

Notice of Ordinary Council Meeting and

Agenda

15 MARCH 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 March 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 March 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.

Săndra Ayton

GENERAL MANAGÉR

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

ACKNOWLEDGEMENT OF COUNTRY

The Council acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional owners and custodians of this land on which we live.

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			
2	COUNCIL WORKSHOPS			
3	MAYO	R'S COMMUNICATIONS	5	
	3.1 3.2 3.3	Mayor's communications Mayor's diary Declarations of interest	6	
4	COUN	CILLOR REPORTS	7	
5	APPLIC	CATIONS FOR LEAVE OF ABSENCE	7	
6	DEPUTATIONS			
7	PETITIONS			
8	COUNCILLORS' QUESTIONS			
	8.1 8.2	Councillors' questions without notice Councillors' questions on notice	1(
9	PUBLIC	C QUESTION TIME		
	9.1 9.2	Public question time Public questions taken on notice	11	
10	DEPAR	RTMENTAL BUSINESS		
	GENEF	RAL MANAGEMENT		
	10.1	Councillors' questions on notice (46/2021 - 15.02.2021)	12	

	10.2	Minutes and notes of committees of the Council and other organisations	16
	10.	Correspondence addressed to the Mayor and Councillors	16
	10.	Common seal	17
	10.	Contracts and agreements	17
	СОММ	IUNITY SERVICES	
	10. 10.	Council acting as a planning authority Residential – subdivision – two lots – variation to setback of Lot 1 building envelope from Rural Resource zone	19
		boundary (re-advertised) at 17 Warreen Drive, Penguin – Application No. DA2020338	19
	INFRAS	STRUCTURE SERVICES	
	10.	Infrastructure Services	68
	CORPO	DRATE SERVICES	
	10.	Statutory determinations	69
11	CLOSU	IRE OF MEETING TO THE PUBLIC	
	11.1	Meeting closed to the public	70
	11.2	Confirmation of Closed session minutes	73
	GENER	AL MANAGEMENT	
	11.3	Minutes and notes of other organisations and committees of the Council	74

Central Coast Council Agenda – 15 March 2021 • 3

1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

"The minutes of the Council Meeting held on 15 February 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 ordinary meeting of the Council held on 15 February 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.

- 22.02.2021 TasNetworks update; Annual Plan Actions 2021-2022
- 01.03.2021 Cradle Coast Authority update with CEO and Chairman; Monthly update; LGAT agenda review - 12 March 2021

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
3.1 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:

- Pancake Day at Penguin Uniting Church Penguin
- Fortnightly radio interview
- Citizenship Ceremony Ulverstone
- Switch Tasmania Board Meeting Ulverstone
- Turners Beach 7 Day Makeover Information Session Turners Beach
- Central Coast Community Safety Partnership Meeting Ulverstone
- Site visit to Ulverstone's Presbyterian Church renovated building Ulverstone
- Penguin RSL Annual Luncheon Penguin
- Guest Speaker Rotary Club of Ulverstone West
- Mapali, Ten Days on the Island Dawn Gathering Burnie Beach
- Ten Days on the Island Stanley
- West Ulverstone Child and Family Learning Centre (CFLC) Local Enabling Group (LEG) Meeting - Ulverstone
- Mersey-Leven Emergency Management Committee Meeting Devonport
- Local Government Association of Tasmania (LGAT) Mayor's Workshop -Devonport

. Local Government Association of Tasmania (LGAT) General Meeting – 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 a 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."

COUNCILLOR REPORTS

4.1 Councillor rep	orts
--------------------	------

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.

T	There are no a	pplications fo	r considerat	ion at this m	eeting."	

6	DEPU	TATIONS
O	DEPU	IAHONS

6.1	Deputations	
The Ex	cecutive Service	es Officer reports as follows:
	"No requests f reports have b	for deputations to address the meeting or to make statements or deliver been made."
	7	PETITIONS
7.1	Petitions	
The Ex	cecutive Service	es Officer reports as follows:
	"No petitions presented."	under the provisions of the Local Government Act 1993 have been
	8	COUNCILLORS' QUESTIONS

Councillors' questions without notice 8.1

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
 - draw any inferences or make any imputations -(b)

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 sub-regulation (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
 - the general manager has reported the reason it was not possible (a) 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."

Councillor	Question	Department

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.
A question on notice was received from Cr Fuller in February 2021 and a further response regarding the question 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 March 2021.

Any questions received will be read out 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 15 February 2021 meeting."

10 **DEPARTMENTAL BUSINESS**

GENERAL MANAGEMENT

10.1 Councillors' questions on notice (46/2021 - 15.02.2021)

The Executive Services Officer reports follows:

"The below question on notice from Cr Fuller was received at the 15 February 2021 Ordinary Council meeting:

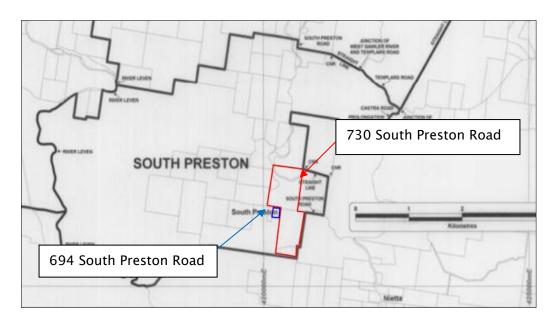
'Please provide details of the process, Council's and external authorities, that has led to the change of address for some residents of Nietta whose property is now regarded as South Preston or other, including:

- 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?'

At that meeting, the Strategic Projects and Planning Consultant provided a response however indicated that the matter continued to be investigated, and the following updated response has been provided:

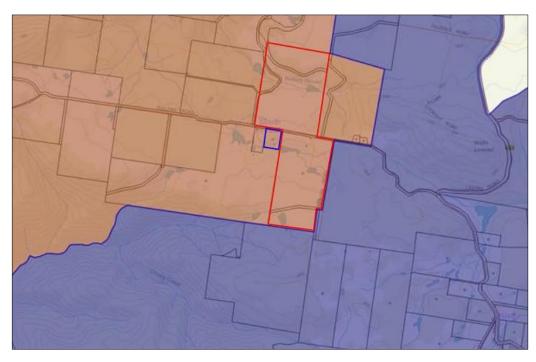
"Further to the information in the agenda for the 15 February 2021 Council Meeting, and reporting in the Advocate Newspaper, advice has been received from the Department of Primary Industries, Parks, Water and Environment (DPIPWE) regarding the correct locality names associated with properties on South Preston Road.

State mapping information clearly identifies property boundaries included within the South Preston locality (refer below):



As identified above, both properties owned by Mr and Mrs Gibson are clearly in South Preston under State Mapping (accessed via Placenames Tasmania).

The following outlines the gazetted boundary between Nietta and South Preston as accessed via the LIST (Land Information System Tasmania) with the Gibson's properties also highlighted:



Information provided by the Manager (Spatial Data & Products) within Lands Tasmania noted the following:

'The Nietta and South Preston boundaries were established and gazetted under the Rural Addressing Program in 2002/2003 and have not altered since this time. There is no reason in this case to alter the locality boundary as per the Tasmanian Place Naming Guidelines.

The Gibson's own 2 properties on South Preston Road, South Preston, both within the South Preston locality, this location has not changed since the localities were established. Each property has a property address as per National addressing standards. No address change has been actioned in recent years. The larger property in question is made up of two titles under a single PID, sitting on both sides of the road. All of this property is within the South Preston locality.

The recent article in the paper seems to be incorrect in stating that a change to the address has occurred recently. Half of their crop is not growing in Nietta as stated, all the properties are wholly located in South Preston, only a small area of land encroaching into STT land sits within Nietta.'

To directly answer Cr Fuller's Question on Notice:

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?

Locality boundaries are determined by Placenames Tasmania (formerly Nomenclature Board) in accordance with the Tasmanian Place Naming Guidelines.

Placenames Tasmania is the register of all official Tasmanian names assigned by the Place Names Advisory Panel under the *Place Names Act 2020* and previously by the Nomenclature Board of Tasmania under the *Survey Co-ordination Act 1944*.

Locality boundaries will generally follow parcel boundaries.

2. What is the undertaken community consultation or advice and by whom?

The below has been sourced directly from the Placenames Tasmania

Making Submissions to Place Names Proposals:

All place naming proposals are advertised through the Advertisements page of Placenames Tasmania for a minimum period of one month. During this period submissions are able to be made on proposals by simply clicking on a naming proposal and clicking on the Make Submission button. All submissions will be included with a place naming proposal when submitted to the Place Names Advisory Panel for deliberation.

The Place Names Advisory Panel is constituted and operates under the statutory authority of the Place Names Act 2020.

3. What is the timeline for the changes pertaining to Nietta and South Preston?

Based on the advice of DPIPWE, the Nietta and South Preston boundaries were established and gazetted under the Rural Addressing Program in 2002-2003, and have not altered since that time.

4. What is the role of Council in this process and under whose authority or authorisation is the change made?

The Council is provided with locality information by the LIST. Council records should accord with the information provided by the LIST. As noted on the Placenames Tasmania website:

In Tasmania, the official naming of places is primarily the responsibility of the Place Names Advisory Panel. The Panel undertakes research and investigation into the origin, priority and usage of place names and assigns official place names in accordance with the Tasmanian Place Naming Guidelines.

Placenames Tasmania is the authoritative register of place names and facilitates the management of place names in Tasmania. It is available on the Placenames Tasmania website.

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 Youth Leaders Council meeting held 25 February 2021
- . Turners Beach Community Representatives Committee meeting held 25 February 2021
- . Central Coast Community Shed Management Committee meeting held 1 March 2021

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

"That t	he (no	n-conf	fidentia	ıl) minu	ites and	d notes	of con	nmitte	es of th	e Cour	icil be	receiv	ved."

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 16 February to 15 March 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 G	eneral Manager reports as follows:				
	"A Schedule of Documents for Affixing of the Common Seal for the period 16 February to 15 March 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 Ex	xecutive Services Officer reports as follows:				
	"A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration."				
Seal be	at the common seal (a copy of the Schedule of Documents for Affixing of the Common eing appended to and forming part of the minutes) be affixed subject to compliance II conditions of approval in respect of each document, and that the advice of final plans odivision sealed in accordance with approved delegation and responsibilities be ed."				
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 16 February to 15 March 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 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 10.7, 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 ti	ne Mayoi	r's report	be receive	ed."			

10.7 Residential – subdivision – two lots – variation to setback of Lot 1 building envelope from Rural Resource zone boundary (re-advertised) at 17 Warreen Drive, Penguin – Application No. DA2020338

The Strategic Projects and Planning Consultant reports as follows:

"The Manager Land Use Planning has prepared the following report:

'DEVELOPMENT APPLICATION No.: DA2020338

PROPOSAL: Residential – subdivision – two lots –

variation to setback of Lot 1 building envelope from Rural Resource zone

boundary (re-advertised)

APPLICANT: PDA Surveyors

LOCATION: 17 Warreen Drive, Penguin

ZONE: General Residential

PLANNING INSTRUMENT: Central Coast Interim Planning Scheme

2013 (the Scheme)

ADVERTISED: 17 February 2021
REPRESENTATIONS EXPIRY DATE: 1 March 2021

REPRESENTATIONS RECEIVED: Two

42-DAY EXPIRY DATE: 1 April 2021
DECISION DUE: 15 March 2021

PURPOSE

The purpose of this report is to consider an application to subdivide a 2.35ha parcel of General Residential zoned land in Penguin to form two new lots.

Accompanying the report are the following documents:

- . Annexure 1 location plan;
- . Annexure 2 application documentation;
- Annexure 3 representations;
- Annexure 4 photographs;
- . Annexure 5 TasWater's Submission to Planning Authority Notice TWDA2020/02177-CC dated 4 March 2021
- . Annexure 6 Statement of Compliance by the Road Authority and Stormwater Authority.

BACKGROUND

Development description -

Application is made to subdivide an existing 2.35ha parcel of land in the urban area of Penguin to form two residential allotments.

Lot 1 would comprise $1800m^2$, accessed via a 10m wide frontage to Warreen Drive.

Lot 2 would be the balance land comprising 2.17ha, accommodating an existing dwelling and outbuildings, accessed via a 30m wide frontage to Warreen Drive.

Both lots would be accessed via Warreen Drive.

History -

Application was initially made for a subdivision comprising four lots (3 new lots and balance), however due to the need for an extension to the roadway, the applicant decided to reduce the subdivision to two lots. The proposal was readvertised with a revised layout plan and revised Bushfire Hazard Management Plan.

Site description and surrounding area -

The 2.35ha² parcel of land is zoned General Residential and is located on the western edge of the township of Penguin, accessed via Warreen Drive. The land also has a frontage on and is able to be accessed via West Ridge Road.

The land is cleared of native vegetation and is maintained as grassland, accommodating a dwelling and outbuildings.

The land is elevated with southern views across rural land and a portion, that accessed via West Ridge Road, offers vistas of Bass Strait.

The portion of the land subject to subdivision is bounded to the north and east by standard residential allotments that are zoned General Residential and accommodate single dwellings. Land to the south and west is zoned Rural Resource and is Class 4 land, used for primary industry activity.

DISCUSSION

The following table is an assessment of the relevant Scheme provisions for the General Residential zone

10.0 General Residential Zone

10.4 Development Standards for Dwellings					
10.4.1 Residential density for multiple dwellings					
8.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than 325m ² . 10.4.2 Setbacks and building envelope for all dwellings	Not applicable. Development is not Multiple dwellings				
 8.4.2-(A1) Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not mo than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 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; 	(c) Not applicable. Satisfied by (a). (d) Not applicable.				
(b) if the frontage is not a primary frontage, not less than 3m or, if the setback from the frontage is less than 3m, not	1,				

	less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;				
(c)	if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or				
(d)	if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.				
10.4.	2-(A2)	(a)	Compliant. Existing outbuildings on proposed Lot 2		
A gar	age or carport for a dwelling must have a setback from a	satisfy required setback.			
prima	ry frontage of not less than:	(b)	Not applicable. Satisfied by (a).		
(a)	5.5m, or alternatively 1m behind the building line;	(c)	Not applicable. Satisfied by (a).		
(b)	the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or				
(c)	1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.				
10.4.	2-(A3)	(a)	Compliant. Existing development on proposed Lot 2 would be contained within required building envelope.		

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:

- (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:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback of less than 1.5m from a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or

- (a)(i) Not applicable. No internal lots proposed.
- (a)(ii) Compliant. Existing development on proposed Lot 2 would be contained within required building envelope.
- (b)(i) Compliant. Existing dwelling on proposed Lot 2 satisfies required setbacks.
- (b) (ii) Compliant. Satisfied by (b)(i).

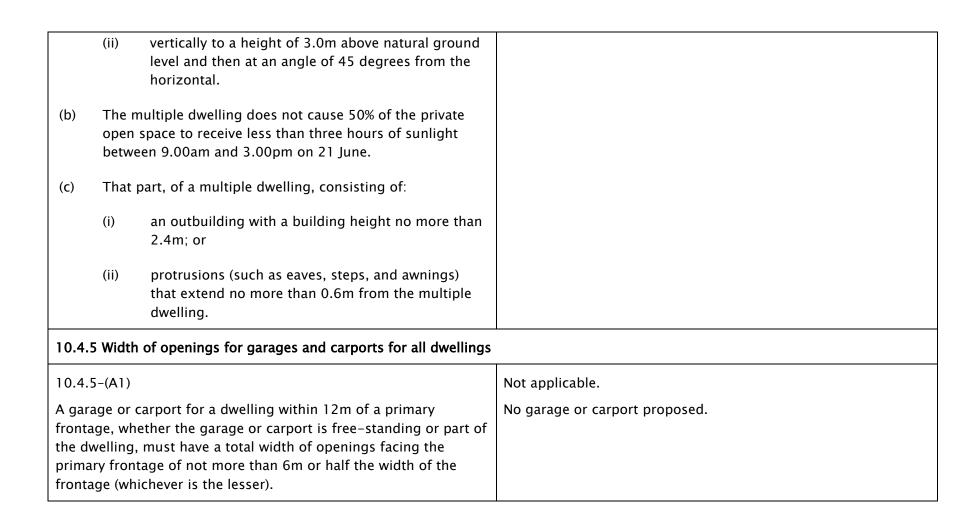
	(ii)	does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).		
10.4.	.3 Site c	overage and private open space for all dwellings		
	.3-(A1) lings m	ust have:	(a)	Compliant. Existing development on proposed Lot 2 satisfies site coverage standards.
(a)		coverage of not more than 50% (excluding eaves up 5m wide); and	(b)	Not applicable. No multiple dwellings proposed. Compliant. Existing development on proposed Lot 2
(b)	not le	oultiple dwellings, a total area of private open space of ess than 60m² associated with each dwelling, unless welling has a		would have ample impervious surface area.
	the fi	ned floor level that is entirely more than 1.8m above nished ground level (excluding a garage, carport or foyer).		
(c)		area of which at least 25% of the site area is free impervious surfaces.		
	-	nust have private open space that: one location and is not less than:	(a)(i) (a)(ii)	Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards. Not applicable. No multiple dwelling proposed.

- (i) $24m^2$; or
- (ii) 12m², 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);
- (b) has a minimum horizontal dimension of not less than:
 - (i) 4m; or
 - (ii) 2m, 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);
- (c) is directly accessible from, and adjacent to a habitable room (other than a bedroom);
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21 June; and
- (e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north excluding any dwelling located behind another ibnteh same site; and; and
- (f) has a gradient not steeper than 1 in 10; and

- (b)(i) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards.
- (b)(ii) Not applicable. No multiple dwelling proposed.
- (c) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards.
- (d) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards.
- (e) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards.
- (f) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards.
- (g) Compliant. Existing dwelling on proposed Lot 2 satisfies private open space standards

(g)	is not	used for vehicle access or parking.					
10.4.4	Sunlig	tht to private open space of multiple dwellings					
10.4.4	-(A1)		Compliant.				
bedroo 30 deg	om) in	ust have at least one habitable room (other than a which there is a window that faces between yest of north and 30 degrees east of north (see 4.4A).	Existing dwelling is compliant with standard.				
10.4.4	-(A2)		Not applicable.				
room (site, w 30 deg	other thich with	velling that is to the north of a window of a habitable than a bedroom) of another dwelling on the same indow faces between 30 degrees west of north and ast of north (see Diagram 10.4.4A), must be in with (a) or (b), unless excluded by (c):	No multiple dwellings proposed.				
(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):							
	(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.					

(b)	to red	nultiple dwelling does not cause the habitable room ceive less than three hours of sunlight between am and 3.00pm on 21 June.	
(c)	That	part, of a multiple dwelling, consisting of:	
	(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.	
10.4.	4-(A3)		Not applicable.
of and A2 or	other d	welling, that is to the north of the private open space, welling on the same site, required in accordance with subclause 10.4.3, must be in accordance with (a) or excluded by (c):	No multiple dwellings proposed.
(a)		nultiple dwelling is contained within a line projecting Diagram 10.4.4C):	
	(i)	at a distance of 3.0m from the northern edge of the private open space; and	



10.4.6 Privacy for all dwellings

10.4.6-(A1)

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m 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 not more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

Not applicable.

No dwelling development proposed.

	(ii)	from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	
10.4.	6-(A2)		Not applicable.
has a	floor le	glazed door to a habitable room of a dwelling, that evel more than 1m above the natural ground level, ccordance with (a) unless it is in accordance with (b)):	No dwelling development proposed.
(a)	the w	rindow or glazed door:	
	(i)	is to have a setback of not less than 3m from a side boundary;	
	(ii)	is to have a setback of not less than 4m from a rear boundary;	
	(iii)	if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	
	(iv)	if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.	
(b)	the w	vindow or glazed door:	

	(i)	is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;	
	(ii)	is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or	
	(iii)	is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	
10.4.6	-(A3)		Not applicable.
allocat		eway or parking space (excluding a parking space hat dwelling) must be separated from a window, or to a	No shared driveway proposed.
	ble roo	m of a multiple dwelling by a horizontal distance of	
(a)	2.5m;	or	
(b)	1m if:		
	(i)	it is separated by a screen of not less than 1.7m in height; or	

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	
10.4.7 Frontage fences for all dwellings	
8.4.7-(A1)	Not applicable.
No Acceptable Solution.	No frontage fence proposed.
An exemption applies for fences in this zone - if not Exempt - then development is discretionary.	
10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1)	Not applicable.
A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:	No multiple dwellings proposed.
(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or	
(b) a common storage area with an impervious surface that:	

	(i)	has a setback of not less than 4.5m from a frontage;		
	(ii)	is not less than 5.5m from any dwelling; and		
	(iii)	is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.		
10.4.9	Suital	pility of a site or lot for use or development		
10.4.9	9-(A1)	A site or each lot on a plan of subdivision must:	(a)	Compliant. Lot 1 would have an area of 1800m ² and Lot 2 would have an area of 2.175ha.
(a)	have a	n area of not less than 330m² excluding any access		
	strip; and		(b)(i)	Compliant. Building envelopes are able to be accommodated on each lot clear of any applicable setbacks.
(b)		intended for a building, contain a building area of not		
	(i)	clear of any applicable setback from a frontage, side or rear boundary;	(b)(ii)	Non-compliant. Lot 1 would adjoin a Rural Resource zone boundary. A building envelope setback 50m from the zone boundary is not able to be achieved on Lot 1.
	(ii)	clear of any applicable setback from a zone boundary;		Refer to "Issues" section of this report.
	(iii)	clear of any registered easement;	(b)(iii)	Compliant. Building envelopes would be clear of
	(iv)	clear of any registered right of way benefiting		proposed easements.

		other land;	(b)(iv)	Not applicable. No right of way proposed.
	(v)	clear of any restriction imposed by a utility;		Not applicable. No restriction imposed by a utility.
	(vi)	not including an access strip;	(b)(vi)	Not applicable. No access strip proposed.
	(vii)	accessible from a frontage, or access strip; and	(b)(vii)	Compliant. Both lots would have a dedicated frontage to
	(viii)	if a new residential lot, with a long axis within the		Warreen Drive.
		range 30 degrees east of north and 20 degrees west of north.	(b)(Viii	i)Compliant. Long axis within the range 30 degrees east of north and 20 degrees west of north.
	10.4.9-(A2) A site or each lot on a subdivision plan must have a separate access from a road:		(a)	Compliant. Both lots would have a dedicated frontage to Warreen Drive.
(a)	across access	s a frontage over which no other land has a right of s; and	(b)	Not applicable. No internal lot proposed.
(b)	if an internal lot, by an access strip connecting to a		(c)(i)&((ii) Not applicable. No right of way proposed.
(2)	fronta	frontage over land not required as the means of access to any other land; or		Compliant. Lot 1 frontage would be 10m wide and Lot 2 frontage would be 30m wide.
(c)	by a ri	ght of way connecting to a road:	(d)(ii)	Not applicable. No multiple dwelling or non-residential
	(i)	over land not required as the means of access to		use proposed.
		any other land; and	(e)	Compliant. Statement of Compliance to be issued by Road Authority.

	(ii)	not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and	
(d)		a width of frontage and any access strip or right of of not less than:	
	(i)	3.6m for a single dwelling development; or	
	(ii)	6.0m for multiple dwelling development or development for a non-residential use; and	
(e)	Gove Act 1 arran betwe acces	elevant road authority in accordance with the Local ernment (Highways) Act 1982 or the Roads and Jetties 1935 must have advised it is satisfied adequate agements can be made to provide vehicular access een the carriageway of a road and the frontage, as strip or right of way to the site or each lot on a cosed subdivision plan.	
10.4.9-(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008.</i>		onnecting to a water supply provided in accordance	Development was referred to TasWater for assessment. Submission to Planning Authority Notice issued by TasWater dated 4 March 2021.

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>	Development was referred to TasWater for assessment. Submission to Planning Authority Notice issued by TasWater dated 4 March 2021.	
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</i> 2013.	Statement of Compliance issued by Stormwater Authority.	
10.4.10 Dwelling density for single dwelling development		
10.4.10-(A1)	Not applicable.	
(a) The site area per dwelling for a single dwelling must:(i) be not less than 325m².	Application is for subdivision.	
10.4.11 Development other than single or multiple dwelling.		
10.4.11.1 Location and configuration of development		
10.4.11-(A1)	Not applicable.	
The wall of a building (other than for a dwelling) must be setback from a frontage:	Application is for subdivision.	

