entertaining areas and windows on our home.

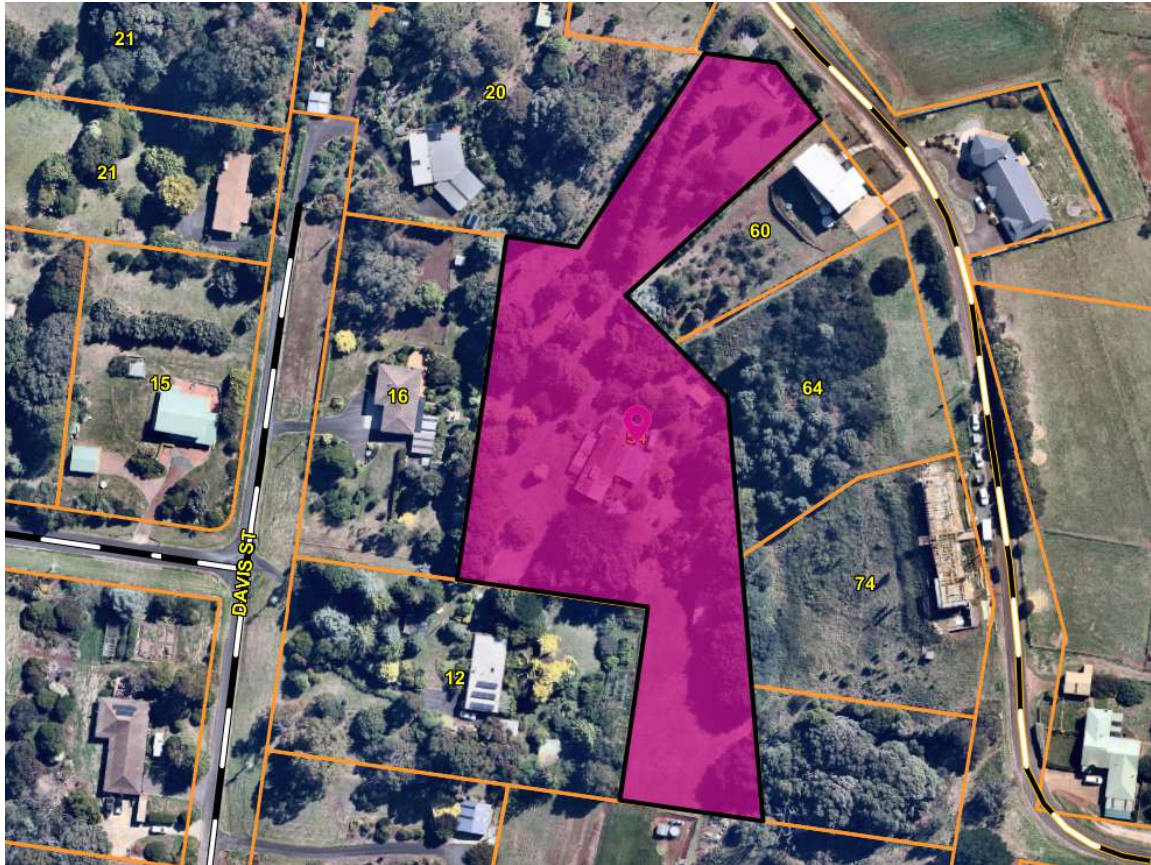
We had considered other solutions but feel that shrubs would not be sufficient and may also add to the current bushfire risk, which is already very high according to the fire department's assessment (BAL29) in accordance with Central Coast Interim Planning Scheme 2013 (13.4.4 – P1).

Thanking you in advance for your consideration of these items that we believe to be very important for this planning permit application.

Yours sincerely,

*Conor O'Doherty
8 Davis Street
Leith*

Annexure 4



54 Braddons Lookout Road – Spectrum Aerial Image



Access down to dwelling at 54 Braddons Lookout Road – photo taken from Braddons Lookout Road



Access to the right of way off Davis Street



Access to the right of way off Davis Street

Submission to Planning Authority Notice

Council Planning Permit No.	DA2020241	Council notice date	21/01/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00094-CC		Date of response
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	54 BRADDONS LOOKOUT RD, LEITH	Property ID (PID)	2142360
Description of development	2 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
GPM	Bushfire Hazard Management Plan Map	--	21/12/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

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

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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



11 January 2021

Our ref.: DA2020241, ss:kaa

Doc ID:

Mr N Taylor & Ms K Strachan
54 Braddons Lookout Road
LEITH TAS 7315

Dear Mr Taylor & Ms Strachan

STATEMENT OF COMPLIANCE – 54 BRADDONS LOOKOUT ROAD, LEITH –
RESIDENTIAL (SUBDIVISION – 2 LOTS) IN ACCORDANCE WITH *LOCAL GOVERNMENT
(HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013*

I refer to your application DA2020241 for residential (subdivision – 2 lots) at
54 Braddons Lookout Road, Leith and based on the information supplied with the
application this Statement of Compliance is issued for vehicular access, stormwater
disposal and Council infrastructure, subject to the following conditions:

Vehicular Access

- R1 The development is to be generally in accordance with the undated
'Subdivision Plan – 54 Braddons Lookout Road' (enclosed);
- R2 A 3.6m wide (maximum) access and driveway for the proposed Lot 1 must
be constructed in accordance with the Tasmanian Standard Drawings
TSD-R03-v3 Rural Roads – Typical Property Access and TSD-R04-v3 Rural
Roads – Typical Driveway Profile (copies enclosed);
- R3 *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 the developer's cost.
- Roadworks Authority Rates as listed in the Council's Fees and Charges register
apply;
- R4 *Prior to commencement of works*, a 'Works in Road Reservation (Permit)' in
accordance with the Council's *Work in Road Reservation Policy* is to be
obtained. Please contact the Council's Public Safety Officer on 0419 103 887
for further details;

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

- R5 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

- S1 *At all times*, stormwater run-off from buildings and hard surfaces on each lot is to be collected and discharged safely to the drainage easement ensuring it does not cause nuisance to any adjoining properties;
- S2 Operation and maintenance of infrastructure within the drainage easement is respective owner's responsibility and is to be maintained appropriately to service eat lot;
- S3 The Council is to be notified and appropriate permit(s) are to be obtained (as required), if the approved stormwater disposal arrangement changes at any time;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development is to be rectified to the satisfaction of the Council, at the developer's cost.

General

- I1 *Prior to sealing of survey plan*, complete all the vehicular access works and stormwater works in accordance with the conditions of this Statement of compliance and provide the Council with evidence of completed works.

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.

Please contact the Council's Development Officer, Shelly Sharma, on tel. 6429 8977 should you have any further enquiries.

