

Notice of Ordinary Council Meeting and

Agenda

19 JULY 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, 19 July 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 14th day of July 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

www.centralcoast.tas.gov.au

QUALIFIED PERSON'S ADVICE

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

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

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

- (i) that the reports within this agenda contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation:
- (ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account another person's general advice who is appropriately qualified or experienced; and
- (iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.

Sandra Ayton

GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

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

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GENERAL MANAGEMENT

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 **Confirmation of minutes**

The Executive Services Officer reports as follows:

"The minutes of the ordinary meeting of the Council held on 21 June 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	or
21	June 2021	be co	onfirmed."									

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.

- 28.06.2021 Mobile Food Business Roadside Vending Policy review; Establishing a mature tree nursery
- 05.07.2021 Quarterly Update Annual Plan 2020-2021
- 12.07.2021 Review of the (Draft) Reconciliation Action Plan actions; Movement of the Cradle Coast Authority infrastructure to Central Coast

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
J.1 Mayor 3 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:

- Switch Tasmania Board Meeting Ulverstone
- TasWater Board Selection Committee Meeting via video conference
- TasWater Owners Representatives Group Meeting Launceston
- Citizenship Ceremony Ulverstone
- Apex Club of Ulverstone Changeover Dinner Ulverstone
- No. 34 launch of new clinical care services Ulverstone
- Central Coast Community Safety Partnership Committee Meeting Ulverstone
- Guest speaker, Ulverstone Rotary Meeting Ulverstone
- Meeting with the Hon Roger Jaensch MP Ulverstone
- Ulverstone RSL Sub Branch Annual Dinner Ulverstone
- Department of Primary Industries, Parks, Water and Environment's Container Refund Scheme Local Government - webinar
- Child and Family Learning Centre (CFLC) Local Enabling Group (LEG) meeting - West Ulverstone
- Meeting with the Slipstream Circus General Manager Clare Spillman Ulverstone
- Cradle Coast Authority Board farewell for CEO Devonport

- Central Connect Community Engagement Action Group meeting Ulverstone
- Rotary Club of Ulverstone's 'Sparkle in the Dark' charity event Ulverstone

The Deputy Mayor reports as follows:

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

- Central Connect Launch Ulverstone
- Local Government Association of Tasmania (LGAT) Annual General Meeting via video conference
- Ulverstone Municipal Band Annual General Meeting Ulverstone
- Ulverstone Soccer Club's 60th Anniversary Ulverstone."

Cr Hiscutt reports as follows:

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

North Western Fisheries Association Annual General Meeting - Ulverstone."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

"Tha	t the	May	or's,	Dep	uty	May	or ar	nd C	r His	cutt	's re	port	s be	rece	ived	."		

Declarations of interest 3.3

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

	Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.
	All interests declared will be recorded in the minutes at the commencement of the matter to which they relate."
	4 COUNCILLOR REPORTS
4.1	Councillor reports
The E	xecutive 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:

		<i>Sovernment Act 1993</i> provides that the office of a councillor becomes councillor is absent without leave from three consecutive ordinary the council.
		provides that applications by councillors for leave of absence may be a meeting or part of a meeting that is closed to the public.
	There are no	applications for consideration at this meeting."
	6	DEPUTATIONS
6.1	Deputations	
The Ex	cecutive Servic	es Officer reports as follows:
	"No requests reports have	for deputations to address the meeting or to make statements or deliver been made."
	7	PETITIONS
7.1	Petitions	
The Ex	cecutive Servic	es Officer reports as follows:
	"No petitions presented."	s under the provisions of the <i>Local Government Act 1993</i> have been

8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

- '29 (1) A councillor at a meeting may ask a question without notice -
 - (a) of the chairperson; or
 - (b) through the chairperson, of -
 - (i) another councillor; or
 - (ii) the general manager.
 - (2) In putting a question without notice at a meeting, a councillor must not -
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations -

except so far as may be necessary to explain the question.

- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
- (7) The chairperson may require a councillor to put a question without notice in writing.'

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

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

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

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.

No questions on notice have been received."								

9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

"Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance. Members of the public who would like to ask questions to the Council, that would normally have been heard during the Public Question Time section of the meeting agenda, are advised to provide their question on notice to the General Manager by 3.00pm Monday, 19 July 2021.

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

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

"No public questions were taken on notice from the 21 June 2021 meeting."

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1 Central Coast Household Waste Collection

■ Cr van Rooyen (having given notice) to move, "That the Central Coast household waste bin collection revert back to a weekly pickup or that the current bins be replaced with a 240 litre bin."

Cr van Rooyen, in support of his motion, submits as follows:

"All Councillors and staff will be aware of the public reaction to our current arrangements for the collection of the household waste bin on a two-weekly basis.

It is obvious from the comments on Facebook on the Council and Advocate site that the current arrangements do not meet the needs of hundreds of our residents and ratepayers who are asking for either a larger bin or returning to a weekly service.

We cannot ignore their wishes, this is not a small minority that have spoken."

The Director Infrastructure Services reports as follows:

DISCUSSION

The recent comments and concerns expressed regarding Veolia's advice it will not in future collect overfilled waste bins have resulted in renewed agitation by some in the community for the Council to modify its position in relation to provision of household waste collection services.

The Council introduced FOGO (Food Organics & Garden Organics) and moved to a fortnightly household waste collection service in October 2019. The changes implemented have resulted in a significant reduction in the quantity of waste being delivered to landfill. From an environmental and financial viewpoint these changes have been a success.

It is noted that residents can already request the provision of the larger 140 litre bin for which there is no charge. Residents can also make application for the provision of an additional 140 litre bin, which during 2021-2022 financial year will incur a charge of \$81. Application forms are available on the Council website or from the Administration Centre.

There are a number of complexities surrounding the changes as proposed within the Notice of Motion which should be canvassed before any decision to alter the garbage collection arrangements are considered including financial and budgetary impacts.

The State Government have recently confirmed that the State-wide Waste Levy will be introduced from 1 July 2022, increasing the cost of sending waste to landfill. The Council's strategy when introducing FOGO, and altering the collection frequency for general waste, was to prepare the community for the significant changes and financial impacts these proposed changes would have.

A Waste Strategy is being developed by the Council and issues relating to services and service levels are proposed to be considered as part of this work.

CONSULTATION

There has been no consultation in regard to this motion.

The Council published a Facebook post on 6 July 2021 to advise of Veolia's intent to notify residents that bins would not be collected for various reasons. These reasons included over full bins, mainly due to the safety issues involved with collection of these bins. The numerous responses to the post regarding an increase in service level have suggested that a section of the community is not satisfied with the current kerbside waste collection service level. The reasons for the over full bins and extent of the issue is yet to be determined.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of change to the collection service requires a thorough investigation that cannot be completed in time for the July Council meeting. The impacts may include increased cost of services, decrease in volume of waste diverted from landfill, changes to current waste collection contracts, procurement and supply of larger or additional bins, or changes to the process for allocation of larger or additional bins.

CORPORATE COMPLIANCE

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

The Shape of the Place

. Conserve the physical environment in a way that ensures we have a healthy and attractive community

The Environment and Sustainable Infrastructure

. Develop and manage sustainable built infrastructure

. Contribute to the preservation of the natural environment

Council Sustainability and Governance

. Improve service provision

CONCLUSION

Changing the garbage collection frequency back to weekly or providing a 240 litre bins to all households is not supported at this time. Any such decision should only be made following the provision of a detailed staff report which canvases the implications such a significant shift in current policy would entail including matters such as timing, contractual arrangements, and financial/budgetary implications.

An alternative option may be:

'That the Council requests that the issues raised regarding the frequency of garbage collections and the size of the bins provided to households be considered as part of the development of the Waste Strategy, an action included in the 2021–2022 Annual Plan.'

The Council is in the process of developing a Waste Strategy and the matters raised can be considered as part of this work."

The Executive Services Officer reports as follows:

"The motion o	on notice from	Cr van Rooye	n is submitted	for considerat	ion."

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 Council Audit Panel meeting held 7 June 2021
- Central Coast Community Shed Management Committee meeting held 7 June 2021

- . East Ulverstone Swimming Pool Management Committee meeting held 22 June 2021
- Central Coast Youth Leadership Council meeting held 30 June 2021

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

That the (non-confidential) minutes and notes of committees of the Council be received	∕ed."

10.3 Quarterly Performance Report - 2020-2021 Annual Plan progress

The General Manager reports as follows:

"PURPOSE

The purpose of this report is to present the final Quarterly Performance Report for the Council's 2020-2021 Annual Plan.

BACKGROUND

The Council's 2020–2021 Annual Plan and Budget Estimates were adopted by the Council at its meeting on Monday, 22 June 2020 in accordance with the requirements of the *Local Government Act 1993*.

DISCUSSION

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council's 2020–2021 Annual Plan. Strategies and Actions are listed in Departmental order and provide information on the Department responsible for the action. Each action's status includes progress comments and the estimated percentage completed against the action's targets for the financial year.

Some of the Annual Plan's achievements over the last quarter of the financial year included:

- . The adoption of Central Coast Cycling Strategy 2021–2025, which seeks to support and improve Central Coast as a place where cycling is a viable choice for outdoor recreation;
- Construction of the HIVE progressing well, with a view of completion being realised in September 2021. The Manager Arts and Culture has been appointed and will commence in July 2021;
- A report providing community feedback on possible future industrial site was considered in May 2021, with further investigations being in association with the Central Coast Settlement Strategy, once finalised;
- A review of the Mobile Food Vendors Policy was completed. The revised Policy supports the Council and communities' request for increased food offerings within the community;
- . The Greening Central Coast Working Group hosted three workshops to develop the Strategy's vision, objectives and prioritised actions. Spatial analysis is being undertaken and will inform the draft Strategy to be considered by the Council in the next financial year;
- . Adoption of the Asset Management Policy in May 2021;
- . The establishment of a mature tree nursery feasibility investigation was undertaken, which determined that the current arrangement with commercial nurseries aligns with the Councils operational requirements at this time;
- . The Central Coast Waste Strategy Consultant Brief was prepared and a consultant has been selected to assist with the remaining aspects of this project;
- Complete Streets undertook a review of the entrance to Penguin and its town centre, which included extensive community consultation. A detailed report will be presented to the Council in August 2021
- . The Council's 'Birds of Leven Canyon' brochure was developed identifying the top five birds seen within the canyon area, a field checklist was also developed and integrated with the eBird website.

A copy of the Quarterly Performance Report to Council - 30 June 2021 is appended.

CONSULTATION

Consultation is not required on this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

Other than staff time there is no impact on Council resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement
- . Strengthen local-regional connections.

CONCLUSION

It is recommended that the Council receive the Quarterly Performance Report on progress with the 2020-2021 Annual Plan as at 30 June 2021."

The Executive Services Officer reports as follows:

"A copy of the Quarterly Performance Report to Council - 30 June 2021 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the Council receive the Quarterly Performance Report on progress with the 2020-
2021 Annual Plan as at 30 June 2021."

10.4 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 22 June to 19 July 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 E	xecutive Services Officer reports as follows:
	"A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration."
	nat the Schedule of Correspondence addressed to the Mayor and Councillors (a copy appended to and forming part of the minutes) be received."
10.5	Common seal
The G	eneral Manager reports as follows:
	"A Schedule of Documents for Affixing of the Common Seal for the period 22 June to 19 July 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 E	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 b	nat the common seal (a copy of the Schedule of Documents for Affixing of the Common being appended to and forming part of the minutes) be affixed subject to compliance all conditions of approval in respect of each document, and that the advice of final plans be being being accordance with approved delegation and responsibilities being accordance with a proved delegation and responsibilities accordance with a proved delegation and accordance with a prov

10.6 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 22 June to 19 July 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."	
part of the initiates) be received.	

COMMUNITY SERVICES

10.7 Council acting as a planning authority

The Mayor reports as follows:

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

The General Manager has submitted the following report:

'If any such actions arise out of Agenda Items 10.8, 10.9 and 10.10, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993.*"

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration."

" I nat	the Ma	iyor's re	eport be	received	1."			

10.8 Residential - subdivision - seven lots and road - Subdivision at Hogarth Road (CT143356/1), Sulphur Creek - Application No. DA2020276

The Director Community Services reports as follows:

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

'DEVELOPMENT APPLICATION No.: DA2020276

PROPOSAL: Residential – subdivision – seven lots

and road

PERFORMANCE CRITERIA: Subdivision
APPLICANT: PDA Surveyors

LOCATION: Hogarth Road (CT143356/1), Sulphur

Creek

ZONE: General Residential

PLANNING INSTRUMENT: Central Coast Interim Planning Scheme

2013 (the Planning Scheme)

ADVERTISED: 19 June 2021 REPRESENTATIONS EXPIRY DATE: 5 July 2021

REPRESENTATIONS RECEIVED: Two

 42-DAY EXPIRY DATE:
 27 July 2021

 DECISION DUE:
 19 July 2021

PURPOSE

The purpose of this report is to consider an application for the subdivision of residential land located in Hogarth Road, Sulphur Creek.

Accompanying the report are the following documents:

- Annexure 1 location plan;
- Annexure 2 application documentation including Statement of Compliance from the Council, in its capacity as the Road Authority and Stormwater Authority;
- . Annexure 3 representations;
- . Annexure 4 photographs; and
- . Annexure 5 TasWater Submission to Planning Authority Notice.

BACKGROUND

Development description -

Application is made for the division of a 6,937m² parcel of vacant, residential land at Hogarth Road (CT143356/1), Sulphur Creek.

The subdivision would comprise seven allotments, to be accessed via a new cul-de-sac off Hogarth Road. Three of the proposed lots would have frontages greater than 6m wide to the proposed cul-de-sac. Four would be internal lots, accessed via access strips with frontages ranging from 4.3m wide to 4.8m wide.

Allotments would range in land area from 600m² to 1,137m². Lot 4, comprising 1,137m², would have a 200m² area of land that would not be able to be serviced by a gravity sewer. Four of the building areas shown on the

draft Plan of Subdivision would be located within the 50m Bass Highway development setback.

The proposal would empty stormwater into an existing open stormwater drain that runs from under the highway, along a channel just west of the subject land, through other private property, a portion of which is piped, before emptying into Preservation Drive where waters are conveyed via an underground system to Bass Strait.

Future residential development of each of the lots will require on-site stormwater detention infrastructure, to control the flow of stormwater to the existing drainage channel at pre-development levels.

Site description and surrounding area -

The 6,937m² parcel of land is located in the south-western area of the Sulphur Creek residential estate. The land adjoins a Utility zone to the south that accommodates a 30m wide strip of vegetated Crown land and the Bass Highway. Other adjoining land is zoned General Residential.

The land is accessed via Hogarth Road.

The land is relatively flat.

Documentation accompanying the development application -

The application is accompanied by a draft Plan of Subdivision and a Statement of Compliance by the Council, in its capacity as the Road Authority and Stormwater Authority.

History -

There is no history relevant to this application.

DISCUSSION

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

10.0 General Residential Zone

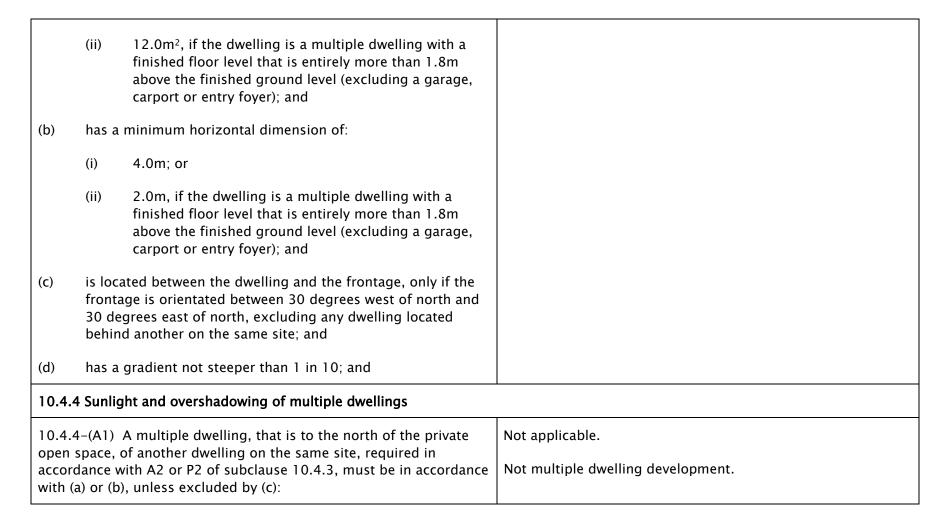
	Clause	Соммент				
10.3.	10.3.1 Discretionary Permit Use					
10.3.	1-(P1) Discretionary permit use must:	Not applicable.				
(a)	be consistent with local area objectives;	Subdivision for Residential use is permitted.				
(b)	be consistent with any applicable desired future character statement; and					
(c)	minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.					
10.3.	10.3.2 Impact of Use					
	2-(A1) Permitted non-residential use must adjoin at least one	Not applicable.				
reside	ential use on the same street frontage.	Subdivision for Residential use is permitted.				
	2-(A2) Permitted non-residential use must not generate more	Not applicable.				
than	40 average daily vehicle movements.	Subdivision for Residential use is permitted.				

	2-(A3) Other than for emergency services, residential and r accommodation, hours of operation must be between 6.00am	Not applicable.		
	.00pm.	Use is Residential.		
10.4.	1 Residential density for multiple dwellings			
	1-(A1) Multiple dwellings must have a site area per dwelling of	Not applicable.		
not le	ess than:	Not multiple dwellings.		
(a)	325m ² ; or			
(b)	if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.			
10.4.	2 Setbacks and building envelope for all dwellings			
	2-(A1) Unless within a building area, a dwelling, excluding	Not applicable.		
not n	usions (such as eaves, steps, porches, and awnings) that extend nore than 0.6m into the frontage setback, must have a setback a frontage that is:	No dwellings proposed.		
(a)	if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or			

(b)	if the frontage is not a primary frontage, at least 3.0m, or, if the setback, from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or	
(c)	if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or	
(d)	if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or	
(e)	if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	
	2-(A2) A garage or carport must have a setback from a primary ge of at least:	Not applicable. No garage or carport proposed.
(a)	5.5m, or alternatively 1.0m behind the façade of the dwelling; or	no garage of carport proposed.
(b)	the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or	

(c)		, if the natural ground level slopes up or down at a ent steeper than 1 in 5 for a distance of 10.0m from the age.	
10.4.	2 -(A3)		Not applicable.
more	than 2. ontally be co	excluding outbuildings with a building height of not .4m and protrusions that extend not more than 0.9m beyond the building envelope, must: ntained within a building envelope (refer to Figures 10.2 and 10.3) determined by:	No dwellings proposed.
	(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 and rear boundaries to a building height of not more than 8.5m above existing ground level; and	
(b)	-	nave a setback of less than 1.5m from a side or rear dary 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	
	(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	
10.4.	3-(A1)	Dwellings must have:	Not applicable.
(a)		coverage of not more than 50% (excluding eaves up to); and	No dwellings proposed.
(b)	not le the d than	ultiple dwellings, a total area of private open space of ess than 60.0m ² associated with each dwelling, unless welling has a finished floor level that is entirely more 1.8m above the finished ground level (excluding a ge, carport or entry foyer).	
10.4. that:		A dwelling must have an area of private open space one location and is at least:	Not applicable. No dwelling proposed.
	(i)	24.0m ² ; or	



(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				
	(ii)	vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.				
(b)	space	nultiple dwelling does not cause 50% of the private open to receive 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 from the multiple dwelling.				
10.4.5	10.4.5 Width of openings for garages and carports for all dwellings					
(whet	her the	A garage or carport within 12.0m of a primary frontage garage or carport is free-standing or part of the	Not applicable. No garage or carport proposed.			
awelli	ng) mu	ist have a total width of openings facing the primary	ino garage or carport proposed.			

	nge of not more than 6.0m or half the width of the frontage never is the lesser).	
10.4.	6 Privacy for all dwellings	
(whet surface must 1.7m	6-(A1) A balcony, deck, roof terrace, parking space, or carport her freestanding or part of the dwelling), that has a finished see or floor level more than 1.0m above existing ground level have a permanently fixed screen to a height of not less than above the finished surface or floor level, with a uniform parency of no more than 25%, along the sides facing a:	Not applicable. No dwellings proposed.
(a)	side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3.0m from the side boundary; and	
(b)	rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4.0m 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 6.0m:	
	(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or	

	(ii)	from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	
dwell	ling, tha	A window or glazed door, to a habitable room of a at has a floor level more than 1.0m above existing , must satisfy (a), unless it is in accordance with (b):	Not applicable. No dwellings proposed.
(a)	The v	vindow or glazed door:	
	(i)	is to have a setback of at least 3.0m from a side boundary; and	
	(ii)	is to have a setback of at least 4.0m from a rear boundary; and	
	(iii)	if the dwelling is a multiple dwelling, is to be not less than 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	
	(iv)	if the dwelling is a multiple dwelling, is to be not less than 6.0m from the private open space of another dwelling on the same site.	
(b)	The v	vindow or glazed door:	

	(1)		
	(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; or	
	(ii)	is to have a sill height of not less than 1.7m above the	
		floor level or has fixed obscure glazing extending to a	
		height of not less than 1.7 m above the floor level; or	
	(iii)	is to have a permanently fixed external screen for	
		the full length of the window or glazed door, to a	
		height of not less than 1.7m above floor level, with	
		a uniform transparency of not more than 25%.	
10.4.6-(A3) A shared driveway or parking space (excluding a			Not applicable.
parking space allocated to that dwelling) must be separated from a			
window, or glazed door, to a habitable room of a multiple dwelling			No shared driveway proposed.
by a horizontal distance of not less than:			
(a)	(a) 2.5m; or		
(b)) 1.0m 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	
No Ad	ceptable Solution.	Not applicable.
An ex	emption applies for fences in this zone.	No frontage fence proposed.
10.4.	7 P]	
	e (including a free-standing wall) for a dwelling within 4.5m of tage must:	
(a)	provide for security and privacy while allowing for passive surveillance of the road; and	
(b)	be compatible with the height and transparency of fences in the street, having regard to:	
	(i) the topography of the site; and	
	(ii) traffic volumes on the adjoining road.	