(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	
(f)	not less than 50.0m if the site abuts the Bass Highway.	
10.4.1	1.1-(A2)	Not applicable.
	ildings (other than for a dwelling) must be contained within ding envelope determined by:	Application is for subdivision.
(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:

- (i) not less than 1.5m from each side boundary, or
- (ii) less than 1.5m from a side boundary if:
 - a. built against an existing wall of an adjoining building; or
 - b. the wall or walls:
 - i. have the lesser of a total length of9.0m or one-third of the boundarywith the adjoining land;
 - ii. there is no door or window in the wall of the building; and
 - iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.

(d)	in accordance with any building envelope shown on a sealed plan of subdivision.		
10.4.1	1.1-(A3)	Not applicable.	
Site co	overage (other than for a dwelling) must:	Application is for subdivision.	
(a)	not be more than 50%; or		
(b)	not be more than any building area shown on a sealed plan of subdivision.		
10.4.1	1.1-(A4)	Not applicable.	
displa than f	age, carport or external parking area and any area for the y, handling, or storage of goods, materials or waste (other or a dwelling), must be located behind the primary frontage uilding.	Application is for subdivision.	
10.4.11.1-(A5)		Not applicable.	
fronta	than for a dwelling, the total width of openings in the ge elevation of a garage or carport (whether freestanding or f any other building) must be the lesser of:	Application is for subdivision.	
(a)	6.0m; or		

10.4.11		sual and acoustic privacy for residential development	
10.4.11	2-(A		
	(/ \	1)	Not applicable.
A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must: (a) if the finished floor level is more than 1.0m above natural		rden, parking space or carport of a building (other relling) must:	Application is for subdivision.
Ġ	groun	d level:	
((i)	be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;	
((ii)	be not less than 3.0m from a side boundary;	
((iii)	be not less than 4.0m from a rear boundary; and	
((iv)	if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or	
(b) i	if less	than the setbacks in clause A1(a):	

(i)	be off-set by not less than 1.5m from the edge of any door or window 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)	Not applicable.
pathway and separated by 1.5m vertica	rip or shared driveway, including any pedestrian l parking area (other than for a dwelling), must be a distance of not less than 1.5m horizontally and ally from the door or window to a dwelling or any k, or roof garden in a dwelling.	No access strip or shared driveway.

10.4.11.3 Frontage fences				
10.4.11.3-(A1)		Not applicable.		
The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be:		No front fence proposed.		
(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%.				
10.4.12 Setback of	development for sensitive use			
10.4.12-(A1)		Not applicable.		
A building containing a sensitive use must be contained within a building envelope determined by:		Application is for subdivision. No development of a building.		
(a) the setback distance from the zone boundary as shown in the Table to this clause; and				
(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall				

	height of 3.0m at the required setback distance from the zone boundary.		
10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from: (a) a major road identified in the Table to this clause;		(a) (b)	Compliant. Subdivision would be 1.25km from Bass Highway. Compliant. Subdivision would be 320m from a railway line.
(b) (c)	a railway; land designated in the planning scheme for future road or rail purposes; or	(c) (d)	Not-applicable. No land is designated as future road. Compliant. The nearest proclaimed wharf is located at Burnie, approximately 20km to the West.
(d)	a proclaimed wharf area.		
10.4.13 Subdivision			
10.4.	10.4.13-(A1)		Compliant. Subdivision is for residential purpose.
Each	Each new lot on a plan of subdivision must be:		Not applicable. Satisfied by (a).
(a)	(a) intended for residential use; or		
(b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the			

shares of which are held by or on behalf of the State, a Council or by a statutory authority; or		
10.4.13-(A2)	Compliant. No internal lots proposed.	
A lot, other than a lot to which A1(b) applies, must not be an internal lot.		
10.4.14 Reticulation of an electricity supply to new lots on a plan of	of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Complaint. Electricity reticulation and site connections would be installed overhead, as per existing street infrastructure.	
Co	DES	
E1 Bushfire-Prone Areas Code	Applicable - Subdivision is in a Bush Fire Prone area.	
E1.2 Application of Code	Code applies. Site is identified as a bushfire-prone area. The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP-140 dated 11 November 2020 and associated Bushfire Hazard Management Plan dated 19 October 2020.	

E1.4 Exemption		Not exempt. Code applies to subdivision in a bushfire prone area.			
E1.5.	1 Vulnera	ble Uses	Not a	pplicable. Subdivision not classified as a vulnerable use.	
E1.5.	E1.5.2 Hazardous Uses			Not applicable. Subdivision not classified as a hazardous use.	
E1.5.	1.2 Stand	ards for hazardous uses			
E1.6.	E1.6.1 Subdivision				
E1.6.	E1.6.1.1 Subdivision: Provision of hazard management areas				
E1.6.	1.1-(A1)		Compliant.		
(a)	TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;		(a) (b)(i)	Not applicable. Application relies on E1.6.1.1–(A1)(b). The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP–140 dated 11 November 2020 and associated Bushfire Hazar	
(b)			Management Plan dated 19 October 2020. The accredited person reports tha Bushfire Hazard Management Report and Plan (Sectio of the Report) are in accordance with the Chief Office		

- (ii) shows the building area for each lot;
- (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 2009 Construction of buildings in bushfire-prone areas; and
- (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 2009 Construction of buildings in bushfire-prone areas; and
- (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

- requirements and as such can deliver a compliant outcome for use and development on the land.
- (b)(ii) The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP-140 dated 11 November 2020 and associated Bushfire Hazard Management Plan dated 19 October 2020. The accredited person reports that the Bushfire Hazard
 - Management Report and Plan (Section 4 of the Report) are in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development on the land.
- (b)(iii) The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP-140 dated 11 November 2020 and associated Bushfire Hazard Management Plan dated 19 October 2020. The accredited person reports that the Bushfire Hazard Management Report and Plan (Section 4 of the Report) are in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development on the land.

	(c)	The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP-140 dated 11 November 2020 and associated Bushfire Hazard Management Plan dated 19 October 2020. The accredited person reports that the Bushfire Hazard Management Report and Plan (Section 4 of the Report) are in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development on the land. Non- compliant. The Bushfire Hazard Management Report states that the applicant has an "in-principle" agreement with the landowner of 28 Warreen Drive that they enter into a Part 5 Agreement for bushfire management of a 15m wide, 50m long strip of land adjoining Lot 1. No written consent, as such, accompanies the application. Refer to "Issues" section of this report.
E1.6.1.2 Subdivision: Public access		
E1.6.1.2-(A1)	(a)	Not applicable. The development has addressed (b).

(b)	insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person.		(i)&(ii) The application is supported by a Bushfire Hazard Management Report, Version 3 and Certificate No. 001/7673 by Bruce Harpley, Accreditation No. BFP-140 dated 11 November 2020 and associated Bushfire Hazard Management Plan dated 19 October 2020. The accredited person reports that the Bushfire Hazard Management Report and Plan (Section 4 of the Report) are in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development on the land.		
Table E2 Standards for property access.		indards for property access.	The ATFS accredited person has issued Certificate No. 001/7673 dated 11 November 2020 and reports that the subdivision has the capability to comply with the requirements of Table E2 for property access.		
Table	Table E3 Standards for fire trails.		Not applicable. Fire trails not required.		

 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or 	 (b) The ATFS accredited person has issued Certificate No. 001/7673 dated 11 November 2020 and reports that a reticulated water supply complies with the relevant Table. (c) Satisfied by (b).
hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or	
/	
(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
A2	Not applicable.

		T
(a)	The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;	
(b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to	
	fire fighting, will be provided and located compliant with Table E5; or	
(c)	A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
E2	Airport Impact Management Code	Not applicable. Code not used in this planning scheme.
E3	Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversions of vegetation proposed.
E4	Change in Ground Level Code	Not Applicable. No change in ground level is proposed.
E5	Local Heritage Code	Not applicable. No local heritage schedule in this scheme.

E6 Hazard Management Code	Not applicable. Not within a landslip area.		
E7 Sign Code	Not applicable. No signage proposed.		
E8 Telecommunication Code	Not applicable. No telecommunications facilities proposed		
E9 Traffic Generating Use and Parking Code			
E9.2 Application of Code	Applicable. Applies to all use and development.		
E9.4 Exemption	Not exempt.		
E9.5 Use Standards			
E9.5.1 Provision for parking			
E9.5.1-(A1) Provision for parking must be:	(a) Compliant. Table E9A requires a 2 car parking spaces for		
(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 E9A;	a residential dwelling. Each lot has ample space for car parking requirements for residential use and development.		
(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;	(b)-(d) Not applicable to residential development.		
(c) parking spaces for people with disabilities at the rate of			

	one space for every 20 parking spaces or part thereof; and				
(d)	bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.				
E9.5.2	Provision for loading and unloading of vehicles	1			
E9.5.2	-(A1) There must be provision within a site for:	(a)	Not applicable to residential development.		
(a)	On-site loading area in accordance with the requirement in Table E9A; and	(b)	Not applicable to residential development.		
(b)	passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.				
E9.6 [E9.6 Development Standards				
E9.6.1	Road access				
E9.6.2	E9.6.2 Design of vehicle parking and loading areas				
E9.6.2	A1.1	Statement of Compliance to be issued by Road Authority.			
All development must provide for the collection, drainage and disposal of stormwater; and					

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 –

- (a) Be in accordance with AS/NZS 2890.1 (2004) Parking Facilities Off–Street Car Parking;
- (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities Off-Street Commercial Vehicles:
- (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities Bicycle Parking Facilities;
- (d) Be in accordance with AS/NZS 2890.6 Parking Facilities Off-Street Parking for People with Disabilities;
- (e) Each parking space must be separately accessed from the internal circulation aisle within the site:
- (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;

Not applicable.

Development is in a General Residential zone.

(g) Be formed and constructed with compacted sub-base and an all-weather surface.	
E9.6.2-(A2)	Not applicable. Site is zoned General Residential.
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.	
E10 Water and Waterways Code	Not applicable. Site is not within 30m of a watercourse.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues -

1 Proximity of sensitive use to Rural Resource zone boundary

The land at 17 Warreen Drive, Penguin is shown to be zoned General Residential under the *Central Coast s. 48 Planning Scheme 1993*, the *Central Coast Planning Scheme 2005* and the *Central Coast Interim Planning Scheme 2013*. This means the land has been, for some time, in close proximity to rural land and has long been intended for residential use and development.

The Scheme's Acceptable Solution for Clause 10.4.12–(A1)(a) states that a building containing a sensitive use must be contained within a building envelope determined by the setback distance from a zone boundary, as shown in the Table to this Clause. The setback distance from a Rural Resource zone boundary is 50m.

The subdivision proposal details a building envelope that would be 13m from a Rural Resource zone boundary.

The Schemes Performance Criteria for Clause 10.4.12-(P1) states that 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

Able to satisfy Criteria: The residential subdivision that forms Warreen Dive, Penguin is located at the western edge of the Penguin township. Refer to Aerial View in Annexure 4. It is considered unlikely that the construction of a future dwelling on Lot 1 would result in any conflict, constraint or interference in the activities and uses of the Rural Resource zone. However, to reduce opportunity for conflict, it is proposed a Part 5 Agreement be imposed on Lot 1 and Lot 2, advising current and future owners of the ongoing primary industry activity that would occur on the adjoining land.

(b) minimise likely impact from existing and potential use of land in the adjoining zone amenity of the sensitive use.

Able to satisfy Criteria: As outlined in comments above, it is considered unlikely that the proximity of the Rural Resource zone would result in negative impacts on the residential use

of land in Warreen Drive, due to the history of residential development in this area. However, to reduce opportunity for conflict, it is proposed a Part 5 Agreement be imposed on Lot 1 and Lot 2, advising current and future owners of the ongoing primary industry activity that would occur on the adjoining land.

2 Bushfire Hazard Management Plan

The Planning Scheme requires that for subdivision in an area identified as bushfire prone, a Bushfire Hazard Management Plan must accompany the application. The land at Warreen Drive, Penguin is identified as bushfire prone.

The development is acompanied by a Bushfire Hazard Management Report dated 11 February 2021 and Certificate No. 001/7673 dated 11 February 2021, and associated Bushfire Hazard Management Plan by Bruce Harpley, Accreditation No. BFP-140. The Bushfire Hazard Management Report states that the applicant has "in-principle" agreement with the landowner of 28 Warreen Drive that they enter into a Part 5 Agreement for bushfire hazard management.

A requirement of the Bushfire Hazard Management Plan, due to the proximity of the proposed Lot 1 building envelope to adjoining grassland, is that a fire hazard management area, 50m long and 15m wide, must be established on adjoining land at 28 Warreen Drive, Penguin. The permit will require that the adjoining landowner at 28 Warreen Drive, enters into a Part 5 Agreement under s.71 of the *Land Use Planning & Approvals Act 1993* in relation to hazard management of the adjoining land at proposed Lot 1, 17 Warreen Drive, Penguin.

3 Local Government (Building and Miscellaneous Provisions) Act 1993

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

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

4 Public Open Space Contributions Policy 2019

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

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

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

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

No requirement for the dedication of open space land has been identified by the Council in the assessment of the division of land in Warreen Drive. It is proposed that a cash-in-lieu contribution be applied for the additional Lot 1.

Referral advice -

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

Service	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to the Statement of Compliance from the Council in its capacity as the Road Authority and Stormwater Authority at Annexure 6.
TasWater	Submission to Planning Authority Notice - TWDA - 2020/02177-CC - dated 4 March 2021
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

Representations -

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

The representations are summarised and responded to as follows:

MATTER RAISED

RESPONSE

REPRESENTATION No. 1

As a resident of West Ridge Road for over twenty years, the representor opposes the development. Would be concerned if a dwelling was constructed adjacent to their existing dwelling and the impacts such would have on rural views and property values.

The land at 17 Warreen Drive has been intended for residential development prior to 1993, with the land zoned General Residential since that time.

Whilst some southern view may be lost due to future residential development, this is not a matter for the Planning Authority, if future development on proposed Lot 1 was to satisfy General Residential zone, Planning Scheme standards.

REPRESENTATION No. 2

TasFire has the following concerns with the Bushfire Management Plan (BHMP) and bushfire Certificate that have been provided with the application:-

1 The BFMP includes a hazard management area on land at 28 Warreen Drive. The property has not been referred to in the Bushfire Certificate.

Correct, the BFMP Certificate does not refer to the adjoining land at 28 Warreen Drive, Penguin. However, the BFMP does include the hazard management area on the Bushfire Hazard Management Plan, by PDA Surveyors, Reference No. 46082-1C, modified by Bruce Harpley BFP-140, under Bushfire Hazard Mangement Plan, Drawing No. 7396-1 dated 19 October 2020.

Further, the accompanying Bushfire Hazard Management Report (separate to the BHMP) details the "in -principal" support of the adjoining landowner and the need for a designated hazard management area on the land at 28 Warreen Drive, Penguin.

To satisfy Planning Scheme requirements, a Condition is to be placed on the Permit, requiring the

		hazard management area be applied to the adjoining land under a Part 5 Agreement. The BHMP Certificate will need to be amended by the TFS Accredited Person, under a Minor Amendment process, if the development application for subdivision is approved.
2	There is no evidence the owner of adjoining land consents to a Part 5 Agreement.	The Bushfire Hazard Management Report states the applicant has the support of the adjoining property owner to apply the hazard management area. Written consent is an Acceptable Solution of the Code, not a mandatory requirement. The fact that there is not written consent means that the matter is a discretionary matter before the Planning Authority.
		To satisfy Planning Scheme requirements, a Condition is to be placed on the Permit, requiring the hazard management area be applied to the adjoining land under a Part 5 Agreement. This is standard procedure where a hazard management area is required. If the adjoining landowner does not enter into the Part 5 Agreement, then the subdivision would not be able to proceed.
3	The bushfire certificate refers to three lots, not two.	Correct, the BFMP Certificate refers to three lots, not two. This would appear to be a 'carry over" from the first application submitted. Refer to the History section of this report. The BHMP Certificate will need to be amended by the TFS Accredited Person, under a Minor Amendment

		process, if the development application for subdivision is approved.
4	The bushfire Certificate does not identify the version number of the BHMP.	Correct, the BFMP Certificate does not state "Version 3" of the BHMP. This would appear to be a "carry over" from the first application submitted. Refer to the History section of this report. The BHMP Certificate will need to be amended by the TFS Accredited Person, under a Minor Amendment process, if the development application for subdivision is approved.
5	As the application does not include 28 Warreen Drive, any condition applied to a permit to impose a Part 5 Agreement would be an invalid condition.	Documentation supporting the application makes it clear that a hazard management area on adjoining land would be required for the subdivision to proceed. Written consent is an Acceptable Solution of the Bushfire Prone Areas Code, not a mandatory requirement. The fact that there is not written consent means that the matter is a discretionary matter before the Planning Authority.
		To satisfy Planning Scheme requirements, a Condition is to be placed on the Permit, requiring the hazard management area be applied to the adjoining land under a Part 5 Agreement. This is standard procedure where a hazard management area is required. If the adjoining landowner does not enter into the Part 5 Agreement, then the subdivision would not be able to proceed.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

Develop and manage sustainable built infrastructure.

CONCLUSION

The representation received does not contain sufficient merit to justify the addition of any restrictive conditions or refusal of the development.

The proposal is considered to satisfy the Scheme's relevant Performance Criteria. However, to manage any long-term impacts from bushfire hazard and primary industry activity of adjoining land, it will be necessary for Part 5 Agreements to be applied to each lot, addressing bushfire land management, and highlighting the potential use of adjoining land.

It is recommended that the application for Residential – subdivision – two lots – variation to setback of Lot 1 building envelope from Rural Resource zone boundary at 17 Warreen Drive, Penguin – Application No. DA2020338 be approved subject to the following conditions and notes:

- Development must be substantially in accordance with the Plan of Subdivision by PDA Surveyors, Reference No. 46082-2 dated 5 February 2021, unless modified by a condition of this Permit.
- The development must be in accordance with the Bushfire Hazard Management Report dated 11 February 2021 and Certificate No. 001/7673 dated 11 February 2021, by Bruce Harpley, Accreditation No. BFP-140.
- Prior to the sealing of the Final Plan of Survey, the owner(s) of adjoining land at 28 Warreen Drive, Penguin, identified as CT132284/1, must enter into a Part 5 Agreement with the Central Coast Council under Section 71 of the Land Use Planning and Approvals Act 1993.

The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:

- (a) a commitment by the landowner to the management of that portion of land on CT132284/1, 50m long and 15m wide, as shown on a Plan of Subdivision by PDA Sueveyors, Reference No. 46082-1C, modified by Bruce Harpley BFP-140, under Bushfire Hazard Mangement Plan, Drawing No. 7396-1 dated 19 October 2020, for bushfire hazard management purposes;
- (b) acknowledgement and consent to allow the current and future owners of Lot 1 to establish a legal means of access to 28 Warreen Drive, Penguin for bushfire management purposes; and
- (c) consent to the construction of a physical and lawful means of access to that portion of land on CT132284/1 for bushfire management purposes. This may be by establishment of a private access gate or by a right-of way from Warreen Drive to the bushfire hazard management portion of land.
- 4 Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against CT132284/1 with the Recorder of Titles, must be at the developer's expense.
- Works required under the Part 5 Agreement, including physical and lawful means of access from Lot 1 to that portion of land on CT132284/1 for bushfire management purposes, must be completed prior to the sealing of the Final Plan of Survey.
- The development must be in accordance with the conditions of TasWater's "Submission to Planning Authority Notice" TWDA 2020/02177–CC dated 4 March 2021.
- The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 26 February 2021 issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
- 8 Prior to the sealing of a Final Plan of Survey, TasNetworks is to advise that an electricity supply is available to the boundary of Lot 1 and no additional installations are required by the developer.

- Prior to the sealing of the Final Plan of Survey, a Part 5 Agreement with the Central Coast Council under Section 71 of the *Land Use Planning and Approvals Act 1993* is to be applied to Lot 1 and Lot 2. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) The Part 5 Agreement must acknowledge the 24 hours a day, 365 days a year resource development activities and operations that may occur on adjoining land to the south at 28 Warreen Drive, Penguin (CT132284/1) and to the west at 89 West Ridge Road, Penguin (CT41418/1) and make reference to matters contained in the *Primary Industry Activities Protection Act 1995*.
- 10 Execution of the Part 5 Agreement, including the drafting and registration of the Agreements against Lot 1 and Lot 2, with the Recorder of Titles, must be at the developer's expense.
- A cash-in-lieu of public open space contribution of \$1,165.60 representing 5% of the unimproved value of Lot 1 must be paid prior to the sealing of the Final Plan of Survey.

Please note:

- A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.'

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 Manager Land Use Planning's report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the application for Residential – subdivision – two lots – variation to setback of Lot 1 building envelope from Rural Resource zone boundary at 17 Warreen Drive, Penguin – Application No. DA2020338 be approved subject to the following conditions and notes:

- Development must be substantially in accordance with the Plan of Subdivision by PDA Surveyors, Reference No. 46082-2 dated 5 February 2021, unless modified by a condition of this Permit.
- The development must be in accordance with the Bushfire Hazard Management Report dated 11 February 2021 and Certificate No. 001/7673 dated 11 February 2021, by Bruce Harpley, Accreditation No. BFP-140.
- Prior to the sealing of the Final Plan of Survey, the owner(s) of adjoining land at 28 Warreen Drive, Penguin, identified as CT132284/1, must enter into a Part 5 Agreement with the Central Coast Council under Section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) a commitment by the landowner to the management of that portion of land on CT132284/1, 50m long and 15m wide, as shown on a Plan of Subdivision by PDA Sueveyors, Reference No. 46082-1C, modified by Bruce Harpley BFP-140, under Bushfire Hazard Mangement Plan, Drawing No. 7396-1 dated 19 October 2020, for bushfire hazard management purposes;
 - (b) acknowledgement and consent to allow the current and future owners of Lot
 1 to establish a legal means of access to 28 Warreen Drive, Penguin for bushfire management purposes; and
 - (c) consent to the construction of a physical and lawful means of access to that portion of land on CT132284/1 for bushfire management purposes. This may be by establishment of a private access gate or by a right-of way from Warreen Drive to the bushfire hazard management portion of land.
- 4 Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against CT132284/1 with the Recorder of Titles, must be at the developer's expense.
- Works required under the Part 5 Agreement, including physical and lawful means of access from Lot 1 to that portion of land on CT132284/1 for bushfire management purposes, must be completed prior to the sealing of the Final Plan of Survey.
- The development must be in accordance with the conditions of TasWater's "Submission to Planning Authority Notice" TWDA 2020/02177-CC dated 4 March 2021.

- The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 26 February 2021 issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
- Prior to the sealing of a Final Plan of Survey, TasNetworks is to advise that an electricity supply is available to the boundary of Lot 1 and no additional installations are required by the developer.
- Prior to the sealing of the Final Plan of Survey, a Part 5 Agreement with the Central Coast Council under Section 71 of the *Land Use Planning and Approvals Act 1993* is to be applied to Lot 1 and Lot 2. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) The Part 5 Agreement must acknowledge the 24 hours a day, 365 days a year resource development activities and operations that may occur on adjoining land to the south at 28 Warreen Drive, Penguin (CT132284/1) and to the west at 89 West Ridge Road, Penguin (CT41418/1) and make reference to matters contained in the *Primary Industry Activities Protection Act 1995*.
- Execution of the Part 5 Agreement, including the drafting and registration of the Agreements against Lot 1 and Lot 2, with the Recorder of Titles, must be at the developer's expense.
- 11 A cash-in-lieu of public open space contribution of \$1,165.60 representing 5% of the unimproved value of Lot 1 must be paid prior to the sealing of the Final Plan of Survey.

Please note:

- A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works."

INFRASTRUCTURE SERVICES

10.8	Infrastructure Services
	"There are no matters from the Infrastructure Services Department for decision at this meeting."

CORPORATE SERVICES

10.9 Statutory determinations

The Director Corporate Services reports as follows:

"A Schedule of Statutory Determinations made during the month of 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."

hedule of Statutor utes) be received."	(a copy being	appended to an	d forming

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	Local Government (Meeting Procedures) Regulations 2015 reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council Dulverton Waste Management Authority- Audit and Risk Committee - meeting held 24 February 2021 Dulverton Waste Management Authority Board - meeting held 24 February 2021	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	Local Government (Meeting Procedures) Regulations 2015 reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council Dulverton Waste Management Authority- Audit and Risk Committee - meeting held 24 February 2021	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential."
. Dulverton Waste Management Authority Board – meeting held 24 February 2021	

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.
- 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.
- 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 Youth Leadership Council Minutes of a meeting held in the Gnomon Room, Wharf Precinct Thursday, 25 February 2021 Commencing at 9.15am

Doc ID: 384057

1 PRESENT



Sandra Ayton (General Manager [CCC]); Melissa Budgeon (Community Wellbeing Officer [CCC]); Cr Philip Viney (Councillor/ Accountant/Ulverstone Lions Club); Aaron Meldrum (Beacon Foundation, Collective ed. [USC]); Mel Blake (Beacon Foundation, Collective ed. [USC]); Brodie Bonde, Lilly Knight and Matthew Brooks (Student Reps [USC]); Natalie Winchcombe (Teacher - North West Christian School [NWCS]); Alex Davidson and Karen Ling (Students Reps. - [NWCS]); Mathew Smart (Teacher - Penguin District School [PDS]); Brooke Maine, Noah Grey, Tyler Stretton and Brianna Stevens (Students Reps. - [PDS]);

Minute Taker: **Debra Lynch** (Community Service Assistant [CCC])



1 WELCOME and Acknowledgement of Country

Acknowledgement to Country read out by the General Manager, Sandra Ayton.