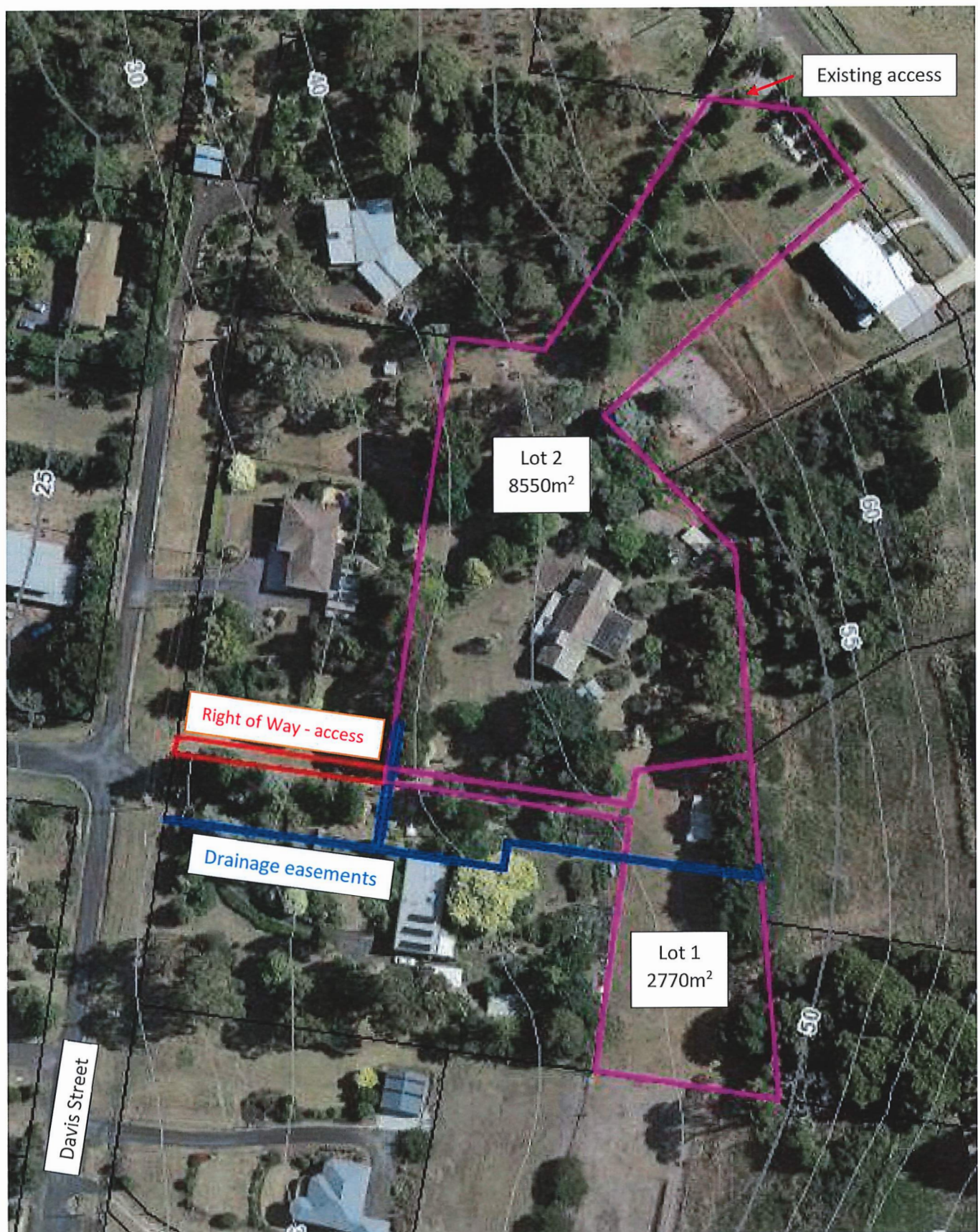
Yours sincerely



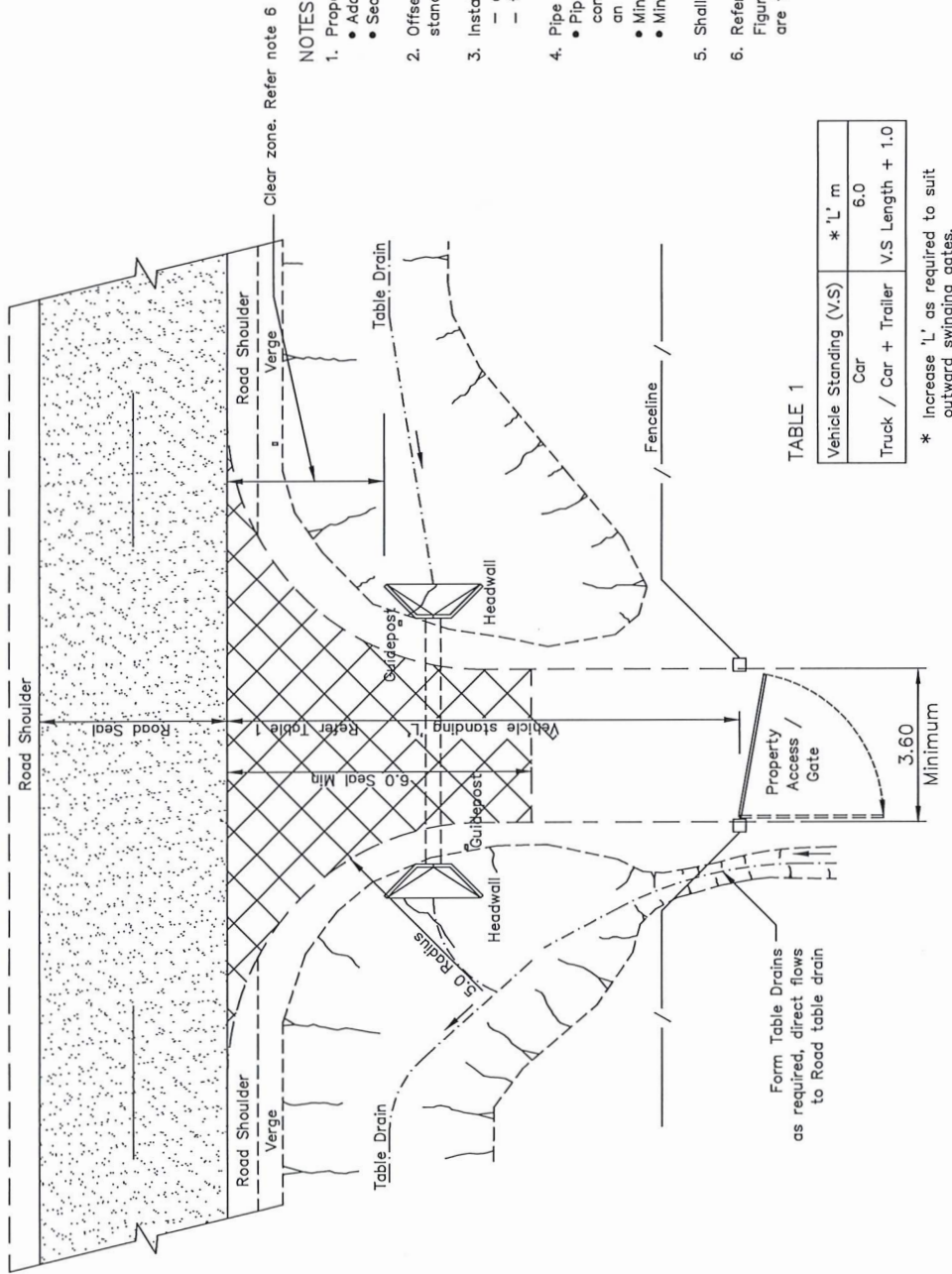
Paul Breaden
DIRECTOR INFRASTRUCTURE SERVICES

Encl.

Subdivision Plan – 54 Braddons Lookout Rd, Leith



Areas are approximate and subject to final survey



NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('hearside' lane approach only).
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an AEP 10 years (min).
 - Minimum pipe size – 300 dia.
 - Minimum grade – 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Refer to Department of State Growth Road Hazard Management Guide – Figures 6 and 7 for clear zone determination. Headwalls inside clear zone are to be driveable.

TABLE 1

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

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

TYPE HW
SCALE 1: 10

KEY

HW – Head Wall
DCE – Driveable Culvert Endwall

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

REFERENCES

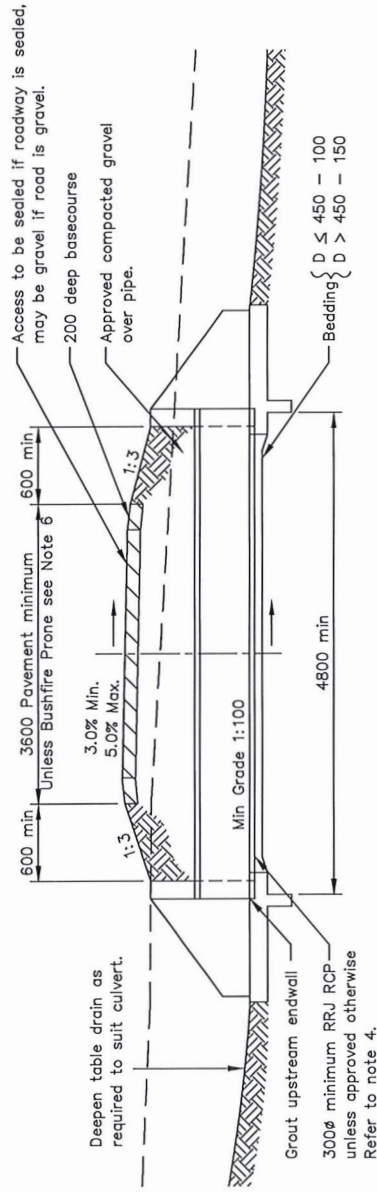
© 2012
This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or any part thereof in any format other than printed hard copies is strictly prohibited.
It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au

TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

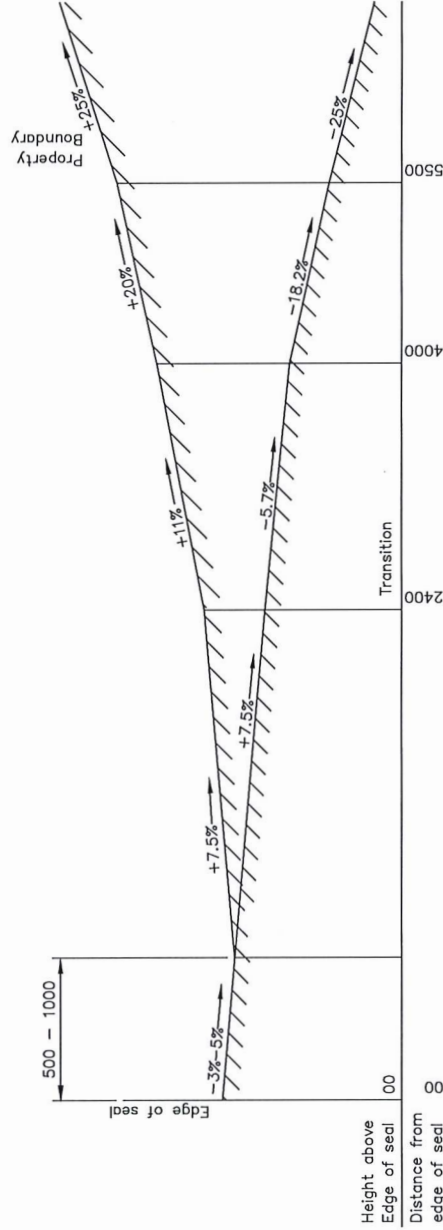
LGAT
Local Government Association
Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

CD No: 1521, Hobart Tasmania 7001 1 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5946 F: 03 6233 5946 Email: admin@lgat.tas.gov.au
Issue No: 28-04-2020
TSD-R03-v2



CROSS SECTION



DRIVEWAY PROFILE
Culvert removed for clarity

- NOTES**
1. All dimensions in millimetres (mm) unless noted
 2. Precast endwall to be winged type or other approved type.
 3. Shallow dish crossing may be used as an alternative
 4. Min clear cover over driveway culverts shall be:
Pipe Class: Min Cover:
-Class 2 (Concrete) 600
-Class 3 (Concrete) 400
-Class 4 (Concrete) 300
(All other pipes refer to manufacturers recommendations.)
 5. Install guideposts at culvert ends.
 6. Minimum pavement width of 4 metres where access is required for a fire appliance. Additional width may be required for the provision of passing bays.

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

REFERENCES

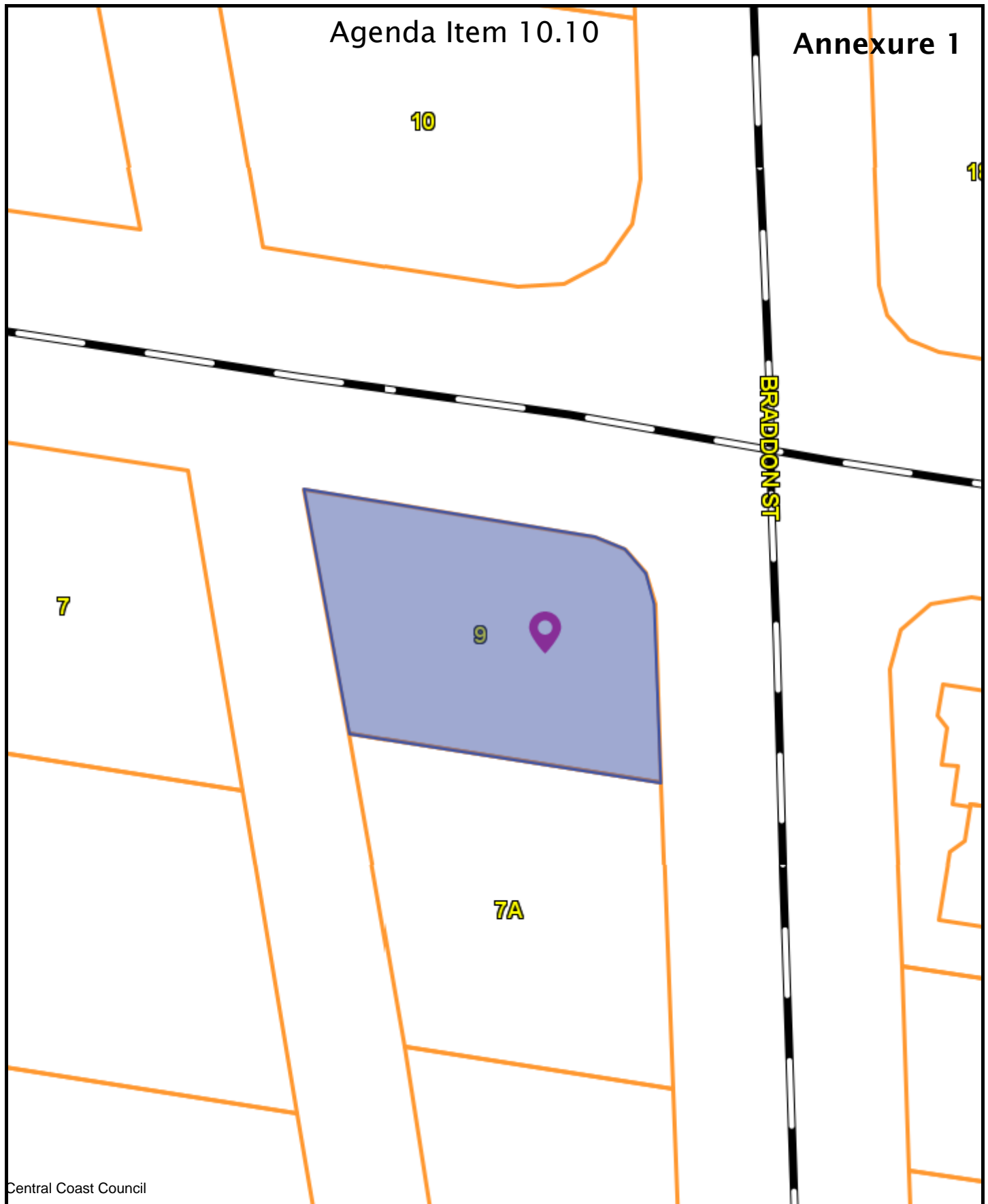
© 2012
This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing in any form or by any means without the prior written consent of the Local Government Association of Tasmania is strictly prohibited.
It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au

TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

LGAT
Local Government Association
Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL DRIVEWAY PROFILE

ISSUE DATE: 28-04-2020
Drawn by: TSD-R04-V2



Central Coast Council

10 m



Central Coast Council
910g Evans St
Ullaroon
NSW 2539
Telephone: 02 4329 9000
Facsimile: 02 4329 1076
www.centralcoastcouncil.nsw.gov.au

Scale =
1:442,260



12-Jan-2021

Important
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geodetic Datum of 1966 (AGD66). All heights are referenced to the Australian Height Datum (AHD). For most practical purposes, GDA84 coordinates and heights derived from GDA84 coordinates, located in the State of New South Wales, are interchangeable with AGD66 coordinates.

Disclaimer
This map is not a precise survey document and does not constitute a legal document. Central Coast Council accepts no responsibility for any errors, omissions, or inaccuracies. The information contained within this map is for general information only. Do not rely on this map for any legal or financial purposes. The information is provided as a guide only. © The City of Sydney 2020. © Central Coast Council 2020.

**9 BRADDON STREET,
WEST ULVERSTONE
DA2021012**

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



CENTRAL COAST COUNCIL

Land use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 12 JAN 2021

Application No:

Doc. Id:

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

9 Braddon Street
West Ulverstone

Certificate of
Title Reference

83273 FOLIO 1

Land Area

APPROX
576 m²

Heritage Listed Property

NO



YES



Applicant(s)

First Name(s)

John

Surname(s)

Beswick

Company name
(if applicable)

Jbuild Consulting

Contact No:

0418 140 143

Postal Address:

3 Maud St.
West Ulverstone

Email address:

jbuildconsult@gmail.com

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



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

First Name(s)

George
Therese

Middle Names(s)

Michael
Maree

Surname(s)

Bugeja

Company name (if applicable)

Postal Address:

18 Maisie Place
Ulverstone

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

Dwelling & Attached Garage

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).

No

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

\$600,000 Estimate/ Actual

Total floor area of the development 363 m²

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

I, John Beswick, 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

J. Beswick

Date

12/1/21

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 John Beswick
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 J Beswick Date 12/1/21

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

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
83273		1
EDITION	DATE OF ISSUE	
8	25-Aug-2020	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 1 on Diagram 83273 (formerly being 461-15D)
Derivation : Portion of Lot 1 Sec. D.2. Gtd. to G. Ellis & Anr.
Prior CT 2145/47

SCHEDULE 1

M836193 TRANSFER to GEORGE MICHAEL BUGEJA and THERESE MAREE
BUGEJA Registered 25-Aug-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A171141 FENCING PROVISION in Transfer

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 12 JAN 2021

Application No:

Doc. Id

TOWN OF ULVERSTONE.

83273

H. H. Harding 997-88 cr

Scale 1/60 ft. to an inch

COR.	BEARING	DISTANCE	FROM
	461 15	D.	

A. G. Smith, Attorney
OFFICE

BASS

QUEEN ST. HIGHWAY

MAUD

BRADDON

U.

ALICE ST

No. 523

27th October, 1960
15th February, 1960
Bodie M. Moore
A & Love
Osama

Report

To be filled in by Surveyor	Date of Instructions	
	Survey commenced	13 10 '80
	Survey finished	14 10 '80
	Error of close 1 in	See Calcs.
	Plot.	
	Regulations Checked	<i>W</i>
	Computations Checked	<i>W</i>
	Boundaries Checked	<i>W</i>
	Entered on Diagrams	<i>W</i>
	Entered on General Plan	
Examined	State Permanent Marks	3-12-80
	Finally examined	<i>W</i> 12-6-80

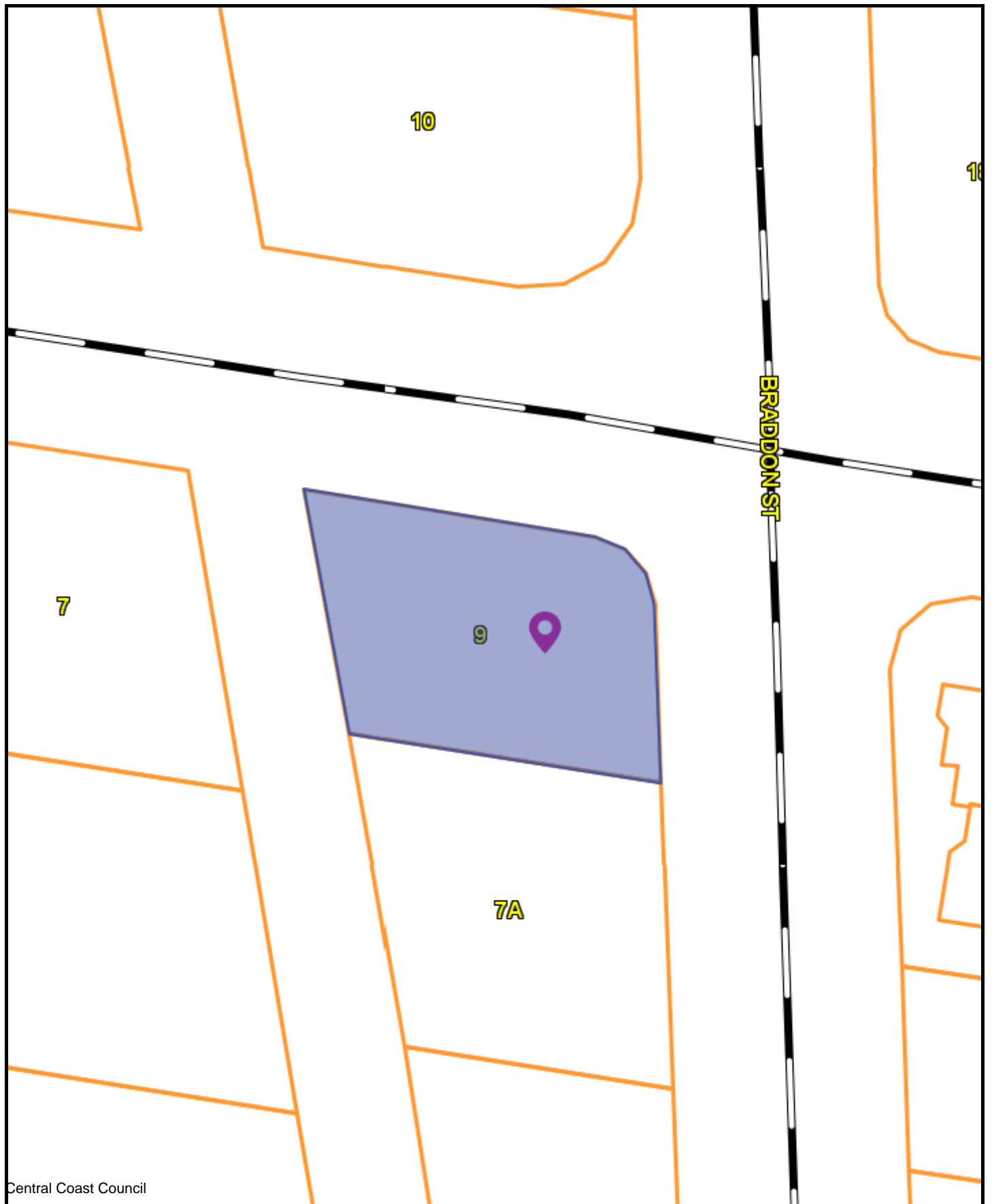
May be acted upon
Acted upon

[illegible]

Wiley Banks Ulverstone

17th October 1960.

B. J. Banks
Authorized Surveyor.



Central Coast Council

10 m



Central Coast Council
910g Evans St
Ullarook
NSW 2255
Telephone: 02 4329 9000
Facsimile: 02 4329 1076
www.centralcoast.nsw.gov.au

Scale =
1:442,260



12-Jan-2021

Important
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geodetic Datum of 1966 (AGD66). All heights are referenced to the Australian Height Datum (AHD). For most practical purposes, GDA84 coordinates and heights derived (GDA84) coordinates, located in the State of New South Wales, are the same as the AGD66 coordinates.

Disclaimer
This map is not a precise survey document and does not constitute a guarantee of accuracy. Central Coast Council accepts no responsibility for any errors, omissions, or inaccuracies. The information contained within this plan is for general reference only. Do not rely on this information for any legal or financial purposes. The information should be verified by survey.
© The City of Sydney
© Central Coast Council 2020

**9 BRADDON STREET,
WEST ULVERSTONE
DA2021012**

JBuild Consulting
3 Maud Street
Ulverstone 7315
jbuildconsult@gmail.com
Ph 0418140143

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 12 JAN 2021

Application No:

Doc. Id

12/01/2021

Planning Department
Central Coast Council
19 King Edward Street
Ulverstone 7315

Re 9 Braddon Street West Ulverstone

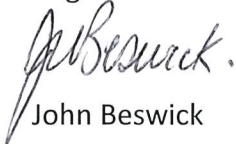
This proposal is for a new dwelling & attached garages at 9 Braddon Street West Ulverstone

This is a vacant block on the corner of Braddon & Maud streets & is adjacent to the Railway line

Some points of clarification in relation to the application are

1. In regards the proximity to the Railway we will be double glazing all the habitable room windows & insulating those walls.
2. The front setback of the garage in relation to the dwelling facade is generally compatible with other buildings in the area & uses the angle of the block to maximise the use of what is a modest size block
3. There is a minor eave protrusion into the building envelope on the Northern Boundary which has no impact on neighbouring properties

Regards



John Beswick

OBO G & T Bugeja

DRAFT ONLY NOT
FOR CONSTRUCTION



Design Details

Design Wind Speed :
Soil Classification :
Climate Zone :
BAL :

Drawing Index

- 1 : Floor Plans
- 2 : Elevations
- 3 : Site Plan & Drainage details
- 4 : Electrical Layout
- 5 : Framing Details
- 6 : Section

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: **12 JAN 2021**

Application No:

JBuild Consulting
ABN 51143018730

Designer *John Beswick* Accreditation CC34S

3 Maud Street
ULVERSTONE 7315
Phone : 0418 140 143
Email : jbuildconsult@gmail.com

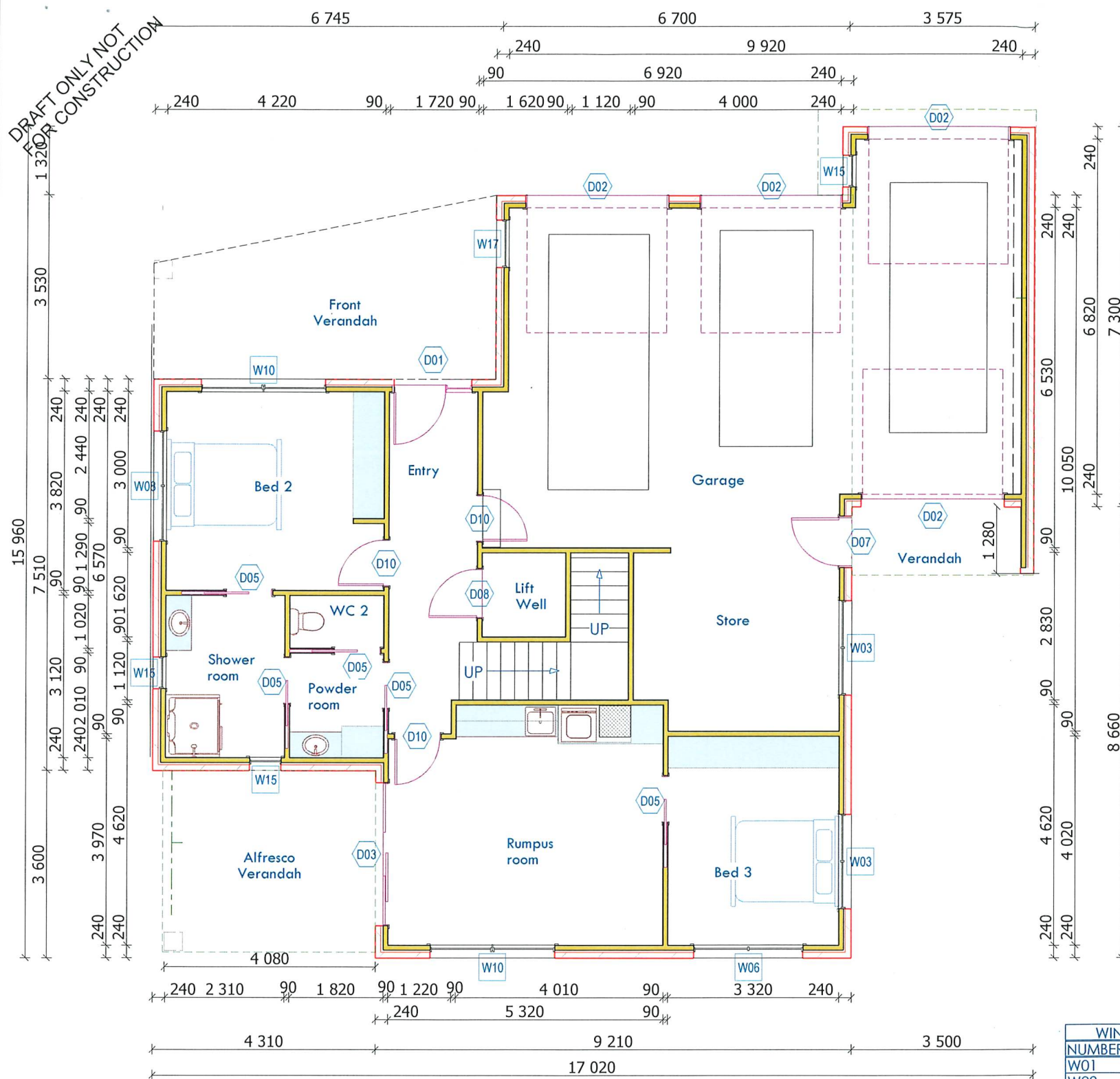
**PROPOSED NEW DWELLING
FOR G & T BUGEJA AT
9 BRADDON STREET ULVERSTONE**

Title Details Doc. Id **12/01/2021**

Volume : 83273
Folio : 1
Area : 577m2

**Job No. JB008
COVER
PLANNING 2**

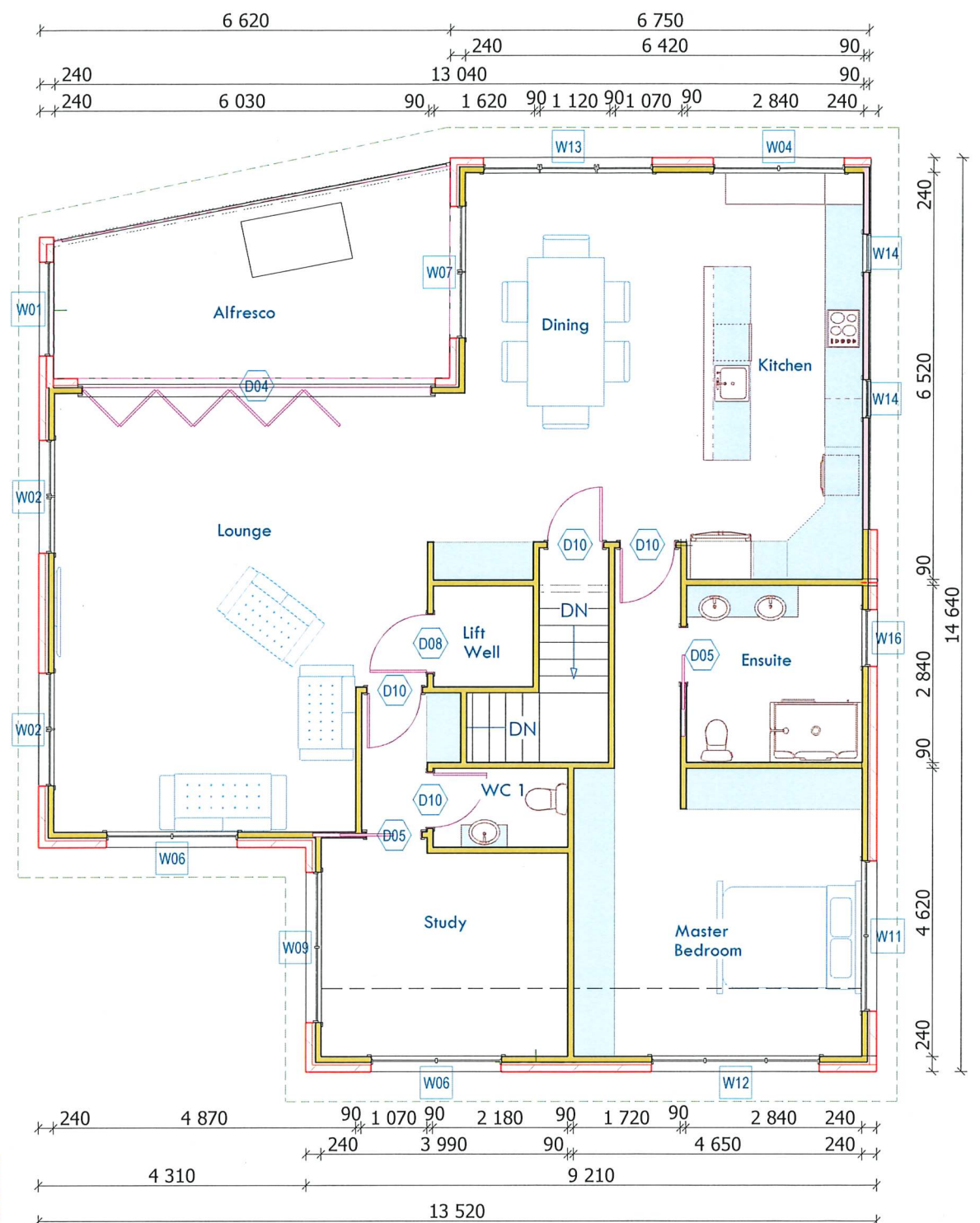
DRAFT ONLY NOT FOR CONSTRUCTION



GROUND FLOOR

DOOR SCHEDULE		
NUMBER	QTY	LABEL
D01	1	1000 AL DOOR IN 1500 FRAME
D02	4	2400 X 2700 PANELLIFT GARAGE DOORS
D03	1	SD 2100 X 2700
D04	1	FRAMELESS GLASS PANEL DOOR 2100 X 5600
D05	7	870 CAVITY SLIDER
D07	1	920 ALUMNINIUM DOOR & FRAME
D08	2	920 HINGED
D10	7	870 HINGED

WINDOW SCHEDULE			
NUMBER	QTY	HEIGHT	WIDTH
W01	1	1800	1500
W02	2	1800	1810
W03	2	600	1810
W04	1	1000	2110
W06	3	1200	2110
W07	1	1800	2110
W08	1	600	2110
W09	1	1200	2410
W10	2	1800	2410
W11	1	600	2410
W12	1	1200	2710
W13	1	1800	2713
W14	2	1000	610
W15	3	1800	610
W16	1	1000	910
W17	1	1800	910



FIRST FLOOR

FLOOR PLANS 1 : 100

AREA	
Ground floor living	97.3
Upper living inc patio	184.9
Garage Store	87.6
TOTAL (39 sq)	362.7m2
ground floor verandahs	38.25m2