10.4.8 Waste storage for multiple dwellings					
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m ² per dwelling and is within one of the following locations:		ecycling bins, that is an area of at least 1.5m² per	Not applicable. Not multiple dwelling development.		
(a)		area for the exclusive use of each dwelling, excluding rea in front of the dwelling; or			
(b)	in a d	communal storage area with an impervious surface that:			
	(i)	has a setback of at least 4.5m from a frontage; and			
	(ii)	is at least 5.5m from any dwelling; and			
	(iii)	is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.			
10.4.	10.4.9 Suitability of a site or lot for use or development				
10.4	.9-(A1)	A site or each lot on a plan of subdivision must:	(a) Compliant. Internal allotments 2, 4, 5 and 7 would have		
(a)		an area of not less than 330m² excluding any access and	land areas ranging from 807m ² to 1,137m ² . The remaining three lots would have land areas ranging from 600m ² to 734m ² .		
(b)	if int	ended for a building, contain a building area of not less			

than 10.0m x 15.0m:

- (i) clear of any applicable setback from a frontage, side or rear boundary;
- (ii) clear of any applicable setback from a zone boundary;
- (iii) clear of any registered easement;
- (iv) clear of any registered right of way benefiting other land;
- (v) clear of any restriction imposed by a utility;
- (vi) not including an access strip;
- (vii) accessible from a frontage, or access strip; and
- (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.

- (b) All lots would be able to accommodate a 10m x 15m building area that would be:
- (b)(i) Compliant. Building area would be clear of all proposed boundaries.
- (b)(ii) Non-compliant. Lots 1 and 2 would adjoin a Utility zone boundary. A building envelope may be able to be applied to the land with the required 10m setback from the zone boundary, however this is not demonstrated on the plan.

Refer to the "Issues" section of this report.

- (b)(iii) Compliant. Easements would be required. Building areas would be able to be clear of all proposed easements.
- (b)(iv) Not applicable. No registered right of way.
- (b)(v) Compliant. Reticulated sewer and water infrastructure is available to the land. Building areas would be clear of all proposed utilities. Note: Lot 4 would have a small 200m² land area that would not be able to be serviced by the gravity sewer however, this would not limit development on the lot.

		(b)(vi) Compliant. Access strips are proposed for allotments 2, 4, 5 and 7. Building areas would be clear of all proposed access strips.
		(b)(vii) Compliant. Lots would be accessible from proposed new cul-de-sac (Lot 8).
		(b)(viii) Non-compliant. Proposal includes a mix of axis ranges/orientations.
		Refer to the "Issues" section of this report.
	9-(A2) A site or each lot on a subdivision plan must have a ate access from a road:	(a) Compliant. Lots would be accessible from proposed new cul-de-sac road (Lot 8) off Hogarth Road.
(a)	across a frontage over which no other land has a right of access; and	(b) Compliant. Internal allotments would be accessible from proposed new cul-de-sac road.
(b)	if an internal lot, by an access strip connecting to a frontage	(c) Not applicable. No right of way proposed.
	over land not required as the means of access to any other land; or	(d) Compliant. Lot frontages would range from 4.3m to 19.3m wide.
(c)	by a right of way connecting to a road:	
	- -	(e) Compliant. A Statement of Compliance dated
	(i) over land not required as the means of access to any other land; and	5 November 2020 has been issued by the Road

	(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	Authority and is part of the documentation that accompanies the application.
(d)		a width of frontage and any access strip or right of way ot 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 i arrar betw strip	relevant 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 ween the carriageway of a road and the frontage, access or right of way to the site or each lot on a proposed division plan.	
capa	ble of c	A site or each lot on a plan of subdivision must be connecting to a water supply provided in accordance ater and Sewerage Industry Act 2008.	Compliant. The lots are able to connect to the reticulated water system. Development would need to be in accordance with TasWater's Submission to Planning Authority Notice.

10.4.9-(A4) A site or each lot on a plan of subdivision must be	Compliant.		
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>	The lots are able to connect to the reticulated sewerage system. Development would need to be in accordance with TasWater's Submission to Planning Authority Notice.		
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	Compliant by Condition.		
system provided in accordance with the <i>Urban Drainage Act 2013.</i>	Development would need to be in accordance with the Statement of Compliance from Council, acting in its capacity as the 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:	No dwelling proposed.		
(i) be not less than 325m².			
10.4.11 Development other than single or multiple dwelling.			
10.4.11.1 Location and configuration of development			
10.4.11-(A1) The wall of a building (other than for a dwelling) must	Not applicable.		
be setback from a frontage:	No development of a building proposed.		

(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.	
	11.1-(A2) All buildings (other than for a dwelling) must be ined within a building envelope determined by:	Not applicable.
(a)	the applicable frontage setback;	No development of a building proposed.
(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:
 - have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;
 - ii. there is no door or window in the wall of the building; and
 - iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.

(d) in accordance with any building envelope shown on a sealed plan of subdivision.	
10.4.11.1-(A3) Site coverage (other than for a dwelling) must:	Not applicable.
(a) not be more than 50%; or	No development of a building proposed.
(b) not be more than any building area shown on a sealed plan of subdivision.	
10.4.11.1-(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.	Not applicable. No development of a building proposed.
10.4.11.1-(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:	Not applicable. No development of a building proposed.
(a) 6.0m; or	
(b) half the width of the frontage.	

10.4.11.2 Visual and acoustic privacy for residential development

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

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

Not applicable.

No development of a building proposed.

<i>(</i> ::)		
(ii)	have a window sill height of not less than 1.8m above floor level;	
(iii)	have fixed glazing or screening with a uniform	
	transparency of not more than 25% in that part of a	
	door or window less than 1.7m above floor level; or	
(iv)	have a fixed and durable external screen other than	
	vegetation of not less than 1.8m height above the	
	floor level with a uniform transparency of not more	
	than 25% for the full width of the door, window,	
	balcony, deck, roof garden, parking space, or carport.	
10.4.11.2-(/	A2) An access strip or shared driveway, including any	Not applicable.
=	oathway and parking area (other than for a dwelling),	
-	arated by a distance of not less than 1.5m horizontally	No access strip to an adjoining dwelling proposed.
	ertically from the door or window to a dwelling or any	
balcony, dec	ck, or roof garden in a dwelling.	
10.4.11.3 F	rontage fences	
10.4.11.3-(/	A1) The height of a fence, including any supporting	Not applicable.
retaining wa	ll, on or within a frontage setback (other than for a	
dwelling) mi	ust be:	No frontage fence proposed.
(a) not r	nore 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		
	12-(A1) A building containing a sensitive use must be ained within a building envelope determined by:	(a)	Non-compliant. The development adjoins a Utility zone boundary to the south. Building envelopes for Lots 1 and 2 would be less than the required 10m setback from
(a)	the setback distance from the zone boundary as shown in the Table to this clause; and		the zone boundary.
(b)	projecting upward and away from the zone boundary at an		Refer to the "Issues" section of this report.
(- /	angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.	(b)	Not applicable. No development of a building with the application.
	12-(A2) Development for a sensitive use must be not less than m from:	(a)	Non-compliant. The development would be 40m from the
(a)	a major road identified in the Table to this clause;		Bass Highway. Refer to the "Issues" section of this report.
(b)	a railway;	(b)	Compliant. The development would be 145m from the
(c)	land designated in the planning scheme for future road or rail		railway line.
	purposes; or	(c)	Not applicable. No land is designated for future road or rail purposes.

(d)	a proclaimed wharf area.	(d)	Compliant. The nearest proclaimed wharf area is located at Burnie 15km to the west.
10.4.	13 Subdivision		
10.4.	13-(P1) Each new lot on a plan of subdivision must be:	(a)	Compliant. Proposed use is residential.
(a)	intended for residential use;	(b)	Not applicable. Satisfied by (a).
(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	(c)	Not applicable. Satisfied by (a).
(c)	for a purpose permissible in the zone.		
10.4.	13–(a2)	Non-	compliant.
A lot, Lot.	other than a lot to which A1(b) applies, must not be an internal		2, 4, 5 and 7 would be internal lots.
		Refer	to the "Issues" section of this report.
10.4.	14 Reticulation of an electricity supply to new lots on a plan of so	ubdivis	ion
	14-(A1) Electricity reticulation and site connections must be led underground.	Not a	pplicable.

	Not subdivision proposed.	
Codes		
E1 Bushfire-Prone Areas Code	Not applicable. Development is a subdivision however land is not in a Bushfire-Prone Area.	
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.	
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.	
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed.	
E5 Local Heritage Code	Not applicable. No local heritage schedule in this Scheme.	
E6 Hazard Management Code	Not applicable. No hazard identified.	
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.	

E9.4 Exemption		Not exempt.		
E9.5 (Jse Standards			
E9.5.1	Provision for parking			
E9.5.1-(A1) Provision for parking must be:		(a)	Compliant. Table E9A requires two car parking spaces	
(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;		for residential development. The lots have ample area to accommodate this requirement.	
E9.5.2	E9.5.2 Provision for loading and unloading of vehicles			
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	Development Standards		
E9.6.	1 Road access		
E9.6.1–(A1) There must be an access to the site from a carriageway of a road R36: (a) permitted in accordance with the <i>Local Government</i> (<i>Highways</i>) <i>Act;</i> (b) permitted in accordance with the <i>Roads and Jetties Act 1935;</i> or (c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935.</i>		Compliant. A Statement of Compliance dated 5 November 2020 has be issued by the Road Authority and is part of the documentat that accompanies the application.	
E9.6.	2 Design of vehicle parking and loading areas		
	2 A1.1 All development must provide for the collection, age and disposal of stormwater; and	Compliant by condition. Stormwater to be directed into the existing system in accordance with the Statement of Compliance dated 5 November 2020 that has been issued by the Stormwater Authority and is part of the documentation that accompanies the application.	
	2 A1.2 Other than for development for a single dwelling in the ral Residential, Low Density Residential, Urban Mixed Use and	Not applicable to the subdivision of land.	

_	e zones, the layout of vehicle parking area, loading area, ation 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;	
(g)	Be formed and constructed with compacted sub-base and an all-weather surface.	
	2-(A2) Design and construction of an access strip and vehicle ation, movement and standing areas for use or development on	Not applicable.

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.

Site is zoned General Residential.

Issues -

Four internal allotments -1

> The Central Coast Interim Planning Scheme 2013 (the Planning Scheme) Subdivision - Acceptable Solution 10.4.13-(A2) states that a lot, other than a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by the State, Council or statutory authority, must not be an internal lot.

> Lots 2, 4, 5 and 7 would be internal allotments, each accessed via separate, dedicated access strips with minimum 4m wide frontages to a proposed new road. The lots would have land areas ranging from 600m² to 1,137m². An exercise of discretion is required if the development is to be approved.

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

be -

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

The 6,937m2 parcel of residential land at Hogarth Road is flat and is generally of a regular, oblong shape. However, the land is accessed via a 15m wide access strip that is 40m long. The four internal allotments are the result of a subdivision layout design that seeks to make the most efficient use of land, including the construction of a cul-de-sac road that incorporates the lands access strip.

It can be reasonably demonstrated the internal lots are required due to restrictive matters associated with the shape of the land.

The development does satisfy Performance Criteria 10.4.13-(P2)(i)a.

b. an established pattern of lot development;

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

The development does not satisfy Performance Criteria 10.4.13-(P2)(i)b.

c. connection to a road network;

The proposed road design, with connection to Hogarth Road, and subsequent allotment layout, dictates that the four internal allotments are required to maximise the number of lots to be derived from the division of the land.

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

d. connection to available or planned utilities;

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

The development satisfies Performance Criteria 10.4.13-(P2)(i)d.

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

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

The development does not satisfy Performance Criteria 10.4.13-(P2)(i)e.

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

The land is flat and low lying. However, the proposed internal lots are not required because of a hazard that applies to the land.

The development does not satisfy Performance Criteria 10.4.13-(P2)(i)f.

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

The proposed internal allotments would not result in impacts on the amenity of adjoining land. The proposed lots would have land areas ranging from 600m2 to 1,137m2. Each of these sized lots would be large enough to immediately satisfy zone lot size and dwelling density criteria and allow for the future development of dwellings that would not impact on the amenity of adjoining land. Future development would be able to satisfy boundary setbacks, dwelling density, privacy and vehicle parking and manoeuvrability standards.

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

2 Proximity of sensitive use development to the Bass Highway -

The proposed sensitive use development would adjoin the boundary of a Utility zone that accommodates the Bass Highway.

The proposal was referred to State Growth for comment. The Department responded to the referral, stating they "have no objections but wish to advise that due to the proximity of the lots to the Bass Highway, any issues in relation to noise, vibration and so forth from traffic will be the responsibility of the proponent".

To assist ameliorate future noise and vibration nuisance, the developer will be required, by a condition to a permit, to erect a 2m high sound barrier fence on the southern boundary of Lot 1 and Lot 2.

3 Local Government (Building and Miscellaneous Provisions) Act 1993 -

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

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

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

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

It is considered the requirements of the LG(BMP)A would be satisfied.

4 Public Open Space contribution -

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

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

In this instance, no land is required for the provision of public open space.

In accordance with the Policy, a 5% cash-in-lieu contribution is to be paid, based on the unimproved value of each of the new lots. This will require that a condition be applied to the permit.

Referral advice -

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

Service	COMMENTS/CONDITIONS		
Environmental Health	No comment.		
Infrastructure Services	Statement of Compliance has been issued by the Council, acting in its capacity as the Road Authority and Stormwater Authority. The Statement of Compliance forms part of the documentation lodged with the development application, as is a subdivision in excess of five lots (seven lots proposed).		
TasWater	TasWater Submission to Planning Authority Notice issued. Refer to Annexure 5.		
Department of State Growth	Application was referred to State Growth who advised "the Department has no objections but wish to advise that due to the proximity of the lots to the Bass Highway, any issues in relation to noise, vibration and so forth from traffic will be the responsibility of the proponent".		
Environment Protection Authority	Referral not required.		
TasRail	Referral not required.		
Heritage Tasmania	Referral not required.		

Crown Land Services - Parks and Wildlife Division	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 1				
The proposed method of stormwater management may be inadequate and, with the current drainage in place, could result in other properties being affected by water. The application refers to stormwater being drained via the existing creek, over the easement that runs along the western boundary of the property. Currently, without additional development, the creek	Council's Infrastructure Services makes the following comments: Condition S3 of the Statement of Compliance requires the developer to obtain approval for a stormwater engineering design that demonstrates non-worsening of the existing flow regime and on-site detention of runoff, to pre-development levels. The developer's engineers have been in consultation with Council's Development Officer. On-site detention for each new lot is to be addressed with a Part 5 Agreement on each Title under Section 71 of the Land			

does not provide adequate drainage for existing properties.

With recent rainfall and groundwater, water damage has occurred to a garage located at 5 Hogarth Road. In 2016, water damage occurred at properties during significant rainfall events

Use Planning and Approvals Act 1993. The Part 5 Agreement would require detailed on-site stormwater detention design to be submitted with any future development application, Building Permit or plans for Notifiable Works on Such systems can be well a lot. incorporated within building and site designs and can also prevent a scenario whereby Council would need to take over ownership of small detention basins for small lot subdivisions. This is deemed to be a good outcome for the development.

Some components of detention will also be held within the stormwater pipes under the roadway, at the time of construction of the subdivision.

Outside of the DA, it is to be noted that the 'creek' forms part of an existing stormwater drainage network and some length of the 'creek' is piped (see image below). Council's stormwater network is currently being modelled. Design and any future works required within the creek will be determined separately to this application.

There is currently no timeline for this work.



REPRESENTATION 2

1 Representor has owned property at 352 Preservation Drive for two years. During that time, has experienced flooding onto the property from the creek as it is not able to handle existing run off. Concerned the introduction of seven dwellings and a road will magnify this problem, unless some major upgrades are completed to the existing creek.

Refer to comments above in relation to Representation No 1.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

Develop and manage sustainable built infrastructure.

CONCLUSION

The representations received do not hold sufficient merit to warrant refusal of the residential subdivision. The Council's Infrastructure Services, in its capacity as the Stormwater Authority, would require the developer to submit for approval a detailed stormwater design, demonstrating a non-worsening of the existing stormwater flow regime and advising the requirements for onsite detention of run-off for future development, to be set at pre-development levels.

Further, a Part 5 Agreement, applied under Section 71 of *the Land Use Planning* and Approvals Act 1993, is to be paced on each new Title, requiring on-site stormwater detention to be included in future site development designs.

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

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

Recommendation -

It is recommended that the application for Residential – subdivision– seven lots and road at Hogarth Road (CT143356/1), Sulphur Creek – Application No. DA2020276 be approved subject to the following conditions and notes:

- The development must be substantially in accordance with the Plan of Subdivision by PDA Surveyors, Job No. 45294, Drawing No. 1 dated 13 August 2020 and Drawing No. 2 dated 26 August 2020 and plans by Tas Division of Institute of Public Works for the Local Government Association of Tasmania Drawing Nos. TSD-R08-v2, TSD-R09-v2 and TSD-R11-v2 dated 28 April 2020, unless modified by a condition of this Permit.
- An acoustic sound barrier, a minimum 2m high, is to be installed along the southern boundaries of Lots 1 and 2.
- Prior to the sealing of a Final Plan of Survey, a cash-in-lieu of public open space contribution of 5% of the unimproved value of each lot must be paid. The unimproved value of the lots must be determined by a registered valuer.
- Street trees are to be installed in the road reserve of the new road. The cost of purchase and installation of advanced street trees may be deducted from the amount of public open space contribution. The number, selection and size of street trees must be to the satisfaction of the Director Infrastructure Services and determined prior to the lodgement of the registered valuers determination.
- In association with the lodgement of a Final Plan of Survey, Lot 8 (road) must be transferred to Central Coast Council at the developer's expense.