Sandra welcomed everyone to the meeting and asked each representative to introduce themselves to the meeting.



APOLOGIES/Introductions

Glen Lutwyche (Principal Ulverstone Secondary College [USC]); **Brayden Morton** (Principal North West Christian School [NWCS]); Glen Mace (Principal Leighland Christian School [LCS]); and Student Reps Leighland Christian School.

2.1 Letter of Resignation

Sandra read out a letter of resignation from Mike Walsh:

Thank you for your notice of the next meeting of the CC Youth Leaders Council.

Over the years the group has evolved into a highly efficient vehicle for the participating pupils to gain an insight into community life beyond their school campus.

It also gives students the opportunity to plan, organise and take part in their own events.



I think the time has come for me to stand aside from my involvement in the council. I do so with much regret but in the knowledge that the future of the council is in very safe hands.

Regards

Michael Walsh

Michael started on the Committee as a representative for the Leven Training Centre Inc. The committee thanked Mike for his contribution from the inception of the Youth Engaged Committee and moved that a letter of thanks be sent to him.

■ Mel Blake moved and Cr Phil Viney seconded, "That a letter of thanks be sent to Mike Walsh".

Carried

3 MINUTES OF THE PREVIOUS MEETING

■ Brodie Bonde moved, and Ebony McCoy seconded, "That the minutes of the meeting held on 19 November 2020 be approved".

Carried

4 OVERVIEW OF OBJECTIVES

Melissa Budgeon gave an overview of the objectives of the Youth Leaders Council. Melissa spoke on the following documents which have been placed in a booklet for the Student Representatives.

- . Terms and Reference
- Youth Leaders Council Mural
- . Key Actions for Focus Areas
- . Youth Leaders Council Graphic Charts

Mel Blake offered support from Collective ed. if student reps decide to go down the path of a Careers Event for 2021. The Collective ed. team would be very happy to support this by working with students to plan, organise and run this event. UTAS have also tentatively offered their support through involvement of their Associate Degree Business students who complete an events management component to their course. Collective ed. would also be happy to support Youth Voice Workshops and Youth Leadership Development via a session/s with Will Smith from JCP Empowering Youth.

5 OUTCOMES AND IDEAS FOR 2021 CALENDAR

There was discussion on what the student representatives would like to focus on in 2021. Students were asked to have discussion in their groups and put forward some ideas of what they would like meeting to consist of for 2021.

Penguin District School

- Career Expo Large space for students to attend and ask questions about career pathways.
- Raising Money or Awareness for a cause Open up to all schools to contribute. e.g. silent auction.
- Opportunities for Guest Speakers or Leadership Days for personal development.
- . Mental Health Still an issue for young people:
 - Something physical or doing something as a group;
 - Maybe involving professionals and workshops.

Ulverstone Secondary College

- Engage all Schools to work together;
- Local issues (network with other students from other regions;
- Combined youth leadership opportunities;
- More access across different schools;
- Career days:
- Doors to Mentors:
- . Youth Voice ways to express needs;
- Local camp/region;
- Youth camp;
- Open Mic Night To broaden leadership for youth groups. Feature guest speakers;
- Promotion of a Charity/fundraising event Pledge for a Plunge;
- Youth Voice Surveying students on local topical issues;
- . Guest speakers/Forums Youth leadership and youth pathways.

North West Christian School

- Local career expos;
- . Support mental health;
- Guest speakers;
- Fundraising event:
 - MND
 - Epilepsy
 - Autism
 - Cancer awareness.

6 Youth Leaders Council Meeting Housekeeping

2020 Youth Leaders Council Video – The video created at the end of 2020 was shared at the meeting – student reps were interviewed and shared their experiences of being a Representative on the committee. This video was presented to the December 2020 Council Meeting to the Councillors.

Central Coast Youth Leaders Council Facebook –In the video students recommended and suggested that a closed Facebook group be developed for interaction, connection and discussion outside of monthly meetings. A Closed Facebook Group can be more private than a Page since the creator has the option to make it closed. When a Group is closed, only those who have

been invited to the Group can see the content and interact with the information shared within it.

Students Representatives at the meeting were agreeable to a closed Facebook group as it provides a platform that students were comfortable in using. Before commencing a closed Facebook account for the group, it was also suggested to look at other avenues of communication.

Meeting Venues – Discussion was held around the meeting venues and determining whether it is suitable to resume visiting each of the schools. The meeting unanimously agreed that there be a change in days each month e.g., holding a meeting on a Wednesday or Thursday so that students' representatives do not miss the same class each month. Returning to schools every second month was agreed upon and the alternative months to use the Gnomon Room.

Students and teachers were advised to send in their recommended dates for a meeting to be held at their School. Currently North West Christian and Penguin District Schools have major renovations happening and it was suggested that these meetings could be held at the Dial Sports Complex Function Centre.

Timing of meetings - The meeting agreed that the start of the meeting be 9.15am and conclude at 10.15am.

Next meeting to be held at the Ulverstone Secondary College. Mel Blake to advise if the school will be available on 25 March.

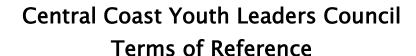
4 NEXT MEETING

The next meeting to be held on Thursday, 25 March 2021 at the Ulverstone Secondary College, commencing at 9.15am. To be confirmed.

As there was no further business to discuss the meeting concluded at 10.20am.

Doc Id: 382770







Objectives and delivery of the project

The project's vision is to produce a vibrant and cohesive Central Coast community with the capacity to and ownership of the need, to maximise the education, employment, training, and leadership pathway opportunities of its young people.



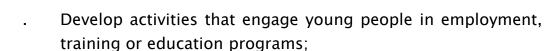
The Themes that guide the objectives are Youth Voice, Youth Leadership Development and Youth Pathways and Future Opportunities.

Role and Scope of the Youth Engaged Steering Committee

The role of the Central Coast Youth Leaders Council are to facilitate positive experiences in:



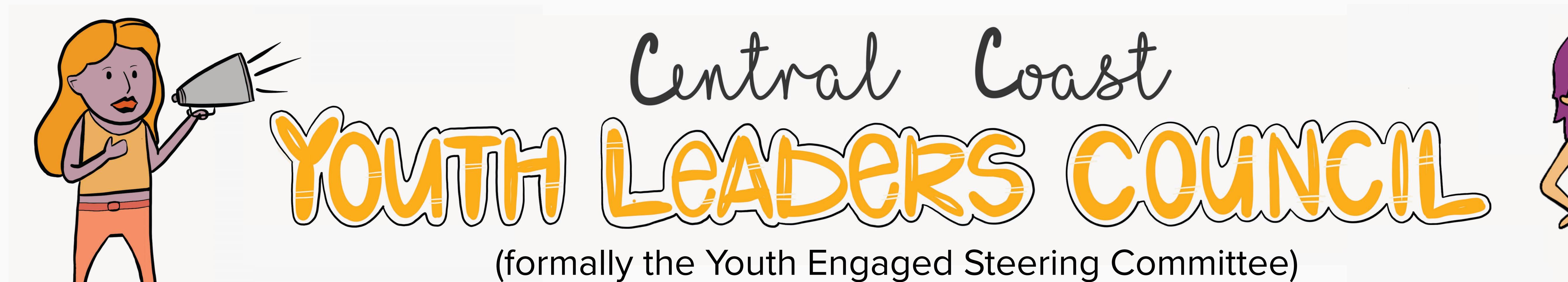
- . Coordinating and supporting existing relationships, initiatives and programs between schools and the business and community sectors;
- . Provide leadership opportunities in the development of new initiatives and programs, including mentoring in the workplace;





- Promoting leadership potential within the school and the broader community;
- creating an opportunity voice for youth of the Central Coast on community issues.

25th June 2020 9:15 - 10:30am



COUMCIL

Generally, young

people expressed both

a hope to return to

normal or even a

better future

YOUTH SURVEY

97%

said Covid -19 has

social life

impacted their

said their **mental**

health has been

impacted

Team A

Work Experience

use post its to map it out alongside the SMART







We are interested in

exploring how life is

different for young

people post Covid and

the shutdown?





AGENDA

Welcome, Introductions and apologies

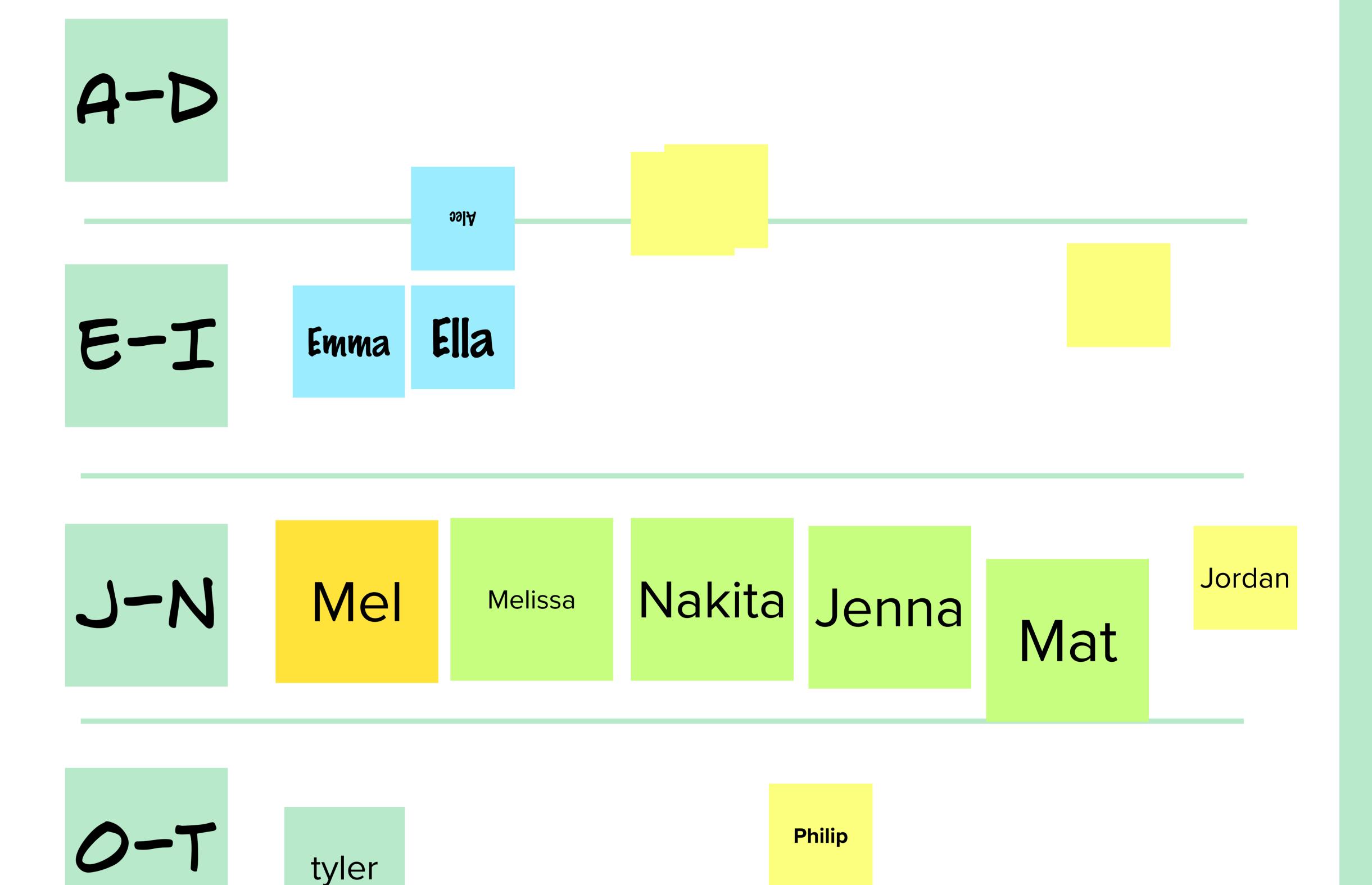
Introduction of MURAL

Minutes fo the previous meeting held on the 26th of February

Calendar - revisit - Melissa Budgeon

Next Meeting venue to be advised

MURAL



RE-CAP FROM LAST MEETING

Key actions for focus areas

Student Report Template







GENERALLY, YOUNG PEOPLE EXPRESSI BOTH A HOPE TO RETURN TO NORMAL EVEN A BETTER FUTURE.





Recap of the previous meeting

• New name, key focus areas - Sandra Ayton

Youth survey (circulated) - Shaun Conkie

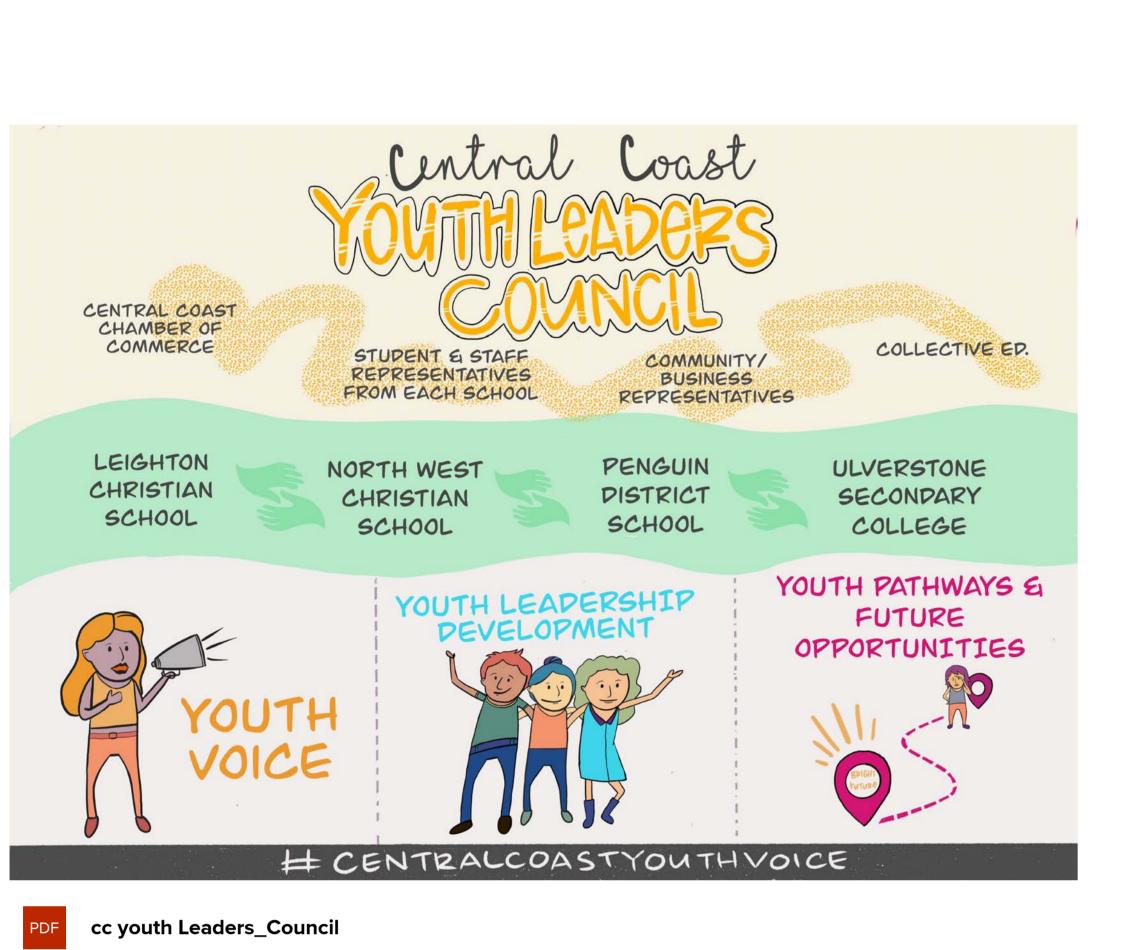
Workshopping - Key actions for focus area's - Melissa Budgeon

The next meeting to be held on Thursday 30 July 2020 - Starting 9:15am

リース

Name change - endorsement

Focus areas





This is what 29 Central ACTIONS Coast young people told

What ways could

we explore this with

young people into

Draft survey up and send to the schools for review by early next week - Mel note: survey should include description of who the Youth Leadership Council All schools to provide feedback on questions so it can be ready to email out before the end of next week - **Everyone**

All schools to provide feedback on questions so it can be ready to email out before the end of next week - Everyone

Collective ed. Central Coast Young People Survey Results My social life and other activities COVID 19 My work or search for work IMPACTS ON My mental health and wellbeing THEIR LIVES My hopes for the future My family or household income

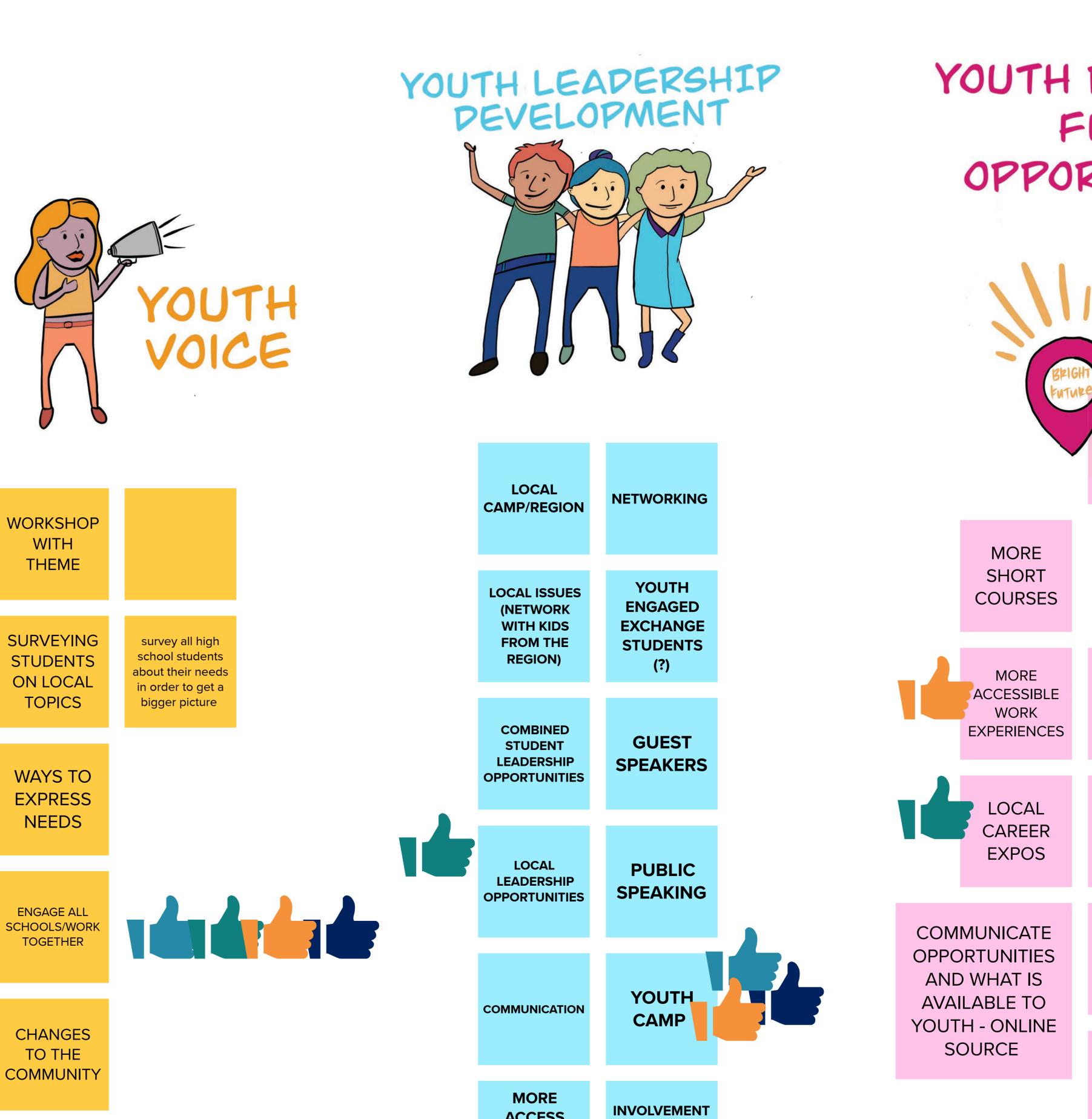
KEY ACTIONS FOR FOCUS AREAS

These actions were built out in February before Covid - 19 and the shutdown had impacted

How should this group think about the recovery phase of Covid?

Should we place a recovery lens over the ideas and

REFLECT ON: How can we build a vibrancy that engages



TASK

Take 5 minutes to review the ideas that were identified in the last meeting. Within your school groups review and

where should we focus efforts to support the community recovering from Covid?

Is there anything else to add is there anything missing?

Add a Thumbs up to the idea in each focus area that you think we move forward with

Voting session!