JBuild Consulting
ABN 51143018730

Designer *John Beswick* Accreditation CC34S

3 Maud Street
ULVERSTONE 7315
Phone : 0418 140 143
Email : jbuildconsult@gmail.com

PROPOSED NEW DWELLING
FOR G & T BUGEJA AT
9 BRADDON STREET ULVERSTONE

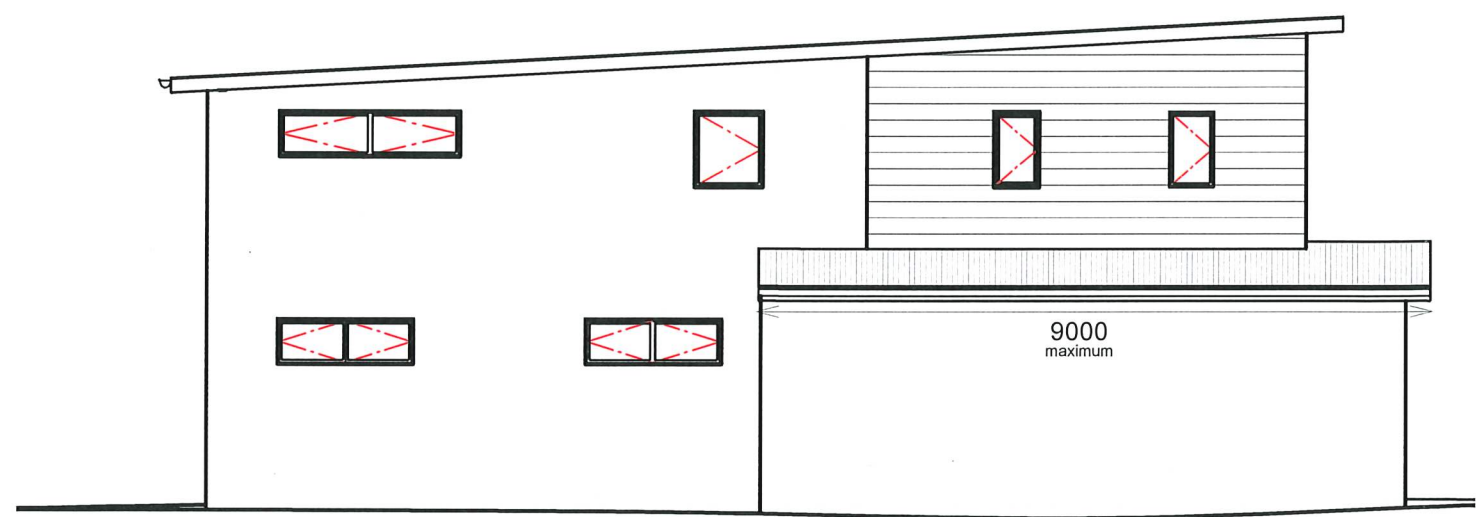
Title Details

Volume : 83273
Folio : 1
Area : 577m2

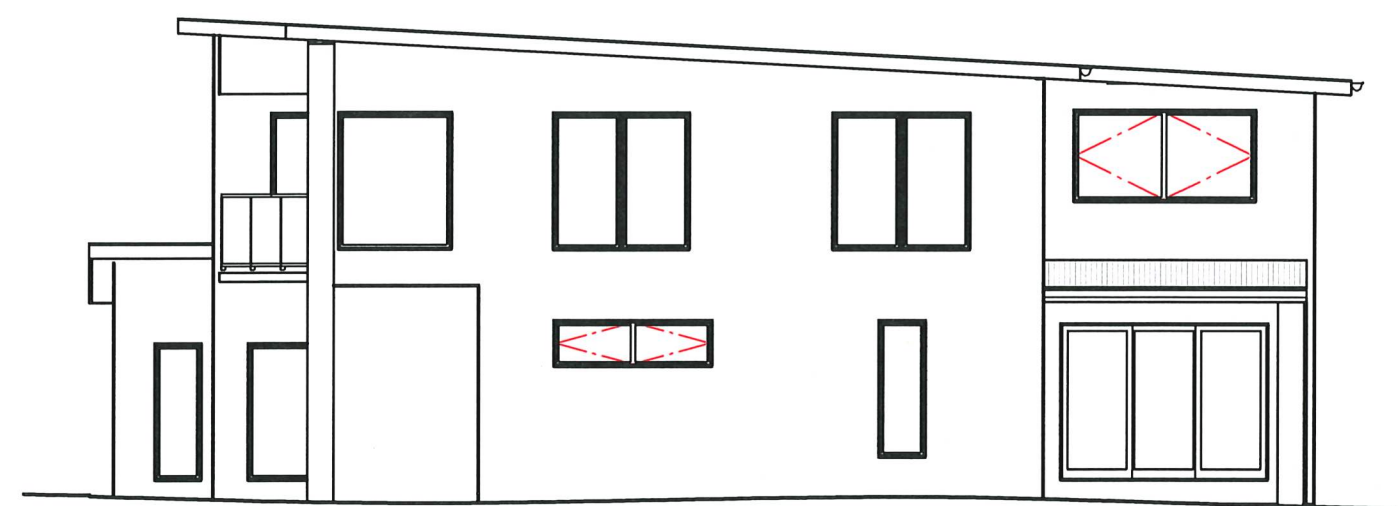
12/01/2021

Job No. JB008
PAGE 1

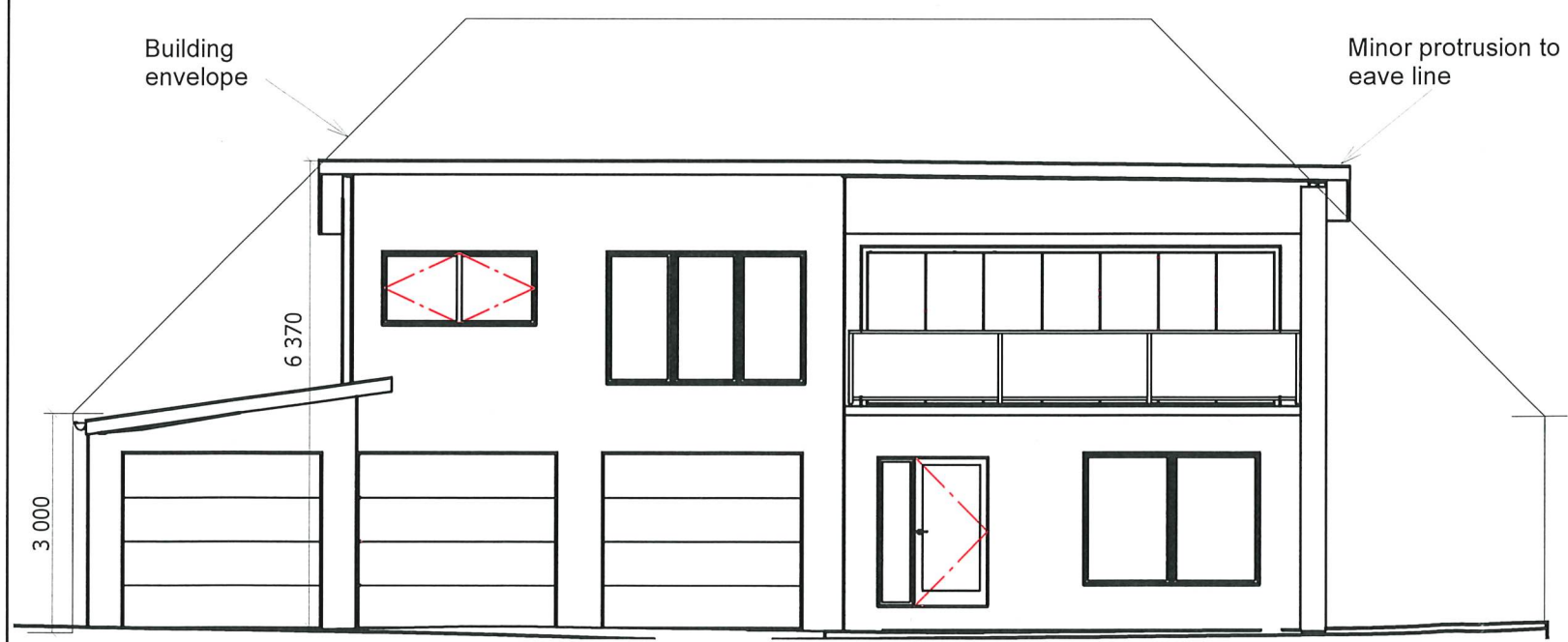
PLANNING 2



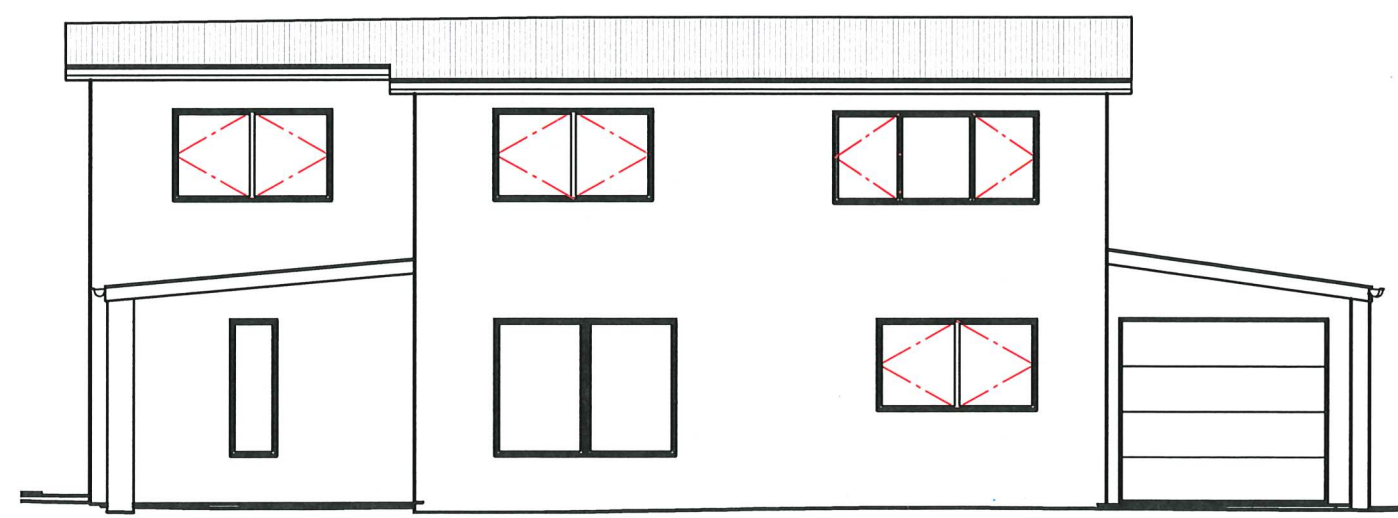
SOUTHERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION

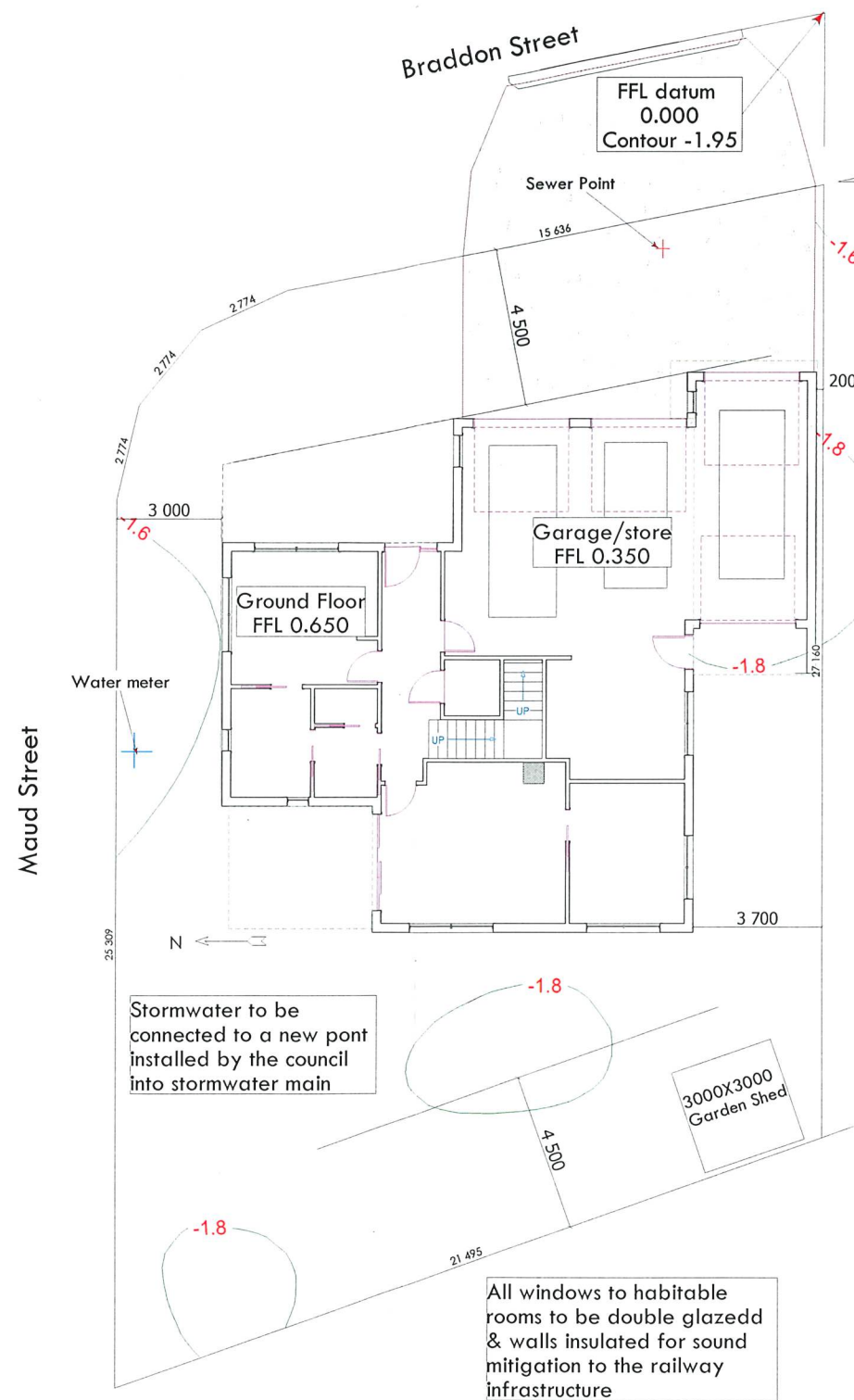


WESTERN ELEVATION

ELEVATIONS 1 : 100

<p>JBuild Consulting ABN 51143018730 Designer <i>John Beswick</i> Accreditation CC34S</p>	<p>3 Maud Street ULVERSTONE 7315 Phone : 0418 140 143 Email : jbuildconsult@gmail.com</p>	<p>PROPOSED NEW DWELLING FOR G & T BUGEJA AT 9 BRADDON STREET ULVERSTONE</p>	<p>Title Details Volume : 83273 Folio : 1 Area : 577m2</p>	<p>12/01/2021 Job No. JB008 PAGE 2 PLANNING 2</p>
---	--	---	---	---

DRAFT ONLY NOT
FOR CONSTRUCTION



SITE PLAN 1 : 200

JBuild Consulting
ABN 51143018730

Designer *John Beswick* Accreditation CC34S

3 Maud Street
ULVERSTONE 7315
Phone : 0418 140 143
Email : jbuildconsult@gmail.com

**PROPOSED NEW DWELLING
FOR G & T BUGEJA AT
9 BRADDON STREET ULVERSTONE**

Title Details

Volume : 83273
Folio : 1
Area : 577m2

12/01/2021

Job No. JB008
PAGE 3

PLANNING 2

Local Government

KENTISH COUNCIL

APPLICATION FOR PLANNING PERMIT

The following application has been received under Section 57 of the *Land Use Planning & Approvals Act 1993*:

Application No.: DA 2020/104
 Site: 18 Penzance Place, Acacia Hills
 Proposal: Residential – proposed Dwelling and Outbuilding

The application and associated material will be available for inspection at the Council office during normal office hours or at www.kentish.tas.gov.au for a period of 14 days from the date of publication of this notice (not including 26 January 2021). In accordance with Section 57(5) of the *Land Use Planning & Approvals Act 1993* any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au by close of business 1 February 2021.

Dated at Sheffield this 16 January 2021.

Gerald Monson
 GENERAL MANAGER

Local Government



Rate Payments – 3rd Instalment

The West Coast Council reminds ratepayers that the third instalment of rates is due by 5pm Friday 29 January 2021.

A reminder that lodgement of outstanding rates has commenced.

Council encourages those ratepayers with arrears to contact Council immediately to discuss a payment plan on 64 714 700.

Dated this 16 day of January 2021.

David Midson
 GENERAL MANAGER
 PO Box 63
 Queenstown 7467

TA5695270

Local Government

LATROBE COUNCIL

NOTICE OF MEETINGS 2021

In accordance with Section 7 (2) of the *Local Government (Meeting Procedures) Regulations 2015*, notice is hereby given that the following schedule of ordinary meetings has been adopted for 2021:

18 January	12 July
8 February	9 August
9 March	13 September
14 April	11 October
10 May	8 November
7 June	13 December

Meetings will be held at the Council Chambers, 170 Gilbert Street, Latrobe commencing at 5.00pm. Members of the public are invited to attend. The agenda will be available for perusal at the Latrobe Council Office and Council's website four days prior to the meeting.

Dated at Latrobe this 16th day of January, 2021.

Gerald Monson
 GENERAL MANAGER



LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the *Land Use Planning & Approvals Act 1993*:

Application No.: DA 302/2020
 Address: 3343 Raiton Road, Latrobe
 Proposal: Residential – proposed Dwelling Extension and Outbuilding

Application No.: DA 02/2021
 Address: 26 Elphin Drive, Squeaking Point
 Proposal: Residential – proposed Extension to Existing Outbuilding

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice (not including 26 January 2021). In accordance with Section 57(5) of the *Land Use Planning & Approvals Act 1993* any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au by close of business 1 February 2021.

Dated at Latrobe this 16 January 2021.

Gerald Monson
 GENERAL MANAGER



19 King Edward Street
 Ulverstone Tasmania 7315
 Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

TASMANIAN PLANNING SCHEME
 SUBSTANTIALLY MODIFIED PART OF THE CENTRAL COAST DRAFT LOCAL PROVISIONS SCHEDULE (LPS)
 EXHIBITION NOTICE – INVITATION FOR WRITTEN REPRESENTATIONS

The Central Coast Planning Authority invites written representations on the relevant exhibition documents to the substantially modified part of the Central Coast draft Local Provisions Schedule (LPS). The Tasmanian Planning Commission (the Commission) has directed the Planning Authority to publicly exhibit the substantially modified part of the Central Coast draft LPS under section 358 of the *Land Use Planning & Approvals Act 1993* (the Act).

Representations must be related to the matters listed under section 358 of the Act, be about the substantially modified part of the draft LPS only, and not be the effect that the content of the State Planning Provisions should be altered.

The substantially modified part of the Central Coast draft LPS and relevant supporting documents, including previously exhibited draft LPS, the State Planning Provisions (SPPs), the Commission's decision and Notice to substantially modify and the list of provisions required to transition from the *Central Coast Interim Planning Scheme 2013*, are available for viewing during normal business hours at the:

- Central Coast Council Administration Centre, 19 King Edward Street, Ulverstone from 8.00am to 4.30pm Monday to Friday
- Penguin Service Centre, 178 Main Road, Penguin between 9.00am and 12.30pm and 1.30pm and 4.00pm Wednesday to Friday
- Tasmanian Planning Commission offices, Level 3, 144 Macquarie Street, Hobart from 9.00am to 5.00pm Monday to Friday.

These documents may also be viewed and downloaded from either the Council's website at www.centralcoast.tas.gov.au or the Commission's website at www.planning.tas.gov.au

Representations are to be in relation to the substantial modifications only and can be made in writing to the Central Coast Council from Wednesday 6 January 2021 until close of business on Monday 15 March 2021.

Please email your representations to: admin@centralcoast.tas.gov.au or post to Central Coast Council, PO Box 220, Ulverstone TAS 7315.

Date of notification: 6 January 2021.

SANDRA AYTON
 General Manager

CIRCULAR HEAD COUNCIL

APPLICATION FOR PLANNING PERMIT
 (s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

Application No. DA 2021 / 00003
 Location 760 Barcoo Road, Montagu
 Applicant/owner Circular Head Farming Group Pty Ltd
 Use Class Resource development
 Proposal Farm shed
 Discretionary Matter 26.4.1 (P1) Suitability of a site or lot on a plan of subdivision for use or development, 26.4.2 (P1 & P3.1) Location and configuration of development

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. Please be advised due to COVID-19 restrictions Council offices may not be open to the public during this notification period. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularchead.tas.gov.au and received by 5.00pm 2/02/2021.

ANIMAL MANAGEMENT POLICY
 PUBLIC CONSULTATION

Council is currently reviewing its Animal Management Policy and associated Guidelines in accordance with the requirements of the Dog Control Act 2000 (Sections 7 Dog Management Policy and 24 Public Notice of Intention to Declare Areas).

The Draft Animal Management Policy provides clear direction on the Council's and community member's roles and responsibilities in accordance with the relevant legislation, and Circular Head residents are invited to provide submissions on Council's draft policy.

Copies of the documents are available online on the Council website or at Council offices.

Submissions can be made in writing to the General manager by post or email, or via the "Your Say" page on the Council website circularchead.tas.gov.au/news/yoursay

Consultation closes at 5pm Monday 8 February 2021.



Scott Riley
 GENERAL MANAGER
 PO Box 348 Smithton 7330
 Phone: 03 6452 4800
 E-mail: council@circularchead.tas.gov.au
 Web: www.circularchead.tas.gov.au



9 out of 10 readers
 support Local
 Businesses,
 where
 possible

Source: Survey conducted by the Tasmanian
 Government in 2019. Tasmanian
 Government. 2019. www.tas.gov.au

Local Government



19 King Edward Street
 Ulverstone Tasmania 7315
 Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

LAND USE PLANNING AND APPROVALS ACT 1993
 DRAFT AMENDMENT PSA2020003 TO THE CENTRAL COAST INTERIM PLANNING SCHEME 2013
 INVITATION FOR WRITTEN REPRESENTATIONS

Under section 38 of the *Land Use Planning and Approvals Act 1993* (prior) the Central Coast Council (the Council) has resolved to initiate a draft Amendment to the *Central Coast Interim Planning Scheme 2013* by:

- PSA2020003 rezoned land known as 10a, 10 and 1 Alice Street, West Ulverstone from General Residential to Local Business.

The Council invites written representations on the draft Amendment.

The draft Amendment and relevant supporting documents are available for viewing from Wednesday 6 January 2021 during normal business hours at:

- Central Coast Council Administration Centre, 19 King Edward Street, Ulverstone from 8.00am to 4.30pm Monday to Friday
- Penguin Service Centre, 78 Main Road, Penguin between 9.00am and 12.30pm, and 1.30pm and 4.00pm Wednesday to Friday
- Tasmanian Planning Commission offices, Level 3, 144 Macquarie Street, Hobart from 9.00am to 5.00pm Monday to Friday.

These documents may also be viewed and downloaded from either the Council's website at www.centralcoast.tas.gov.au or the Commission's website at www.planning.tas.gov.au

Representations can be made in writing to the Central Coast Council from Wednesday 6 January 2021 until close of business on Monday 15 March 2021.