- Prior to the sealing of the Final Plan of Survey, the developer must enter into a Part 5 Agreement with the Central Coast Council under section 71 of the Land Use Planning and Approvals Act 1993. The Part 5 Agreement is to set out and reference the following matters to the satisfaction of the General Manager:
 - (a) the Part 5 Agreement must be applied to all lots;
 - (b) lodgement of a development application or a Building Permit or plans for Notifiable Works must be accompanied by an engineering design that details on-site stormwater detention to the satisfaction of Council's Director Infrastructure Services. The design must be in accordance with the conclusions recommendations of the stormwater report required under Condition S3 of the Statement of Compliance dated 5 November 2020 issued by the Council acting in its capacity as the Road Authority and Stormwater Authority. Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against each of the subject lots with the Recorder of Titles, must be at the developer's expense.
- 7 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/04173-CC dated 26 September 2020.
- The development must be in accordance with the conditions of the Statement of Compliance for Road Access and Drainage Access dated 5 November 2020, issued by the Council, acting in its capacity as the Road Authority and Stormwater Authority.
- 9 All excavation materials must be disposed of to an approved landfill site.
- An underground electricity supply must be installed to the boundary of each lot.
- 11 The development must not result in a modification of surface stormwater flow to increase
 - (i) surface water drainage onto adjacent land; or
 - (ii) the pooling of water on the site or on adjacent land.

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

The 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 report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "It is recommended that the application for Residential subdivision– seven lots and road at Hogarth Road (CT143356/1), Sulphur Creek Application No. DA2020276 be approved subject to the following conditions and notes:
- The development must be substantially in accordance with the Plan of Subdivision by PDA Surveyors, Job No. 45294, Drawing No. 1 dated 13 August 2020 and Drawing No. 2 dated 26 August 2020 and plans by Tas Division of Institute of Public Works for the Local Government Association of Tasmania Drawing Nos. TSD-R08-v2, TSD-R09-v2 and TSD-R11-v2 dated 28 April 2020, unless modified by a condition of this Permit.
- An acoustic sound barrier, a minimum 2m high, is to be installed along the southern boundaries of Lots 1 and 2.
- Prior to the sealing of a Final Plan of Survey, a cash-in-lieu of public open space contribution of 5% of the unimproved value of each lot must be paid. The unimproved value of the lots must be determined by a registered valuer.

- Street trees are to be installed in the road reserve of the new road. The cost of purchase and installation of advanced street trees may be deducted from the amount of public open space contribution. The number, selection and size of street trees must be to the satisfaction of the Director Infrastructure Services and determined prior to the lodgement of the registered valuers determination.
- In association with the lodgement of a Final Plan of Survey, Lot 8 (road) must be transferred to Central Coast Council at the developer's expense.
- Prior to the sealing of the Final Plan of Survey, the developer must enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out and reference the following matters to the satisfaction of the General Manager:
 - (a) the Part 5 Agreement must be applied to all lots;
 - (b) lodgement of a development application or a Building Permit or plans for Notifiable Works must be accompanied by an engineering design that details on-site stormwater detention to the satisfaction of Council's Director Infrastructure Services. The design must be in accordance with the conclusions recommendations of the stormwater report required under Condition S3 of the Statement of Compliance dated 5 November 2020 issued by the Council acting in its capacity as the Road Authority and Stormwater Authority. Execution of the Part 5 Agreement, including the drafting and registration of the Agreement against each of the subject lots with the Recorder of Titles, must be at the developer's expense.
- 7 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/04173-CC dated 26 September 2020.
- 8 The development must be in accordance with the conditions of the Statement of Compliance for Road Access and Drainage Access dated 5 November 2020, issued by the Council, acting in its capacity as the Road Authority and Stormwater Authority.
- 9 All excavation materials must be disposed of to an approved landfill site.
- 10 An underground electricity supply must be installed to the boundary of each lot.
- 11 The development must not result in a modification of surface stormwater flow to increase
 - (i) surface water drainage onto adjacent land; or
 - (ii) the pooling of water on the site or on adjacent land.

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.

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

10.9 Residential – multiple dwelling development – one additional dwelling – Suitability of a site or lot for use or development; Building height under Turners Beach Specific Area Plan at 4 Turners Avenue, Turners Beach – Application No. DA2020423

The Director Community Services reports as follows:

"The Town Planner has prepared the following report:

DEVELOPMENT APPLICATION No.: DA2020423

PROPOSAL: Residential - multiple dwelling

development - one additional dwelling -

PERFORMANCE CRITERIA: Suitability of a site or lot for use or

development; Building height under

Turners Beach Specific Area Plan

APPLICANT: Mr Salvatore Puglisi

Cradle Coast Building Design

LOCATION: 4 Turners Avenue, Turners Beach

ZONE: Low Density Residential

PLANNING INSTRUMENT: Central Coast Interim Planning Scheme

2013 (the Scheme)

ADVERTISED: 16 June 2021 REPRESENTATIONS EXPIRY DATE: 30 June 2021

REPRESENTATIONS RECEIVED: Four

 42-DAY EXPIRY DATE:
 19 July 2021

 DECISION DUE:
 19 July 2021

PURPOSE

The purpose of this report is to consider an application for a Residential – multiple dwelling development – one additional dwelling at 4 Turners Avenue, Turners Beach.

Accompanying the report are the following documents:

- . Annexure 1 location plan;
- . Annexure 2 application documentation;
- . Annexure 3 representations;
- . Annexure 4 photographs; and
- . Annexure 5 TasWater Submission to Planning Authority Notice.

BACKGROUND

Development description -

Application has been made for the construction of a dwelling that would result in a multiple dwelling development on land known as 4 Turners Avenue, Turners Beach. There is already one existing dwelling on the site.

The proposed dwelling would be positioned in the far south-western corner of the irregular shaped lot and would be split level, due to varying existing ground levels.

The ground floor would comprise of bedrooms number two and three, would have a shared bathroom, an open plan kitchen/living/dining room and an uncover north facing courtyard.

The first floor would comprise the master bedroom, ensuite and a sitting area. The dwelling would have an attached single garage.

The dwelling would be setback 1.8m from the existing dwelling on the site and would share a driveway accessed off Turners Avenue. This shared driveway is also burdened by a right of way that benefits 2 Turners Avenue, Turners Beach.

The site would accommodate five car parking spaces. Two for each dwelling and a visitor car parking space.

The proposal includes retaining walls and a change in ground level to accommodate the construction of the additional dwelling.

Site description and surrounding area -

The 1,473m² irregular 'L' shaped allotment is located within the residential area of Turners Beach. The site is serviced by reticulated stormwater, sewer and water.

The surrounding area is zoned Low Density Residential and accommodates primarily, single large two-storey dwellings with associated outbuildings.

The area where the proposed dwelling would be constructed is lower than the surrounding ground levels. This is due to significant landscaping that has occurred on the site in the past, with the land being tiered, supported by retaining walls.

History -

The application was to commence advertising in mid-April, when the Council was made aware that substantial works were occurring on the site. An inspection of the site identified that change in ground level was occurring, including a retaining wall that was not shown on the development application plans. Refer to photos in Annexure 4. Under section 54 of the *Land Use Planning and Approvals Act 1993*, the application was placed on hold pending further information in relation to the retaining wall. All works ceased on the site.

In June 2020, an application was lodged for a three-lot subdivision involving 2 and 4 Turners Avenue (DA2020172). The application was refused in August 2020 because it was determined that the proposal would result in a sub-minimal lot, with reliance on an access strip over 2 Turners Avenue, that would result in the likely constraint or interference of adjoining land and the development of an internal allotment (the location of the subject new dwelling) which would cause a likely negative impact on the amenity of adjacent land.

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

12.0 Low Density Residential

	Clause	COMMENT			
12.3	12.3 Use Standards				
12.3.	12.3.1 Discretionary Permit Use				
12.3.	1–(P1) Discretionary permit use must:	Not applicable.			
(a)	be consistent with local area objectives;	Residential use is Permitted.			
(b) be consistent with any applicable desired future character statement; and					
(c)	minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.				
12.3.	12.3.2 Impact of Use				
	2-(A1) Permitted non-residential use must adjoin at least one	Not applicable.			
reside	ential use on the same street frontage.	Use is residential.			

12.3.2-(A2) Permitted non-residential use must not generate more				Not applicable.		
than 40 average daily vehicle movements.		Ινοιαρ	Not applicable.			
		Use is residential.				
		Not ap	Not applicable.			
9.00p		ion, hours of operation must be between 6.00am and	Use is residential.			
12.4	Develo	oment Standards				
12.4.	1 Suital	bility of a site or lot for use or development				
12.4.1-(A1) A site or each lot on a plan of subdivision must:		(a)(i)	Compliant. Site area is 1,473m².			
(a)	have a	an area of:	(a)(ii)	Not applicable. Satisfied by (a)(i).		
	(i)	not less than 500m² excluding any access strip; or	(b)(i)	Compliant. Proposed dwelling would be setback clear of all applicable setbacks.		
	(ii)	if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and	(b)(ii)	Not applicable. No zone boundary.		
(b)	contai	in a building area of not less than 10.0m x 15.0m:	(b)(iii)	Not applicable. No registered easement.		
	(i)	clear of any applicable setback from a frontage, side or rear boundary;	(b)(iv)	Compliant. Dwelling would be clear of the registered right of way.		
	(ii)	clear of any applicable setback from a zone boundary;	(b)(v)	Not applicable. No restriction imposed by a utility.		

	(iii)	clear of any registered easement;	(b)(vi)	Not applicable. No access strip.
	(iv)	clear of any registered right-of-way benefiting other land;	(b)(vii)	Compliant. Site is accessed over Turners Avenue.
	(v)	clear of any restriction imposed by a utility;	(b)(viii)) Not applicable. Not a new lot.
	(vi)	not including an access strip;		
	(vii)	accessible from a frontage or access strip; and		
	(viii)	if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.		
sepa	rate acc	A site or each lot on a subdivision plan must have a ess from a road:	(a)	Non-compliant. Site has frontage to Turners Avenue which is also a right of way for access to 2 Turners Avenue.
(a)	across and	s a frontage over which no other land has a right of access;		Refer to the "Issues" section of this report.
(b)		nternal lot, by an access strip connecting to a frontage and not required as the means of access to any other land;	(b)	Not applicable. Not an internal lot.
	or	and not required as the means of access to any other failu,	(c)	Non-compliant. Site has a burdening right of way to benefit 2 Turners Avenue.
(c)	by a r	ight of way connecting to a road		Refer to the "Issues" section of this report.

	(i)	over land not required as the means of access to any other land; and	(d)	Compliant. Frontage to Turners Avenue is 20m.
	(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	(e)	Compliant. The Council, acting as a Road Authority, have stated that the existing access to development on Turners Avenue meets the requirements of Tasmanian Standard Drawing TSD-RF01-v3 Guide to
(d)		a width of frontage and any access strip or right-of-way of ess than:		Intersection and domestic access sight distance requirements and all vehicles are able to egress in a forward motion. The proposal is, therefore,
	(i)	3.6m for a single dwelling development; or		considered satisfactory.
	(ii)	6.0m for multiple dwelling development or development for a non-residential use; and		
(e)	Gove 1935 can b carria	elevant road authority in accordance with the <i>Local</i> rnment (Highways) Act 1982 or the Roads and Jetties Act must have advised it is satisfied adequate arrangements be made to provide vehicular access between the ageway of a road and the frontage, access strip or rightary to the site or each lot on a proposed subdivision plan.		
		A site or each lot on a plan of subdivision must be onnecting to a water supply:	(a)	Compliant. The site is connected to the reticulated water system.
(a)	•	ded in accordance with the <i>Water and Sewerage Industry</i> 2008; or	(b)	Not applicable. Satisfied by (a).

(b)	from a rechargeable drinking water system R4 with a storage capacity of not less than 10,000 litres if:				
	(i)	there	is not a reticulated water supply; and		
	(ii)	devel	opment is for:		
		a.	a single dwelling; or		
		b.	a use with an equivalent population of not more than 10 people per day.		
			or each lot on a plan of subdivision must be and disposing of sewage and liquid trade waste:	(a)	Compliant. The site is connected to the reticulated sewage system.
(a)		_	e system provided in accordance with the <i>Water</i> are <i>Industry Act 2008;</i> or	(b)	Not applicable. Satisfied by (a).
(b)	by or	n-site di	sposal if:		
	(i)	-	ge or liquid trade waste cannot be drained to a ılated sewer system; and		
	(ii)	the d	evelopment:		
		a.	is for a single dwelling; or		

		b. provides for an equivalent population of not more than 10 people per day; or		
		c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and		
	(iii)	the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip.		
		A site or each lot on a plan of subdivision must be aining and disposing of stormwater:	(a)	Compliant. The site is connected to the reticulated stormwater system.
(a)		tormwater system provided in accordance with the <i>Urban</i> age Act 2013; or	(b)	Not applicable. Satisfied by (a).
(b)	if sto	mwater cannot be drained to a stormwater system:		
	(i)	for discharge to a natural drainage line, water body, or watercourse; or		
	(ii)	for disposal within the site if:		
		a. the site has an area of not less than 5,000m²;		

				(b)	Not applicable. No Table to this Clause.
	(iii)	conne	ection to a stormwater system; or	(a)(iii)	Compliant. As discussed above.
	(ii)	conne	ection to a reticulated sewer system; and	(a)(ii)	Compliant. As discussed above.
	(i)	conne	ection to a reticulated water supply;	(a)(i)	Compliant. As discussed above.
(a)	be not	t less tl	nan 500m² if the site has:		than 1,000m ² (500m ² per dwelling).
12.4.	2-(A1)	The site	e area per dwelling must:	(a)	Compliant. Site has an area of 1,473m ² . Proposal is for two dwellings which would require an area not less
12.4.	2 Dwell	ing der	nsity		
	(iii)	the de	evelopment is for a single dwelling.		
		e.	not more than 50% of the site is impervious surface; and		
		d.	the disposal area is not within any access strip; and		
		c.	the disposal area is not within any area required for the disposal of sewage;		
		b.	the disposal area is not within any defined building area;		

(b)	if the site is in a locality shown in the Table to this clause, not less than the site area for that locality.		
12.4.3	Location and configuration of development		
12.4.3	-(A1) The wall of a building must be setback from a frontage:	(a)	Compliant. Proposed dwelling would be setback greater than 4.5m from Turners Avenue (frontage).
(a)	not less than 4.5m from a primary frontage; and	(b)	Not applicable. Satisfied by (a).
(b)	not less than 3.0m from any secondary frontage; or not less than and not more than the setbacks for any existing	(c)	Not applicable. Satisfied by (a).
(-)	building on each of the immediate adjoining sites;	(d)	Not applicable. Satisfied by (a).
(d)	not less than for any building retained on the site;	(e)	Not applicable. No building area on a sealed plan.
(e)	in accordance with any building area shown on a sealed plan; or	(f)	Not applicable. Site does not abut the Bass Highway.
(f)	not less than 50.0m if the site abuts the Bass Highway.		
12.4.3-(A2) All buildings must be contained within a building envelope determined by:		(a)	Compliant. Frontage setback would be greater than 4.5m.
(a)	the applicable frontage setback;	(b)	Not applicable. No Table to this Clause.
		(c)	Compliant. Proposed dwelling would be setback 4.5m from the rear boundary. Plans provided demonstrate

- (b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;
- (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 wall height is not more than 3.0m; and:
 - a. built against an existing wall of an adjoining building; or
 - b. the wall or walls:
 - i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;
 - ii. there is no door or window in the wall of the building; and

- that the proposed dwelling would be inside the required building envelope from both side boundaries.
- (c)(i) Compliant. Proposed dwelling would be setback 4.2m from the western side boundary, 9.4m form the northern side boundary and 21m from the eastern side boundary.
- (c)(ii) Not applicable. Satisfied by (c)(i).
- (d) Not applicable. No building envelope on a sealed plan.

	iii. overshadowing does not r	esult in:	
	a. less than two hour sunlight to a requi private open space adjacent dwelling l and 3.00pm on 21	red minimum e area in an between 9.00am	
	b. a further reduction sunlight to a requiprivate open space adjacent dwelling ithan two hours be and 3.00pm on 21	red minimum e area in an if already less tween 9.00am	
(d)	in accordance with any building envelope shown plan.	n on a sealed	
12.4.3	-(A3) Site coverage must:	(a)	Compliant. Site coverage would be 34%.
(a)	not be more than 50%; or	(b)	Not applicable. Site not in a locality shown on Table 3.
(b)	if the site is in a locality shown on Table 3, not site coverage for that locality; and	more than the (c)	Compliant. Site coverage does not include any part of the site required for the disposal of sewage and
(c)	not include any part of a site required for the di or stormwater; or	sposal of sewage	stormwater. Site is connected to reticulated services.

(d)	not be	e more than any building area shown on a sealed plan.	(d)	Not applicable. No building area shown on a sealed plan of subdivision.
area fo	or the d	A garage, carport or an external car parking area and any lisplay, handling, or storage of goods, materials or waste, ted behind the primary frontage of a building.	the pr	liant. Proposed single garage would be located behind imary frontage of the existing dwelling and in line with oposed dwelling.
garage	e or car	Total width of openings in the frontage elevation of a port (whether freestanding or part of any other building) esser of:	Comp	liant. Proposal is for a single garage.
(a)	6.0m;	or		
(b)	half th	ne width of the frontage.		
12.4.4	l Visua	l and acoustic privacy for residential development	•	
		A door or window to a habitable room, or any part of a c, roof garden, parking space or carport of a building	(a)(i)	Compliant. Proposed dwelling would have no windows on the eastern elevation that faces the existing dwelling on the site.
(a)		finished floor level is more than 1.0m above natural d level:	(a)(ii)	Compliant. Proposed dwelling would be setback 4.2m from the western side boundary.
	(i)	be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;	(a)(iii)	Compliant. Proposed dwelling would be setback 4.5m from the rear boundary.