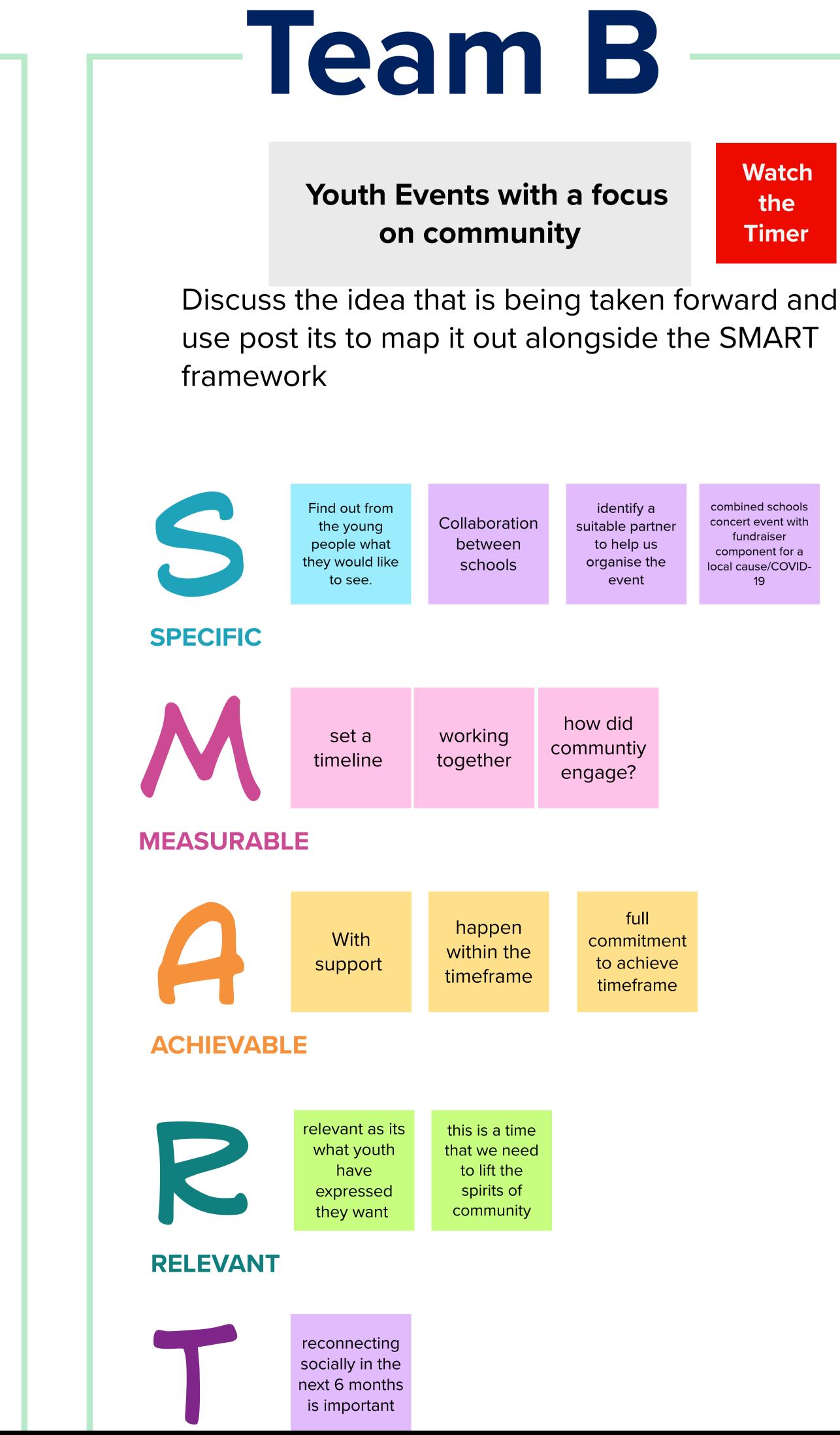
2 Ideas Moving Forward

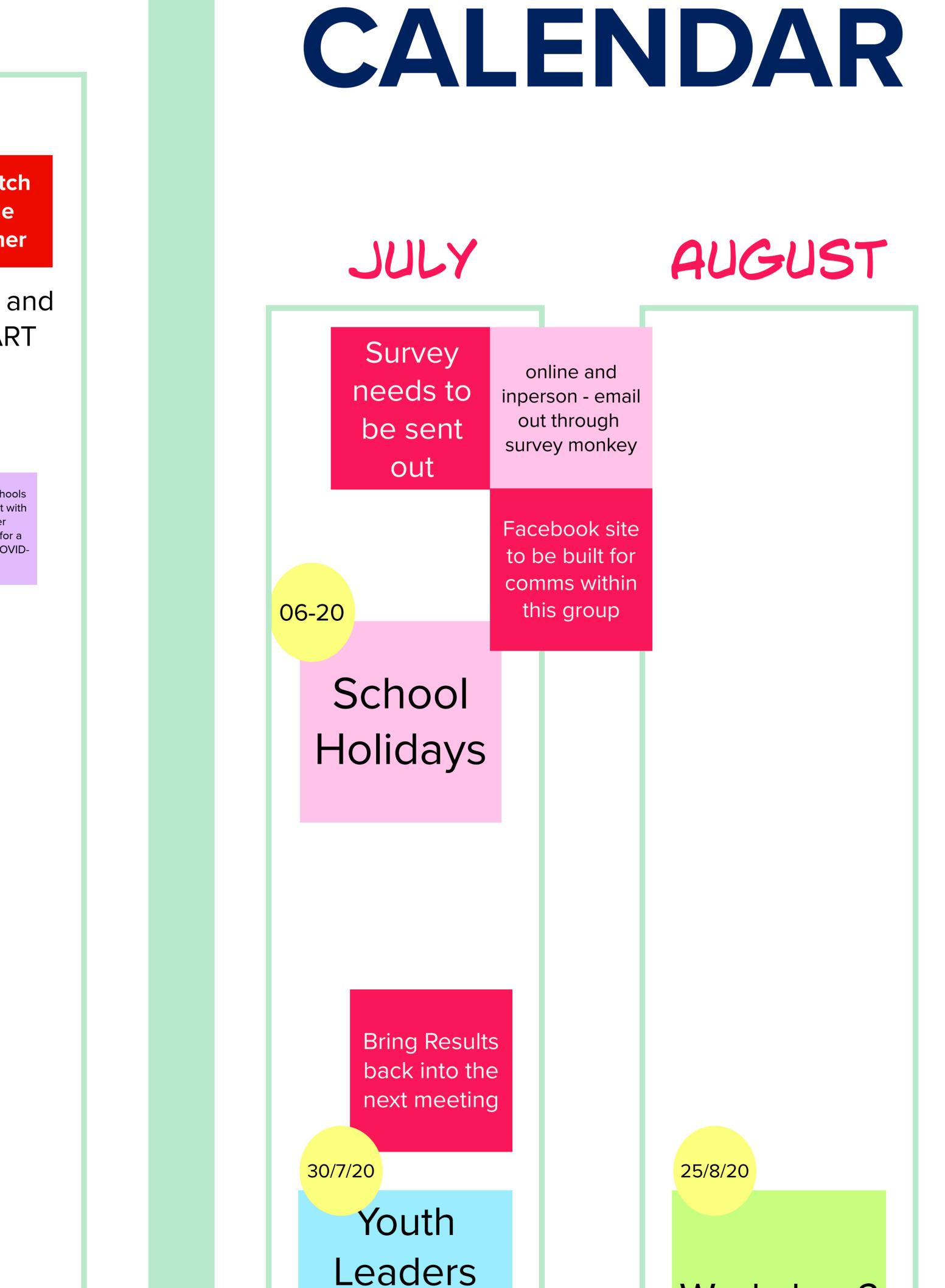
S.M.A.R.T GOALS

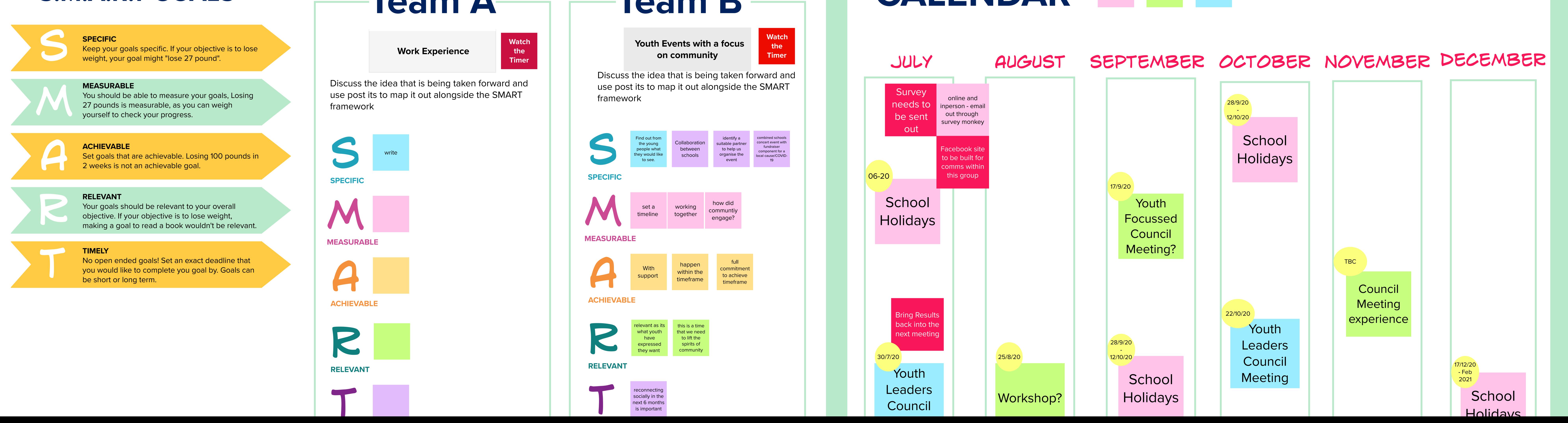


RELEVANT

No open ended goals! Set an exact deadline that







KEY ACTIONS FOR FOCUS AREAS

Youth Voice	Youth Leadership Development	Youth Pathways and Future Opportunities
❖ Workshop with theme	❖ Local camp / region	More short courses
 Surveying students on local topical issues 	Local issues (network with kids from the region)	❖ Career days
Ways to express needs	Combined student leadership opportunities	❖ Local career expos
Engage all schools/work together	Local leadership opportunities	More accessible work experiences
Changes to the community	❖ Communication	Communicate opportunities and what is
Public speaking	More access across different schools	available to youth – online source
	❖ Networking	❖ Ways to support mental health in
	CC Youth Engaged exchange students (?)	communities and school.
	❖ Guest speakers	Guest speakers / Forums
	❖ Public speaking	❖ Webinars?
	❖ Youth camp	Education completing year 12
	Involvement in youth groups or clubs	❖ Work experience
		School-based traineeships
		❖ Doors to Mentors

Central Coast YOUTH LEADERS COMMON

CENTRAL COAST CHAMBER OF COMMERCE

STUDENT & STAFF REPRESENTATIVES FROM EACH SCHOOL

COMMUNITY/ BUSINESS REPRESENTATIVES COLLECTIVE ED.

LEIGHLAND CHRISTIAN SCHOOL



NORTH WEST CHRISTIAN SCHOOL



PENGUIN DISTRICT SCHOOL



ULVERSTONE SECONDARY COLLEGE



YOUTH LEADERSHIP DEVELOPMENT



FUTURE OPPORTUNITIES



CENTRALCOASTYOUTH VOICE



Doc ID.: 384021

Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall Thursday, 25 February 2021 commencing at 4.04pm

1 PRESENT

Community Representatives: Andrew Leary, Rod Priestley, Merryn Gilham, Elaine Eiler,

Tim Horniblow, Clynton Jaffray and Susan Spinks

Central Coast Council (CCC) Representatives:

Sandra Ayton (General Manager), Paul Breaden (Director Infrastructure Services) and Simon Angilley (Manager Community Development)

Minute Taker: Deb Lynch (Admin Assistant - Community Services)

Sandra welcomed Clynton Jaffray to his first meeting of the group.

2 APOLOGIES: Allison Kable

3 MINUTES OF PREVIOUS MEETING

■ Tim Horniblow moved, and Elaine Eiler seconded, "That the minutes for the meeting held on 26 November 2020 be confirmed as a true and correct record.

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

a Railway Bridge and Shared pathway progress

Paul Breaden provided a report on the shared pathway:

. The project for the pathway on the old Forth River railway bridge is about to commence any time.

b Turners Beach 7 Day Make Over

Sandra provided a report on 7 Day Make Over meeting.

. The meeting went well once things settled and people commenced asking questions.

There were concerns with the disappointing tone of the meeting at times and hoped that the poor behaviour by one resident did not reflect on the Turners Beach community. Sandra reassured the meeting that

Council and the Creative Communities facilitator, along with the Turners Beach community remain keen and excited to continue with the Makeover.

Noted that the 7 Day Make Over was born out of the community consultation done re the review of the Council's strategic plan a couple of years ago.

Sandra explained the process and encouraged everyone – including all their interested contacts – to come along to help:

- Saturday 20 March- Ideas Generations and
- Sunday 21 March Project Planning
- Monday 23 to Friday 26 March Makeover
- Saturday 27 March Launch Party

c Brick Retaining Wall

Paul reported the building team have looked at the retaining wall at the hall and will assess the task and cost. Susanne question will the steps that lead straight onto the road be put back in the same spot. She felt that these are a hazard, and they should be removed for safety reasons. Paul would look at the design and possibility of removing the steps.

d Hall Caretaker for Turners Beach

The previous caretaker had successfully delivered the hall cleaning and bookings tasks for many years. It is intended that those tasks continue with the role.

Council are reviewing the formal descriptions and requirements of the position to ensure they meet current statutory and WHS requirements.

Anticipated that expressions of interest for the role will occur prior to next meeting.

e Leith Overpass

State Growth are currently in a one-on-one consultation with phase affected landowners in the area. A Pathway will be included in the new Leith overpass at the design stage. Intent is to go out with design for community consultation. It is hoped that works will commence within 2021.

5 MATTERS FOR CONSIDERATION

5.1 COUNCIL UPDATE

Paul advised there has been a work crew scheduled to top up the gravel in the parking area near the park outside La Mar Cafe.

Paul advised that expression of interest from community members to participate on a working group to assist in creating an integrated pathway, street scaping and management plan for the Turners Beach to north of the Bass Highway is still opened. It was asked of the committee if any of the members of the Turner Beach Community Group would consider representing the group.

It hoped that this group would have a good representation from community and business. Andrew Leary advised he is happy to represent the Turners Beach Community Representative Committee Application can be done through the expressions of interest process by emailing isadmin@centralcoast.tas.gov.au

5.2 COMMUNITY UPDATE

a Merryn Gilham

Speed Limit of 60 Kph in Blackburn Drive – The request for lowering the speed limit in Blackburn Drive, Turners Beach particularly near the Berry Patch will be passed onto the Traffic Management Committee for assessment. Traffic monitor counters to be placed in area.

Action: To be included on the next agenda for the next meeting.

a **Andrew Leary**

Clayton Rivulet – Community concern on the development that is under way on the rivulet edge by the developer. Council has already approached the developer concerning his action.

Sandra advised that Council has sent the developer a letter and meeting has been arranged with the developer to discuss. He is willing to work with the Council. The Council will discuss a development application.

The meeting has concerns with the demolishing habitat for the animals that use the area and a portable toilet which maybe leaking sewerage into the rivulet.

b Tim Horniblow

Two new members have joined the Friends of the Dunes group. The access to the beach near LaMar Café, west of the platform, has eroded away.

There are concerns regarding the sandbag erosion at the mouth of the Forth River. Can the bags be topped up.

Action: Paul Breaden to inspect the Forth River sandbags and beach walkway which may have an erosion problem.

c **Andrew**

Access for mobility equipment e.g., wheelchairs - Andrew requested if the Council would look at mobility access onto the beach from any of the beach accesses.

Action: Paul to investigate this and see what the standards are.

Beach Board Walk - The board walk access onto the beach near the old service station site is starting to rot, can the Council assess and budget for repairs.

Action: The Council will assess the walkway.

d Merryn Gilham

Community Library – Merryn mentioned the construction of a community library and if this would be considered. Recommend this would be a suggestion for the 7 Day Make Over.

e Susan Spinks

Susan reported there has been vegetation cut down on the Dunes near the access across from LaMar Café. Something similar has happened before in this area.

Action: The Council will investigate.

6 OTHER BUSINESS

Nothing to report.

7 NEXT MEETING

As there was no further business to discuss, the meeting closed at 5.15pm. The next meeting of the Committee will be held on Thursday, 27 May 2021 at 4.00pm at the Turners Beach Hall.



Central Coast Community Shed Management Committee General Meeting – Minutes of Meeting held at the Community Shed Monday, 1 March 2021 commencing at 1.00pm

Doc. ID: 384027

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie (Chair), Steve Ponsonby, David Dunn, Ken Haines,

Ian Hardstaff, Russell Game, Jan Roles, John Klop, Steve O'Grady, Kerry Hays, David Dunn, Ian Hardstaff, Laine Willis, Barry Purton,

and Norm Frampton

Apologies: John Deacon

Coordinator Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

■ Ken Haines moved, and Ian Hardstaff seconded, "That the minutes of the general meeting held on Monday, 1 February 2021 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Shed extensions - Footings to be poured on Thursday this week, building works to start Monday 8th March.

Closing of the Shed - Discussion on the need to move all stored items out of the area, using limited space in the main common area to store items. It was agreed it is necessary for the Shed to be closed during the period of Monday 8 March, and to reopen on Monday 22 March. This date will be advertised.

School groups have started – Four groups from West Ulverstone Primary School and four from Ulverstone Primary School. Ladies still not set up to work with the schools. Waiting on working with Vulnerable Persons Cards to be confirmed as up to date. Anyone who needs this, can see Barry Purton and he will assist with the process.

Thursdays at the Shed - A meeting of the Care Beyond Cure Committee will be at the Shed in the community space this Thursday at 12.30pm to confirm arrangements for the Coffin Club group and moving forward how we work together at improving utilisation of the space. Noted - the other parts of the Shed will be closed due to work on the footings for the refurbishments.

First Aid training – has been arranged thru St Johns for the 16 March, to be held at the Soccer rooms along from the Community Shed commencing at 8.45am – 4.00pm. Participants to register with Barry Purton.

4 FINANCIAL REPORT (as attached)

The meeting resolved that the Financial Report be accepted.

Utilisation

- Men's Shed days 442, average 34 per day.
- Women's Shed days 73, average 18 per day, 8 on the waiting list.
- Coffin Club 10, average 2 per day.

5 GENERAL BUSINESS

Women's Group - Currently has 28 on the books, and 8 waiting for a space to be able to participate at the Shed.

Equipment – The Mens group has been able to obtain some more second-hand hospital beds to make into adjustable workbenches. These will be a welcomed addition to the renovated space and assist in creating great workspaces.

Cleaning at the Shed - It was raised again that many of the same people are not cleaning up their workspace prior to leaving the shed. This also goes for the kitchen space, tables, and chairs. A reminder will be made at the next morning tea gathering.

Invitation – Norm Frampton suggested that it may be worthwhile contacting the Service Clubs and inviting them to see what the Shed has been up to.

Day Trips – A day trip was arranged by the Mens Group where a group visited Railton to look through the Cement works. Lunch was provided by Cement Australia. A great day was had by all the attendees. Thanks to those that made the arrangements for a great surprise adventure.

Working with Vulnerable Persons Card - All card numbers/holders to be registered. The cards are now valid for five years.

10 Year Celebrations - The Shed has been opened for 10 years, and a celebration is being planned for the 30 April 2021. Melissa will develop some promotional material on the birthday. Invitations to attend to be sent out to past members and supporters of the Community Shed.

TSMA NW Sheds gathering - To be held on 26 March, a get together of North West sheds will be held here at the Ulverstone Community Shed.

Shed Safety – A recheck of all users of equipment will be undertaken in the coming month. In a recent AMSA article it mentions that a person using a machine is ideally signed off each 12 months, in order for that machine to be used effectively and safely. A nominated supervisor to be appointed to undertake this role of machinery competency.

Council Induction – Melissa to arrange a Council volunteer induction for all supervisors (a refresher for some volunteers) with Tony King.

6 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.01pm. The next meeting will be held on 12 April 2021 commencing at 1.00pm.



Central Coast Community Shed - Financial Statement 2020-2021

as of 28 February 2021

Revenue	Estimates	Actual
11413.03	\$	<i>\$</i>
Membership Fees	3,000.00	994.54
Groups	1,000.00	0
Material Donations	-	0
Project Donations	2,000.00	736.36
GST allocation	-	0
Estimate -	\$6,000.00	\$1,730.90

Expenditure		Estimates	Actual
11481			
	Aurora	_	_
	Telstra/Internet	1,000.00	286.51
	Office/cleaning	100.00	79.05
	Testing and tagging	1,200.00	493.50
	Petty Cash	800.00	97.09
	Training – 1st Aid	500.00	87.08
	Membership – AMSA, TMSA	100.00	125.00
	Insurance	200.00	190.60
	Repairs and Maintenance	2,000.00	925.40
	Safety Equipment	500.00	68.12
	Project Materials	3,500.00	_
	Water/Sewage	100.00	9.56
	Lathe	-	1,818.18
	Air Filter	-	2,452.09
	Estimate	\$10,000.00	\$6,632.18



SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO MAYOR AND COUNCILLORS

Period: 16 February to 15 March 2021

- . A letter raising concerns regarding the Penguin boat ramp being unusable at low tide and during easterly weather Queries options for emergency launches
- . An email advising of the upcoming Primary Prevention professional development opportunities and a request to distribute to Councillors
- . An email regarding the Nietta Hydro Scheme and the Upper Castra Rivulet
- . An email providing the proposal for Anzac Day services in 2021
- . A letter seeking clarification on who is responsible for the removal of a shipping container that is still in the Forth River from the 2016 floods.

Sandra Ayton GENERAL MANAGER

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



SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL

Period: 16 February to 15 March 2021

Documents for affixing of the common seal under delegation

. Final Plan of Survey, Part 5 Agreement and Schedule of Easements 49 & 57 White Hills Road, Penguin Application No. DA2020140 Certificate of Title Volume 2051943 Folio 1

Sandra Ayton
GENERAL MANAGER

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



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 16 February to 15 March 2021

Contracts

. Contract /HIVE2021-01

Push Start VR

For the design, supply install and commission of an immersive dome audio visual system for room 2.11 Planetarium on Level 2 at the Hive, Ulverstone.

Contract Amount: \$230,000.00 (inc. GST)

. Contract for Sale of Real Estate in Tasmania Part of 159 Top Gawler Road, Gawler

Property Identifier Number: Part 1510248

Title Reference: Part 241627/1 Purchase price \$1500.00

Agreements

. Grant Deed Agreement

Department of Communities and Central Coast

Approved purpose: contribution towards the construction of the Ulverstone Cultural Precinct – 109 Reibey Street, Ulverstone

Grant value: Instalment 1 - \$1,250,000 (ex. GST)

. Grant Deed Agreement

The Crown in Right of Tasmania (represented by the Department of State Growth) and Central Coast Council Safer Rural Roads Program 2020–2021

Approved purpose: Widen seal where necessary and form shoulders – Remove hazardous trees – Install warning signage including CAMS – Curve warning signage with advisory speed – Line markings and guideposts

- Formalise intersections on Nine Mile Road in West Pine

Grant value: \$75,000.00 (ex. GST)

. Grant Agreement

Department of Infrastructure Transport Regional Development and Communities and Central Coast Council Local Roads and Community Infrastructure Program - Phase 2 (inc. project

Local Roads and Community Infrastructure Program – Phase 2 (Inc. project

nomination form)

Grant value: \$1,091,071 (ex. GST)

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

Unit 12 Cooinda 35-37 Main Street Ulverstone

Commencement date: TBC

. Residential Agreement

Unit 10, and Garage 3, Annlyn 25-29 Lovett Street, Ulverstone

Commencement date: 26 March 2021

. Grant Deed Agreement

The Crown in Right of Tasmania (represented by the Department of

State Growth) and Central Coast Council

Bridges Renewal Program Round 5 - Gawler River Bridge renewal

Grant value: \$1,400,000 (ex. GST)

Date: 15 January 2021 to 30 June 2022

. Grant Deed Agreement

The Crown in Right of Tasmania (represented by the Department of

State Growth) and Central Coast Council

Vulnerable Road User Program 2020-2021

To install a central refuge island on South Road Penguin

Grant value: \$70,000.00 (ex. GST)

. Lease Agreement

Central Coast Council and Knight Frank

Part 4 Formby Road, Devonport

Property Identifier Number: 2912599

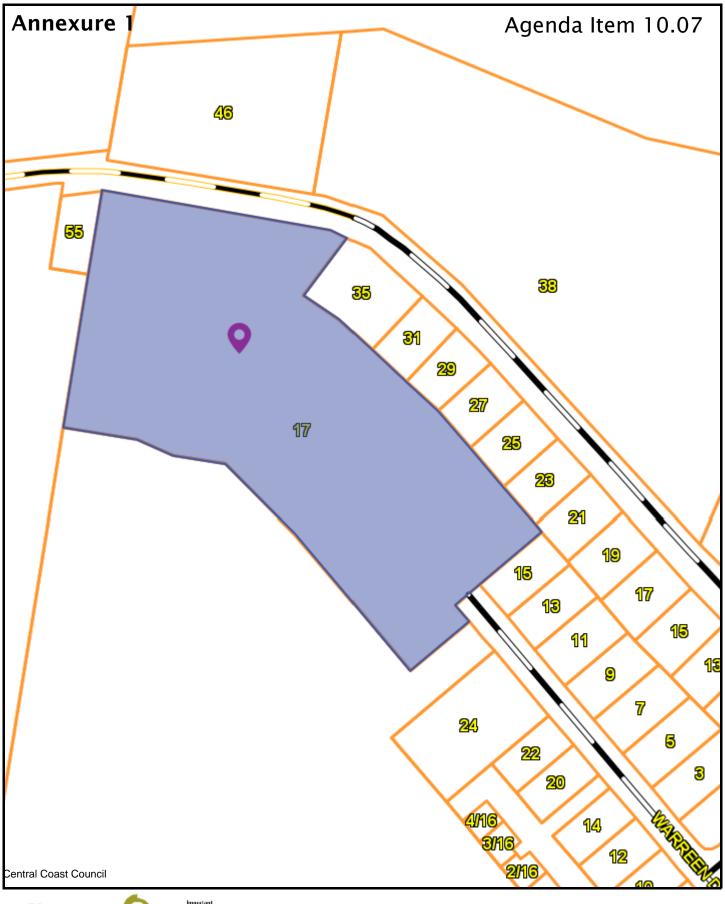
Title reference: 153113 Folio 4

Site Plan -- Part Building Lease -approx. 442 sqm

Lease term: 15 March - 15 December 2021

Sandra Auton

GENERAL MANAGER



50 m

Scale =

1:1776.600



CENTRAL COAST COUNCIL

Central Crast Council
19 thing Edward 2:
User riches
126.7915
Telephone 02: \$459,8000
from riches 10: \$459,8000
from riches 10: \$459,8000

Unsectionment

This map is not a precise convey deturned by two ways to be a format should control responsibly to any statement the preparation of the large previous, commerciant details on responsibly to any example, and any anabodic or resonance. The information contained within this aim is no potential representation only, 10 not posts. Accounts resonance though the undertailed by cavely.

© Terror Count 2000.

© Introd Count 2000.