Representations can be posted to the Central Coast Council, PO Box 220, Ulverstone TAS 7315 or emailed to admin@centralcoast.tas.gov.au

Date of notification: 6 January 2021.

SANDRA AYTON
 General Manager

No time to phone? SUBMIT YOUR CLASSIFIED ONLINE!
www.addirect.com.au

Local Government



19 King Edward Street
 Ulverstone Tasmania 7315
 Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

APPLICATION FOR PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

Location: 9 Braddon Street, West Ulverstone
 Proposal: Residential – dwelling – setback and width of opening for garages and setback of development for sensitive use
 Application No.: DAZ 021012

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the application (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 February 2021.

Date of notification: 16 January 2021.

SANDRA AYTON
 General Manager

Public Notices

LATROBE COUNCIL

SPRAYING PROGRAM

The public are advised that Council will be undertaking its town, parks and reserves, rural and urban road spraying program in the Latrobe Municipality commencing Monday 25th January 2021, for a period of approximately eight weeks, weather permitting. If you require further information or do not wish to have herbicide sprayed adjacent to your property, please contact the Latrobe Council on 6426 4444 to register your name on Council's No Spray Register

Gerald Monson
 GENERAL MANAGER



KENTISH COUNCIL

SPRAYING PROGRAM

The public are advised that Council will be undertaking its annual town, parks and reserves, rural and urban road spraying program in the Kentish Municipality commencing 25th January 2021, for a period of approximately eight weeks, weather permitting. If you require further information or do not wish to have herbicide sprayed adjacent to your property, please contact the Kentish Council on 6491 0200 to register your name on Council's No Spray Register

Gerald Monson
 GENERAL MANAGER



BURNIE CITY COUNCIL

2021 COUNCIL MEETING DATES

Burnie City Council's 2021 Ordinary Meetings will be held in the Council Chambers, 80 Wilson Street, commencing at 7pm on:

Wednesday, 27 January 2021
 Tuesday, 23 February 2021
 Tuesday, 23 March 2021
 Tuesday, 27 April 2021
 Tuesday, 25 May 2021
 Tuesday, 22 June 2021
 Tuesday, 27 July 2021
 Tuesday, 24 August 2021
 Tuesday, 28 September 2021
 Tuesday, 26 October 2021
 Tuesday, 23 November 2021
 Tuesday, 14 December 2021 (including AGM)

Agendas will be available at www.burnie.net four days prior to each meeting.

Dated: 16 January 2021

Simon Overland
 GENERAL MANAGER

www.burnie.net



Select multiple publications across
 all ACM newspapers... It's that easy!

Annexure 3

Kellie Malone

From: maxine saltmarsh <mrssalty@hotmail.com>
Sent: Monday, 18 January 2021 2:42 PM
To: Admin
Subject: Application No. DA2021012

Attn General Manager, I am writing in regard to Application No2021012. We received a letter saying no shadow pattern diagrams are required for this application. Now my query is why not because my dwelling at 7a Braddon Street Ulverstone which I reside in I do not want to have no sun in the middle of winter. How can you ensure that this won't happen with no shadow pattern required? Am I expected to have my lights and heater on more in the winter meaning I'll be paying more in costs?

Thank you

Maxine Saltmarsh

Sent from my iPhone

Lou Brooke

From: maxine saltmarsh <mrssalty@hotmail.com>
Sent: Saturday, 30 January 2021 6:22 PM
To: Admin
Subject: Application No. DA2021012

Can I please get a response for this? If this dwelling goes ahead and we lose sunlight on our house mid winter I am assuming the Central Coast will be responsible for our extra costs? All we want is to see plans with the shadow lines like other applications have on theirs..

Attn General Manager, I am writing in regard to Application No2021012. We received a letter saying no shadow pattern diagrams are required for this application. Now my query is why not because my dwelling at 7a Braddon Street Ulverstone which I reside in I do not want to have no sun in the middle of winter. How can you ensure that this won't happen with no shadow pattern required? Am I expected to have my lights and heater on more in the winter meaning I'll be paying more in costs?

Thank you

Maxine Saltmarsh

Sent from my iPhone

Submission to Planning Authority Notice

Council Planning Permit No.	DA2021012 replaces prior DA2020420 (not referred)		Council notice date	12/01/2021
TasWater details				
TasWater Reference No.	TWDA 2021/00051-CC		Date of response	13/01/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805	
Response issued to				
Council name	CENTRAL COAST COUNCIL			
Contact details	planning@centralcoast.tas.gov.au			
Development details				
Address	9 BRADDON ST, WEST ULVERSTONE		Property ID (PID)	6957225
Description of development	New Dwelling & Attached Garage			
Schedule of drawings/documents				
Prepared by		Drawing/document No.	Revision No.	Date of Issue
JBuild Consulting		Site Plan JB008	--	12/01/2021
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>				

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

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

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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



15 January 2021

Our ref.: DA2021012, ss:kaa

Doc ID:

Mr J Beswick
JBuild Consulting
3 Maud Street
WEST ULVERSTONE TAS 7315

Dear John

STATEMENT OF COMPLIANCE – 9 BRADDON STREET, WEST ULVERSTONE FOR
RESIDENTIAL (DWELLING) IN ACCORDANCE WITH *LOCAL GOVERNMENT (HIGHWAYS)
ACT 1982 AND URBAN DRAINAGE ACT 2013*

I refer to your application DA2021012 for residential (dwelling) at 9 Braddon Street, West Ulverstone 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 access kerb crossover (max width 6.0m) on Braddon Street frontage, as shown on the JBuild Consulting 'Site Plan' Job No JB008 Page 3 Planning 2 dated 12/01/2021 (enclosed) is to be constructed in accordance with the Tasmanian Standard Drawing TSD-R14-v3 Approved Concrete Kerbs (enclosed);
- R2 The existing bitumen driveway is to be replaced with driveway in concrete surface finish and constructed in accordance with the Tasmanian Standard Drawing TSD- R09-v3 Urban Roads – Driveways (enclosed);
- R3 *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 the developer's cost.

Roadworks Authority Rates as listed in the Council's Fees and Charges register apply;

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

- R4 *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 the Council's Public Safety Officer on 0419 103 887 for further details;
- R5 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 the developer's cost;
- R6 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

- S1 Stormwater run-off from buildings and hard surfaces is to be collected and discharged to the Council's stormwater infrastructure, to ensure it does not cause nuisance to the neighbouring properties;
 - S2 *Prior to commencement of works*, submit an application 'Install Stormwater Connection Point' for a new stormwater connection to service the development. Such work is to be undertaken by the Council, unless alternative arrangements are approved by the Council, at the developer's cost.
- Drainage costings as listed in the Council's Fees and Charges register apply;
- S3 Any damage or disturbance to existing 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.

Please contact the Council's Development Officer, Shelly Sharma, on tel. 6429 8977 should you have any further enquiries.

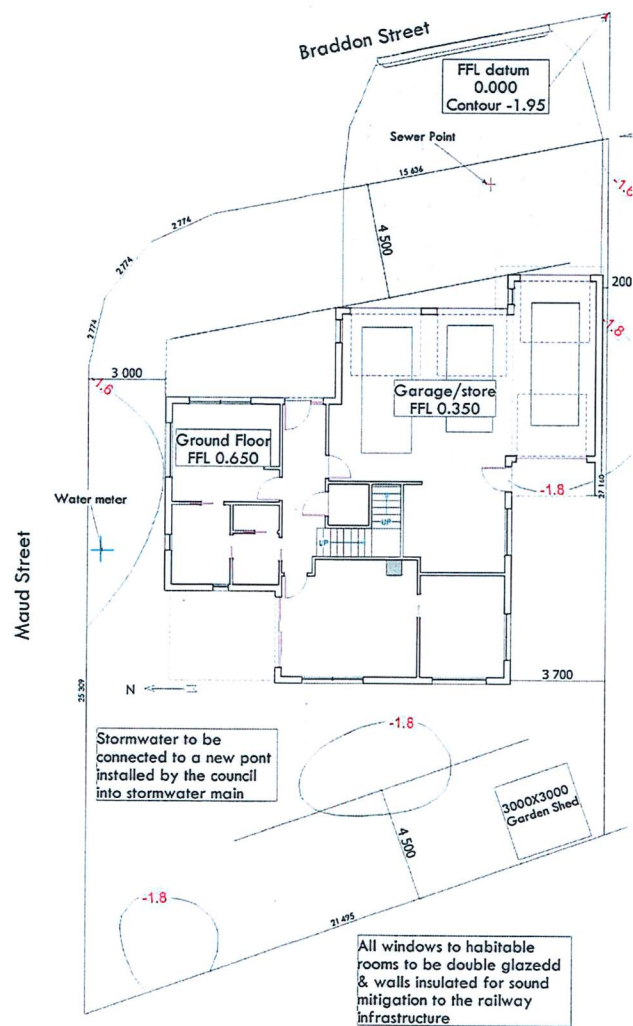
Yours sincerely



Paul Breaden
DIRECTOR INFRASTRUCTURE SERVICES

Encl.