- (ii) be not less than 3.0m from a side boundary;
- (iii) be not less than 4.0m from a rear boundary;
- (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or
- (b) if less than the setbacks in clause A1(a):
 - (v) be off-set by not less than 1.5m from the edge of any door or window in another dwelling;
 - (vi) have a window sill height of not less than 1.8m above finished floor level;
 - (vii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or
 - (viii) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door,

- (a)(iv) Compliant. Proposed dwelling would be setback 9.4m from the northern internal frontage boundary.
- (b) Not applicable. Proposal satisfies part (a).

		window, balcony, deck, roof garden, parking space, or carport.			
12.4.4-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.			Compliant. Shared driveway would be setback 1.7m from t lounge room window of the existing dwelling.		
12.4.	5 Privat	e open space for residential use			
12.4. (a)	if a dw	Each dwelling must provide private open space: velling with a floor level of not more than 2.5m above ed ground level, a ground level area:	(a)(i)	Compliant. Proposal has ample area for private open space to the rear and side of the proposed and existing dwelling.	
	(i)	located adjoining the rear or side of the dwelling;	(a)(ii)	Compliant. Private open space would be accessible from the proposed and existing dwelling.	
	(ii)	accessible from the dwelling;	(a)(iii)	Compliant. Both the proposed and existing dwelling	
	(iii)	of not less than 25.0m²;		would have an area greater than 25m ² for private open space.	
	(iv)	with a minimum dimension of 4.0m;	(a)(iv)	Compliant. Proposed dwelling would have a	
	(v)	on a single level; and	a single level; and minimum dimension of 18 dwelling would have a minimum		
	(vi)	with a gradient of not more than 1 in 10; and			

(b)	if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace or roof garden:	(a)(v)	Compliant. The private open space for the proposed and existing dwelling would be on a single ground level.
	(i) of not less than 25.0m²;(ii) with a minimum dimension of 4.0m; and	(a)(vi)	Compliant. Areas for private open space for the proposed and existing dwelling would have a gradient of not more than 1 in 10.
	(iii) accessible from the dwelling.	(b)	Not applicable. Proposal satisfies part (a).
capa	5-(A2) The required minimum private open space area must be ble of receiving at least three hours of sunlight between 9.00am 3.00pm on 21 June.	dwellii	liant. Private open space for the proposed and existing ng would be located to the north, north-east and south e dwelling which would allow optimal amount of ht.
direc	5-(A3) Unless there is a ground level private open space area tly accessible at grade to a shared driveway or pedestrian pathway, dwelling in a multiple dwelling development must have access to a	(a)	Compliant. Both dwellings have an area for waste storage behind the applicable frontage setback.
	e storage area:	(b)	Compliant. Both dwellings have an area of not less than 1.5m^2 for waste storage.
(a)	located behind the applicable frontage setback;		
	of not less than 1.5m² per dwelling;	(c)	Compliant. Existing dwelling waste storage area would be screen from the frontage by the existing garage. Proposed dwelling waste storage area would
(b)			

(d)	not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling.	(d)	Compliant. Waste storage would be setback 6m from the existing dwelling and 9m from the proposed.
12.4.	6 Frontage fences		
	.6-(A1) The height of a fence, including any supporting ning wall, on a frontage or within a frontage setback must be: not more than 1.2m if the fence is solid; or 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%.		pplicable. ncing proposed.
12.4.	7 Setback of development for sensitive use		
	7-(A1) A building containing a sensitive use must be contained n a building envelope determined by:	(a) (b)	Not applicable. No zone boundary. Not applicable. No zone boundary.
(a)	the setback distance from the zone boundary as shown on 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 setback distance from the zone boundary.		

	7-(A2) Development for a sensitive use must be not less than n from:	(a)	Compliant. Development would be approximately 295m from the Bass Highway.
(a)	the Bass Highway;	(b)	Compliant. Development would be approximately 105m from a railway.
(b)	a railway;	(c)	Not applicable. No land designated for road or rail
(c)	land designated in the planning scheme for future road or rail purposes; or	(C)	purpose.
(d)	a proclaimed wharf area.	(d)	Not applicable. Nearest Proclaimed Wharf Area is in Devonport, some 15km to the east.
12.4.	8 Subdivision		
12.4.	8-(A1) Each new lot on a plan of subdivision must be -	Not a	pplicable.
(a)	intended for residential use;	No su	ubdivision proposed.
(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.		
12.4.	8-(A1) Each new lot on a plan of subdivision must be -	Not a	pplicable.
(a)	intended for residential use;	No su	ubdivision proposed.

(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	
12.4.8-(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
12.4.9 Reticulation of an electricity supply to new lots on a plan of subd	ivision
12.4.9-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
Codes	
E1 Bushfire-Prone Areas Code	Not applicable. Site is not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.

E4 C	E4 Change in Ground Level Code			cable. Proposal includes some change in ground level etaining walls.
E4.6.	1-(A1)	Cut or fill must:	(a)	Compliant. Land is zoned General Residential.
(a)	Environmental Management zone;		(b)(i)	Compliant. Land is for dwelling.
			(b)(ii)	Not applicable. Satisfied by (i) and (ii).
(b)		quired to:	(b)(iii)	Not applicable. Satisfied by (i) and (ii).
	(i)	provide a construction site for buildings and structures;	(b)(iv)	Not applicable. Satisfied by (i) and (ii).
	(ii)	facilitate vehicular access;	(b)(v)	Not applicable. Satisfied by (i) and (ii).
	(iii)	mitigate exposure to a natural or environmental hazard;	(b)(vi)	Not applicable. Satisfied by (i) and (ii). Compliant. Retaining walls and cut/fill would
	(iv)	facilitate provision of a utility;	(6)	incorporate drainage infrastructure. Condition of Permit in relation to Stormwater Management.
	(v)	assist the consolidation or intensification of development; or	(d)	Compliant. Retaining walls and cut would be of engineered design.
	(vi)	assist stormwater management;	(-)	Compliant Condition of Domeit in valeties to
(c)	not r	esult in a modification of surface stormwater water flow	(e)	Compliant. Condition of Permit in relation to Stormwater Management.

to increase:

- (i) surface water drainage onto adjacent land;
- (ii) pooling of water on the site or on adjacent land; or
- (iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;
- (d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;
- (e) manage disposal of intersected ground water;
- (f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009:
- (g) not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 *Land Use Planning and Approvals Act 1993* registered on the title of

- (f) Compliant by condition of Permit in relation to Stormwater Management.
- (g) Compliant. Plans show that no retaining wall or support structure would result in a line of influence into adjoining land.
- (h) Compliant. No cut or fill would encroach upon or expose, disturb, or reduce cover over an underground utility.

	adjac	ent land to provide for the level of constraint; and	
(h)	not e	ncroach upon or expose, disturb, or reduce cover over	
	an ui	nderground utility to less than 1.0m unless the relevant	
	reaul	atory entity has advised:	
		,	
	(i)	it is satisfied the cut or fill will not result in harm to	
	(.,	the utility; and	
		the utility, and	
	(ii)	any condition or requirement it determines are	
	(11)		
		appropriate to protect the utility.	
E5 Lo	E5 Local Heritage Code		Not applicable. No local heritage listings in this Scheme.
E6 H	E6 Hazard Management Code		Not applicable. Site has low inundation risk overlay which is exempt.
E7 Ci	an Cod		Not applicable. No signage proposed
E/ 31	gn Cod	е	Not applicable. No signage proposed.
E8 Te	elecom	munication Code	Not applicable. No telecommunication facilities proposed.
E9 Tı	E9 Traffic Generating Use and Parking Code		Applicable.
E9.4	Exemp	tion	Not exempt.
			Code applies to all development.

E9.5 Use Standards			
E9.5.1	E9.5.1 Provision for parking		
E9.5.1	-(A1) Provision for parking must be:	Compliant.	
(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.	The Planning Scheme requires two car parking spaces per dwelling and one visitor car parking space per three multiple dwellings or part thereof. Proposal is for two multiple dwellings which would require five car parking spaces.	
E9.5.2	Provision for loading and unloading of vehicles	Proposal shows the provisions for five car parking spaces.	
E9.5.2	2-(A1) There must be provision within a site for: On-site loading area in accordance with the requirement in	(a) Compliant. An on-site loading area is not required by Table E9A.	
(b)	Table E9A; and 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.	(b) Not applicable. In Low Density Residential zone.	

E9.6	E9.6 Development Standards		
E9.6.1	Design of vehicle parking and loading areas		
	-(A1.1) All development must provide for the collection, drainage sposal of stormwater; and		
Gener Village	(-(A1.2) Other than for development for a single dwelling in the al Residential, Low Density Residential, Urban Mixed Use and ezones, the layout of vehicle parking area, loading area, circulation and manoeuvring area must -	Not applicable. Site is zoned Low Density Residential.	
(a)	Be in accordance with AS/NZS 2890.1 (2004) - Parking Facilities - Off Street Car Parking;		
(b)	Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles;		
(c)	Be in accordance with AS/NZS 2890.3 1993) Parking Facilities - Bicycle Parking Facilities;		
(d)	Be in accordance with AS/NZS 2890.6 Parking Facilities – Off Street Parking for People with Disabilities;		
(e)	Each parking space must be separately accessed from the internal circulation aisle within the site;		

(f)	Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and Be formed and constructed with compacted sub-base and an all-weather surface.	
	weather surface.	
E9.6.2	2-(A2) Design and construction of an access strip and vehicle	Not applicable.
circul	ation, movement and standing areas for use or development on	
land	within the Rural Living, Environmental Living, Open Space, Rural	Site is zoned Low Density Residential.
Resou	irce, or Environmental Management zones must be in accordance	
	the principles and requirements for in the current edition of	
Unsea	aled Roads Manual - Guideline for Good Practice ARRB.	
E10 Water and Waterways Code		Not applicable. The site is not within 30m to a watercourse.
	Specific Area Pl	ANS
F1.0	Forth Specific Area Plan	Not applicable.
F2.0	Ulverstone Wharf Specific Area Plan	Not applicable.
F3.0 Penguin Specific Area Plan		Not applicable.

F4.0 Turners Beach Specific Area Plan	Applies. The site falls within the Turners Beach Specific Area Plan.	
F4.2 Application of Code	Site within the SAP.	
F4.4 Exemption	Not exempt.	
F4.7 Development Standards		
F4.7.1 Building height		
F3.5.1-(A1) Building height must not be more than 5.5m.	Non-compliant. Dwelling would be 7.5m at the highest point.	
	Refer to the "Issues" section of this report.	
F4.7.2 Vegetation management		
F4.7.2-(A1) There must be no clearing or conversion of vegetation within the littoral, riparian, and road reserves.	Compliant. Road reserve is already clear of vegetation.	
F4.7.3 Landscaping		
F4.7.3-(A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	Compliant. Existing situation on the site is adequate.	

F4.7.4 Beach access	
.4-(A1) New vehicular or pedestrian accesses to the beach or Forth	Not applicable.
River must not be created.	Site does not adjoin the beach or Forth River riparian land.
F5.0 Not in this Scheme	Not applicable.
F6.0 Revel Lane Precinct Specific Area Plan	Not applicable.

Issues -

1 Clause 12.4.1 - Suitability of a site or lot for use or development -

The Planning Scheme's Clause 12.4.1–(A2)(a) and (c) states that a site or each lot on a subdivision plan must have separate access from a road (a) across a frontage over which no other land has a right of access and (c) by a right of way connecting to a road over land not required as the means of access to any other land.

Access to the site is via a burdening right of way that serves as a benefit for access to 2 Turners Avenue. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Planning Scheme's Clause 12.4.1-(P2) states that:

- (a) A site must have a reasonable and secure access from a road provided -
 - (i) across a frontage; or Compliant by (iii).
 - (ii) by an access strip connecting to a frontage, if for an internal lot; or Compliant by (iii).
 - (iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and

Compliant. The minimum lot size in the Low Density Residential zone is 500m2. The development site has an area of 1,473m2 which exceeds the minimum lot size. The existing, burdening right of way does not mean the development site would be a minimum lot size.

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

Compliant. The right of way is adequate to serve both the burdening lot and the benefiting lot. Both lots are used for residential purposes.

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

Compliant. The benefiting lot has an existing dwelling and associated outbuilding, used for residential purpose. The proposed development would not impede the on-going residential use of the benefiting lot.

(v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway or a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or

Compliant. The Road Authority has no issues with the existing access. Comments from the Road Authority state that "the existing access to development on Turners Avenue meets the requirements of Tasmanian Standard Drawing TSD-RF01-v3 Guide to Intersection and domestic access sight distance requirements and all vehicles are able to egress in a forward motion. The proposal is therefore considered satisfactory".

- (b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.Compliant by (a).
- 2 Clause F4.7.1 Building Height under Turners Beach Specific Area Plan

The Planning Scheme's Clause F4.7.1-(A1) states that a building height must be not more than 5.5m.

The proposed dwelling would be 7.5m at the highest point from existing ground level, which would be at the north-western side of the

proposed dwelling. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Planning Scheme's Clause F4.7.1-(P1) states that building height must not be more than 7.5m having regard for -

(a) Likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st June.

Compliant. Plans were provided showing the extent of shadow that would be cast from the proposed dwelling onto adjoining properties on 21 June.

The plans provided demonstrate that at 9.00am a slight portion of shadow would be cast onto 1 Native Cherry Place. The shadow plans then indicate that no shadow would be cast onto any adjoining property habitable room(s) from 12 noon onwards. Some shadow would be cast onto 5 Turners Avenue, 1 Native Cherry Place and 3 Native Cherry Place private open space areas. However, this shadow is not considered unreasonable for any of these properties.

The shadow from the proposed dwelling would not result in a period of sunlight less than three hours on 21 June to any adjoining property habitable rooms or private open space areas.

(b) Likelihood for direct overlooking for a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land.

Compliant. The proposed dwelling, along the northern elevation, would have a sitting room and bedroom window that would be more than 1m above natural ground level. The proposed dwelling would be setback approximately 20m from the closest adjoining dwelling which also has ample areas of private open space and is separated by a double garage. There would be limited likelihood for direct overlooking to adjoining dwellings and associated private open space to the north.

The proposed dwelling, along the southern elevation, would have no windows to a habitable room more than 1m above

natural ground level. There would be no likelihood of direct overlooking of the adjoining dwellings and associated private open space to the south.

The proposed dwelling, along the western elevation, would have no windows to a habitable room more than 1m above natural ground level. The adjoining western properties have some private open space that may be overlooked from the proposed northern elevation windows. However, this is not considered unreasonable as the design of the northern elevation windows would be set into this elevation 1.5m from the western side, which would assist to avoid direct overlooking into the western property's private open space areas. No likelihood for direct overlooking to the adjoining dwellings and associated private open space areas to the west.

The proposed dwelling along the eastern elevation would have no windows to a habitable room more than 1.0m above natural ground level. There would be no likelihood of direct overlooking of the adjoining dwellings and associated private open space to the west.

(c) Relationship between appearance and design characteristics of the buildings and any buildings on adjacent land;

Compliant. Several dwellings within the immediate vicinity and within Turners Beach are two-storey and/or split level. They are all generally similar in height, bulk and scale as the proposed dwelling. It is considered the proposed dwelling is compatible with the relationship between appearance and design characteristics of the buildings on adjacent land and within the vicinity of the development site.

(d) Apparent building height when viewed from a frontage road and adjacent land in another zone;

Compliant. Due to the irregular shape of the site, the proposed dwelling would not be clearly seen from Turners Avenue. The aspect of the proposed dwelling seen from Turners Avenue would be similar to other dwellings established within the vicinity. The site does not adjoin another zone.

(e) Effect of the slope and orientation of the site and adjacent land on apparent building height;

Compliant. The site is irregular in shape with the proposed dwelling being positioned on the site to maximise separation to all adjoining properties. The height of the proposed dwelling would be compatible with surrounding dwellings which are predominately two-storey and/or split level.

Effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone.

Due to the irregular shape of the site, the proposed dwelling would not be clearly seen from Turners Avenue. The aspect of the proposed dwelling seen from Turners Avenue would be similar to other dwellings established within the vicinity. The site does not adjoin another zone.

Referral advice -

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

Service	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Infrastructure Services	Existing crossover and existing stormwater connection will be utilised.
TasWater	Submission to Planning Authority Notice issued, dated 22 April 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 -

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

The representations are summarised and responded to as follows:

	Matter Raised	Response
	Represent	ation 1
1	Dwelling density and issues relating to: - suitable building area; - disposal of stormwater; - access; and - occupants who live in the garage.	The proposed dwelling has been positioned on the site to satisfy all setback and privacy requirements. The Road Authority has made the following comments regarding stormwater and access: Disposal of stormwater: The property has an existing stormwater connection. Stormwater run-off from the proposed residence will be collected and discharged into the existing connection, for

conveyance into Council's stormwater network.

'Hydraulics Layout - Stormwater' Drawing No. da15 provided by the applicant show that ag-drains, pits and absorption trenches will be installed for sub-surface drainage resulting from the retaining walls. As-constructed plans for all retaining walls, including any retrospective development of walls and all associated drainage, will need to be signed off by a suitably qualified engineer as part of the building approvals.

Condition No. 1 of this Permit reflects this requirement.

Access from Road:

The existing access to the development on Turners Avenue meets the requirements Tasmanian Standard Drawing TSD-RF01-v3 Guide Intersection and domestic access sight distance requirements and all vehicles are able to egress in forward motion. The proposal is, therefore, considered satisfactory.

Furthermore, the right of way has been addressed in the "Issues" section above.

In relation to the statement that occupants live in the existing garage at 4 Turners Avenue, there has been no approvals for the garage at 4 Turners Avenue to be

used as a habitable dwelling. This is a compliance matter and will be investigated separately to this application.

- 2 Clause 12.4.3 - Location and configuration of development and issues relating to:
 - separation between development;
 - Desired Future Character Statements of the Turners Beach Specific Area Plan and setback distances; and
 - sufficient area for open space, utilities and vehicle parking.

This was not a Performance Criteria relied upon assessment of this application.

As per discussion under Clause 12.4.3 in the Table above, the proposed development satisfied all setback provisions, coverage, visual and acoustic privacy, and private open space requirements.

The proposal satisfies the Planning Scheme's Acceptable Solution for Clause 12.4.3 which is "Location and configuration of development". Therefore, as the proposal has satisfied the Acceptable Solution of this Clause, there is no need to assess proposal against the requirements set out in the relative Performance Criteria.

It is considered that the proposed development satisfies the Desired Future Character Statements outlined in the Turners Beach Specific Area Plan. The proposal retains the existing established housing style within the area which is a mix of single, twostorey and split level dwellings. The proposed development would have a compatible appearance in relation to bulk and scale and would in fact be setback from boundaries greater than other development within the vicinity.

		Furthermore, the development satisfies all on-site car parking provisions for multiple dwellings, and a condition of this Permit will ensure this remains. Condition No. 4 of the Permit reflects this.
3	Building height under Turners Beach Specific Area Plan and issues relating to: - visual impact with height; - shadow impacts; - privacy; and - view lines.	This was a Performance Criteria relied upon for assessment of this application. As discussed in the "Issues" section under item No. 2 of this report, the proposal has satisfied the relevant Performance Criteria in relation to the building height under the Turners Beach Specific Area Plan. It is not considered that the height of the building would create an unreasonable impact in terms of shadow, privacy, and view lines. The dwelling has been designed to consider all surrounding established development through the design, for example, window location and setbacks from boundaries. Please refer to Condition No. 10 of this Permit that relates to the final height of the building from existing ground level.
4	How will power be supplied to the site? Overhead?	The matter relating to how a multiple dwelling development would be serviced with a power supply is not considered under the Planning Scheme. The matter

		relating to how a lot would have electricity supply is considered in a subdivision application. This is not a subdivision application.
5	Retaining wall that has already been constructed. Will this stay? What about building standards?	As outlined in the "History" section of this report, the construction of a retaining wall had commenced on-site without approvals and was also not shown on any existing plans.
		All retaining walls proposed for this development (including the one mentioned) are shown on the plans and form part of this assessment and subsequent Permit. All changes in ground level and proposed (and developed) retaining walls have been discussed in the Change in Ground Level Code assessment in the Table above.
		Plans provided also show no area of influence would result from any retaining walls.
		Please refer to Condition Nos. 6, 7, 8 and 9 of this Permit in relation to the management of all retaining walls.
6	Overall amenity of the area.	The area is an established residential estate with a mix of single, two-storey and split level dwellings (primarily two-storey dwellings). The area also includes multiple dwellings. As discussed throughout this report, the proposed dwelling would be compatible with the existing large bulk and scale development that

		is predominant throughout Turners Beach.	
		The proposed dwelling has been positioned on the site to satisfy all the Planning Scheme's Acceptable Solutions in the Low Density Residential zone and Turners Beach Specific Area Plan, apart from the existing access to the site, which forms as a right of way to benefit 2 Turners Avenue, and the height of the building being higher than 5.5m. It is considered that the proposed development is compatible with the existing amenity of Turners Beach.	
	Representation 2		
1	Mentions CCO—S1.7.1 Turners Beach Specific Area Plan.	This is actually referring to a provision within the Forth Specific Area Plan and not relevant to this site or application.	
2	Dwelling density and issues relating to: - suitable building area; - disposal of stormwater; - access; and - occupants who live in the garage.	Please refer to comments made in Representation No. 1, matter No. 1.	
3	Change in Ground Level Code in relation to water drainage from stormwater onto adjoining properties.	All changes in ground level, including associated retaining walls, are shown on the plans and form part of this planning assessment and subsequent Permit. All changes in ground	

		level and associated retaining walls have been discussed in the Change in Ground Level Code assessment in the Table above. Please refer to Condition Nos. 6, 7, 8 and 9 of this Permit in relation to the management of all retaining walls.
4	Clause 12.4.3 - Location and configuration of development and issues relating to: - separation between development;	Please refer to comments made in Representation No. 1, matter No. 2.
	 Desired Future Character Statements of the Turners Beach Specific Area Plan and setback distances; 	
	 visual and acoustic privacy for residential as per Clause 12.4.4 of the Planning Scheme; and 	
	 sufficient area for open space, utilities and vehicle parking. 	
5	Building height under Turners Beach Specific Area Plan and issues relating to: - visual impact with height; - shadow impacts;	Please refer to comments made in Representation No. 1, matter No. 3.
	privacy; andview lines.	
6	Overall amenity of the area.	Please refer to comments made in Representation No. 1, matter No. 6.