17 WARREEN DRIVE, **PENGUIN** DA2020338

21-Dec-2020

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



Office Use Only Land Use Planning and Approvals Act 1993 Application No VA Central Coast Interim Planning Scheme 2013 PLANNING PERMIT APPLICATION Fee \$ Permitted Discretionary NPR Use or Development Site: **Site Address** 17 Warreen Drive Penguin 7316 Certificate of **Title Reference** 1364074/1 **Land Area** Heritage Listed Property Applicant/s **First Name** Middle Name Surname or Company name Mobile PDA Surveyors obo Michael O'Brien **Postal Address: Phone No:** 6431 4400 6 Queen Street Burnie 7320 **Email address:** pda.bne@pda.com.au Please tick box to receive correspondence and any relevant information regarding your application via email. Owner (Note - if more than one owner, all names must be indicated) First Middle **Tammy** Lynn Name Name O'Brien 0417 542 115 Surname **Phone No** Postal Address: 7316 17 Warreen Drive Penguin

"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 (plass submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$\frac{25,200}{2}\$ Stimate/ Actual Total floor area of the development — \text{include all works on site such as outbuildings, sealed driveways and fencing)} Notification of Landowner If land is NOT in the applicant's ownership I, Adrian Eberhardt — , 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 — \text{Date} \text{ Date} \text{ \text{121102020}} If the application involves land within a Strata Corporation I, declare that the owner/each of the owners	PERMIT APPLICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
Proposed Use General Residential Use Class Office use only "Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation. Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$\frac{25000}{2}\$. Stimper/ Actual Total floor area of the development	"USE" is the purpose or manner for which land is utilised.	separate documents)
Command Comm		
"Development" is the works required to facilitate the proposed use of the lond, including the construction or olteration or demolition of buildings and structures, signs, any change in ground level and the cleaning of vegetation. Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$	General Residential	
"Development" is the works required to facilitate the proposed use of the lond, including the construction or olteration or demolition of buildings and structures, signs, any change in ground level and the cleaning of vegetation. Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$		
"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demailition of buildings and structures, signs, any change in ground level and the cleaning of vegetation. Proposed Development (Jelease submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$\frac{25,000}{25,000} \frac{25,000}{25,000} \fra		
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). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$	office ase any	
buildings and structures, signs, any change in ground level and the clearing of vege totion. Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Subdivision to 4 Lots Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$	"Development" is the works required to facilitate the proposed	use of the land including the construction or alteration or demolition of
Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$		
Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$		
Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing) \$	separating A4 documents & forms from A3 docume	ents).
\$	Subdivision to 4 Lots	
\$		
\$		
\$		
\$		*
\$		
\$		
\$		
\$		
\$	Value of the development — (to include all works on	site such as authoritaines, spaled driveweys and fancing)
Notification of Landowner If land is NOT in the applicant's ownership I, Adrian Eberhardt , 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		site such as outbuildings, sealed differency's and ferbing
Notification of Landowner If land is NOT in the applicant's ownership I, Adrian Eberhardt , 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	\$ ^{25,000} Estimate/ Actual	
Notification of Landowner If land is NOT in the applicant's ownership I, Adrian Eberhardt , 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	Total floor area of the development	m^2
If land is NOT in the applicant's ownership I, Adrian Eberhardt , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners	Total noor area of the development	
If land is NOT in the applicant's ownership I, Adrian Eberhardt , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners		
If land is NOT in the applicant's ownership I, Adrian Eberhardt , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners		
If land is NOT in the applicant's ownership I, Adrian Eberhardt , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners	Niekifiankiau af Laudauuru	
I, Adrian Eberhardt , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners	Notification of Landowner	
the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, declare that the owner/each of the owners	If land is NOT in the applicant's ownership	
the land has been notified of the intention to make this permit application. Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation , declare that the owner/each of the owners	Advisor Charles	
Signature of Applicant Date 12/10/2020 If the application involves land within a Strata Corporation I, , declare that the owner/each of the owners	D. NASSER AND S. MILLION STORY S. DELL STANS	
If the application involves land within a Strata Corporation , declare that the owner/each of the owners	the land has been notified of the litterition to make	сти регил аррисатоп.
, declare that the owner/each of the owners	Signature of Applicant	Date 12/10/2020
	If the application involves land within a Strata	a Corporation
of the body corporation has been notified of the intention to make this permit application.		
Signature of Applicant Date	Signature of Applicant	Date

If the application involves land owned or admir	nistered by the CENTRAL COAST COUNCIL
Central Coast Council consents to the making of this	permit application.
Conoral Managars Signatura	Data
General Managers Signature	Date
If the permit application involves land owned	or administered by the CROWN
l,	the Minister
responsible for the land, consent to the making of t	
Minister (Signature)	Date
	Central Coast Council or by a State government agency, the consent onsible for Crown land must be provided at the time of making the e Council or the Minister responsible.
Applicants Declaration	
Adrian Ehorbardt	
I/ we Adrian Eberhardt declare that the information I have given in this r	permit application to be true and correct to the best of
my knowledge.	
14///	
Signature of Applicant/s / 100	Date 12/10/2020
Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$

TOTAL

Validity Date



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
136407	1
EDITION	DATE OF ISSUE
3	12-May-2003

SEARCH DATE : 12-Oct-2020 SEARCH TIME : 07.17 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Sealed Plan 136407

Derivation: Part of Lot 5712 (64 Acres) Gtd to W. Russell

Prior CTs 125681/1 and 125681/2

SCHEDULE 1

C353437 TRANSFER to TAMMY LYNN O'BRIEN Registered 05-Feb-2002 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 136407 EASEMENTS in Schedule of Easements

SP 125681 SP 136407 COVENANTS in Schedule of Easements

SP 13004 & SP 125681 FENCING COVENANT in Schedule of Easements

SP 125681 SEPTIC TANK NOTIFICATION

C395617 NOTICE: This Folio is affected as to amended

easements/covenants pursuant to Request to Amend No

C395617 made under Section 103 of the Local

Government (Building and Miscellaneous Provisions)

Act 1993. Search Sealed Plan No 136407

C450660 MORTGAGE to Australia and New Zealand Banking Group

Limited Registered 12-May-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

E237587 DISCHARGE OF MORTGAGE C450660 Lodged by SAIG ANZ Account on 09-Oct-2020 BP: E237587



FOLIO PLAN

RECORDER OF TITLES



EARLY

I SSVE

OWNER G.M. & T.M. BUGEJA

FOLIO REFERENCE CT125681-1 CT125681-2

GRANTEE PART OF LOT 5711, 72A-2R-0P, WILLIAM RUSSELL, PUR

(SP6337)

PLAN OF SURVEY

BY SURVEYOR MR M.A.C. LESTER LESTER FRANKS & CO PTY LTD

TOWN OF PENGUIN

SCALE 1:1500 LENGTHS IN METRES

REGISTERED NUMBER SP136407

APPROVED EFFECTIVE FROM

- 6 NOV 2001

Alice Kawa Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 104 (4244-11)

LAST UPI No. EXF34

FFN 95 FFN 96

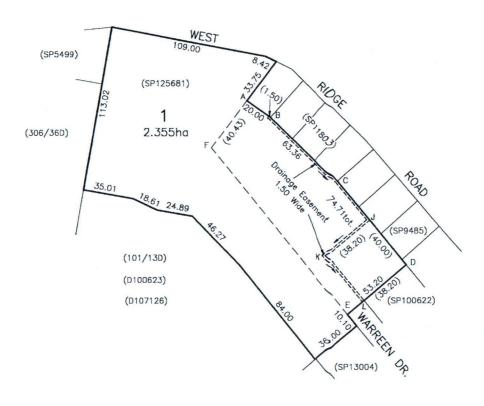
LAST PLAN No. SP12568 1

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

COMPILED PLAN

Lot 1 is compiled from SP125681

(SP106890)



Search Date: 12 Oct 2020

Search Time: 07:17 AM

Volume Number: 136407

Revision Number: 02

Page 1 of 1



SCHEDULE OF EASEMENTS

RECORDER OF TITLES





SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS

& MORTGAGEES OF THE LAND AFFECTED.

SIGNATURES MUST BE ATTESTED.

Registered Number

SP

136407

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

Let 1 on the plan is subject to a right of drainage for Central Coast Council over the Drainage Essement 1.50 wide marked KL on the plan.

Easement:

Lot 1 is Subject To a right of drainage (appurtenant to Lots 11 to 14 on Sealed Plan No. 11803) over the "Drainage Easement 1.50 Wide" shown on the plan. marked BCJK.

Covenants:

The owner of Lot 1 covenants with the Central Coast Council to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereofito observe the and the benefit shall be in favour of the said Central Coast Council. following stipulation:-

Not to creet any building on the Covenantor's Lot other than within the area marked A B C D E F. Not to erect any building for which the Council requires a Connection to the Council's sewage system on the Coverenton's Lot, other than within the area marked AB, C, D, E, F

SIGNED by George Michael Bugeja and Therese Maree Bugeja the registered proprietors of the land comprised in folios of the Register Volume 125681 folio 1 and Volume 125681 Folio 2 in the presence of:

Covenant has been deleted and new stipulation inserted by me pursuant to Request to Amend No. C395617 made under Section 103 of the Local Government (Building and Miscellaneous) Provisions Act 1993. Alice Kawa

/ 2002 Recorder of Titles

PTO

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: G.M. & T.M Bugeja

FOLIO REF: 100622/1

SOLICITOR

& REFERENCE: Mr. Day

PLAN SEALED BY: Central Coast Council

DATE: 15 OCTOBER 2001

5082000.26

Cuncil Delegate REF NO.

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Page 1 of 2



SCHEDULE OF EASEMENTS

RECORDER OF TITLES



Page 2 Of 2 Pages

Figured for and on behalf of WESTPAC BANKING CORPORATION ABN 33 007 457 141

JOHN CLARK

Supervisor.

its duly constituted Attorney in the presence of:

Angela Allott

Full name of Witness (BLOCK LETTERS)

BANIL OF ELET

360 Collins Street Melbourne Vic 3000

Tel: (03) 8600 2545

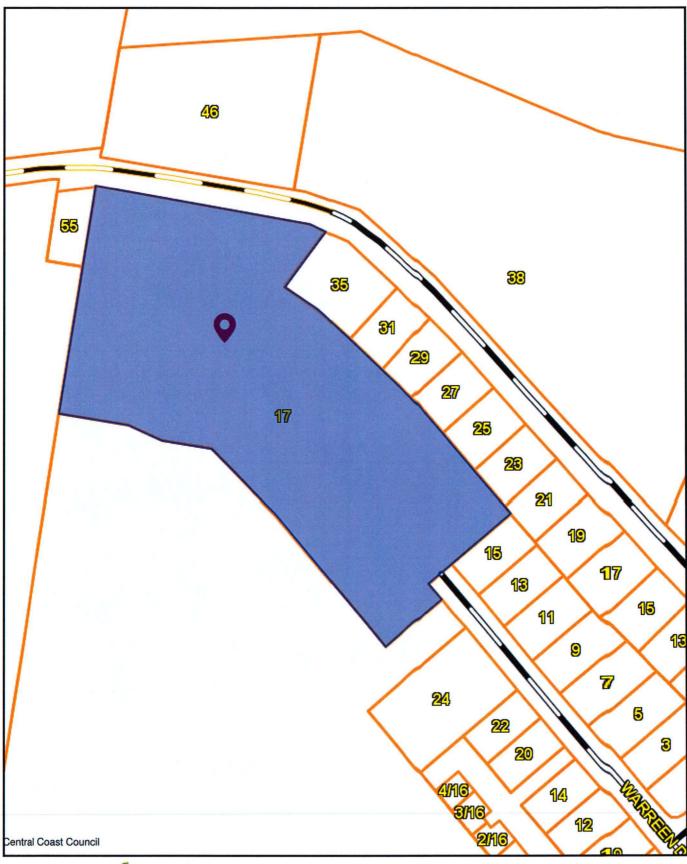
WESTPAC BANKING CORPORATION by its
Attorney who hereby states that at the time of
executing this instrument no notice of revocation has
been received in respect of the Power of Attorney
registered in the Registry of Liceds, number 69/4504
under the authority of which this instrument has been
executed.

360 Collins Street Melbourne Vic 3000 Tel: (03) 8600 2545

Mortgagee under mortgage

No.

Page 2 of 2



50 m



COUNCIL

Scale = 1:1776.600

17 WARREEN DRIVE, **PENGUIN** DA2020338

21-Dec-2020

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director) A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director) HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI (Director)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map; (Director)
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV.I.T., (Associate)
KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director) LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director) M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

Date:

12/02/2021

Our Ref:

46082

Land Use Planning Manager Central Coast Council PO Box 220 ULVERSTONE TAS 7315

Emailed: planning@centralcoast.tas.gov.au

Dear Mary-Ann Edwards,

RE: DA2020338 - Subdivision – 17 Warreen Drive, Penguin Response to Council RAI dated 10th November 2020 and TasWater RAI dated 1/01/2021.

extending Warreen Drive makes the proposed development application unviable. For this reason we have amended the Plan of Subdivision as per our reference 46082-2. This is to avoid the need to extend the road as requested by Council and does not restrict future development of the land.

In response to Councils request for additional information, dated 10th November 2020 we can advise that

In response to the TasWater request for additional information dated 1st January 2021 we can advise that negotiations between the Developer and neighbor at 28 Warreen Drive were unsuccessful. The Developer is not in a position to obtain consent to extend the sewer main through land of another owner. We have therefore increased the size of lot 1 so that there is a suitable building area that can be serviced by gravity sewer mains. Please refer to the amended Plan of Subdivision 46082-2. Increasing the lot size also allows for a stormwater kerb connection to service lot 1.

Due to the change in the Plan of Subdivision we have had to amend the planning assessment and bushfire report. Please find enclosed:

- Amended Plan of Subdivision (reference 46082-2)
- Amended Planning Assessment Version 2
- Amended Bushfire Report by ES&D.

Given the above requests for information were not responded to until now we don't believe the application was valid at the time Council advertised. We therefore dispute the additional advertising fee as this was an error of Council. The Plan of Subdivision advertised did not reflect Councils request to extend Warreen Drive so it would not have been appropriate for Council to authorise that plan upon obtaining a permit. Alternately we would accept the previously submitted application with the Road lot and services remaining as shown on Plan of Subdivision 46082-1D. Should you require anything further please advise.

Yours faithfully PDA Surveyors

Adrian Eberhardt



6 Queen Street Burnie Tasmania, 7 320 Phone (03) 6431 4400 ABN 71 217 806 325 Fax (03) 6431 6663 Email: pda.bne@pda.com.au www.pda.com.au

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 12 FEB 2321

Application No: ... DA 30 338

OFFICES ALSO AT:

77 Gunn Street, Devonport, 7310

3/23 Brisbane Street, Launceston, 7250

• 16 Emu Bay Road, Deloraine, 7304

(03) 6423 6875

(03) 6331 4099

(03) 6362 2993

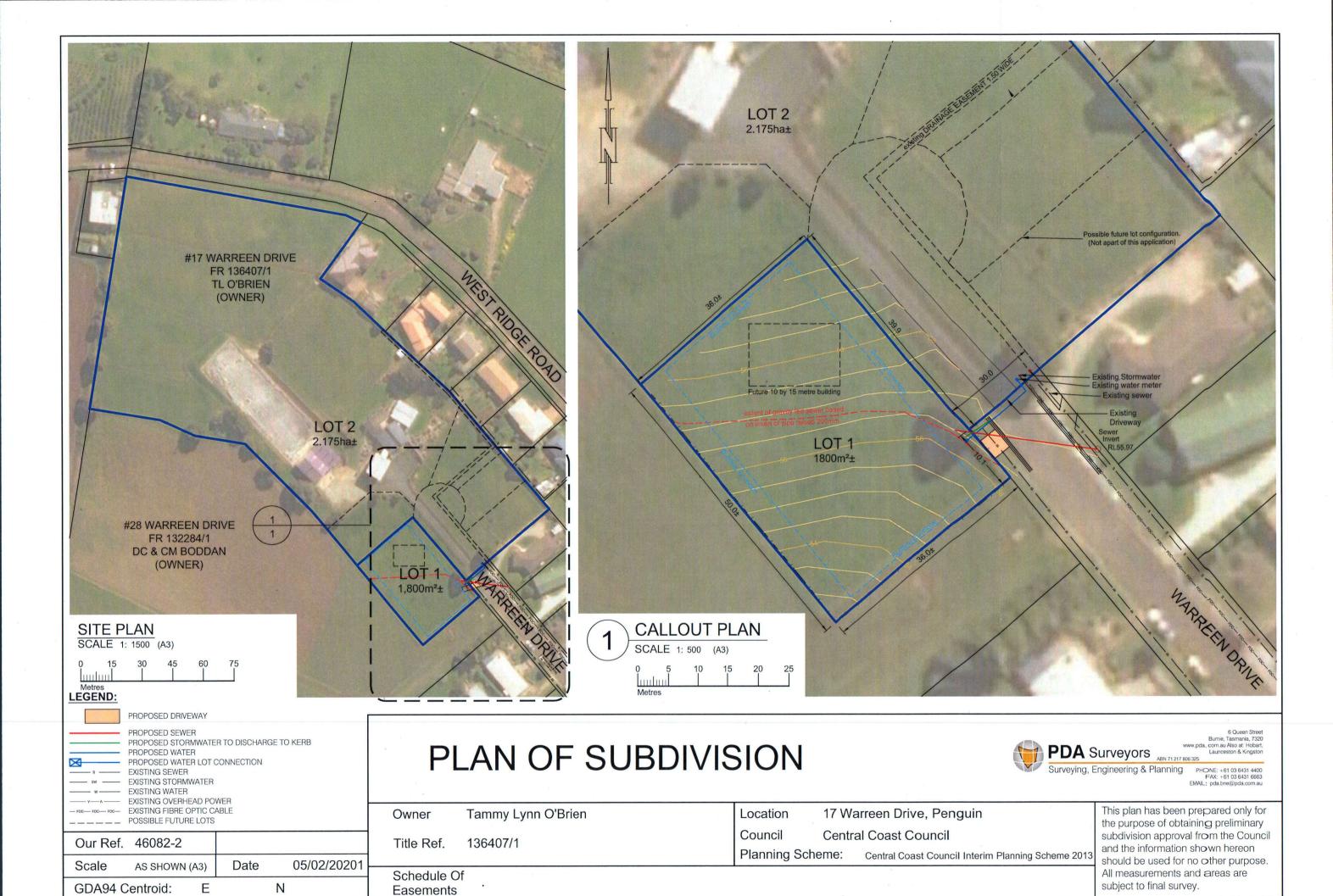
127 Bathurst Street, Hobart, 7000

6 Freeman Street, Kingston, 7050

16 Main Road, Huonville, 7109

(03) 6234 3217 03) 6229 2131

(03) 6264 1277





- Compliance Submission - Version 2-

17 Warreen Drive, Penguin

Prepared by: Adrian Eberhardt

Date: 11/02/2020

PDA Surveyors reference: 46082

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 12 FEB 2321

Application No: Da 2020338

Central Coast Interim Planning Scheme 2013

Provision	Applicable	Compliant	Comment:
1.0 Identification of the Planning Scheme	Yes	Yes	The site is within the area defined in the Central Coast Interim Planning Scheme 2013.
2.0 Planning Scheme Purpose	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
3.0 Planning Scheme Objectives	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
4.0 Interpretation	Yes	Yes	Definitions in section 4 have been applied in this submission.
5.0 General Exemptions	No	N/A	No general exemptions apply.
6.0 Limited Exemptions	No	N/A	No limited exemptions apply.

7.0 Planning Scheme Operation	Yes	Yes	In accordance with 7.2.1, the land on which the activity would occur is in the General Residential Zone.
8.1 Application Requirements	Yes	Yes	 In accordance with 8.1.2, the application documentation includes: (a) details of the location of the proposed use or development (please see Plan of Subdivision); (b) a copy of the certificates of title, title plans and schedule of easements (enclosed); (c) a full description of the proposed use or development (below and enclosed); (d) a description of the manner in which the proposed use or development will operate (below and enclosed).
9.0 Special Provisions	No	N/A	No special provisions apply.
10.1.1 Zone Purpose Statements	Yes	Yes	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
10.1.2 Local Area Objectives	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.
10.1.3 Desired Future Character Statements	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.
10.2 Use Table	Yes	Yes	The proposed use is Residential, which is no permit required use.
10.3.1 Discretionary use	No	N/A	Proposed use is Residential, which is no permit required use.
10.3.2 Impact of use	No	N/A	No non-residential use is proposed.
10.4.1 Multiple dwellings	No	N/A	A1 No multiple dwellings proposed.

10.4.2 Frontage setback and	Yes	Yes	A1
building envelope			The existing dwelling on Lot 2 has setback of approximately 70m to Warreen Drive. Any future developments on Lot 1 will have the capability to meet this requirement.
			Existing garage on Lot 2 is setback 70m± from the frontage. Future development on Lot 1 would be capable of supporting a garage appropriately set back from the frontage.
			Lot 2 contains an existing dwelling that is contained within the envelope. Lot 1 is of sufficient size and is suitably configured to be capable of supporting a building set within the prescribed envelope.
10.4.3 Site coverage and private open space for all dwellings	Yes	Yes	Existing dwelling on Lot 2 has a site coverage of approximately 2%. No new buildings are proposed for Lot 2. Lot 1 is of sufficient size to be capable of containing a dwelling (or dwellings) that would comply with the site coverage standards.
			A2 No buildings are proposed.
10.4.4 Sunlight and overshadowing for all dwellings	Yes	Yes	Provided that principles of passive solar design are followed, a suitable degree of solar access would be achievable for future dwellings on each lot.

10.4.5 Width of openings for garages and carports for all dwellings	Yes	Yes	With care in the design process, garage openings within 12m could be designed to ensure that the opening is of a suitable width.
10.4.6 Privacy for all dwellings	Yes	Yes	The existing dwelling on lot 2 is well clear of the minimum setback (3 metres) so complies with this clause. Provided that care is taken in the design and siting of windows of future dwellings, an acceptable degree of privacy would be achievable for lot 1. A2
			The existing dwelling on Lot 2 is double storey and offset sufficiently from the proposed boundary to comply with this clause. Provided that care is taken in the design and siting of windows of future dwellings, an acceptable degree of privacy would be achievable for lot. A3 Provided that care is taken in the design and siting of shared driveways and windows of future dwellings, an acceptable degree of privacy would be achievable.
10.4.7 Frontage fences for all dwellings	No	N/A	No fencing proposed
10.4.8 Waste storage for multiple dwellings	No	N/A	No multiple dwellings proposed.
10.4.9 Suitability of a site or lot for use or development	Yes	Yes	A1 (a) In accordance with A1 and as demonstrated in the Plan of Subdivision, Lots 1, 2 and 3 would have an area greater than 330m².

Lot 1 is 1,800m²+/-

Lot 2 is 2.335ha+/-

(b)

Lot 2 contains an existing dwelling so this clause is not applicable. Lot 1 contains a 10 x 15m rectangle oriented per this clause as shown on the Plan of Subdivision.

A2 – Access

It is proposed that the access to the existing house (Lot 2) remains unchanged. A new driveway is proposed off the existing kerb of Warreen Drive for Lot 1.

A3 - Water

Each lot of the plan of subdivision can have standard water connections. The existing house (Lot 2) will remain unchanged and a new water meter is proposed off Warreen Drive to service lot 1.

A4 - Sewer

The Plan of Subdivision provides for the connection of each lot to the reticulated sewer network. Lot 1 is limited in floor level for gravity fed sewer as delinated on the plan and has been determined by field survey. To ensure there is sufficient building area we have increased the size of lot 1 from our initial application. The Developer has advised that the neighbour located at 28 Warreen Drive will not allow a new sewer main connection through their land. The existing house (Lot 2) connection to the sewer main will remain unchanged.

A5 - Stormwater

			The existing stormwater network drains to the kerbs along Warreen Drive. Increasing the size of lot 1 allows sufficient fall to connect stormwater to the kerb. A new storwater connection to the kerb is proposed for lot 1. The existing connection for lot 2 is to remain unchanged.
10.4.10 Dwelling density for single dwelling development	Yes	Yes	Each lot is greater than 325m ² .
10.4.11 Development other than a single or multiple dwelling	No	N/A	The subdivision is designed to accommodate single or multiple dwellings on Lot 1.
10.4.12 Setback for sensitive use	Yes	Yes	Residential use is a Permitted use as defined. The southern boundary of Lots 1 and 2 adjoins the Rural Resource Zone. Lot 2 has an established residence so is not applicable to this clause. Lot 1 is not capable of containing a sensitive use 50 metres from the zone boundary. P1 In addition to the below response please refer to the Agricultural Assessment by Pinion Advisory dated 4/12/2020. The change in the size of lot 1 does not alter the content contained within the report so has therefore not been amended. (a) The proposed lot 1 is contained within the general residential zone so has the potential to be built on conforming to a 4 metre zone boundary offset if it were to remain as is and form part of a multiple dwelling. The rural land has a land capability of 4 and is unclassified along the eastern boundary and a portion of the southern boundary of lot 1. Class 4 is not considered prime agricultural
•			land and the unclassified portion would be considered urban land so a proposed dwelling in this area would not constrain or interfere with the rural activities.