DRAFT ONLY NOT
FOR CONSTRUCTION



SITE PLAN 1 : 200

JBuild Consulting
ABN 51143018730

Designer John Beswick Accreditation CC34S

3 Maud Street
ULVERSTONE 7315
Phone : 0418 140 143
Email : jbuildconsult@gmail.com

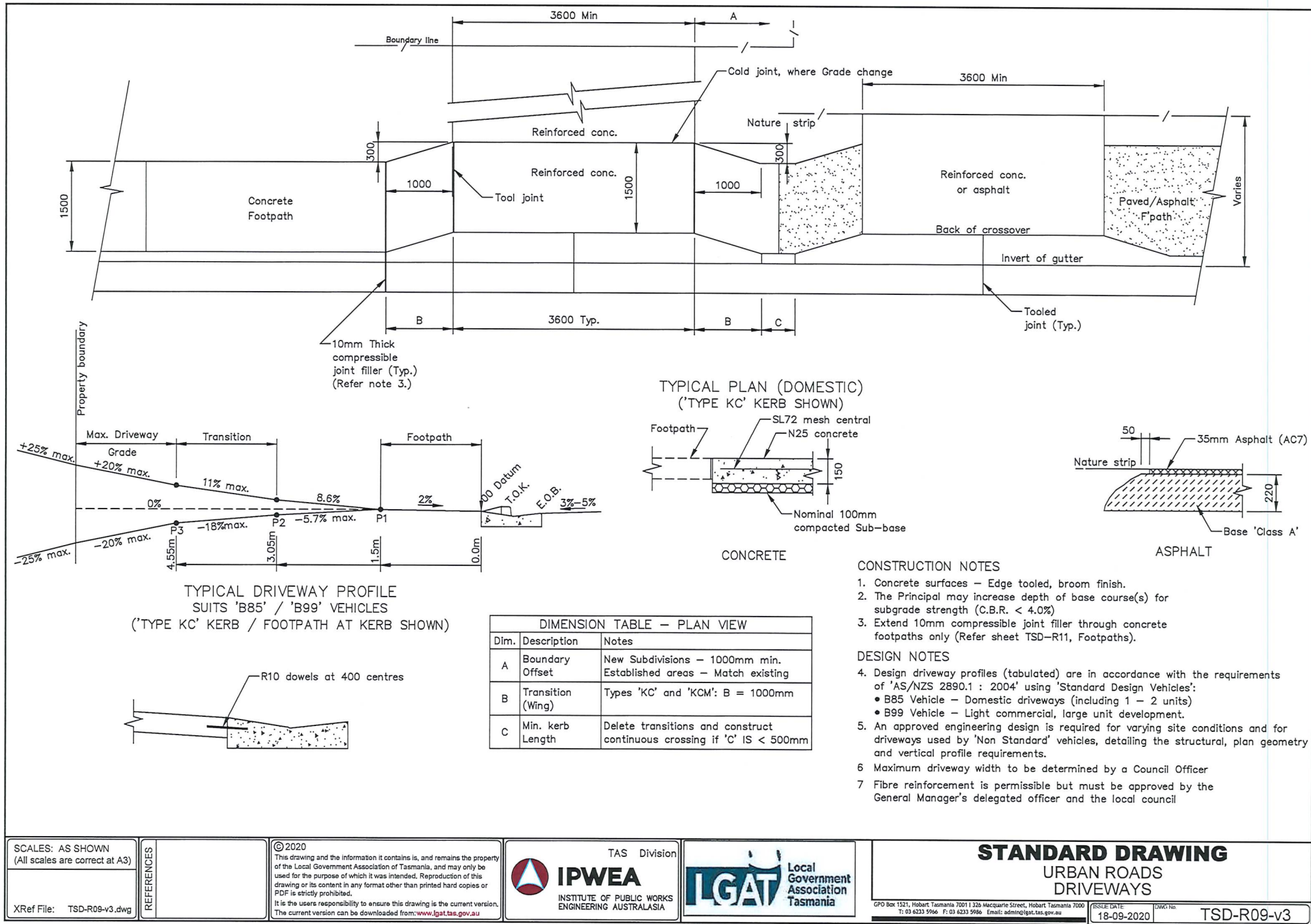
**PROPOSED NEW DWELLING
FOR G & T BUGEJA AT
9 BRADDON STREET ULVERSTONE**

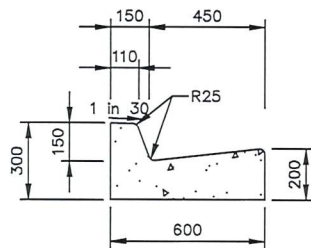
Title Details

Volume : 83273
Folio : 1
Area : 577m2

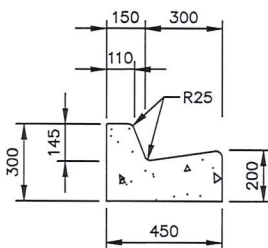
12/01/2021

Job No. JB008
PAGE 3
PLANNING 2

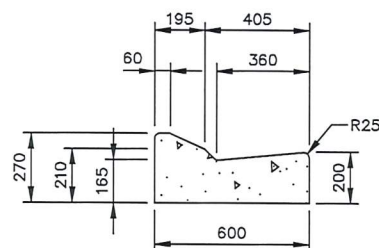




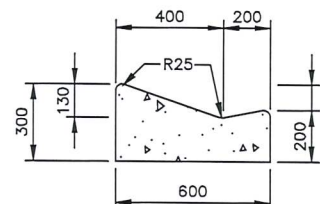
TYPE KC
(KERB AND CHANNEL)
SCALE 1 : 20



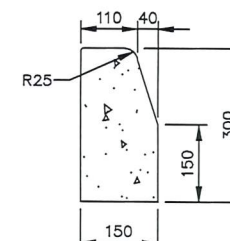
TYPE KCS
(SMALL)
SCALE 1 : 20



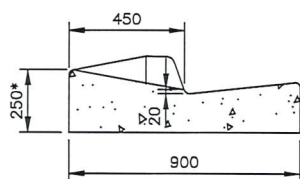
TYPE KCM
(MOUNTABLE)
SCALE 1 : 20



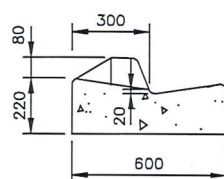
TYPE KCM2
(MOUNTABLE)
SCALE 1 : 20



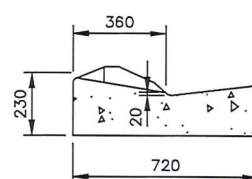
TYPE BK
(BARRIER)
SCALE 1 : 10



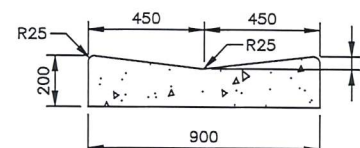
TYPE KC
VEHICULAR CROSSING
SCALE 1 : 20
* Refer note 2.



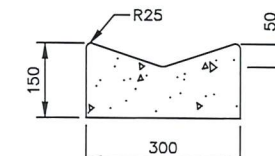
TYPE KCS
VEHICULAR CROSSING
SCALE 1 : 20



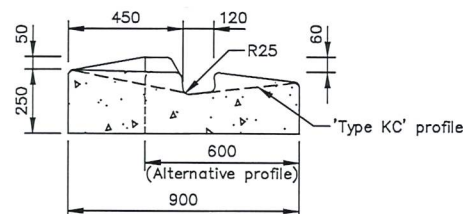
TYPE KCM
VEHICULAR CROSSING
SCALE 1 : 20



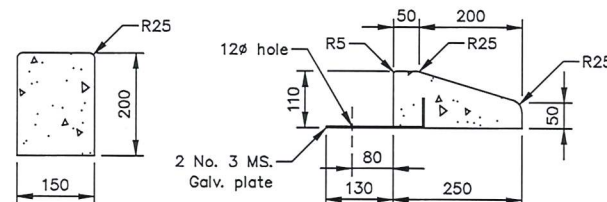
VEE CHANNEL
VEHICULAR CROSSING
SCALE 1 : 20



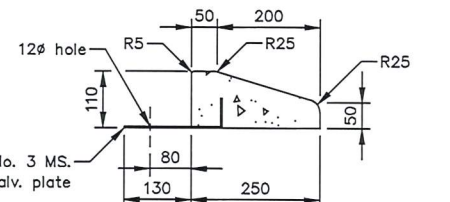
TYPE DD
(DISH DRAIN)
SCALE 1 : 10



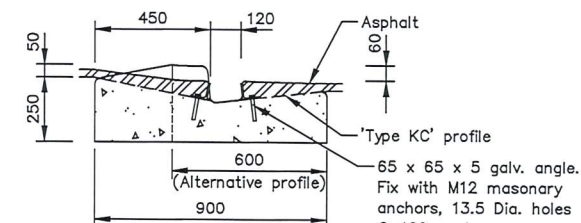
OPEN WEDGE
VEHICULAR CROSSING
SCALE 1 : 20



TYPE FK
(FLUSH)
SCALE 1 : 10



TYPE PCM
(PRECAST MOUNTABLE or POURED ON SITE)
SCALE 1 : 10



ASPHALT WEDGE
VEHICULAR CROSSING
SCALE 1 : 20

(Approval needed by General manager's delegated officer)

NOTES

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

GRATED WEDGE
VEHICULAR CROSSING
SCALE 1 : 20

Refer Sheet TSD-R17 for grate details

M3 (State Growth)
MOUNTABLE KERB
SCALE 1 : 20

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

XRef File: TSD-R14-v3.dwg

REFERENCES

© 2020

This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies or PDF is strictly prohibited.
It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALASIA



Local
Government
Association
Tasmania

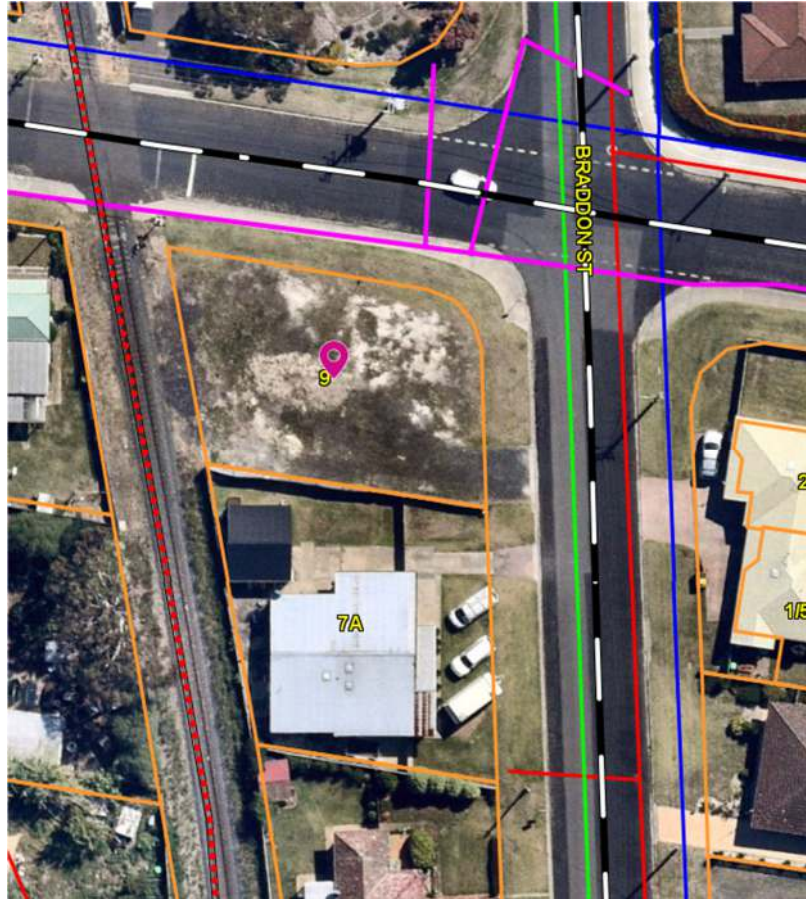
STANDARD DRAWING
APPROVED CONCRETE KERBS AND CHANNELS
PROFILE DIMENSIONS

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

ISSUE DATE: 18-09-2020

TSD-R14-v3

Annexure 6



Aerial view – 9 Braddon Street, West Ulverstone



9 Braddon Street, West Ulverstone



9 Braddon Street, West Ulverstone – view to adjoining dwelling.



9 Braddon Street, West Ulverstone – view to adjoining dwelling.



SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 January 2021 to 31 January 2021

Approval of Roadworks and Services

Developer: Saltspray Investments Pty Ltd
Location: Hearps Road, West Ulverstone
No. of Lots: 2 Residential Lots
Engineer: Chris Martin
(CSE Tasmania Pty Ltd)

Developer: Landscape Now Civil Pty Ltd
Location: 4 and 6 Southwood Avenue
No. of Lots: 36 as stages I-III (20 Lots – Completed, Stage IV (7 Lots) and Stage V (9 Lots)
Engineer: Chris Martin
(CSE Tasmania Pty Ltd)

A handwritten signature in black ink, appearing to read 'P. Breden'.

Paul Breden
DIRECTOR INFRASTRUCTURE SERVICES