	Representation 3		
1	Dwelling Density and issues relating to: - suitable building area; - disposal of stormwater; - access; and - occupants who live in the garage.	Please refer to comments made in Representation No. 1, matter No. 1.	
2	Clause 12.4.3 - Location and configuration of development and issues relating to: - privacy; - visual and acoustic privacy for residential as per Clause 12.4.4 of the Planning Scheme; and - sufficient area for open space, utilities and vehicle parking.	Please refer to comments made in Representation No. 1, matter No. 2.	
3	Building height in relation to overshadowing, visual impact, right to privacy, light and solar access to adjoining properties.	Please refer to comments made in Representation No. 1, matter No. 3.	
3	How will power be supplied to the site? Overhead?	Please refer to comments made in Representation No. 1, matter No. 4.	
4	Retaining wall that has been constructed and issues relating to drainage and whether building the required standards.	Please refer to comments made in Representation No. 1, matter No. 5.	

Representation 4		
1	Dwelling density and issues relating to: - access.	Please refer to comments made in representation No. 1, matter No. 1.
2	Clause 12.4.3 - Location and configuration of development and issues relating to: - sufficient area for open space, utilities and vehicle parking.	Please refer to comments made in representation No. 1, matter No. 2.
3	Building height under the Turners Beach Specific Area Plan and issues relating to: - shadow; - privacy; - light and solar access; and - dwelling and garage to the north not included in the shadow plan.	Please refer to comments made in Representation No. 1, matter No. 3. It would be very unlikely for any shadow to be cast onto the garage located to the north of the development site. Due to the positioning of the northern garage in relation to the proposed development and the orientation of the sun (east to west), there would be none, if any, shadow to the property north of the development.
4	Privacy of adjoining dwellings and health concerns regarding smoke effluent from wood heater.	As discussed throughout this report and within the applicable planning provisions in the Table assessment for Low Density Residential zone, the proposed dwelling has satisfied all setback and privacy requirements. The proposed dwelling has been positioned on the site to satisfy all setback and privacy requirements. The dwelling would be setback from all boundaries greater than what is

existing with established development within the vicinity of the development site.

Issues in relation to fireplaces and smoke caused by fireplaces is covered under the *Environmental Management and Pollution Control (Smoke) Regulations 2019* (EMPCA).

Once a wood heater is installed the owner must lodge a form 54 with the Building section of the Council to ensure the wood heater meets the Australian Standards.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and costs associated with any appeal lodged against the Council's determination. There may be an impact on Council resources in relation to ensuring compliance with Permit conditions.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

. Develop and manage sustainable built infrastructure.

CONCLUSION

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

The proposed development is Permitted in the Low Density Residential zone. The application was discretionary due to access to the site and a variation to the height of the building under the Turners Beach Specific Area Plan. The proposed development is considered to have satisfied the applicable Planning Scheme's Performance Criteria.

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

Recommendation -

It is recommended that the application for Residential – multiple dwelling development – one additional dwelling – Suitability of a site or lot for use or development; Building height under Turners Beach Specific Area Plan at 4 Turners Avenue, Turners Beach – Application No. DA2020423 be approved subject to the following conditions and notes:

- The development must be substantially in accordance with the plans by Cradle Coast Building Design, Job No. 20.004, Drawing Nos. da01 (issue C), da02 (issue B), da03 (issue C), da04 (issue C), da05 (issue C), da06 (issue A), da07 (issue A), da08 (issue B), da09 (issue C), da10 (issue B), da11 (issue C), da12 (issue C), da13 (issue C), da14 (issue C), da15 (issue C), and da16 (issue C), Issue A dated 1 April 2021, Issue B dated 7 April 2021 and Issue C dated 26 April 2021.
- The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00539-CC dated 22 April 2021.
- 3 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- A minimum of five car parking spaces must be provided on-site to enable the forward movement of vehicles entering and egressing the site and be in accordance with AS/NZS 2890.1. In this regard, the existing garage must be used for parking for occupants of the existing dwelling.
- Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- The development must not result in a modification of surface stormwater flow to increase -
 - (i) surface water drainage onto adjacent land; or

- (ii) the pooling of water on the site or on adjacent land.
- 7 The development must not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land.
- The development must not require a retaining wall or support structure that would result in an area of influence within the boundary of adjacent land.
- 9 As-constructed plans for all retaining walls including associated drainage must be signed off by a suitably qualified engineer as part of the building construction approvals.
- The final height of the building must not exceed 7.5m from existing ground level.

Please note:

- A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

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

- Solid fencing within 4.5m of a front boundary, to a height of 1.2m, or fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, is "Exempt" and does not require planning approval. A fence other than this, within 4.5m of a front boundary, is 'Discretionary' development and requires the lodgement of a development application.
- Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890 Figure 3.3 "Minimum Sight Lines for Pedestrian Safety".'

The Town Planner's report is supported."

The Executive Services Officer reports as follows:

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

- "It is recommended that the application for Residential multiple dwelling development one additional dwelling Suitability of a site or lot for use or development; Building height under Turners Beach Specific Area Plan at 4 Turners Avenue, Turners Beach Application No. DA2020423 be approved subject to the following conditions and notes.
- The development must be substantially in accordance with the plans by Cradle Coast Building Design, Job No. 20.004, Drawing Nos. da01 (issue C), da02 (issue B), da03 (issue C), da04 (issue C), da05 (issue C), da06 (issue A), da07 (issue A), da08 (issue B), da09 (issue C), da10 (issue B), da11 (issue C), da12 (issue C), da13 (issue C), da14 (issue C), da15 (issue C), and da16 (issue C), Issue A dated 1 April 2021, Issue B dated 7 April 2021 and Issue C dated 26 April 2021.
- The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00539-CC dated 22 April 2021.
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- 5 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

- The development must not result in a modification of surface stormwater flow to increase
 - (i) surface water drainage onto adjacent land; or
 - (ii) the pooling of water on the site or on adjacent land.
- 7 The development must not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land.
- The development must not require a retaining wall or support structure that would result in an area of influence within the boundary of adjacent land.
- 9 As-constructed plans for all retaining walls including associated drainage must be signed off by a suitably qualified engineer as part of the building construction approvals.
- The final height of the building must not exceed 7.5m from existing ground level.

Please note:

- A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

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

4	Solid fencing within 4.5m of a front boundary, to a height of 1.2m, or fencing that is
	30% transparent above 1.2m, to a maximum height of 1.8m, is "Exempt" and does not
	require planning approval. A fence other than this, within 4.5m of a front boundary,
	is 'Discretionary' development and requires the lodgement of a development application.

5	Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890 Figure 3.3 "Minimum Sight Lines for Pedestrian Safety".

10.10 Resource development - shed and Storage - contractors yard - Suitability of a site or lot on a plan of subdivision for use or development; Location and configuration of development; and reliance on Traffic Generating Use and Parking Code at Westella Drive (CT115441/1), Turners Beach - Application No. DA2021144

The Director Community Services reports as follows:

"The Town Planner has prepared the following report:

'DEVELOPMENT APPLICATION NO.: DA2021144

PROPOSAL: Resource development - shed and

Storage - contractors yard

PERFORMANCE CRITERIA: Suitability of a site or lot on a plan of

subdivision for use or development; Location and configuration of development; and reliance on Traffic

Generating Use and Parking Code

APPLICANT: George Walker

6tyo Pty Ltd

LOCATION: Westella Drive (CT115441/1), Turners

Beach

ZONE: Rural Resource

PLANNING INSTRUMENT: Central Coast Interim Planning Scheme

2013 (the Scheme)

ADVERTISED: 19 June 2021
REPRESENTATIONS EXPIRY DATE: 5 July 2021

REPRESENTATIONS RECEIVED: Two

 42-DAY EXPIRY DATE:
 27 July 2021

 DECISION DUE:
 19 July 2021

PURPOSE

The purpose of this report is to consider an application for Resource development – shed and Storage – contractors yard on a vacant parcel of Rural Resource zoned land at Westella Drive, Turners Beach as identified in CT115441/1. Accompanying the report are the following documents:

- . Annexure 1 location plan;
- . Annexure 2 application documentation;
- Annexure 3 representations;
- . Annexure 4 photographs; and
- . Annexure 5 Statement of Compliance.

BACKGROUND

Development description -

The application seeks approval to establish buildings for Resource development and Storage Use Classes on the site with the construction of two 25m x 15m sheds.

The sheds would be used interchangeably for Resource development and Storage (contractors yard) and would include the storage of machinery, plant and equipment that is used for harvesting of produce and the storage of equipment and materials used to maintain fences and other infrastructure associated with the keeping of livestock on the site, and the storage of hay and silage, including machinery and equipment used to harvest hay and silage produced on the site.

The two 375m² sheds are proposed on the eastern side of the site with the provision of car parking along the western side of the development. Access to the site would be from a slightly off centre 10m wide driveway apron from Westella Drive. The remaining area of the site is proposed for Resource development use.

The sheds would be positioned 7m from the Bass Highway and 8.2m, tapering to 16.5m, from Westella Drive and would be clad in "Night Sky" Colorbond for the roof and "Monument" Colorbond for the walls. The sheds would present as a solid wall facing Bass Highway, with five open bays facing Westella Drive.

No planting or visual barrier to either Bass Highway or Westella Drive has been proposed.

Site description and surrounding area -

The land has an area of 1.342ha and is zoned Rural Resource. The long and narrow parcel of land has two road frontages, being Bass Highway and Westella Drive.

The land adjoins Rural Resource zoned land to the south of the western portion of the site, General Residential zoned land to the south of the eastern portion and Utilities zone to the north, which accommodates the Bass Highway. The adjoining General Residential zoned land and a portion of the Rural Resource zoned land is developed for residential purposes.

There is a pressurised sewer main that intersects the centre of the site (north to south) and an open stormwater drain towards the western side.

History -

The site is currently vacant with recent excavation works completed to remove grass and low level vegetation.

The site is currently being considered by the Tasmanian Planning Commission (TPC) in relation to the proposed zoning under the Tasmanian State Scheme. The TPC are to determine whether the parcel of land should be zoned Commercial or rather retain its existing Rural zoning.

DISCUSSION

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

26.0 Rural Resource Zone

	Clause	Соммент		
26.3	Use Standards			
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land				
There	is no Acceptable Solution.	Not applicable.		
		Resource development is a No Permit Required use.		
		Storage is a Permitted use.		
26.3.2	2 Required Residential Use			
26.3.2	2-(A1) Residential use required as part of a use must:	Not applicable.		
(a)	be an alteration or addition to an existing lawful and structurally sound residential building;	Not a required Residential use.		
(b)	be an ancillary dwelling to an existing lawful and structurally sound single dwelling;			
(c)	not intensify an existing lawful residential use;			

(d)	replace a lawful existing residential use;	
(e)	not create a new residential use through conversion of an existing building; or	
(f)	be home based business in association with occupation of an existing lawful and structurally sound residential building; and	
(g)	there is no change in the title description of the site on which the residential use is located.	
26.3.	3 Residential use	
	.3-(A1) Residential use that is not required as part of another must:	Not applicable.
(a)	be an alteration or addition to an existing lawful and structurally sound residential building;	Not a residential use.
(b)	be an ancillary dwelling to an existing lawful and structurally sound single dwelling;	
(c)	not intensify an existing lawful residential use;	

	not replace an existing residential use;		
(e) I			
	not create a new residential use through conversion of an existing building;		
i	be an outbuilding with a floor area of not more than 100m ² appurtenant to an existing lawful and structurally sound residential building; or		
(be home based business in association with occupation of an existing lawful and structurally sound residential building; and		
	there is no change in the title description of the site on which the residential use is located.		
26.4 D	evelopment Standards		
26.4.1	Suitability of a site or lot on a plan of subdivision for use or de	velopm	ent
26.4.1-	-(A1) A site or each lot on a plan of subdivision must:	(a)	Compliant. Land area is 1,342ha.
	unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and	(b)(i) (b)(ii)	Compliant. Proposed building area would be 750m². Non-compliant. The sheds do not satisfy the two
(b) i	if intended for a building, contain a building area	(0)(11)	frontages as discussed below in Clause 26.4.2.

(i)	of not more than 2,000m ² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;	(b)(iii)	Refer to the "Issues" section of this report. Not applicable. No zone boundary.
(ii)	clear of any applicable setback from a frontage, side or rear boundary;	(b)(iv)	Not applicable. No registered easements.
(iii)	clear of any applicable setback from a zone	(b)(v)	Not applicable. No right of way.
	boundary;	(b)(vi)	Not applicable. No restriction imposed by a utility.
(iv)	clear of any registered easement;	(b)(vii)	Not applicable. No access strip.
(v)	clear of any registered right of way benefiting other land;	(b)(viii)	Compliant. Development would be accessed off Westella Drive.
(vi)	clear of any restriction imposed by a utility;		
(vii)	not including an access strip;		
(viii)	accessible from a frontage or access strip.		
	A site or each lot on a subdivision plan must have a ess from a road:	(a)	Compliant. The property has two road frontages being Bass Highway and Westella Drive. Access to the site will be off Westella Drive.
	s a frontage over which no other land has a right of		
acces	s; and	(b)	Not applicable. Not an internal lot.

(b)	if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or	(c) Not applicable. No legal access to a right of way connecting to a road.
(c)	 by a right of way connecting to a road – (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and 	 (d) Compliant. Both frontages have a width greater than 6m. (e) Compliant. A Statement of Compliance has been issued in relation to vehicular access.
(d)	with a width of frontage and any access strip or right of way of not less than 6.0m; and	
(e)	the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	
26.4.1-(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for		(a) Compliant. Site is connected to the reticulated water supply.

an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:			a plan of subdivision must be capable of	(b)(i)	Not applicable. Satisfied by (a).
(a)	(a) provided in accordance with the <i>Water and Sewerage Industry</i> Act 2008; or			(b)(ii)	Not applicable. Satisfied by (a).
(b)			rgeable drinking water system R31 with a storage oot less than 10,000 litres if:		
	(i)	there	is not a reticulated water supply; and		
	(ii)	deve	opment is for:		
		a.	a single dwelling; or		
		b.	a use with an equivalent population of not more than 10 people per day.		
envir	onment	t agricu	for agricultural use other than controlled lture which permanently precludes the land for	(a)	Compliant. Site is connected to a reticulated sewer system.
	an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining			(b)(i)	Not applicable. Satisfied by (a).
and o	disposir	ng of se	wage and liquid trade waste:	(b)(ii)	Not applicable. Satisfied by (a).
(a)	to a s	ewerag	e system provided in accordance with the Water	(b)(iii)	Not applicable. Satisfied by (a).

	and S	Sewerage Industry Act 2008; or		
(b)	by on	-site disposal if:		
	(i)	sewage or liquid trade waste cannot be drained to a reticulated sewer system; and		
	(ii)	the development:		
		a. is for a single dwelling; or		
		b. provides for an equivalent population of not more than 10 people per day; or		
	(iii)	the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.		
enviro	26.4.1-(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:		(a)	Compliant. Site is connected to Council's stormwater drainage network.
			(b)(i) (b)(ii)	Not applicable. Satisfied by (a). Not applicable. Satisfied by (a).
(a)	to a s	tormwater system provided in accordance with the		

Urban Drainage Act 2013; or

- (b) if stormwater cannot be drained to a stormwater system:
 - (i) for discharge to a natural drainage line, water body or watercourse; or
 - (ii) for disposal within the site if:
 - a. the site has an area of not less than 5,000m²;
 - b. the disposal area is not within any defined building area;
 - c. the disposal area is not within any area required for the disposal of sewage;
 - d. the disposal area is not within any access strip; and
 - e. not more than 50% of the site is impervious surface.

26.4	.2 Location and configuration of development		
26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:			Non-compliant. The sheds would be setback 7m to Bass Highway frontage and 8.2m to Westella Drive frontage.
(a)	not less than 20.0m from the frontage; or		Refer to the "Issues" section of this report.
(b)	if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the	(b)	Not applicable. Proposal is not for a sensitive use.
	setback specified from that road;	(c)	Compliant. The sheds would be setback 70m from the eastern side boundary and approximately 260m from the
(c)	not less than 10.0m from each side boundary; and		western side boundary.
(d)	not less than 10.0m from the rear boundary; or	(d)	Not applicable. Site does not have a rear boundary due to two frontages.
(e)	in accordance with any applicable building area shown on a		
	sealed plan.	(e)	Not applicable. No building area on a Sealed Plan.
26.4	.2-(A2) Building height must be not more than 8.5m.	Comp	liant. The sheds would have a maximum height of 8.3m.
26.4	26.4.2 A3.1		
A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –		(a)	Compliant. Site is approximately 100m below closest ridgeline.
(a)	not project above an elevation 15m below the closest		

(b) (c) (d) A3.2	ridgeline; be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; be below the canopy level of any adjacent forest or woodland vegetation; and clad and roofed with materials with a light reflectance value of less than 40%.	(b) (c) (d)	Compliant. The sheds would be approximately 50m from Claytons Rivulet. Compliant. Proposed development would be below the canopy level of south-western woodland vegetation approximately 420m away from the site. Compliant. The sheds would have Nightsky and Monument colours which have a light reflectance value less than 40%.
Wind power turbines and wind power pumps must not exceed 20m in height. 26.4.3 Location of development for sensitive uses		Not applicable. No wind turbine or wind power pumps.	
26.4.3-(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –		Not ap	oplicable. Proposal is not for a sensitive use.
(a) be located not less than: (i) 200m from any agricultural land;			

(ii) 200m from aquaculture, or controlled environment agriculture; 500m from the operational area boundary established (iii) by a mining lease issued in accordance with the Mineral Resources Development Act 1995 if blasting does not occur; or 1000m from the operational area boundary (iv) established by a mining lease issued in accordance with the Mineral Resources Development Act 1995 if blasting does occur; or 500m from intensive animal husbandry; (v) 100m from land under a reserve management plan; (vi) 100m from land designated for production forestry; (vii) 50.0m from a boundary of the land to the Bass (viii) Highway, or to a railway line; and clear of any restriction imposed by a utility; and (ix) (b) not be on land within a proclaimed irrigation district under Part 9 Water Management Act 1999, or land that may benefit

	from the application of broad-scale irrigation development.	
26.4.4	Subdivision	
26.4.4	I-(A1) Each new lot on a plan of subdivision must be -	Not applicable.
(a)	a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.	No subdivision proposed.
26.4.5	Buildings for Controlled Environment Agriculture	
26.4.5	5-(A1)	Not applicable.
protec	ding for controlled environment agriculture use must be a cropertion structure and the agricultural use inside the building satisfy one of the following:	No controlled environment agriculture proposed.
(a)	rely on the soil as a growth medium into which plants are directly sown;	
(b)	not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.	