The proposed boundaries of #17 Warreen Drive is based on a pattern of residential lots along Warreen Drive. This pattern already impacts on the neighbouring rural zone including the existing house, #17. The addition of another dwelling is unlikely to rurther constrain rural activities. Overall a dwelling on lot 1 is unlikely to cause conflict, further constrain or interfere with the current rural use. (b) The current owners of the site intend on building on lot 1 so understand what constraints are associated with building near the rural zone. As per the bushfire report a part 5 agreement will be actioned to allow for the maintenance of the bushfire hazard area if required. The current owners have a good relationship with their neighbour at #28 and will often maintain the land along their shared boundary during the summer months to keep their property safe. The impact of the existing use on the adjoining land is expected to be minimal given the restrictions to irrigation that already exist due to the proximity of the existing pattern lots. A2 Land is not within 50m of A2(a),(b),(c) or (d) Yes A1 Yes Each lot is intended for Residential use and development. A2 Lots 1 and 2 are not internal lots.

10.4.13 Subdivision

	10.4.14 Reticulation of an	Yes	Yes	In accordance with A1, the site would be serviced by the existing electricity network, whether
	electricity supply			that be overhead or underground as determined by Tas Networks.
	E1 Bushfire-Prone Areas Code	Yes	Yes	See ES&D report
	E2 Airport Impact Management	No	N/A	The site is not within an ANEF area and not within prescribed airspace.
	Code			
	E3 Clearing and Conversion of	No	N/A	No vegetation removal is proposed.
	Vegetation Code			
	E4 Change in Ground Level	Yes	Yes	No changes in ground level proposed.
	Code			
	E5 Local Heritage Code	No	N/A	There are no local heritage areas listed in the Code.
	E6 Hazard Management Code	No	N/A	There is a small area of low land slide risk located in the lot 2 clear of any proposed
			1.0	development areas. As the risk is low and outside the development area it has not been assessed.
				No contamination is known to be present.
				No flooding is known to occur on the site that would place development at risk.
	E7 Sign Code	No	N/A	No signage proposed.
	E8 Telecommunication Code	No	N/A	The site is not near and the proposal does not involve telecommunications infrastructure of
				the type covered by the Code.
	E9 Traffic Generating Use and	Yes	Yes	E9.5.1
	Parking Code			Lot 2 contains an existing garage that can house 2 vehicles which complies with this clause.
· •				There is sufficient site area to allow for parking requirements on Lot 1.

· •			
			E9.6.1
			The appropriate construction and drainage of the access to future dwellings can be suitably addressed at the time that a dwelling is proposed on Lot 1.
E10 Water and Waterways Code	No	N/A	No water courses within 30m.



Environmental Service and Design Pty Ltd

ABN 97 107 517 144 ACN 107 517 144

Office

74-80 Minna Road Heybridge TAS 7316 Phone: (03) 6431 2999 Fax: (03) 6431 2933

www.esandd.com.au

Postal

PO Box 651 Burnie TAS 7320

Bushfire Hazard Management Report

17 Warreen Drive PENGUIN



DEVELOPMENT & REGULATORY SERVICES

Applicant:

Michael O'Brien 17 Warreen Drive PENGUIN TAS 7216 Received: 12 FEB 2321

Application No: ... Do 3003338

Prepared by:

Bruce Harpley

Environmental Service and Design Pty Ltd

Version 3: 11 February 2021

Contact Phone Number:

0429 355 259

E- Mail:

bharpley@esandd.com.au

Table of Contents

Certificate under s51(2)(d) Land Use Plant and Approvals Act 1993	ning	3-6
Scope of Assessors Accreditation		7
Disclaimer		7
Re-Certification – Ability to Re-Evaluate		7
Section 1		
Introduction		8
Section 2		
2.1 Property Details		8
2.2 Surrounding land use		8
2.3 Vegetation		9
2.4 Topography		9
2.5 Water Supply2.6 Access		10-12 12-13
Section 3		
3.0 Site Assessment		13-15
3.1 Fire Danger Index		15
3.2 BAL Assessment		16-17
3.3 Risk Assessment		18
3.4 Conclusion		19
Section 4		
Bushfire Hazard Management Plan		19
Dustitile Hazaru ivianagement Plan		19
Attachment A – Plan of Subdivision		20

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:

17 Warreen Drive Penguin

Certificate of Title / PID:

130407/1 PID 7814445

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision to create 3 lots. 2 vacant lots and lot containing 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
Plan of Subdivision (ref 46082-2)	PDA Surveyors	05/02/2021	
Bushfire Hazard Management Plan	Bruce Harpley	11/02/2021	
*			

BAL Assessment: 17 Warreen Drive Penguin

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:

The	following requirements are applicable to the	ne proposed use and development:		
	E1.4 / C13.4 – Use or development	exempt from this Code		
	Compliance test	Compliance Requirement		
	E1.4(a) / C13.4.1(a)	Insufficient increase in risk		
	E1.5.1 / C13.5.1 – Vulnerable Uses			
	Acceptable Solution	Compliance Requirement		
	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.		
	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy		
	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan		
	E1.5.2 / C13.5.2 – Hazardous Uses			
	Acceptable Solution	Compliance Requirement		
	E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.		
	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy		
	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan		
\boxtimes	E1.6.1 / C13.6.1 Subdivision: Provis	sion of hazard management areas		
	Acceptable Solution	Compliance Requirement		
	E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.		
	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk		
\boxtimes	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')		
\boxtimes	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement		

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

	E1.6.3 / C13.1.6.3 Subdivision: Prov	ision of water supply for fire fighting purposes
	Acceptable Solution	Compliance Requirement
	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient in crease in risk
\boxtimes	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
\boxtimes	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bu	shfire Ha	nzard Practitioner						
Name:	Bruce H	Iarpley		Phone No:	0429 355 259			
Postal Address:	PO Box BURNI	651 E TAS 7320		Email Address:	bharpley@esandd.com.au			
Accreditation	on No:	BFP – 140		Scope:	1, 2, 3a and 3b			
6. Ce	rtificatio	n						
	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		B. Hanfley	,					
Name:		Bruce Harpley	Date:	11/02/202	21			
			Certificate Number: (for Practition	001/7673 ner Use only	<i>y</i>)			

Scope of Assessors Accreditation

Bruce Harpley (BFP-140) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979 for scope of works:*

- 1. Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016
- 2. Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993
- **3A.** Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.
- **3B.** Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.

Works performed by Bruce Harpley (BFP-140) that require Tasmania Fire Service endorsement:

- **3C.** Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.
- 4. Certify an Emergency Management Strategy or Bushfire Emergency Plan

Disclaimer

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. *Environmental Services and Design Pty Ltd* undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and *Environmental Services and Design Pty Ltd*'s experience, having regard to the assumptions that *Environmental Services and Design Pty Ltd* can reasonably be expected to make in accordance with sound professional principles. *Environmental Services and Design Pty Ltd* may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, *Environmental Services and Design Pty Ltd* recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

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

In the event that any advice or other services rendered by *Environmental Services and Design Pty Ltd* constitutes a supply of services to a consumer under the Trade Practices Act 1974 (as amended), then *Environmental Services and Design Pty Ltd*'s liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again.

Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Trade Practices Act 1974 (as amended).

Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Re-Certification – Ability to Re-Evaluate

If in the event that the landowner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under AS3959 Construction of Buildings in Bushfire Prone Areas (as amended) if the bushfire risk is reduced to BAL – LOW or a threat no longer exists.

Section 1

1. Introduction

Environmental Services and Design Pty Ltd has been engaged by PDA Surveyors, on behalf of the owners, to re-assess the existing bushfire hazard management report for a reduction to a 2 lot subdivision at 17 Warreen Drive Penguin.

The proposal consists of excision of the existing dwelling (lot 2) and creation of 1 vacant lot.

The assessment of lot 1 is based on the building envelope shown on the plan of subdivision with the southwest extent of the envelope 4m from the boundary. This is to allow for and to demonstrate that a dwelling can be constructed within the lot independent of the future building area shown on the plan.

The purpose of this report is to document the assessment under Planning Directive 5.1 - Bushfire-Prone Areas Code and identify the bushfire attack level and any bushfire hazard management areas in accordance with AS3959-2009.

Section 2

2.1 Property Details

Property Address	17 Warreen Drive Penguin
Certificate of Title	136407/1
Type of Application	Subdivision
Area	Lot 1 – 1,800m², lot 2 – 2.335ha
Zoning	General residential
Surrounding Zoning Rural living – northeast	
	General residential – southeast
	Rural resource – northwest and southwest
Planning Scheme Central Coast Interim Planning Scheme 2013	
Existing land Use	Residential

2.2 Surrounding land use

Surrounding land uses consist of:

- Northeast residential and road:
- Northwest agriculture and residence:
- Southeast residential:
- Southwest agriculture.

2.3 Vegetation Assessment

Lot 1

Vegetation external to lot 1 is assessed as:

- Northeast low threat residential <1,500m² and road 98m,
- Northwest low threat residential lawn and buildings 58m then grassland,
- Southeast low threat developed residential and gardens,
- Southwest grassland 4m.

The area to the northwest is maintained residential lawn adjacent to the existing dwelling on proposed lot 2. As the area is well maintained in a low fuel condition it is assessed as low threat vegetation.

Lot 2

Vegetation external to lot 3 is assessed as:

- Northeast low threat residential gardens <1,500 m² and road 69m,
- Northwest grassland,
- Southeast low threat developed residential and gardens for over 100m,
- Southwest grassland 32m.

2.4 Topography

The slope relative to the existing dwellings were as follows:

Lot 1

- Northeast up slope,
- Northwest up slope,
- Southeast down 6⁰, and
- Southwest down 6⁰.

Lot 2

- Northeast up slope
- Northwest up slope,
- Southeast down 6⁰, and
- Southwest down 6⁰.

2.5 Water Supply

Lot 1

There is a reticulated water supply available to the lot and there is a fire hydrant located south of the lot noted during the site assessment.

The hydrant is 105m from the far northwest corner of the lot and is within a 120m hose lay of the furthest portion of the building envelope shown on the plan of subdivision.

Reticulated water supply for firefighting complies with the requirements of Table E4 element A of Planning Directive 5.1 – Bushfire-Prone Areas Code.



Existing hydrant – Warreen Drive southeast of lot 1

Lot 2

There is a reticulated water supply available to the lot and there is a fire hydrant located south east of the lot noted during the site assessment.

The hydrant is approximately 135m from the furthest portion of the building to be protected and is not within the required 120 hose lay.

A static water supply will be required and must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code. Location of the static water supply was assessed during the site assessment.

There is adequate area to position a non-combustible static water supply with a minimum capacity of 10,000L adjacent to the existing shed and equestrian rink. The proposed location of the static water supply tank will require a remote offtake to enable access to the water supply.

Remote offtake is to be located adjacent to the existing hardstand and more than 6m from the shed.



Location for static water supply tank



Hardstand area with remote off-take location 6m from shed

To location of the remote offtake and water tank ensures the static water supply for firefighting purposes is within a 90m hose lay of the furthest portion of the building to be protected.

Location for the static water supply adjacent to the existing shed and the remote offtake adjacent to the hardstand will be shown on the hazard management plan.

A copy of the static water supply requirement forms part of the hazard management plan and is included in the specification.

2.6 Access

Lot 1

The access and width to the building envelope are not shown on the plan of subdivision however, distance from the southwest boundary to the building envelope is shown on the plan at 22.7m.

Access will be less than 30m in length and as noted in section 2.5 there is no requirements for access to a static water supply.

There are no specified design and construction requirements in accordance with Table E2 element A of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Lot 2

Site assessment noted that access is an all-weather construction with a width of 5.2m terminating in a sealed hardstand area southeast of the existing dwelling measuring 11m x 10.5m.



Existing hardstand adjacent to existing dwelling

Access to the remote offtake for the static water supply is provided by a sealed hardstand 12m x 8m directly from the existing driveway and hardstand area.



Existing access and hardstand to remote offtake to be located adjacent to fence

Access complies with the requirements of Table E2 element B of Planning Directive 5.1 - Bushfire-Prone Areas Code.

3.0 Site Assessment

A site assessment was carried out on 16 September 2020 and a desk top study was carried out on 1 October 2020. The revised plan of subdivision, prepared by PDA Surveyors, is at attachment A. Relevant site photographs showing the surrounding vegetation are below.



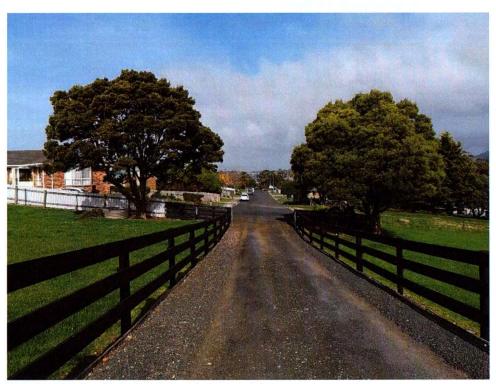
Northeast - from lot 1



Northwest – lot 2



Southwest – lots 1 and 3



Southeast – lot from lot 2 past lot 1 to right

3.1 Fire Danger Index

The fire danger index as per Table 2.1 AS3959-2009 for Tasmania is 50. Risk assessment based on building envelopes shown on the plan of subdivision.

3.2 BAL Assessment – Lot 1

Vegetation	North		South		East		West	
classification (refer Table 2.3)	North East	X	South West	X	South East	X	North West	X
Group A Forest		215						
Group B Woodland								(
Group C Scrub land								
Group D Scrub					A A	ib.		n =
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland			Х			31	T TOK	
Low threat vegetation	X (residential ga and road				(Access & res	idential	X Develop residential	
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
	e&f				f		f	
Prevailing winds							X	
Distance to classified vegetation	Show dist	tance in			11/41			
	10m		4m		32m		10m	
Effective Slope			Upslope					
		X	Upslope/0 ⁰		Upslope/0 ⁰		Upslope/0 ⁰	X
Slope under the classified	North		South		East		West	*
vegetation	North East	X	South West	X	South East	X	North West	X
			Downslo	pe				
	>0 to 5		>0 to 5		>0 to 5		>0 to 5	
	>5 to 10		>5 to 10	X	>5 to 10	X	>5 to 10	
	>10 to 15		>10 to 15		>10 to 15		>10 to 15	
	>15 to 20		>15 to 20		>15 to 20		>15 to 20	
	Low		FZ		Low		Low	

3.2 <u>BAL Assessment</u> – Lot 2 (existing dwelling)

Vegetation	North		South		East		West	
classification (refer Table 2.3)	North East	X	South West	X	South East	X	North West	X
Group A								V electromental de la Se
Forest Group B								
Woodland								
Group C								
Scrub land Group D								
Scrub								
Group E								
Mallee/Mulga								
Group F Rainforest								
Group G			Х				х	
Grassland								
Low threat vegetation	X 69m (residential ga	rdens			(residential g	ardens)		
Vegetation	and road				(residential g	aruensj		
Exclusions	Insert rel				11377			
	paragrap clause 2.3		riptor from					
	e & f	2.3.2			f			
Prevailing winds							X	
Distance to classified	Show dis	tance ir	1					
vegetation								
F65 11 61	69m		32m		28m		14m	
Effective Slope	Upslope/0 ⁰	v.	Upslope/0°		Upslope/0 ⁰		Upslope/0 ⁰	
	орзюре/о	X			Орзюре/ о		орзюре, о	
Slope under the classified	North		South		East		West	
vegetation	North East	X	South West		South East	X	North West	
			Downslo	X		A		X
	>0 to 5		>0 to 5	pe	>0 to 5		>0 to 5	
	>5 to 10		>5 to 10	X	>5 to 10	X	>5 to 10	X
HIER R	>10 to 15		>10 to 15		>10 to 15		>10 to 15	
	>15 to 20		>15 to 20		>15 to 20		>15 to 2O	
BAL Value for each side of site	Low		12.5		Low		12.5	

3.3 Risk Assessment

In relation to lot 1 the following factors have been considered:

- Assessed grassland to the southwest results in an assessment of FZ; and
- Part 5 agreement enables hazard management distance for BAL 12.5,
- There is a reticulated water supply for firefighting to the southeast of the lot within a 120m hose lay; and
- Access is not required for firefighting vehicles to access a static water point.

Risk Mitigation

The applicant has 'in principle' agreement with the adjoining landowner to the southwest to enter a part 5 agreement for maintaining an area of land 15m wide along the south western boundary of the lot.

The purpose of the part 5 agreement, to be described on the sealed plan, is to enable reduction of the BAL rating of FZ to BAL 12.5.

Location of the building envelope relative to the proposed boundaries and the part 5 agreement registered on the sealed plan achieves the required hazard management distances for a subdivision of greater than BAL 19. The distances required are shown on the bushfire hazard management plan.

The hazard management area on the adjoining lot, CT 132284/1, must have a width of 15m and extend from the southern corner of lot 1 to the western corner of lot 1.

In relation to lot 2 the following factors have been considered:

- Assessed vegetation is low risk to the northeast and southeast and grassland to the northwest and southwest; and
- Access is required to a static water supply for firefighting purposes; and
- Access and hardstand comply with the requirements; and
- · A static water supply for firefighting is required; and
- Lot 2 has a BAL rating of 12.5.

Location of the existing dwelling achieves the required hazard management distances for a subdivision of greater than BAL 19. The distances required are shown on the bushfire hazard management plan.

The location of the static water supply requires a remote offtake to be located adjacent to the existing fence with a minimum of 6m separation to the shed.

Location of the static water supply and remote offtake are shown on the hazard management plan.

BAL Assessment: 17 Warreen Drive Penguin

3.4 Conclusion

Adequate hazard management areas can be created within lot 2 meet the requirements of Planning Directive 5.1 – Bushfire-Prone Areas Code.

To mitigate the bushfire risk to the southwest for lot 1 a part 5 agreement showing a 15m wide management area from the southern corner to the western corner of the lot must be registered on the title allowing the owner of lot 1 to maintain the land in a low threat condition.

Lot 2 requires a static water supply and remote offtake that complies with Table E5 elements B to E of Planning Directive 5.1 Bushfire-prone Areas Code.

A copy of Table E5 is included in the hazard management plan specification.

This report must be read in conjunction with the requirements of the associated bushfire hazard management plan.

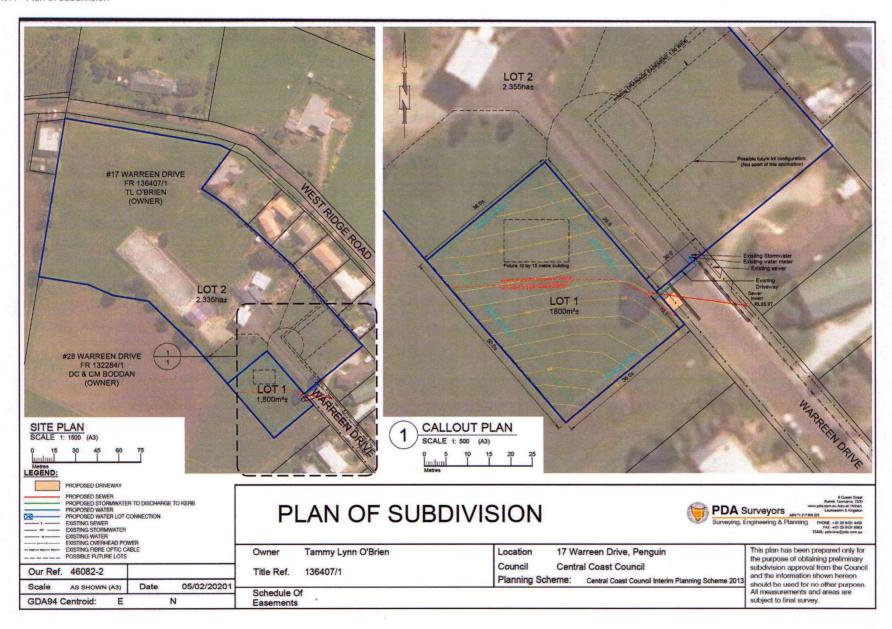
4.0 Bushfire Hazard Management Plan

A bushfire hazard management plan is required and is a separate document.

The bushfire hazard management plan must be read in conjunction with this risk assessment report.

The requirements for static water supply for lot 2 as noted in the bushfire hazard management plan must be fully implemented and complete prior to sealing of the plans.

The part 5 agreement for lot 1 in relation to CT 132284/1 must be included for registration on the titles prior to sealing of the plans.



Bushfire Hazard Management Plan

Hazard management areas and specification

17 Warreen Drive Penguin CT 136407/1 (PID 7814445)

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 12 FEB 2021

Application No:DAR 000 338



Assessor: Bruce Harpley BFP-140

Scope of works: 1, 2, 3a and 3b

Documents: Plan of Subdivision PDA Surveyors

Regulatory Requirement: Central Coast Interim Planning Scheme 2013 -

Clause 10 General Residential Zone

Planning Directive 5.1 – Bushfire-prone Areas Code

Date: 19 October 2020

Associated Bushfire Hazard Report: Version 3 dated 11 February 2021

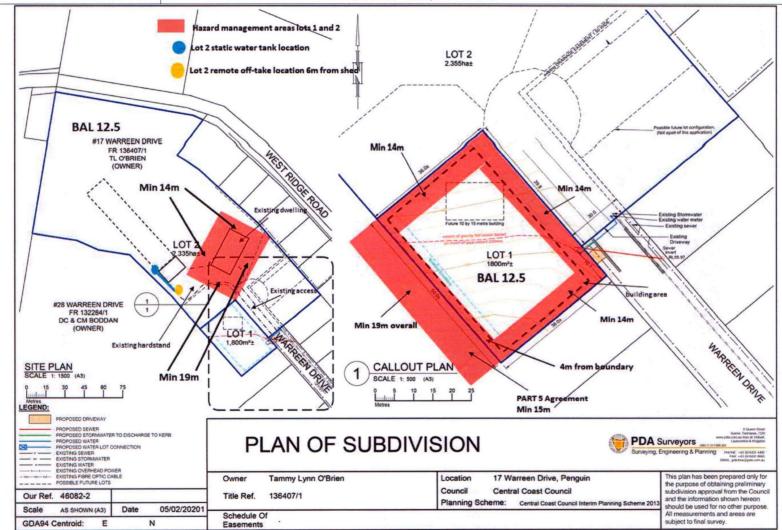
Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 www.esandd.com.au (03) 6431 2999



Hazard Management Areas

17 Warreen Drive PENGUIN

Title Reference: 136407/1 PID 7814445



This plan has been prepared only for the purpose of complying with £1 Bushfire-Prone Areas Code and the information shown hereon must not be used for any other purpose. All dimensions and areas are in meters.

Drawn: Bruce Harpley BFP-140

Date: 11 February 2021

Revision No: 3

This Bushfire Hazard Management Plan must be read in conjunction with the requirements detailed in Attachment B of this plan

Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 www.esandd.com.au (03) 6431 2999



Bushfire Hazard Management Plan

Specification

17 Warreen Drive PENGUIN

Title Reference: 136407/1 PID 7814445

1.1 Introduction

The Bushfire Attack Level (BAL) assessment is for the proposed 2 lot subdivision at **17 Warreen Drive Penguin**.

The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No: **7673-1**.

Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959-2009 was used to assign a BAL level to the development utilising a range of data specific to the subject site.

1.2 Water Supply

The subject land is connected to municipal water supply and there is a fire hydrant located within a 120m hose lay of lot 1.

A static water supply for firefighting with a remote offtake is required for lot 2 and must comply with Table E5 of Planning Directive No 5.1 Bushfire-Prone Areas Code. Water supply tank and remote offtake to be positioned as shown on the hazard management plan.

A reticulated water supply for firefighting is available for proposed lot 1 is within a 120m hose lay of the furthest corner of the lot. A static water supply is not required.

A copy of the static water supply requirements for lot 2 is attached to and forms part of this specification.

1.3 Access

Road access is via the existing access from Warreen Drive for both lots. All roads are Council maintained roadways that comply with municipal standards.

Access to lot 1 for fire appliances is not required to a static water supply for firefighting.

Access to the static water supply remote offtake on lot 2 complies with requirements.

Egress from the site is via a **CLASS 4A** road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.

1.4 Landscaping

It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.

All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc.).

Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services' brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.

Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.