Codes		
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.	
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.	
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.	
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m for the proposed sheds.	
E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.	
E6 Hazard Management Code	Not applicable. No landslip hazard identified.	
E7 Sign Code	Not applicable. No signs proposed. Condition of Permit is required in relation to signage.	
E8 Telecommunication Code	Not applicable. No telecommunications proposed.	
E9 Traffic Generating Use and Parking Code		
E9.2 Application of this Code	Applicable. Applies to all use and development.	

E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be:	Non-compliant.
(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	 (a) Table requires one car parking space per 300m² of floor area and one articulated truck space per 800m² of gross floor area for storage use. The proposal would require three on-site car parking spaces plus one articulated truck space. The Table does not require a minimum number of parking spaces for Resource development. The Table states that there must be enough parking spaces for the expected workshop for the proposed activity. Proposal shows the provision for six car parking spaces. Permit will be conditioned to reflect this. The proposal does not show the provision for one articulated truck space. Refer to the "Issues" section of this report.

E9.5.	2 Provision for loading and unloading of vehicles		
E9.5. (a) (b)	2-(A1) There must be provision within a site for: on-site loading area in accordance with the requirement in the Table to this Code; and 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.	(a) (b)	Compliant. Proposal states provisions are provided for the loading and unloading areas. Not applicable. Proposal is not for business, commercial, educational or retail use.
E9.6	Development Standards		
E9.6.	2 Design of vehicle parking and loading areas		
	2 A1.1 All development must provide for the collection, age and disposal of stormwater; and	Comp	pliant by condition to be placed on a Permit.
Gene Villag	2 A1.2 Other than for development for a single dwelling in the tral Residential, Low Density Residential, Urban Mixed Use and ge zones, the layout of vehicle parking area, loading area, lation aisle and manoeuvring area must –	(a)	Compliant by condition. The site has ample area to make provision for circulation and parking areas and vehicle manoeuvring areas in accordance with AS/NZS 2890.1 (2004).
(a)	Be in accordance with AS/NZS 2890.1 (2004) - Parking Facilities - Off-Street Car Parking;	(b)	Not applicable. Applies where 20 spaces are proposed or required.
(b)	Be in accordance with AS/NZS 2890.2 (2002) Parking		

	Facilities - Off-Street Commercial Vehicles;	(c) Not applicable. Applies where 20 spaces are proposed or
(c)	Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;	required.
(d)	Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;	(d) Not applicable. Applies where 20 spaces are proposed or required.
(e)	Each parking space must be separately accessed from the internal circulation aisle within the site;	(e) Compliant by condition. The site has sufficient area to accommodate this requirement.
(f)	Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or	(f) Compliant by condition. The site has sufficient area to accommodate this requirement.
(g)	parking space; and Be formed and constructed with compacted sub-base and an all-weather surface.	(g) Compliant by condition. Internal roadway and car parking areas would be constructed with a compacted sub-base and an all-weather surface.
circul on lai Rural accor	2-(A2) Design and construction of an access strip and vehicle ation, movement and standing areas for use or development and within the Rural Living, Environmental Living, Open Space, Resource, or Environmental Management zones must be in dance with the principles and requirements for in the current on of Unsealed Roads Manual - Guideline for Good Practice.	Compliant by condition. Design and construction of access, vehicle circulation, movement and standing areas would be in accordance with the principles and requirements of the <i>Unsealed Roads Manual - Guideline for Good Practice</i> ARRB. A Permit should require compliance with the Standard.

E10 Water and Waterways Code	Not applicable. No waterway within 30m of the development site.
Specific Area Plans	Not applicable. No Specific Area Plan applies to the site.

Issues -

1 Suitability of a site or lot on a plan of subdivision -

The Planning Scheme's Clause 26.4.1–(A1)(ii) states that a site or each lot on a plan of subdivision must, if intended for a building, be clear of any applicable setback from a frontage, side or rear boundary.

The proposed sheds do not satisfy the frontage boundary setbacks to both Bass Highway and Westella Drive. The setback requirement is 20m. The proposed sheds would be setback 7m to Bass Highway and 8.2m to Westella Drive. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Planning Scheme's Clause 26.4.1–(P1) states that a site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for –

(a) erection of a building if required by the intended use;

Compliant. The proposal is for the erection of two sheds on the site to facilitate the Resource development and storage use.

(b) access to the site:

Compliant. The proposal includes a 10m wide access off Westella Drive. A Statement of Compliance has been issued in relation to access requirements. The Road Authority have no issues in relation to the location of the proposed access.

(c) use or development of adjacent land;

Compliant by condition.

The proposed sheds would be 7m from Bass Highway frontage and 8.2m (closest point) from Westella Drive frontage. Both frontages on the site have relatively large strips of land from the development site to the actual road. Bass Highway frontage has an area of approximately 18m to the road, which would mean the proposed sheds would be setback approximately 25m from the actual highway. Westella Drive frontage has an area of approximately 8m to the road, which means the proposed sheds would be setback approximately 16m to Westella Drive (at the closest point). The proposed sheds would have an

approximate separation distance to the closest residential zoned property of 39m.

Even though there would be vast separation between Bass Highway and established development along the northern side of Westella Drive, it is considered that a Part 5 Agreement, regarding vegetation to be planted along the development site area to provide a visual buffer screen to both Bass Highway and residential development on Westella Drive is required. This would assist to reduce any likely constraint or interference to use and development on adjoining land.

When there are two different zones adjoining each other, there is the potential to create conflict and/or constraint. The Part 5 Agreement, to be required by condition No. 9 of the Permit regarding a vegetation buffer, would assist to reduce any conflicts and/or constraints between two opposing zones.

(d) a utility; and

Compliant. The proposed sheds have been positioned on the site clear of the pressurised sewer main and open stormwater drain.

(e) any easement of lawful entitlement for access to other land.Not applicable. No easement of lawful entitlement for access

2 Location and configuration of development -

to other land.

The Planning Scheme's Clause 26.4.2-(A1)(a) states that a building or a utility structure must be setback not less than 20m from the frontage.

The proposed sheds do not satisfy the frontage boundary setbacks to both Bass Highway and Westella Drive. The proposed sheds would be setback 7m to Bass Highway and 8.2m to Westella Drive. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Planning Scheme's Clause 26.4.2-(P1) states that the setback of a building or utility must be -

(a) consistent with the streetscape;

Compliant by condition.

Streetscape as defined in the Planning Scheme meaning: the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

This section of Bass Highway has a mixture of streetscapes; the majority of which are open areas of rural landscape with some roadside vegetation. As mentioned above, a condition to a Permit would require a vegetation buffer to be planted between the development site and the Bass Highway which would assist to keep the site consistent with the prevailing streetscape.

This section of Westella Drive is dominated with either residential development or recently approved residential subdivision. There is minimal street planting along this section of Westella Drive aside from domestic residential gardens. Most buildings are a mix of styles comprising single or multiple dwellings, primarily setback at least 4.5m from the property's respective Westella Drive frontages.

The proposed two sheds would be 25m long each and at the highest point 8.3m high. The sheds have been designed so that open bays face Westella Drive. This would assist to reduce the apparent bulk and scale of the buildings when viewed from the residential development.

A condition of this Permit is for vegetation to be planted between the development site and Westella Drive, which will assist to keep the site consistent with the streetscape and further reduce the apparent bulk and scale of the buildings when viewed from the residential area.

- (b) required by a constraint impose by -
 - (i) site and shape of the site;

Compliant. The site is of irregular shape, being long and narrow. The site is impeded by a pressurised sewer main and an open stormwater drain.

The proposed sheds have been positioned on the site to take into account these matters.

(ii) orientation and topography of land;

Compliant as discussed in (b)(i).

(iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;

Compliant as discussed in (b)(i).

(iv) arrangements for vehicular or pedestrian access;

Compliant. Access is proposed centrally, along Westella Drive, to enable direct access to the proposed sheds. There would be no pedestrian access to the site.

(v) a utility; or

Compliant as discussed in (b)(i).

(vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;

Not applicable. No requirement of a conservation or urban design outcome for this area is detailed in a provision in the Planning Scheme.

- (vii) any lawful and binding requirement
 - a. by the State of a council or by an entity owned or regulated by the State of a council to acquire or occupy part of the site; or
 - b. an interest protected at law by an easement or other regulation.

Not applicable. No lawful and binding requirement.

3 Traffic Generating Use and Parking Code -

The Planning Scheme's Clause E9.5.1-(A1)(a) states that provision for parking must be the minimum number of on-site vehicle parking

spaces must be in accordance with the application standard for the use class as shown in the Table to this Clause.

Table requires one car parking space per 300m² of floor area and one articulated truck space per 800m² of gross floor area for Storage use. The proposal would require three on–site car parking spaces plus one articulated truck space. The Table does not require a minimum number of car parking spaces for the Resource development use of the land. The Table states that there must be enough car parking spaces for the expected workforce for the proposed activity.

The proposal shows provision for six car parking spaces. This would allow for three spaces for the Storage (contractors yard) use and an additional three spaces for the Resource development use.

The proposal does not show provision for one articulated truck space. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Planning Scheme's Clause E9.51-(P1) states that -

- (a) it must be unnecessary or unreasonable to require arrangements for the provisions of vehicle parking; or
 - Compliant. The site has provided the number of car parking spaces required for both uses. The site has areas that could allow for an articulated truck in the event it is necessary. As stated in the application, it is not anticipated that the site would generate a high impact on the surrounding areas regarding vehicle movements and vehicle turnover.
- (b) adequate and appropriate provision must be made for vehicle parking to meet -
 - (i) anticipated requirement for the type, scale, and intensity of the use;

Compliant. The Road Authority have no issues in relation to the car parking arrangements provided for the site, including internal accesses relative to the anticipated type, scale and intensity of the use on the site.

- (ii) likely needs and requirements of site users; and Compliant. The Road Authority has no issues in relation to the car parking arrangements provided for the site, including internal accesses relative to the needs and requirements of site users.
- (iii) likely type, number, frequency, and duration of vehicle parking demand.

Compliant. The Road Authority has no issues in relation to the car parking arrangements provided for the site, including internal accesses relative to the likely type, frequency, and duration of vehicle parking demand on the site.

Referral advice -

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

Service	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Infrastructure Services	Statement of Compliance issued 28 June 2021.
TasWater	Submission to Planning Authority Notice received 23 June 2021.
Department of State Growth	Referral not required. Department of State Growth were notified as an adjoining property owner.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.

Crown Land Services	Referral not required. Crown Land Services were notified as an adjoining property owner.
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 1	
1	The potential impacts on the highway drainage. The need for a stormwater drainage consent from the Department.	Noted. Refer to Condition No. 6 of draft Permit that reflects this requirement.
2	Proximity of proposed sheds to Bass Highway and issues related to noise, vibration and so forth from traffic to be the responsibility of the proponent.	Noted. Refer to Condition No. 7 of draft Permit that reflects this requirement.

	Representation 2	
1	The location of the proposed sheds directly across Westella Drive in front of existing residence and recent approved subdivision.	Please refer to the discussion within the "Issues" section of this report in relation to the setback of the proposed sheds to Westella Drive frontage.
		As per Condition No. 9 of draft Permit, a vegetation buffer is required to assist with providing a visual buffer between the two different zones and uses.
2	Distance the proposed sheds would be from Westella Drive.	Please refer to discussion within the "Issues" section of this report in relation to the setback of the proposed sheds to Westella Drive frontage.
		As per condition No. 9 of draft Permit, a vegetation buffer is required to assist with providing a visual buffer between the two different zones and uses.
3	Why the sheds are proposed on the eastern side which adjoins General Residential, rather than the western side which adjoins Rural Resource zone.	The Council cannot dictate where development of the sheds should occur on the site. It is noted that the proposed sheds have been positioned on the site to take into account its irregular shape, being long and narrow, and to be clear of a pressurised sewer main and open stormwater drain.
4	The site utilises two entry/exit points on Westella Drive.	Noted. There currently appears to be two access points to the site.
		The proposal is for the site to utilise the off-centre access along Westella Drive. A Statement of Compliance has been issued in relation to the proposed access.

5	Size of land – how is it viable for proposed agricultural use.	The Rural Resource zone does not state a minimum land area required for agricultural use. The uses proposed are "Permitted" in the Rural Resource zone. There are no qualifications regarding size, activities, and volumes with regard to activity on agriculture land within the Planning Scheme, so as to allow the Planning Authority to determine if a proposal would be feasible. Typically, the Planning Authority would rely on an agricultural consultant's report for this information.
6	The development application 'piggybacks' a current, unresolved rezoning application for a caravan and trailer sales/service outlet on the site.	The application before the Tasmanian Planning Commission is separate to this application and should not have any bearing on the decision for this proposal.
7	Council to apply stringent conditions regarding use and access.	Noted. The application is for two Permitted uses within the zone. The Permit conditions will reflect the documentation provided and will state "Resource development" and "Storage". The access forms part of this application and is conditioned within the Statement of Compliance.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

. Develop and manage sustainable built infrastructure.

CONCLUSION

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

The proposed developments are Permitted in the Rural Resource zone. The application was discretionary due to the proximity of development to the Bass Highway and Westella Drive. The proposed development is considered to have adequately satisfied the applicable Planning Scheme's Performance Criteria, subject to conditions to be applied to a permit.

Recommendation -

It is recommended that Resource development - shed and Storage - contractors yard - Suitability of a site or lot on a plan of subdivision for use or development; Location and configuration of development; and reliance on Traffic Generating Use and Parking Code at Westella Drive (CT115441/1), Turners Beach - Application No. DA2021144 be approved subject to the following conditions and restrictions:

- The development must be substantially in accordance with the plans by 6ty°, Project No. 21.149, Drawing Nos. Ap01 (dated 7 June 2021), Ap02 (dated 7 June 2021), As01 (dated 14 May 2021) and Ap03 (dated 7 June 2021).
- The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00994-CC dated 23 June 2021.
- The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 28 June 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.

- A minimum of six car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- The Department of State Growth must give consent for stormwater from the site to be drained to the Bass Highway road reserve.
- Any issues relating to noise, vibration and so forth from traffic due to the proximity of the Bass Highway is the responsibility of the owner.
- 8 Prior to the issue of a Building Permit, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) a vegetation buffer must be established along the northern and southern boundaries to screen all development areas of the sheds, access areas and car parking; and
 - (b) all vegetation must be located wholly inside the property boundary of CT115441/1 and must make allowance for the final width of the vegetation so as not to impede onto adjoining land: and
 - (c) prior to the commencement of construction on site, a Planting Plan, detailing species and planting intervals, must be submitted to Council and be to the satiafaction of the General Manager.
- 9 Execution of the Part 5 Agreement, including drafting and registration of the Agreement against CT115441/1, must be at the developers expense.

Please note:

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

- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
- 4 Signage has not been approved with this Permit. Any proposed signage would require a Planning Permit, unless exempt under Clause E7.4 of the *Central Coast Interim Planning Scheme 2013*.'

The Town Planner's report is supported."

The Executive Services Officer reports as follows:

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

- "That the application for Resource development shed and Storage contractors yard Suitability of a site or lot on a plan of subdivision for use or development; Location and configuration of development; and reliance on Traffic Generating Use and Parking Code at Westella Drive, Turners Beach (CT115441/1) Application No. DA2021144 be approved subject to the following conditions and restrictions
- The development must be substantially in accordance with the plans by 6ty°, Project No. 21.149, Drawing Nos. Ap01 (dated 7 June 2021), Ap02 (dated 7 June 2021), As01 (dated 14 May 2021) and Ap03 (dated 7 June 2021).
- The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00994-CC dated 23 June 2021.
- The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 28 June 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.

- 4 A minimum of six car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- 5 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- The Department of State Growth must give consent for stormwater from the site to be drained to the Bass Highway road reserve.
- Any issues relating to noise, vibration and so forth from traffic due to the proximity of the Bass Highway is the responsibility of the owner.
- Prior to the issue of a Building Permit, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the Land Use Planning and Approvals Act 1993. The Part 5 Agreement is to set out the following matters to the satisfaction of the General Manager:
 - (a) a vegetation buffer must be established along the northern and southern boundaries to screen all development areas of the sheds, access areas and car parking; and
 - (b) all vegetation must be located wholly inside the property boundary of CT115441/1 and must make allowance for the final width of the vegetation so as not to impede onto adjoining land; and
 - (c) prior to the commencement of construction on site, a Planting Plan, detailing species and planting intervals, must be submitted to Council and be to the satiafaction of the General Manager.
- 9 Execution of the Part 5 Agreement, including drafting and registration of the Agreement against CT115441/1, must be at the developers expense.

Please note:

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

3	Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the <i>Building Act 2016</i> by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
4	Signage has not been approved with this Permit. Any proposed signage would require a Planning Permit, unless exempt under Clause E7.4 of the <i>Central Coast Interim Planning Scheme 2013</i> ."

INFRASTRUCTURE SERVICES

10.11 Tenders for excavator replacement - F907

The Director Infrastructure Services reports as follows:

"The Manager Engineering has prepared the following report:

'PURPOSE

The purpose of this report is to provide information and recommendations for the replacement of the Kobelco 13 tonne excavator F907.

BACKGROUND

Councils operational plant requirements are continually changing due to the increasing number of smaller projects and general maintenance activities. It has been determined to downsize the 13 tonne excavator to a smaller 5 to 6 tonne excavator. This provides Council with an excavator that is fit for purpose, cost effective, efficient for the tasks carried out, and minimises the need for hired equipment.

The type of work also requires a small drum roller with a width of 900mm for compaction which Council currently hire on a regular basis. Council has a current roller which is approximately 16 years old, with a weight of 2.5 tonnes and width of 1200mm. This unit is currently listed for replacement in 2023–2024. As there was an expected large saving on the excavator purchase the opportunity was taken to seek quotations on a twin drum roller. The existing roller would no longer be replaced in 2023–2024 and would be phased out of Council's fleet at end of its useful life. The budget impacts are explained in the Resources section below.

Tenders for the excavator were called using the Local Government Association of Tasmania approved VendorPanel procurement system. VendorPanel is the LGAT's procurement service, established in 2001 to aggregate the buying power of local government authorities, shorten procurement timeframes and streamline interactions between business and local government without the time consuming and administrative burden of following the *Local Government Act 1993* requirements for seeking tenders or quotes.

The tender documents were lodged on 12 May 2021 and closed on 31 May 2021.

Tenders were received as follows:

Tenderer	Маке	GROSS PRICE \$ (Exc. GST)	Trade-in Price \$ (Exc. GST)	NETT PRICE \$ (Exc. GST)
JF Machinery	JCB 55Z	\$95,000	\$52,000	\$43,000
ONETRAK	Hyundai R55-9	\$101,500	\$58,000	\$43,500
DLM Machinery	Kobelco SK55SRX-7	\$109,240	\$65,000	\$44,240
Komatsu	Komatsu PC55MR-5	\$99,800	\$52,000	\$47,800
William Adams	Caterpillar 305E2	\$107,500	\$55,000	\$52,500
Hitachi	Hitachi ZX55U-5A	\$96,915	\$40,000	\$56,915
CJD	Volvo ECR58F	\$113,893	\$47,273	\$66,720
ESTIMATE		\$150,000	\$15,000	\$135,000

Quotations were called for the 1.5 tonne roller, inclusive of trailer, and were received as follows:

COMPANY	Маке	GROSS PRICE \$ (Exc. GST)
JF Machinery	Dynapac CC900	\$53,400
JF Machinery	BOMAG BW90ADM-5	\$53,450
DLM Machinery	Ammann ARX 12	\$48,116

DISCUSSION

The Council fleet operates three 900 series excavators, the unit being replaced is twelve years old.