1.5 Hazard Management Area (HMA)

Lot 1

A bushfire Hazard Management Area (HMA) will be developed within the property boundaries and external to the south western boundary of lot 1 to achieve BAL 12.5 which is greater than the required BAL 19. Refer to the above hazard management plan drawing No 7673-1.

The hazard management area to the southwest must be a minimum 15m width and extend from the southern corner to the western corner of the lot as shown on the hazard management plan.

A part 5 agreement must be registered on the titles of both lots allowing the 15m wide strip of land on CT 132284/1 to be maintained in a low threat condition with grass no longer than 50mm.

Lot 2

A bushfire Hazard Management Area (HMA) will be developed within and/or up to the property boundaries of lot 2 to achieve BAL 12.5 which is greater than the required BAL 19. Refer to the above hazard management plan drawing No 7673-1.

The specified width of the HMA is to enable the existing habitable building and proposed lot 2 to comply, in the position shown on the site plan, as required by Planning Directive 5.1.

This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.

Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.

This BHMP is achieved by:

- · Pathways located on the subject land to be of non-combustible materials
- . Fuel loads to be kept to less than 2 tonnes per hectare
- . Total shrub cover is to be kept to a maximum of 20% of the available area.
- Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted
- Shrubs must not be planted in cluster forms or clumps
- Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level
- · Minimise ground level fuels wherever possible.

1.6 Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- · Ensure all hoses and brass connections are in good working order
- . All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- · Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears
- · Door mats to be of non-combustible materials
- Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

Table E5 – Static water supply for fire fighting

Element		Requirement				
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.				
B.	Static Water Supplies	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 (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;				
		(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting 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 Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:				
		(i) metal;				
		(ii) non-combustible material; or				
		(iii) fibre-cement a minimum of 6mm thickness.				

C.		Fittings and pipework associated with a fire fighting water point for a static water supply must:
	accessories (including stands and tank supports)	(a) have a minimum nominal internal diameter of 50mm;
	stands and tank supports)	(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) if buried, have a minimum depth of 300mm²;
		(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting 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 220mm length);
		(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
		(i) if a remote offtake is installed, ensure the offtake is in a position that is:
		(i) visible;
		(ii) accessible to allow connection by fire fighting equipment;
		(iii) at a working height of 450 – 600mm above ground level; and
		(iv) protected from possible damage, including damage by vehicles.

D.	Signage for static water connections.	The fire fighting 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:			
		(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or			
		(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.			
E.	Hardstand	A hardstand area for fire appliances must be:			
		(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);			
		(b) no closer than 6m from the building area to be protected;			
		(c) a minimum width of 3m constructed to the same standard as the carriageway; and			
		(d) connected to the property access by a carriageway equivalent to the standard of the property access.			

Michael O'Brien

Agricultural Assessment of Proposed Development at 17 Warreen Drive Penguin

4/12/2020







Pinion Advisory was formed in July 2020 by the merger of three Australian consulting firms – Macquarie Franklin, Rural Directions and Sunraysia Agriculture.

Pinion Advisory 112 Wright Street | East Devonport | Tasmania | 7310

Phone: 03 6427 5300 | Fax: 03 6427 0876 | Email: jlynch@pinionadvisory.com.au

Web: www.pinionadvisory.com.au

Report authors:

Jason Lynch B App. Sci. (hort) CPAg

Senior Consultant

An appropriate citation for this report is:

Pinion Advisory, December 2020, Agricultural Assessment

Report of Proposed Development at 17 Warreen Drive,

is: Penguin.

Date Issue number		Document Status	Authorised by
4/12/2020	1	Final	Jason Lynch

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by Other parties.

Contents

1		Exe	ecutive summary	1
2		Pur	pose	2
	2.	1	Land Capability	2
	2.	2	Central Coast Council Interim Planning Scheme 2013	2
3		Pro	perty location	3
4		Lan	d capability	6
5		Pro	posed Development	11
6		Wa	ter Availability	11
7		Imp	pact on agricultural land use activity	13
	7. de	_	Potential impact of neighbouring agricultural land use activity to the opment	14
	7. ar		Potential impact of neighbouring agricultural land use activity on the ity of the development	15
	7.	3	Land potentially suitable for agricultural	16
8		Cor	npliance with Central Coast Council Interim Planning Scheme	18
	8.	1	Compliance with Clause 10.4.12	18
9		Cor	nclusions	21
10		R	eferences	22
11		D	eclaration	22
Аp	pe	ndix	« A	23
Fi	aı	ıre	index	
			1 Property location (source the LIST)	4
			2 Topography of the property (contours in meters) (source the LIST)	
			3 Zoning map (source the LIST)	
			4 Land tenure map (source the LIST)	
			5 Land capability areas on the property in question and adjacent land	
			6 Southerly view along the western area of the property in question	
			7 Southerly view across the proposed Lot ${f 1}$ on the property in question .	
			8 Easterly view across the proposed Lot 2 on the property in question	
ri(gu	re 9	9 Easterly view on the western boundary on the property in question	10

Figure 10 Land potentially suitable for agriculture zoning with the property in question outlined in blue, unconstrained (brown shaded), constrained criteria constrained criteria 3 and excluded (grey) (source the LIST)	17
Table index	
Table 1 Property details	3
Table 2 Land capability table	8
Table 3 Potential risk from neighbouring agricultural land use activity and	
possible mitigation strategies	14
Table 4 Potential impact to neighbouring agricultural land use activity on the	
proposed development and mitigation strategies	15

1 Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Michael O'Brien, and covers various aspects of the proposed development at 17 Warreen Drive, Penguin.

The proposed development consists of a subdivision of the property in question and would form 3 parcels of land, as Lot 1, 2 and 3.

The property is currently used for general residential land use activity.

The proposed subdivision would be located on the eastern area of the property title and would be anticipated to result in negligible negative impacts and/or fetter the current and/or future agricultural land use activities than can and could be conducted on the adjacent rural resource zoned land.

2 Purpose

This report has been undertaken on behalf of Michael O'Brien (the proponent) and will accompany an application to the Central Coast Council seeking approval to develop land at 17 Warreen Drive, Penguin.

The document provides an agricultural assessment of the impact of the proposed development on adjacent rural resource zoned land, and reports on how the proposal complies with clause 10.4.12 P1 of the Central Coast Council Interim Planning Scheme 2013.

2.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possess a B.AppSc(hort), is a member of Australian Institute of Agriculture, Certified Practising Agricultural and has over 20 years experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, surveyors and Councils to undertake assessments within the Brighton, Burnie, Central Coast, Central Highlands, Circular Head, Clarence, Devonport, George Town, Huonville, Kentish, King Island, Kingston, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes.

2.2 Central Coast Council Interim Planning Scheme 2013

The Scheme (operative since 2013) sets out the requirements for use and development of land in the Central Coast municipality in accordance with the Land Use Planning and Approvals Act 1993.

3 Property location

The property is owned by TL O'Brien and is located at 17 Warreen Drive, Penguin. Table 1 and Figure 1.

Table 1 Property details

Title Address	Title Reference	Property ID	Hectares (Approx)
17 Warren Drive, Penguin	136407/1	7814445	2.35

The property on 17 Warren Drive has a southerly facing and consists of gently sloping and undulating land. Figure 2.

The vegetation present on the property is dominated by pastureland with smaller areas of gardens and landscaping surrounding the residential dwelling and occasional trees dispersed around the block.

No threatened native vegetation communities have been identified on the block (Threatened Native Vegetation Communities 2014).

Infrastructure present on the property includes boundary and internal paddock fencing, various sheds, a residential dwelling, horse training arena and has frontage to Warreen Drive and West Ridge Road.

The property in question is zoned general residential according to the Central Coast Council Interim Planning Scheme with adjacent properties to the east and north similarly zoned rural resource, further to north is rural living zoned land with areas of utilities, recreation and environmental management zoned land in this area of Penguin. Rural resource zoned land is present adjacent to the south and west of the property in question. Figure 3.

The property is held as private freehold land and is immediately surrounded by private freehold land, with areas of casement, authority freehold land and public reserve tenure land in this area of Penguin. Figure 4.

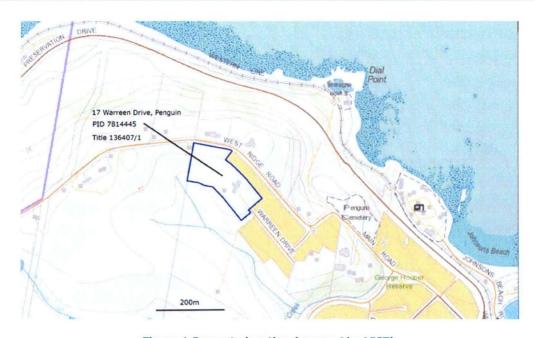


Figure 1 Property location (source the LIST)



Figure 2 Topography of the property (contours in meters) (source the LIST)

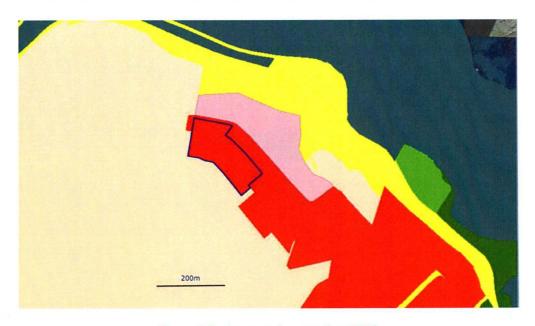


Figure 3 Zoning map (source the LIST)



Figure 4 Land tenure map (source the LIST)

4 Land capability

The official land capability map for the area was produced by the DPIF in 1997 at a scale of 1:100,000 and reported in their Forth Report. On the subject lot, DPIF identified the property in question and adjacent rural resource zoned land to the south and west to be covered by Class 4 land. The far eastern end of the property in question and eastern half of the rural resource zoned land adjacent to the south (as per 28 Warreen Drive title 132284/1) is exempt from the land capability mapping area.

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 6 land is described as:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

Table 2 provides details on class 4 land which is most relevant to the rural resource zoned land south and west of the property in question.



Figure 5 Land capability areas on the property in question and adjacent land

Table 2 Land capability table

Land Capability				Lai	nd Characteristic	cs		
Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
Class 4e	Ferrosol soils derived from tertiary basalt geology, as per the Burnie soil association. Red brown clay loam topsoil over an orange brown clay subsoil.	5-15%	Gentle tomoderate sloping and undulating ground throughout the block. 50-80m ASL.	Low risk. Associated with the risk of rill and sheet erosion on bare and exposed soils, the potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.	Low. This land experiences cool winters and mild summer conditions. Receives on average 1049 mm annual rainfall, has potentially up to 2 annual frost events, has roughly 990 GDD (Oct to April) and 750 chill hours (May to August).	These ferrosol soils are well drained and have a moderate soil moisture holding capacity. Topsoil depth ranges from 30-40 cm.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Avoid over cultivation of the land (frequency, depth and when soils are too moist). Where possible grow green manure crops and pasture and incorporate crop stubbles.	This land could be considered suitable for cropping on a 2 in 10 year rotation. This land is suitable for pastoral land use activity.

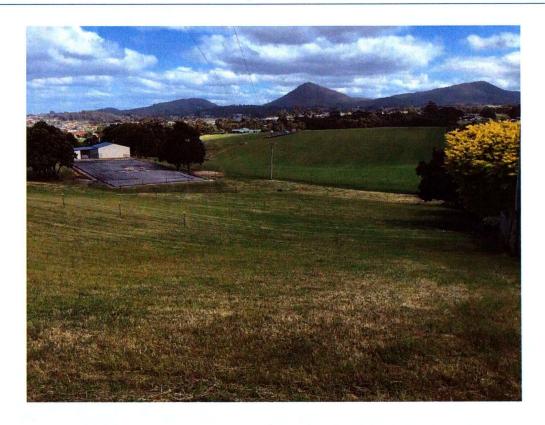


Figure 6 Southerly view along the western area of the property in question

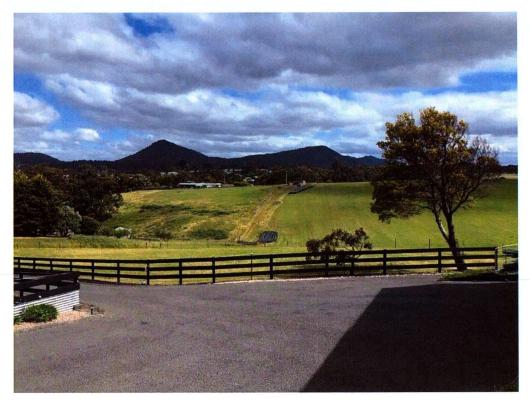


Figure 7 Southerly view across the proposed Lot 1 on the property in question



Figure 8 Easterly view across the proposed Lot 2 on the property in question.

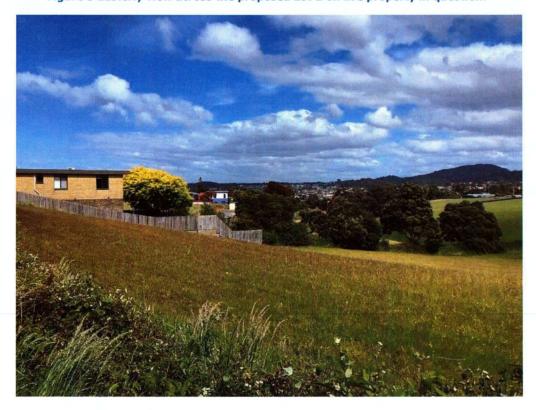


Figure 9 Easterly view on the western boundary on the property in question

5 Proposed Development

The proposed development consists of a subdivision of the property in question.

The proposed subdivision would result in the formation of 3 lots:

- Lot 1 covers 1,489 m²
- Lot 2 covers 1,173 m²
- Lot 3 which forms the balance of the property and covers 2.085 hectares

The proposed plan of the subdivision is outlined in Appendix A Figure 11.

The most sensitive portion of this development is the proposed Lot 1 which would have a building lot parcel located 4m from the southern boundary which is zoned rural resource.

A part 5 agreement would form a component of the development plan in relation to the proposed Lot 1, and this would provide an additional 15m setback buffer which would protrude south of the boundary from the property in question and into the adjacent land on 28 Warreen Drive (title 132284/1). This part 5 agreement would only cover the land required for the bushfire hazard management area and is specific to this land buffer being maintained for bushfire management purposes. For the specific location of this area please refer to the ES&D Bushfire Management Hazard Plan drawing no. 7396-1.

The proposed subdivision on the 17 Warreen Drive property and subsequent residential dwelling developments are consistent with the current land use activity on Warreen Drive and the associated general residential zoning of this area.

The proposed development is sensitive to the rural resource zoning of the property in terms of minimising the negative effects on the balance of the property by preserving the currently available agricultural land which allows for the continuation of the current and future albeit highly restricted potential agricultural land use activities.

The proposed development would not result in negative impacts to adjacent agricultural land.

6 Water Availability

No waterways and/or dams are present on the property in question.

The property is serviced by TasWater for the provision of drinking water and sewerage services.

The property in question is not located in the Dial Blythe Irrigation District and no infrastructure associated with this irrigation scheme is located within and/or nearby this property. The rural resource zoned properties to the south and west are located within the Dial Blythe Irrigation District.

The proposed development would not create any conflict and/or negatively impact the current availability and/or future access to water supplied by TasWater, Tasmanian Irrigation and/or access to waterways on adjacent and/or nearby properties.

7 Impact on agricultural land use activity

The property in question is zoned for general residential use, it is not used for any agricultural land use activity although is used to graze a small number of cattle and potentially horses and is best considered as an amenity use of the land.

The property is located immediately adjacent to the north and west of rural resource zoned land which is used for mixed agricultural land use activity including cropping and pastoral use.

The rural zoned property titles adjacent and nearby to the property in question consists of:

- To the immediate, as per property title 132284/1 covers 9.7 hectares and could be used to support a small-scale mixed farming enterprise including pastoral use and seasonal cropping land use activity. This property has been identified (1997 Land capability Survey of Tasmania, Forth Report) as being covered by class 4 land and is currently covered by pasture.
- To the immediate west, as per property title 41418/1 covers 26 hectares and could be used to support a small-scale mixed farming enterprise including pastoral use and seasonal cropping land use activity. This property has been identified (1997 Land capability Survey of Tasmania, Forth Report) as being covered by class 4 land and is currently this land is covered by pasture and being cropped as well.
- Further to the west of the property in question the land is used for mixed farming enterprises with properties ranging in size from 14 to 40 hectares. These properties have been identified (1997 Land capability Survey of Tasmania, Forth Report) as being covered by class 2+3 and 4 land.

The southern boundary setback distances associated with the proposed Lot 1 subdivision on the property in question is consistent with a number of other examples of setback distances between general residential and rural resource zoned land throughout the Central Coast council municipality, with example in the Penguin area including:

- 2m setback between the residential dwelling at 118 Pine Road (title 14262/11) and the cropping land at 120 Pine Road (title 131981/1).
- 3m setback between the residential dwelling at 55 West Ridge Road (title 5499/1) and the land at 89 West Ridge Road (title 41418/1).
- 4m setback distance between the residential dwelling at units 1 to 4 16 Warreen Drive (titles 110120/1, 110120/2, 110120/3 and 110120/4) and 28 Warreen Drive (title 132284/1).
- 4m setback distance between the residential dwelling at 103 Pine Road (title 309021/1) and 105 Pine Road (title 227258/1).
- 5m setback distance between 6 Warreen Drive (title 53214/52) and 28 Warreen Drive (title 132284/1).
- 7m setback distance between the residential dwelling on 9 Browns Road (title 141325/1) and 15 Browns Land (title 212541/1).

A part 5 agreement would form a component of the development plan in relation to the proposed Lot 1, and this would provide an additional 15m setback which would protrude

south of the boundary between the property in question and 28 Warren Drive (title 132284/1).

The proposed development is sensitive to the adjacent land use activity and rural resource land use zoning and the layout and nature of the subdivision development would not result in increased fettering and/or negatively impacting on the current or future potential primary production activity on the adjacent and/or nearby agricultural land.

After inspecting the site, I have concluded that the nature of the proposed development and associated separation and buffer distances are sufficient to prevent unreasonable impact on primary production activities on the residential amenity and vice versa.

7.1 Potential impact of neighbouring agricultural land use activity to the development

The key risk area is to the south where agricultural land use activity is closest, as per pastoral and potentially seasonal cropping land use activities.

It is reasonable to consider that the presence of the residential dwellings along the southern side of Warreen Drive already provides a level of existing constraint and fettering imposed upon the adjacent rural resource land at 28 Warreen Drive.

However, normal agricultural land use activities are/are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks are summarised below in Table 3. This has been compiled on the basis that the neighbouring farm activities would be based on pastoral use and theoretically also include irrigated and dryland cropping.

Table 3 Potential risk from neighbouring agricultural land use activity and possible mitigation strategies

Potential Risk from Neighbouring Land Use Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing separation and buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not conducted on the adjacent land, although ground or spot spraying is a practical and mostly used alternative on the land. Spraying events should be communicated in a timely manner to the
I. Spidy diffe diffe dust	inhabitants of the dwelling and would be currently applicable to all residents of Warreen Drive. The use and application of crop protection sprays are guided by the "Agvet chemicals code of practice, Code of practice for ground spraying, 2014" which details the responsibilities of land managers in relation to occupiers of residential dwellings.

2. Noise from machinery	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land. The layout of the development, dwelling construction, garden and landscaping and buffer
3. Irrigation water over boundary	distances will moderate the noise impact. Risk = low. Potentially irrigated agricultural land use activities occur on adjacent land to the south. If irrigation did occur the setback and separation distances and nature of the proposed development are sufficient such that this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

The proposed development would not be anticipated to fetter and/or constrain the neighbouring agricultural land use activity.

7.2 Potential impact of neighbouring agricultural land use activity on the amenity of the development

The potential impacts and constraints that could be imposed by neighbouring agricultural activity on the amenity of the development are usually manifested as complaints possibly made by the visitors to the proposed subdivision against normal agricultural practices and issues, with other risks possibly including trespass, theft and damage to the property. Table 4.

Some of these risks rely on an element of criminal intent.

Table 4 Potential impact to neighbouring agricultural land use activity on the proposed development and mitigation strategies

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.

3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to managing the property for weeds and undertaking ongoing and routine weed control activities.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish. A Bushfire Hazard Management Report has been prepared to cover the proposed development on the property in question.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties and pets are secured.

7.3 Land potentially suitable for agricultural

The 2017 study by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government into the land potentially suitable for agriculture zone identified the property in question as being excluded from the study.

In the vicinity of the property in question, properties adjacent to the south and west are unconstrained, to the north west properties are constrained criteria 2A and 3 whilst properties to the north and east were exempt from the study area.

The proposed subdivision development on the property in question would not result in a change to the current constraint criteria rating on the adjacent and nearby land and would not result in cumulative reduction and/or negative impact in the land considered available and/or suitable for commercial scale agricultural land use activity.

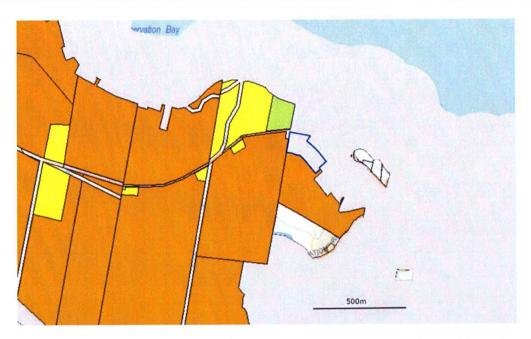


Figure 10 Land potentially suitable for agriculture zoning with the property in question outlined in blue, unconstrained (brown shaded), constrained criteria 2A, constrained criteria 3 and excluded (grey) (source the LIST).

8 Compliance with Central Coast Council Interim Planning Scheme

This report specifically addresses Clause 10.4.12 Setback of development for sensitive use, and how the proposed development would comply this clause.

8.1 Compliance with Clause 10.4.12

Objective

Objective

Development for a sensitive use is to -

- (a) Minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for residential purpose; and
- (b) Minimise unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport.

Response

The subdivision development would result in the southern and south east corner of the building envelope of the proposed Lot 1 to be within the adjoining setback distances to rural resource zoned land of 50m.

The proposed development associated with the subdivision of the property in question is not located near a major road, railway, land designated for future road or rail purposes or a proclaimed wharf.

Therefore, the response to this clause concentrates on addressing performance criteria P1 relative to the setback distances associated with the proposed Lot 1.

Performance Criteria	Response
P1 The location of a building containing sensitive use must-	 a) The proposed development is sensitive to the adjacent to the neighbouring rural resource zoned land.
a) Minimise likelihood for conflict,	The proposed layout of the
constraint or interference by the sensitive use on existing and potential use of land in the adjoining zone; and	subdivision includes 4m setback from the sensitive southern boundary, and this is consistent with a number of other setback distances from residential
b) Minimise the likely impact from existing and potential use of land in the adjoining zone on the amenity of the sensitive use.	dwellings on general residential zoned land in the municipality and in the nearby vicinity of the property in question. Additionally, a further 15m setback buffer would form part of the development plan

which would protrude south in the property at 28 Warreen Drive (title 132284/1) as per a part 5 agreement. The land associated with the part 5 agreement would only cover the ground required for the bushfire hazard management area and is specific to it being maintained for bushfire management purposes. For the specific location of this area please refer to the ES&D Bushfire Management Hazard Plan drawing no. 7396-1.

Section 7.1 and 7.3 of the agricultural report provides further details regarding the likely potential for conflict and impact between agricultural land use activity and the proposed development, and these have been assessed as nil to low risk.

The proposed development would have no impact on the current availability and future access to irrigation water as supplied by the Dial Blythe Irrigation Scheme and/or potential development on Deviation Creek or its tributaries.

b) The proposed subdivision and subsequent residential dwelling developments on Lot 1 and 2 are consistent with the adjacent and nearby land existing land use activity along Warreen Drive.

proposed layout of subdivision includes 4m setback sensitive southern from the boundary, and this is consistent with a number of other setback distances from residential dwellings on general residential zoned land in the municipality and in the nearby vicinity of the property in question. Additionally, a further 15m setback buffer would form part of the development plan which would protrude south in the property at 28 Warreen Drive (title 132284/1) as per a part 5 agreement. The land associated with the part 5 agreement would

only cover the ground required for the bushfire hazard management area and is specific to it being maintained for bushfire management purposes. For the specific location of this area please refer to the ES&D Bushfire Management Hazard Plan drawing no. 7396-1.

Section 7.2 of the agricultural report provides further details regarding the likely potential for conflict and impact between a gricultural land use activity and a menity of the proposed development, and these have been a ssessed as nil to low risk.