A total of seven excavators from seven suppliers were offered for consideration. Along with the base pricing, there were several options offered by the different suppliers that may enhance the operation of the unit. Four units tendered were physically inspected, the Caterpillar and Hyundai were not inspected due to lacking digging reach, and the Volvo was not inspected due to unavailability.

The Council uses a weighted tender assessment method based on:

Documentation and compliance	15%
Operational assessment	30%
HSR assessment	15%
Service costs and warranty	15%
Financial offer	15%
Previous experience	10%

Local content for plant replacement is considered as part of the service cost and warranty assessment.

The tender assessment panel consisted of the Technical Officer - Fleet & Infrastructure, Construction Team Leader and the current unit operators.

After the inspections of the four units and subsequent tender scoring, the submission from DLM Machinery Kobelco SK55SRX-7 achieved the highest rating based on this method.

It was agreed that the Kobelco SK55SRX-7 unit offered the options and specifications required and was considered to be the most suitable for the intended construction and maintenance duties. While all tendered units offered comparable features, and they all had good standard safety features, the Kobelco scored higher in regard to operational assessments with its digger reach and cabin space ergonomics.

It is believed that the numerous refinements and standard specifications on the Kobelco SK55SRX-7 render it as the most suitable and best value unit for the Council (a copy of the confidential tender assessment is appended).

Of the three rollers the Dynapac CC900 was deemed the most suitable. It was the quietest, had very good safety features and the controls were easy to access and use.

CONSULTATION

This item has followed a tendering process and a quotation process and consultation has been undertaken with the tenderers and operators in respect to options and safety aspects.

RESOURCE, FINANCIAL AND RISK IMPACTS

The budget estimate for the excavator is \$150,000 including an estimated \$15,000 trade-in. (\$135,000 net changeover).

The Kobelco SK55SRX-7 net changeover of \$44,240 (excluding GST) is within budget by an amount of \$90,760.

The roller at a cost of \$53,400 is also within the amount originally budgeted for the excavator.

The preferred option can be accommodated within the plant replacement budget, with an amount of \$37,360 underspent on this item.

It should also be noted that by purchasing the roller at this time an amount of \$52,000 currently listed in the Long-term Financial Plan for 2023-2024 will not be required and that an annual hire amount averaging \$21,991 over the last two years will no longer need to be expended. The current roller will be phased out of the Council's fleet at the end of its useful life. Its replacement will be removed from the Long-term Financial Plan.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

. Improve corporate governance.

CONCLUSION

It is recommended that the Council:

- accept and approve the tender from DLM Machinery for the supply of a Kobelco SK55SRX-7 model in the amount of \$109,240 (excluding GST [\$120,164 including GST]); and
- accept and approve the trade-in offer from DLM Machinery for fleet item F907, being a Kobelco SK135SR-II, in the amount of \$65,000 (excluding GST [\$71,500 including GST]); and
- accept and approve the quotation from JF Machinery for the supply of a Dynapac CC900 model including trailer in the amount of \$53,400 (excluding GST [\$58,740 including GST]).'

The Manager Engineering report is supported."

The Executive Services Officer reports as follows:

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

	"That	the	Coun	cil
_	illat	UIIC	Coun	C11.

- accept and approve the tender from DLM Machinery for the supply of a Kobelco SK55SRX-7 model in the amount of \$120,164 (including GST); and
- accept and approve the trade-in offer from DLM Machinery for fleet item F907, being a Kobelco SK135SR=II, in the amount of \$71,500 (including GST); and.
- accept and approve the quotation from JF Machinery for the supply of a Dynapac CC900 model including trailer in the amount of \$53,400 (excluding GST [\$58,740 including GST]).'

CORPORATE SERVICES

10.12 Statutory determinations

The Director Corporate Services reports as follows:

"A Schedule of Statutory Determinations made during the month of June 2021 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reports as follows:

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

■ "That the Schedule of Statutory Determinations (a copy being appended to and formin	ıg
part of the minutes) be received."	

10.13 Mobile Food Vendors Policy (319/2016 - 21.11.2016)

The Director Infrastructure Services reports as follows:

"The Manager Regulatory Services has prepared the following report:

'PURPOSE

The purpose of this report is to consider the adoption by the Council of the revised Mobile Food Vendors Policy (a copy of the Policy is appended to this report).

BACKGROUND

The previous Policy (titled Mobile Food Business Roadside Vending Policy) was adopted in 2016. Since then, there has been increasing interest in food vans and street stalls, which has meant that some guidance was needed in assessing applications and licencing food vendors. Although the Act covers

any vending, there is little or no interest from vendors selling goods other than food.

The *Vehicle and Traffic Act 1999* (the Act) governs how Council manages vendors operating on public streets. Vendors are required by Section 56C to hold a permit issued by the Council.

DISCUSSION

The definition of 'public street" is broad. It includes any street, road, lane, thoroughfare, footpath or bridge. It also includes public spaces. This gives the Council a broad authority to regulate vending including food.

The permit requirements cover a range of set-ups including stalls, stands, motor vehicles and trailers.

In most cases food vendors also need registration under the *Food Act 2003* but this is related to food safety, and is a State-wide registration issued by the Council where the business is based.

The Council is required to consider a number of matters when considering an application, primarily related to safety. Local Police are consulted, traffic and public safety are considered. Other relevant matters may be considered.

The revised Policy reduces some of the restrictions placed on vendors by the previous Policy. It removes comment about service of alcohol and reduces the required distance between vendors and fixed food businesses from 150 to 50 metres. The changes reflect the desire of the Council to increases the range of food offerings to the community.

The revised Policy would not apply to vehicles stopping at one place for less than 15 minutes. Examples are coffee vans and ice-cream vans which generally follow a route. It would also introduce an exemption for Council supported street events.

CONSULTATION

The revised Policy has been discussed with Councillors at a workshop, and some changes have been made following that discussion.

RESOURCE, FINANCIAL AND RISK IMPACTS

No further resources will be required.

CORPORATE COMPLIANCE

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

The Shape of the Place

Improve the value and use of open space.

A Connected Central Coast

- Improve community wellbeing.
- Facilitate entrepreneurship in the business community.

CONCLUSION

The review of the Mobile Food Vendor Policy has now been completed. It is reflective of the Council's desire to encourage innovation and a broader range of eating options for the community.

It is recommended that Council adopt the Mobile Food Vendor Policy - dated July 2021.'

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Mobile Food Vendor Policy - dated July 2021 has been provided to all Councillors, a suggested resolution is submitted for consideration."

"That the Council Mobile Food Vendor Policy - dated July 2021 be adopted (a copy bappended to and forming part of the minutes)."	eing

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 Audit and Risk Committee - meeting held 23 June 2021 Dulverton Waste Management Board - meeting held 23 June 2021	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Movement of the Cradle Coast Authority infrastructure to Central Coast (134/2021 - 17.05.2021)	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

Tenders for Penguin Foreshore Remediation and Upgrade Project Stage B 15(2)(d) Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal

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:

Minutes and notes of other organisations and committees of the Council confider confider	Information of a personal and ntial nature or information provided to uncil on the condition it is kept
and committees of the Council Dulverton Waste Management Audit and Risk Committee - meeting held 23 June 2021 Dulverton Waste Management Board	ntial nature or information provided to uncil on the condition it is kept
, ,	ntial nature or information provided to uncil on the condition it is kept
Remediation and Upgrade Project Stage B of good	Contracts, and tenders, for the supply ds and services and their terms, ns, approval and renewal

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.
- 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 COUNCIL AUDIT PANEL UNCONFIRMED MINUTES OF MEETING

Minutes of meeting held on Monday 7 June 2021 at the Council Chambers, Central Coast Council commencing at 9.00am.

1 Present

Members - Robert Atkinson (Chairperson), Steve Allen, Cr Garry Carpenter and Cr Philip Viney.

Officers - Sandra Ayton (General Manager), Adrian Smith (Manager Corporate Finance) and Rosanne Brown (Minute Secretary).

Jan Lynch (Senior Manager Financial Audit, Tasmanian Audit Office) and Carl Harris (Managing Partner, Deloitte Touche Tohmatsu) attended the meeting by Zoom between 9.08am and 9.30am for the item relating to the Audit.

2 Apologies

None.

3 Financial Audit Plan & Strategy and Audit Issues

Mr Harris gave an overview of the Financial Audit Plan & Strategy. A draft Audit Plan & Strategy was provided by the General Manager to the Chairperson and Mr Allen at the meeting. Tasmanian Audit Office to formally issue the Financial Audit Plan & Strategy to the Council.

Noted that the only outstanding audit issue listed on the Interim Management Letter is the Asset Capitalisation Policy which is scheduled to be completed by 30 June 2021.

4 Confirmation of Minutes

Cr Carpenter moved and Mr Allen seconded that the minutes of the meeting held on 22 March 2021 be confirmed as true and correct.

Resolved unanimously.

5 Declarations of Interest

Mr Allen requested it be noted that he is a ratepayer of Central Coast Council so declared an interest on that basis.

6 Business Arising

6.1 Local Government Office – Legislative Framework Review – Rates (Minute Item 6.1 – 22.03.2021)

The General Manager updated the Committee on a meeting that the Cradle Coast councils had with the Minister for Local Government discussing the PESRAC report.

6.2 Audit Panel Assessment (Minute Item 11.3 – 16.11.2020 & 6.2 – 22.03.2021)

Chairperson advised he was still waiting on a couple of assessments. Panel members to submit to enable report to be completed ready for next meeting.

6.3 Audit Report to Parliament (Minute Item 7.5 – 22.03.2021)

A copy of the Report had been circulated to members with agenda. Report noted.

6.4 Operational Risk Register (Minute Item 8.4 – 22.03.2021)

This will be presented to the November Audit Panel meeting.

7 Financial Reporting

7.1 Financial Report for quarter ended March 2021

The Financial Report presented to the Council meeting on 19 April 2021 for quarter ended 31 March 2021, including Capital Works Schedule 2020-2021, had been circulated to members with agenda.

Discussion on overall budget outcomes, strategic projects and reconciliation of works program to balance sheet.

7.2 Annual Budget Program

A copy of the PowerPoint presentation discussed at the Council Workshop held for budget consideration was circulated with the agenda. The Panel acknowledged that the presentations provided a good overview and were satisfied with the process involved with developing the Annual Budget and Long-term Financial Plan.

A copy of the final document to be provided to Panel Members once it is completed.

7.3 Financial Policies

Copies of the following Policies were provided with the agenda:

- Asset Management Policy;
- Credit Card Policy;
- Fees and Charges Policy (Draft);
- Financial Hardship Assistance Model Policy;
- Fraud Control Policy;
- Investment Policy;
- Rates and Charges Policy.

The following items were suggested for consideration when the policies are reviewed:

- Credit Card Policy Item 3(vi) reword to "sign declaration authorising transactions".
- Fees & Charges Policy Mr Allen queried whether it should state "11% of budgeted recurrent revenue". Suggested the % should be removed.
- Fraud Control Policy suggested that it should include timesheet fraud in examples of fraud (page 3).
- Investment Policy agreed that reports that go to SLT every six months be tabled at the Audit Panel meetings. Last three reports to be included with next agenda.
- Rates & Charges Policy discussion on the financial viability of 5% discount.

8 Risk Management & Insurance

8.1 Insurance/Risk

Noted that insurance renewals are in process of being finalised for 2021-2022.

8.2 WHS Incident Reports

Risk Officer's report circulated with agenda and noted.

9 Legislative & Policy Compliance

9.1 Management Review

A copy of the Council's Interplan Actions & Tasks Progress Report as at 31 March 2021 was circulated with agenda for information and noted.

10 Items to Note

10.1 General Manager's Certification

Copy circulated with agenda for period ended 31 May 2021 and noted.

10.2 ICT Governance Committee

Meetings held 30 March 2021 and 28 April 2021 - minutes circulated with agenda and noted.

10.3 Risk Management Committee

No meetings to report.

10.4 Audit Panel Status Report

Copy of report provided with agenda and noted.

11 General Business

11.1 Major Projects

The General Manager provided an update on the following major projects being undertaken or planned:

- Hive cultural precinct;
- Penguin foreshore;
- Coastal shared pathways;
- Turners Beach 7-Day Makeover currently in progress.

12 Meeting Closed: 10.46am

Next Meeting: 12 August 2021 11.00am (Devonport City Council offices).



Central Coast Community Shed Management Committee General Meeting – Minutes of Meeting held at the Community Shed. Monday, 7 June 2021 commencing at 1.00pm

Doc. ID: 395963

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie (Chair), Stephen Ponsonby, Sam Caberica,

Kerry Hays, Laine Willis, Barry Purton, Norm Frampton,

Jan Roles and Dave Dunn

Apologies: Cr Philip Viney, John Deacon, Ian Hardstaff

Coordinator Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

■ David Dunn moved and Norm Frampton Seconded, "That the minutes of the general meeting held on Monday, 3 May 2021 be confirmed as correct.

Carried

3 BUSINESS ARISING FROM MINUTES

OHWS Refresher Induction - Councils' Risk Officer, Andrew Johnson visited the Shed to meet up with all Supervisors to do a refresher OHWS induction. Thanks to Andrew for his time, the discussion and information was well received.

School groups – will continue into term two and four, students from West Ulverstone Primary School and four students from Ulverstone Primary School will be attending the Shed. Ulverstone High School have asked about mentoring for a couple of students – John Deacon has offered to take on role in the coming term.

4 FINANCIAL REPORT (as attached)

Melissa advised that the budget estimate of \$10k has been reduced to \$8k, the \$2k has been allocated to cover the cost of cleaning the amenities post covid from July - October 2020.

The meeting resolved that the Financial Report be accepted.

Utilisation

Mens Group 478 - 37 average per day. Ladies - 86 average 17 per day. 5 new starts. Coffin Club -33, average of 8 per day.

A reminder to all the users of the Shed, that If not a financial member of the Shed, \$2.00 per visit must be paid into the kitty each visit. Noted that new membership of \$30.00 is being paid for by the new members of the Women's Group. A note will be left on the sign in sheet as a reminder. Fees anticipated to increase slightly in July 2021.

5 GENERAL BUSINESS

Women's Group - Would like to consider a possible option of a morning tea space on a Thursday - Rob to contact Centre Management to look at options.

Heating in the back space, consider a trial - investigate sourcing heaters appropriate for the area and use (estimate is \$700 for 2 heaters).

Coffin Club – It was agreed that access to the First Aid equipment and supplies is appropriate in the event of an emergency. A review of the arrangement will be reviewed following the AGM. (After the August meeting).

Visit to the Shed – Norm Frampton – Forth Valley Lions Club are visiting the Shed on Wednesday 9 June 2021. Ulverstone Show meeting is scheduled for this Wednesday, Norm to provide an update at the next meeting.

Wednesday Afternoons - The School groups are working well. An account is to be sent to the schools for use of the facilities.

Cleaning out of the Vacuum - to be cleaned at the end of the day by each group.

Cleaning Workspace – A reminder that all cleaning up on any machine is to be undertaken after each person has used the machine – clean as you go is the reminder.

Security – investigate updating the system and improving the camera set up of the Shed. Barry to invite Kaleb from **SECURATECH** to visit the facility.

Lighting - is poor in the new section of the Shed, LED lighting for the new section.

Photocopier/printer/scanner - are looking into a replacement.

Supervisors not locking or checking equipment at the end of the day – Suggested a meeting of the Supervisors to remind them of the use of the machines, role of the supervisor and that the machines are to be locked up. Suggested a check list to be completed/signed by the on-duty supervisor.

Machine Induction sign off - Supervisors for the Coffin Club to undertake the 'machine' induction with John Deacon or Ian Hardstaff when available.

CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.00pm.

The AGM is to be held on 5 July 2021, all position become vacant, and nomination forms will be available at the next Community Shed Committee meeting.





Central Coast Community Shed - Financial Statement 2020-2021

as of 7 June, 2021

Revenue	<i>Estimates</i>	Actual *
11413.03	<i>\$</i>	\$
Membership Fees	3,000.00	3,434.20
Groups	1,000.00	\$72.73
Material Donations	-	-
Project Donations	2,000.00	2,972.73
GST allocation	-	_
Estimate	\$6,000.00	\$6,479.66

Expenditure		Estimates \$	Actual \$
11481			
	Aurora	-	_
	Telstra/Internet	600.00	425.40
	Office/cleaning	200.00	66.99
	Testing and tagging	1,150.00	859.00
	Petty Cash	500.00	_
	Training – 1st Aid	1,600.00	1,693.01
	Membership – AMSA, TMSA	100.00	_
	Insurance	200.00	219.24
	Repairs and Maintenance	600.00	371.60
	Safety Equipment	1,000.00	741.29
	Project Materials	1,800.00	1,453.13
	Water/Sewage	50.00	62.12
	Cleaning	200.00	101.69
	Soil Testing	-	_
	Estimate	\$8,000.00	\$5,993.47



East Ulverstone Swimming Pool Management Committee Meeting Minutes

Tuesday 22 June 2021, at 3.30pm

Doc. ID: 395979

1 PRESENT/APOLOGIES

Present:

Education Department Representatives – Alan Graham

Council Representatives – Liz Eustace; Melissa Budgeon and Cr Amanda Diprose

Community Representative – Steve Crocker (Chair); Simon Dent (DoE) and Michael Wilson

Apologies:

2 CONFIRMATION OF MINUTES

Alan Graham moved and Simon Dent seconded, "The minutes of the previous meeting dated Thursday, 31 October 2019, meeting notes from 30 March 2021, be accepted as a true and accurate record."

Carried

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

Sub-Division Proposal Update – Melissa advised that no further information has been provided since the onsite discussion with Chris Martin in March. The purpose of the March meeting was to enable the committee to clarify the use of the space, provide feedback. Details were shared on the desire to see the space improved, recognising that this redevelopment is an opportunity to create the best possible outcome for all users of this area within the pending subdivision at Swimming Pool Lane. Considering all aspect including carpark use, access by residents and school community, bus parking and an improved configuration of the space available including the idea that underutilised Education Department land may provide an improved opportunity.

The committee discussed the need to seek guidance as to the appropriate process to enable the negotiation of additional land that may be suitable and/or required to assist in the designing of a suitable outcome. The Committee agreed and endorsed by Simon Dent to enquire with the Education Department representatives (Todd Williams, Andrew Rundle and Suzanne Davidson) to ensure that any possible opportunity is not missed or overlooked and clarify the process and personnel to be involved moving forward to enable a discussion regarding the land reconfiguration possibilities which may require negotiation of possible land to enable a suitable outcome for all parties to be accommodated.

Long Term Building/Plant Maintenance Plan – Jason Bell attended a Council workshop in February 2020, to share and update the Council on the current maintenance requirements for the Pool. Melissa to seek an update from Jason about the outcomes of his presentation, and future process.

4 EDUCATION DEPARTMENT REPORT

Refer to attached report.

5 CORRESPONDENCE

Inward Nil Outward Nil

6 GENERAL BUSINESS

Showers – A request has been sought to have the showers available for out of school hours groups. The showers are required to be cleaned/sanitized in between groups and the time already allocated in the changeover/cleaning to undertake high touch points is not sufficient to undertake this extra requirement. Swimming lessons that occur in 20/30-minute sessions over the course of the 2-hour block booking also does not permit a timely exit from the building with showering etc with the cross over potentially increasing the risk of crowding.

The committee agreed that in the current situation across Australia, that the showers for after school hours bookings would not be made available for use.