9 Conclusions

- 1. The proposed development consists of a renovation of an property subdivision at 17 Warreen Drive, Penguin.
- 2. The 17 Warreen Drive property is zoned as general residential and is principally used for residential purposes although there is sufficient land to graze livestock and horses although this land use activity is not for commercial agricultural purposes and constitutes an amenity use.
- 3. Many of the potential risks to and from neighbouring agricultural activities have been identified. These can be mitigated and would be minimised by the location, nature and design of the various elements of the development, separation and buffer distances.
- 4. The proposed development would be compliant with clause 10.4.12 P1 of the Central Coast Council Interim Planning Scheme 2013.



10 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Harpley B. (2020) Bushfire Hazard Management Report for 17 Warreen Drive Penguin. Environmental Service and Design Pty Ltd.

Moreton R. M. and Grose C. J. (1997) Land Capability Survey of Tasmania, Forth, 1:100 000 map. Department of Primary Industry and Fisheries, Tasmania.

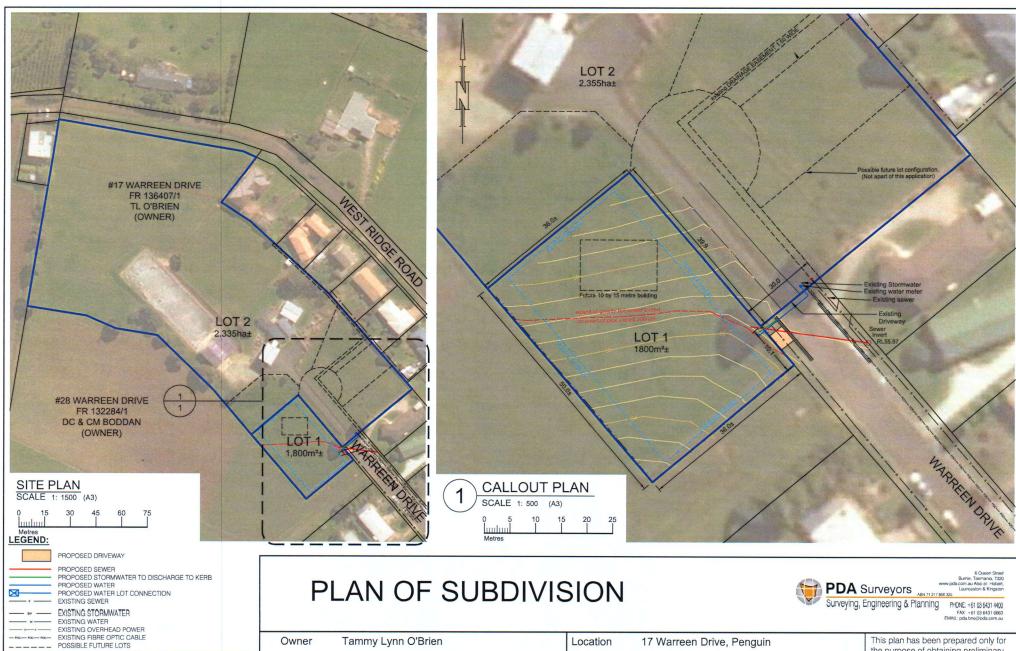
Moreton R. M. and Grose C. J. (1997) Land Capability Survey of Tasmania, Forth Report, 1:100 000 map. Department of Primary Industry and Fisheries, Tasmania.

11 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

Mr Jason Lynch B. App.Sci (Hort) CPag Senior Consultant Pinion Advisory Pty Ltd December 2020



136407/1

Title Ref.

Schedule Of

Easements

Our Ref. 46082-2

GDA94 Centroid:

AS SHOWN (A3)

Date

N

05/02/20201

Scale

Council

Central Coast Council

Planning Scheme:

Central Coast Council Interim Planning Scheme 2013

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

Annexure 3 CENTRAL COAST COUNCIL

Division
Rec'd 2 2 FEB 2021 REMOJIA 7316
77 7 71
Doc. ld
CENTRAL GAST COUNCIL
CENERAL MANACOL
RE APPLICATION NO. DA 2020338.
Desa Sie Madam
I AM WRITING TO YOU RE THE
SUBDIVISION APPLICATION FOR IT WARREN DRIVE, PENGUIN
AS WE LIVE IN WEST RIDGE ROMA AND
HAVE FOR APROX. 20 YEARS WE LAVE ALWAYS ENJOYED
OUR RURAL VIEWS AND CONCERNED WITH REGIAND TO
DWELLINGS BEING BUILT ADJACENT TO OUR PROPERTY.
BELIEVING IT LIGULD BE DETREMENTIAL TO THE VALUATION
OF OUR PROPERTY AND AM SURE OTHER NIEGUBOURS WOULD
FEEL THE SAME SO IN THAT RESPECT I WOVED OPPOSE ANY
Such Developments.
Youre SINCERIEY.
-tur la.
Jon PAGE.





File No: AD3703

General Manager Central Coast Council planning@centralcoast.tas.gov.au

Attn: Planning Department

Dear Sir/Madam,

DEVELOPMENT APPLICATION DA2020338 - 17 WARREEN DRIVE PENGUIN

- PROPOSED SUBDIVISION

I write in relation to the abovementioned development application that is currently on public exhibition. Please consider this submission as a representation on behalf of the Tasmania Fire Service.

The application seeks planning approval for a subdivision of one lot to create two General Residential lots. An existing dwelling will be contained on one of the lots.

The site is designated as being within a bushfire-prone area under the Planning Scheme and subsequently the application must comply with Section E1.0 Bushfire-Prone Areas Code.

A Bushfire report and BHMP prepared by Environmental Services and Design Pty Ltd have been provided in support of the development application. Tasmania Fire Service has the following concerns with respect to the bushfire and application documentation:

- The BHMP includes a Hazard Management Area (HMA) on 28 Warreen Drive (CT 132284/1). This property has not been referred to in the bushfire certification;
- There is no evidence of landowner consent to support the Part 5 agreement, contrary to clause E1.6.1 A1(c) of the planning scheme;
- The bushfire certificate refers to 3 lots, not 2.
- The bushfire certificate does not identify the version number for the Bushfire Hazard Management Plan;
- As the application does not include 28 Warreen Drive, any permit condition requiring a Part 5 Agreement to formalise the proposed hazard management area would be an invalid condition.

State Headquarters Cnr Argyle and Melville Streets | GPO Box 1526 Hobart Tasmania 7001 | Phone (03) 6173 2740

Southern Region 1040 Cambridge Road, Cambridge Tasmania 7170 | Phone (03) 6166 5500

Northern Region 339 Hobart Road Youngtown Tasmania 7249 | Phone (03) 6777 3666 | Fax (03) 6345 5860

North West Region 15 Three Mile Line | PO Box 1015 Burnie Tasmania 7320 | Phone (03) 6477 7250 Fax (03) 6433 1551



In conclusion, we believe that the application and the bushfire certificate are invalid and the application should not be approved in its current form.

If you would like to discuss this matter further, please contact me on 0418 356 446 or at bfp@fire.tas.gov.au.

Yours sincerely,

C. Moore

Chris Moore

PLANNING & ASSESSMENT OFFICER

26 February 2021

Сс

Annexure 4

PHOTOS



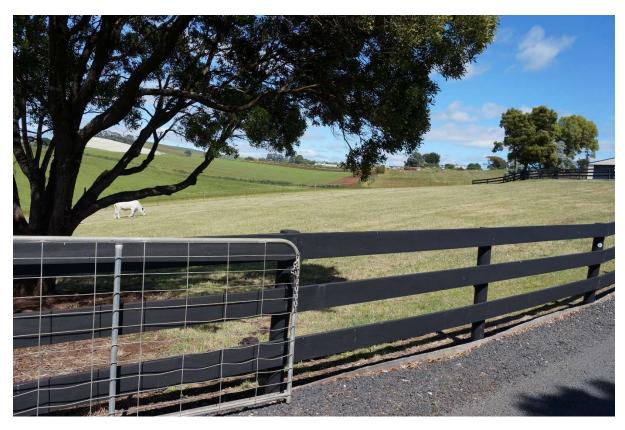
17 Warreen Drive, Penguin



17 Warreen Drive, Penguin - Lot 1 would be on the left - accessed via Warreen Drive frontage.



17 Warreen Drive, Penguin



View of proposed Lot 1 - 17 Warreen Drive, Penguin



17 Warreen Drive, Penguin



Warreen Drive, Penguin



View of 17 Warreen Drive, Penguin from West Ridge Road, Penguin



View of 17 Warreen Drive, Penguin from West Ridge Road, Penguin



Submission to Planning Authority Notice

Council Planning Permit No.	DA2020338		Council notice date		18/12/2020		
TasWater details	ater details						
TasWater Reference No.	TWDA 2020/02177-CC		Date of response		e of response	04/03/2021	
TasWater Contact	Al Cole Phone No.		0439605108				
Response issued to							
Council name	Council name CENTRAL COAST COUNCIL						
Contact details	planning@centralcoast.tas.gov.au						
Development deta	Development details						
Address 17 WARREEN DR		, PENGUIN		Property ID (PID)		7814445	
Description of development Subdivision		ot		•			
Schedule of drawings/documents							
Prepared by		Drawing/document No.			Revision No.	Date of Issue	
PDA		Plan of Subdivisi	on	١	N/A	05/02/2021	

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

- 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to commencing construction of the subdivision/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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

- 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
 - <u>Advice:</u> Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
- 5. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

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



DEVELOPMENT ASSESSMENT FEES

6. 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.

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

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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (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.

Metering Vacant Lot

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear



of the pipe trench and;

(c) A note on the plan indicating how the pipe location and depth were ascertained.

Boundary Trap Area

The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary drain. The boundary trap is to be be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

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

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

Advice to the Drainage Authority

The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

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



26 February 2021

Our ref.:

DA2020338, ss:tic

Doc ID:

Mr A Eberhardt PDA Surveyors 6 Queen Street BURNIE TAS 7320

Dear Mr Eberhardt

STATEMENT OF COMPLIANCE – 17 WARREEN DRIVE, PENGUIN – RESIDENTIAL (SUBDIVISION – 2 LOTS) IN ACCORDANCE WITH *LOCAL GOVERNMENT (HIGHWAYS)* ACT 1982 AND URBAN DRAINAGE ACT 2013

I refer to your application DA2020338 for residential (subdivision – 2 lots) at 17 Warreen Drive, Penguin and based on the information supplied with the application this Statement of Compliance is issued for vehicular access and stormwater disposal, subject to the following conditions:

Vehicular Access

- The development is to be generally in accordance with the PDA 'Plan of Subdivision Plan' Ref No. 46082-2 dated 5/02/2021 (enclosed);
- R2 Access to proposed Lot 2 is to be provided using the existing access kerb crossover off Warreen Drive;
- R3 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);
- R4 *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;
- R5 *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

PO Box 220 / DX 70506 19 King Edward Street Ulverstone Tasmania 7315 Tel 03 6429 8900 obtained. Please contact the Council's Public Safety Officer on 0419 103 887 for further details;

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

- A separate reticulated stormwater connection must be provided to each lot in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings;
- S2 Existing stormwater kerb connection on Warreen Drive is to be retained to service proposed Lot 2;
- Prior to commencement of works, submit an application 'Install Stormwater Connection Point' for a new stormwater connection to service proposed Lot 1. 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 Council's Fees and Charges register apply;

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

11 *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.

A 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.

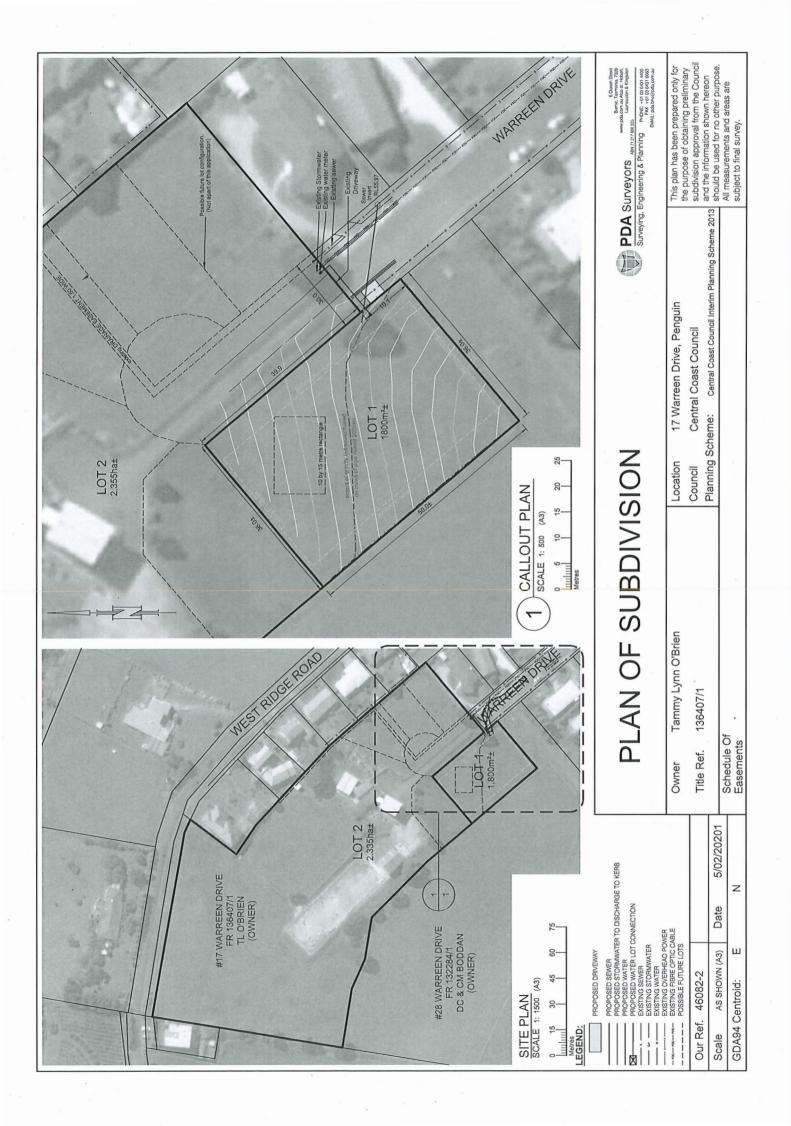
Please contact the Council's Development Officer, Shelly Sharma, on tel. 6429 8977 should you have any further enquiries.

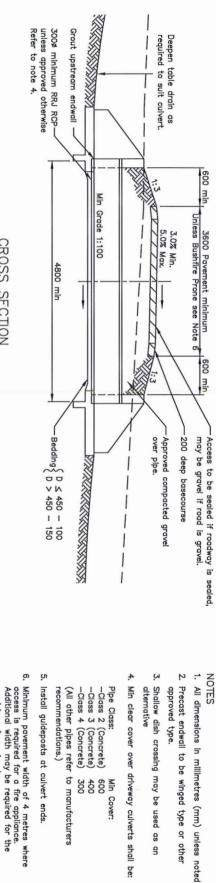
Yours sincerely

Paul Breaden

DIRECTOR INFRASTRUCTURE SERVICES

Encl.





approved type.

alternative

recommendations.)

(All other pipes refer to manufacturers

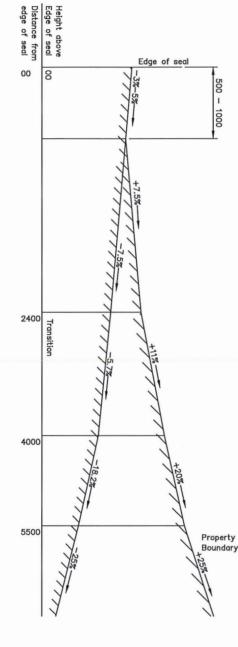
provision of passing bays.

-Class 2 (Concrete) Pipe Class:

Min Cover: 600 400 300

-Class 4 (Concrete)

CROSS SECTION



Culvert removed for clarity DRIVEWAY PROFILE

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

REFERENCES

XRef File:

TSD-R04-v3.dwg

© 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 PPF is strilley prohibited.

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

INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA IPWEA



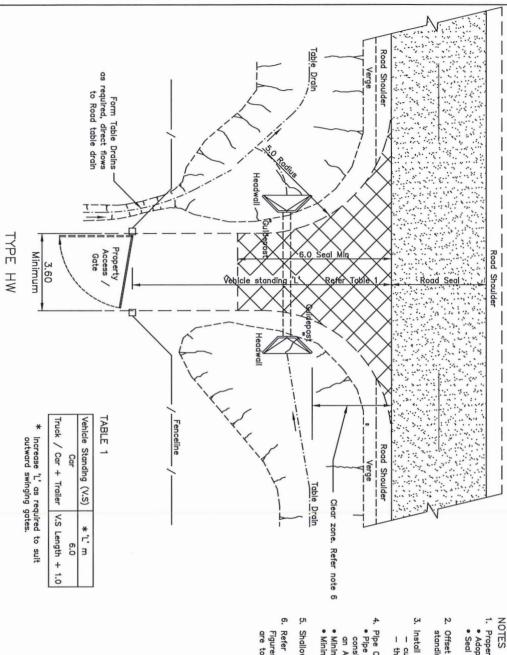


STANDARD DRAWING

TYPICAL DRIVEWAY PROFILE RURAL ROADS

TSD-R04-v3

18-09-2020

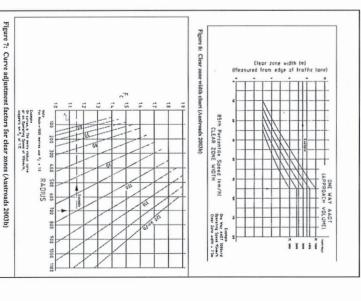


- Property Access Seal Types:

 Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 Seal is not required for property access off unsealed roads.
- 2. Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 culvert end walls.
- the start of the access ('nearside' lane approach only').

Pipe Culvert.

- Pipe size, type, class, cover and grade shall be determined by an AEP 10 years (min). consideration of the drainage catchment, rainfall I.F.D. data and road grade for
- Minimum pipe size 300 dia.
- Minimum grade 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- 6. 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.



INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA IPWEA TAS Division

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

HW - Head Wall

SCALE 1: 10

DCE — Driveable Culvert Endwall

REFERENCES

© 2020

This drawly and the information it contains is, and remains the property of the Local Government Association of Teamants, 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 satirely prohibited.

It is the usees responsibility to ensure this drawing is the current version. It is the users responsibility to ensure this drawing is the current version.

XRef File:

TSD-R03-v3.dwg

Government Association Tasmania

STANDARD DRAWING RURAL ROADS

TYPICAL PROPERTY ACCESS

TSD-R03-v3

18-09-2020

Central Coast Council List of Development Applications Determined Period from: 1 February 2021 to 28 February 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2018042	619 Kindred Road KINDRED,TAS,7310	Discretionary	Resource development – Controlled Environment Agriculture – Glass house (greenhouse)	7/08/2018	23/02/2021	931	\$760,200.00
DA2018226 -	340 Preservation Drive SULPHUR CREEK,TAS,7316	Discretionary	Residential (subdivision – 16 lots)	22/01/2021	8/02/2021	5	\$0.00
DA2019125 -	84 Main Road PENGUIN,TAS,7316	Minor amendment of a Permit.	Hotel industry (staged development – part demolition and extension of dining area and sports bar, new beer garden and smoking area, new rear entry and gaming area and internal reconfigurations)	23/02/2021	26/02/2021	1	\$1,000.00
DA2020241	54 Braddons Lookout Road LEITH,TAS,7315	Discretionary	Residential – subdivision to create two lots	24/08/2020	15/02/2021	38	\$20,000.00
DA2020363	105 Stubbs Road TURNERS BEACH,TAS,7315	Discretionary	Residential – dwelling	12/11/2020	19/02/2021	99	\$503,100.00
DA2020368	48 Jermyn Street ULVERSTONE,TAS,7315	Discretionary	Residential – demolition of all buildings and construction of three multiple dwellings	16/11/2020	22/02/2021	33	\$0.00
DA2020393	79 Trevor Street ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	25/11/2020	1/02/2021	24	\$470,000.00
DA2020394	12B Golf Club Road WEST ULVERSTONE,TAS,7315	Discretionary	Visitor accommodation - Discretionary Use - RV Parking for fully self-contained recreational vehicles	24/11/2020	22/02/2021	31	\$0.00

Central Coast Council List of Development Applications Determined Period from: 1 February 2021 to 28 February 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020402	18 Ling Street PENGUIN,TAS,7316	Permitted	Educational and occasional care – demolition of existing administration and amenities and development of classrooms, administration rooms and car park area.	1/12/2020	5/02/2021	17	\$500,000.00
DA2020408	10 Locket Street ULVERSTONE,TAS,7315	Discretionary	Residential – shed	3/12/2020	16/02/2021	28	\$40,000.00
DA2020409	53 South Road PENGUIN,TAS,7316	Discretionary	Residential – dwelling	4/12/2020	22/02/2021	34	\$190,000.00
DA2020429	119 Castra Road ULVERSTONE,TAS,7315	Discretionary	Residential – subdivision to create three lots	23/12/2020	1/02/2021	24	\$15,000.00
DA2020430	8 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - dwelling	24/12/2020	15/02/2021	42	\$450,000.00
DA2021006	154 Isandula Road GAWLER,TAS,7315	Discretionary	Residential – dwelling addition	6/01/2021	22/02/2021	21	\$170,000.00
DA2021007	57 Water Street ULVERSTONE,TAS,7315	Discretionary	Passive recreation – new Skatepark and basketball area including the removal of existing facilities	7/01/2021	8/02/2021	21	\$570,000.00
DA2021009	2 Flora Street WEST ULVERSTONE,TAS,7315	Discretionary	Community meeting and entertainment – change of use from Animal Nursery shed to accommodate community Men's Shed	7/01/2021	8/02/2021	21	\$19,500.00

Central Coast Council List of Development Applications Determined Period from: 1 February 2021 to 28 February 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021010	18 Brookvale Road ULVERSTONE,TAS,7315	Discretionary	Residential – shed extension	8/01/2021	8/02/2021	25	\$5,000.00
DA2021012	9 Braddon Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	12/01/2021	15/02/2021	34	\$600,000.00
DA2021013	6 Cheryl Court WEST ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling and retaining walls	13/01/2021	17/02/2021	29	\$425,000.00
DA2021014	71 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential – demolition of attached single garage	14/01/2021	23/02/2021	33	\$3,000.00
DA2021015	135 Upper Maud Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential – shed	14/01/2021	16/02/2021	29	\$20,000.00
DA2021024	1338 Pine Road RIANA,TAS,7316	Permitted	Residential – garage	25/01/2021	5/02/2021	4	\$4,000.00
DA2021029	352 Braddons Lookout Road FORTH,TAS,7310	Permitted	Residential – sunroom and covered deck	5/02/2021	16/02/2021	6	\$95,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 February 2021 to 28 February 2021

Building Permits - 18

	New dwellings	11	\$4,234,000
•	Outbuildings	0	\$0
•	Additions/Alterations	3	\$278,000
•	Other	4	\$1,905,000
•	Units	0	\$0

Demolition Permit - 0

Permit of Substantial Compliance - Building - 0

Notifiable Work - Building - 15

New dwellings	4	\$1,268,000
Outbuildings	4	\$88,000
Additions/Alterations	4	\$423,000
Other	3	\$25,000

Building Low Risk Work - 1

Certificate of Likely Compliance - Plumbing - 24

No Permit Required - Plumbing - 0

Food Business registrations (renewals) - N/A

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 February 2021 to 28 February 2021

Abatement notices issued

ADDRESS	PROPERTY ID
12 King Edward Charlet Barrania	402210.01
12 King Edward Street, Penguin	403310.01
10 Vista Court, West Ulverstone	101760.016
109 Main Road, Penguin	403420.076

Kennel Licence issued

ADDRESS	OWNER
252 Lobster Creek Road,	Cheryl Sturzaker
100 Queen Street, West Ulverstone	Anne Behrans

Permits issued under Animal By-Law 1 - 2018

ADDRESS PERMIT ISSUED FOR

Nil

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 February to 28 February 2021

Infringement notices issued for Dog Offenses

	1-28 Feb 2021
Claimed	6
Burnie Dogs Home	0
Destroyed	0
Heldover	0
Devonport Dogs Home	0
RSPCA Spreyton	0

Infringements for dogs and impoundments etc.

1 – 28 February 2021 2

Infringements under Animal By-Law

1 - 28 February 2021 0

Traffic Infringement Notices for Parking Offences

1 – 28 Feb 2021	78	
Bannons Car Park	11	14%
King Edward Street	23	29%
North Reibey Street Carpark	15	19%
Reibey Street	18	23%
Victoria Street	1	1%
Alexandra Road	10	13%

Ian Stoneman

DIRECTOR ORGANISATIONAL SERVICES