Community Swimming Pool Brochure – Melissa to update the brochure and provide copies for staff at the Pool to be able to handout for community enquiry.

Lockdown Process – Simon raised the issue of a lockdown process for the school and that given the close proximity of the pool facilities that perhaps a considered process should be in place. Carried over for consideration/discussion.

Fees and charges – the existing fee remain until December, fee increases effective as from 1 January 2022 – \$99 per hour, and Central Coast community groups involved in junior development increases to \$83.00 per hour.

NEXT MEETING

The next ordinary meeting of the Committee will be held on Tuesday 7 September 2021 at 3.30pm

CLOSURE

As there was no more business to discuss the meeting closed at 4.55pm



East Ulverstone Swimming Pool Management Committee

22nd June 2021

Department of Education Report

Maintenance/Asset Management Projects -Completed

- Pest Control (Coastal Pest Control)
 - A serious ant problem was discovered which limited the operation of the pool briefly.
 The problem has been eradicated.
- Heat Pumps (Klimate Solutions)
 - A new compressor was installed to one of the air conditioning heat pumps to allow for maximum operating capacity to be achieved.
 - Numerous repairs have taken place over the past few months. As of today, all heating systems are operational. The condition of the heat pumps suggest we can expect further issues particularly in the winter months.
- Filters (Klimate Solutions)
 - One of the filters was not operational for a few weeks. The filter's 'variable speed controller' (VSD) was replaced and the filter is now functioning normally.
- Car Park (Council)
 - The Council maintenance crew have again taken on the responsibility of maintaining the lawn/gardens in the car park. This is welcome news, as the previous sub-contractor was less thorough and very intermittent.

Maintenance/Asset Management Projects - Incomplete

- Roof
 - The roof is near the end of its 'service life' and it is on the list for replacement by DoE Facilities in the next 1-2 years.
- Heat Pumps
 - Are near the end of their 'service life' and will need replacing in the near future. DoE
 Facilities have identified this project and are arranging funding.
- Hot Water Circulating Pumps
 - Have not operated for some time. This allows hot water to be available to showers and sinks instantaneously. Job logged to facilities for review.

Subdivision Development

Todd Williams, Director Facility Services, has advised that he would like to see the pool carpark and surrounding land used more efficiently to maximise car parking and address safety concerns for buses, school drop off and pool users.

Initial thoughts from facilities, is that the entry road be realigned from the proposed area to make better use of the dead space in the corner block. This will remove one block from the proposed subdivision but will provide greater room for car parking and car/bus access at the pool/school. It has been suggested that the pool car park does not need to be contained within the existing block, and could be realigned within the Crown/DoE land area to work more effectively both for the pool and for school drop off etc.

Facilities have appointed Andrew Rundle (DoE Capital Project Manager) to attend a meeting with Simon and Alan (conducted on 13th May), to discuss alternate options to the developer's proposal. It is hoped that following these initial discussions and consultation with this committee, a further meeting with the developers could eventuate, with a view to maximising outcomes for the school and pool.

Pool Personnel

Michael has been on leave recently and is taking further leave from his position as pool attendant. Kerry (Henry) Lynch has been relieving (and will continue to) in Michael's absence. I would like to acknowledge the great work Kerry has been doing to ensure the pool is cleaned and maintained to the high standards that Michael has set.

Denise Neal (Assistant Director, Support and Development, Curriculum Services)

Alan Graham (NW Co-ordinator SWSP)

Michael Wilson (East Ulverstone Pool Attendant)



East Ulverstone Swimming Pool Management Committee

East Ulverstone Swim Centre



Recurrent Maintenance Schedule

Year	Maintenance Item	Reason	Estimated Cost	Expected life span
2020	Main pool hall internal beams painting	 Paint deteriorating to the state that rust is appearing 	o \$45 000	o 15 years
	 Office/staff amenities refurbishment including: flooring replace with non-slip cleanable vinyl. ceiling, walls, and timber work painting 	 Flooring at the end of its service life Need a durable/cleanable/attractive surface in a high traffic area 	o \$10 000 o \$ 6 000	20 years10 years
2021	Entrance/foyer refurbishment including: flooring replace with Monotek or a similar product. ceiling and timber work painting	 Flooring at the end of its service life Need a durable/cleanable/attractive surface in a high traffic area 	\$13 000\$ 2 000	30 years (if quality product used)10 years
	Hot water cylinders/systems replacement when fail	 Hot water infrastructure at the end of its service life 	o \$10 000	o 10 years
	Female change room floor. tiles replace with Monotek or a similar product.	Flooring at the end of its service life	o \$25 000	o 30 years (if quality product used)
2022	 Pool vacuum cleaner replacement General change rooms ceiling, walls, timber work and toilet partitions painting 	 Cleaner at the end of its service life Need a durable/cleanable/attractive surface 	\$ 3 000\$ \$10 000	5 years10 years
	External building eaves, window frames and fascia	 in a high traffic area Need a durable/cleanable/attractive surface in a harsh seaside environment 	o \$ 6,000	o 8 years
	Male change room floor tiles replace with Monotek or a similar product.	 Flooring at the end of its service life 	o \$25 000	30 years (if quality product used)

2023	Pool deck carpet replace with Monotek or a similar product.	 Carpet at the end of its service life (holes appearing) and algae issues (hygiene) 	o \$70 000	o 30 years (if quality product used)
2024	Pool covers replacement	Covers at the end of their service life	。 \$20 000	o 15 years
2025	Main pool hall lower walls and timber work (including window frames painting timber seating replace with composite product	 Need a durable/cleanable/attractive surface in a high traffic area Need a durable/cleanable/attractive surface in a high traffic area 	\$ 7 000\$ 4 000	o 10 years o 30 years
	General change rooms timber seating replace with composite product	 Need a durable/cleanable/attractive surface in a high traffic area 	。 \$ 7 000	o 30 years
2026	 Main pool hall Light fittings above pool to be serviced/replaced 	Lights at the end of their service life	∘ \$15 000	o 15 years

Alan Graham NW Co-ordinator Swimming and Water Safety Program Michael Wilson East Ulverstone Swim Centre Pool Attendant

Drafted: May 2019



Central Coast Youth Leaders Council Minutes of a meeting held at the Leighland Christian School Leighlands Avenue, Ulverstone Wednesday, 30 June 2021 Commencing at 9.15am

Doc ID: 396731



1 PRESENT

Cr Philip Viney (Councillor/Accountant/Ulverstone Lions Club); Melissa Budgeon (Community Wellbeing Officer [CCC]); Glenn Mace (Principal Leighland Christian School [LCS]); Micah Richardson, Ysabella van Rooyen and Gabriela Reynolds (Student Reps – [LCS]]); Mathew Smart (Teacher Penguin District School [PDS]), Brooke Maine, Noah Grey and Brianna Stevens (Student Reps – [PDS]); Mel Blake (Beacon Foundation, Collective ed. [USC]); Brodie Bonde, Lilly Knight and Matthew Brooks (Student Reps [USC]);



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

1 WELCOME and Acknowledgement of Country

Gabriela Reynolds (Student Reps - [LCS]) chaired the meeting with support from Cr Philip Viney. Gabriela welcomed everyone to the meeting and read the Acknowledgement of Country.



APOLOGIES

Sandra Ayton (General Manager [CCC]); Natalie Winchcombe (Teacher - North West Christian School [NWCS]); Karen Ling and Alex Davidson (Student Rep - [NWCS]); Glen Lutwyche (Principal Ulverstone Secondary College [USC]); Aaron Meldrum (Beacon Foundation, Collective ed. [USC]) and Tyler Stretton (Student Rep - [PDS])



MINUTES OF THE PREVIOUS MEETING

■ Brodie Bonde moved and Mathew Smart seconded, "That the minutes of the meeting held on 25 March 2021 be approved."

Carried

4 YOUTH LEADERSHIP DEVELOPMENT

All Students gave a positive report on the JCP Workshop held on 18 May at the Ulverstone Sports & Leisure Centre.

It was an experience that all should take part in, and Students would like to encourage the Council and Councillors to continue to support these types of events for schools in the area. Students also thanked the Council for providing the resources and funding to hold these events to make change that has a positive impact.

Noah Grey, a Students Representative for Penguin District School, spoke on how the workshop was fun and interesting, and students were given a lot of information to take in on leadership development. One of the activities that students spoke about was stop, start, continue. Students were encouraged to use this activity in various parts of their lives.

Students were asked to write a letter to themselves after the session and hand into the organisers and these letters will be sent back to the students in the future to see if they followed through.

From a Council perspective Cr Viney felt that this particular day was of value to the group that attended, and he will assist Melissa to report to the Councillors on the benefits these forums give to the youth.

Melissa will send feedback notes on the forum out to everyone.

5 PATHWAYS AND FUTURE OPPORTUNITIES

Recently students attended a workshop with Clayton Hawkins from University College on Design Thinking Concepts. This was used to workshop ideas for a 'Careers' Event to be held in Term 3.

Out of this workshop two proposals for the "Careers Event" was developed.

Option 1 - COMMUNITY BASED CAREERS EVENT

- . Event to be held at a central location in the community.
- . Schools all travel to the event (timetabled slots).
- . Parents encouraged to attend.
- . Include a wellbeing section which covers accommodation and housing, Centrelink, mental. health etc.
- . Include live music and food vans.

Challenges:

- . Covid requirements
- . Bus costs for schools to travel to venue.

Option 2 -SCHOOL BASED CAREERS EVENT

- . Work with the four secondary schools to schedule two days at the end of term 3.
- . Each school to have a half-day session during these two days.
- . Have a core group of inspirational speakers who travel to the four schools over these two days. Speakers to be from interesting careers (not

- mainstream) i.e., arts, music, gaming, fashion, sport, unique careers to Tasmania. Some speakers could join via Zoom.
- Invite a range of other business & industry representatives, service providers to be stallholders for students to go and seek out specific information (i.e., Apprenticeships, UTAS, TasTAFE, mental health, Centrelink, housing etc).
- . Have a range of activities including speakers, short videos, activities, 'stalls' etc. One of the stalls could be for students to do a careers quiz for example. Could do a Kahoot! with students as one of the activities.
- . Student leaders to arrange entertainment (music etc.) and food (BBQ for example).

Challenges:

. This is a big commitment for speakers and stall holders (2 days)

At today's meeting students were asked to discuss the two proposals in their school groups.

- . Date to hold the event would be Wednesday 22 September.
- . Venue: the Ulverstone Sports & Leisure Venue to be booked.
- . Event to be for Grade 9 to 12 students.
- . Commence with a guest speaker.
- . Parents be invited to attend during lunchtime.
- . Information sessions grouped around pathway options.

Melissa Budgeon and Mel Blake to commence planning of the event and communicate with schools and student representatives and produce an event plan. Advertise through schools and social media.

6 STUDENT REPORTS

Student representatives presented their reports at the meeting with highlights of events for the month.

Penguin District School reported on a Wellbeing hub they have now created on their website https://pdswellbeinghub.wixsite.com/website-1 and invited other schools to take a look at the site.

Melissa will send out some handouts to the schools from the Youth Voice Workshop held in Penguin on 23 June 2021:

- 1 My Self-care plan.
- 2 Self-care bingo.

7 NEXT MEETING

the next scheduled meeting is to be held on Wednesday, 28 July 2021 at 9.15am at the Gnomon Room, at the Wharf Precinct

As there was no further business to discuss the meeting concluded at 10.25am.

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date

30 June 2021

School

Leighland Christian School

Actions from Last meeting

Action

THEMES _



Our School Vice-Captain took out first place in the Rostrum Voice of Youth speaking competition & went on to compete in the State finals and came a close second place.



- HS Futsal Championships / HS Cross Country / All Schools Cross Country
- Catering Class trip to Anvers
- 7-10 Life Skills excursions to the Supermarket & Life Skills Barbecues
- Year 9 12 80's themed Social
- Year 8 Dance & 9/10 Drama students viewed Mary Poppins performance
- Student Leader excursion to the Salvation Army
- Legal Studies excursion
- Rehearsals for our School Production 'Matilda' in full swing
- Year 9 Camp to Hobart
- Year 7 Textiles students are making hair scrunchies, heat packs, hand mazes and beanies to raise money for charities.



- VET White Card Training course
- Y10 Rotary Youth Driver Awareness Program
- **VET First Aid Training**
- UTAS Student Recommendation Program (applications) to give Year 12 students early access to courses for 2022.
- Manufacturing & Fabrication Pathways (Yr 8 & 9)
- International Competitions & Assessments for Schools (ICAS) tests made available for Years 3-10













The next meeting to be held:

Debra Lynch **Administration Assistant**

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

DateJune 28, 2021

School North West Christian School

Actions from Last meeting

THEMES ___



- 7/8 attended Youth Voice Workshop on Self-care & resilience
- Swimming Lessons for K-6
- · Cross Country events



- Middle School fundraising for their camp
- Kindy Year 6 visited Wings Wildlife Park
- Social Media Safety by Tasmania Police
- Visit from Brave-hearts
- Concert by Choir and Strings
- Agricultural students attended Agfest



- Year 10 students subjects for 2022
- MAS National visit for Year 9-12 on future employment
- Exams for Middle and Senior School

The next meeting to be held:

•

Debra Lynch

Administration Assistant













CENTRAL COAST YOUTH LEADERS COUNCIL

Student Report

Date

Wednesday June 29

School

Penguin District School

Actions from Last meeting

None

THEMES



Winter Woollies – Wed June 23 at school (NG)

- Casual clothes (dress up for winter theme)
- Purchasing wristbands to support homeless people in Tas

Relay for Life (Friday May 26) (BM)

- Whole school event with students walking around the athletics track for the whole school day
- Raise money for cancer

Pride Day (Tuesday June 29) (BS)

- Dress up in colourful clothing to support Pride Month respect the LGBT+ community
- Create awareness for the school around accepting everyone

YOUTH LEADERSHIP



Student Board has been elected from Year 7 - 10 and are meeting weekly to plan activities throughout the year. (BS)

Student Wellbeing Hub – a group of Year 9 students have helped develop a online wellbeing hub for PDS students. (MS/BM)

Sports Leadership (9/10) – working with the primary school students. Assisted with the Athletics Carnival. (NG)



Youth Voice – Professor Kimberley Norris – Self-Care and Resilience (Student Board & Year 7 students attended) (BS)



SPEAK UP! Stay ChatTY – Year 9/10 attended 90-minute workshops on supporting themselves and others with their mental health. (NG)

SPARK – STEM Conference for students Year 4 -10 in Hobart Guildford Young. **Zoo Doo** – zoology experience for some PDS students. (BM)

The next meeting to be held:

- Thursday 29 July 2021
- Gnomon Room @ 9.15am

CENTRAL COAST











Debra Lynch

Administration Assistant

CENTRAL COAST YOUTH LEADERS COUNCIL

Student Report

Date 29/6/21

School: Ulverstone Secondary College (USC)

Actions from Last meeting: N/A

THEMES



 Approx. 40 students from Ulverstone Secondary College attended the Youth Voice Workshop in Penguin last week, focussed on self-care and resilience.



- 5 students from Ulverstone Secondary College participated in the JCP Empowering Youth Program on 18/5/21.
- Some students participated in eisteddfods



Students attended a Trades Awareness Day at Degree C on 28/6/21.

- VET Students, Packages of Learning Students and Learning Through Internship Students have been or will be going out on work placement.
- Kira from Doors to Mentors came into Ignite and spoke about their program, quite a few students from the Ignite class signed up for that.
- The Ignite class have started work on some of their PIP's
- Year 12 students had a guest speaker from TMEC (Vanessa Skipworth) come in and talk about the mining industry.
- Lara from Utas come in to talk about the schools recommendation program
- Student went to Utas health emersion for Pharmacy
- Learning through Internship class visited TMEC
- Work Readiness Class went to Savage River
- A student went to the Master Builders work readiness session held in Devonport

The next meeting to be held:

Debra Lynch

Administration Assistant















Corporate Folder 2020-2021 – 30 June 2021

Central Coast Council

cammsstrategy

Print Date: 09-Jul-2021

ACTION PLANS







At least 90% of action target achieved Between 40% and 90% of action target achieved

Less than 40% of action target achieved

No target set

Community Services

Community Services

Community Development

Action Title: 1.1.4.1 Implement an annual Adventure Festival for Central Coast

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Simon Angilley - Manager Community Development	Deferred	01-Oct-2020	30-Apr-2021	5.00%	5.00%	GREEN

Action Progress Comments:

Background talks in late 2020 with a select number of local business and sports groups about potential outdoor or adventure festival in Central Coast, followed by further discussion with different stakeholders in early 2021.

Preliminary community meetings in May and June 2021 have suggested an initial adventure festival aim for 2022, delivered under a community-led management model yet to be finalised. Council to provide support and formal auspicing as required.

Last Updated: 02-Jul-2021

Action Title: 1.1.7.1 Review and update the Central Coast	Cycle Strategy 2014-2019 including Cycling Tourism
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Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Sep-2020	30-Apr-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Cycling Strategy adopted by Council 19 April 2021

Last Updated: 20-Apr-2021

^{*} Dates have been revised from the Original dates

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Melissa Budgeon - Community Wellbeing Officer	Completed	01-Aug-2020	31-Dec-2020	100.00%	100.00%	GREEN

Action Progress Comments:

Assessment completed.

Identified that other organisations provide wide range of specialist services in this area. Any council involvement would duplicate that effort.

No further action.

Last Updated: 02-Jul-2021

Action Title: 2.3.3.2 Implement a charging station in CBD in Ulverstone and Penguin

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Melissa Budgeon - Community Wellbeing Officer	Completed	01-Apr-2021	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Locations identified and determined are:

Ulverstone – Beach Road at the Skatepark shelter – to be included in the redevelopment project works (first half 2021).

Penguin - Dial Park – funding allocation to be identified.

Last Updated: 02-Jul-2021

Action Title: 3.3.4.1 Complete the Ulverstone Cultural Precinct development and ensure it is operational

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	In Progress	01-Jul-2020	30-Jun-2021	90.00%	100.00%	GREEN

Action Progress Comments:

Work is progressing on the Cultural Precinct - underground services are about finalised. Panels are being put in. Project still online for completion by the end of July 2021.

The Precinct has been officially named the HIVE which is now being used in lieu of Ulverstone Cultural Precinct.

An agreement has been reached and the café lease is under development.

Construction works are due for completion by 31 August 2021.

The Manager Arts and Culture has been appointment and will commence 19 July 2021.

Last Updated: 06-Jul-2021

$\label{lem:condition} \textbf{Action Title: 3.3.4.2 Develop operational masterplan for the Ulverstone Cultural Precinct}$

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Simon Angilley - Manager Community Development	In Progress	01-Jul-2020	31-Jan-2021	80.00%	100.00%	AMBER

Action Progress Comments:

Operational frameworks reviewed early 2021.

Establishment of a new, separate division (Arts and Culture) within the Community Services directorate to commence from July 2021, to include:

- the Hive;
- visitor services; and .
- arts and culture (generally).

Hive project implementation team commenced developing range of operational materials in April 2020.

Initial operations and staffing will be supplemented by 12-month funding support for Curator through Arts Tasmania Cultural Organisations Grant Scheme.

(for the FY.2021-22)

Last Updated: 04-Jul-2021

Action Title: 3.3.4.3 Develop an exhibition and public education program for the Ulverstone History Museum and Science Centre

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Brittany Trubody - History Museum Coordinator	In Progress	01-Jul-2020	31-Mar-2021	60.00%	100.00%	AMBER

Action Progress Comments:

Exhibition layout design for museum and science centre completed, and construction of display and interactive elements underway. Exhibit interpretation and guidelines being developed.

Last Updated: 14-Apr-2021

Community Services and Facilities

Action Title: 1.1.1.1 Update venue management plans and promote on the Council's website and relevant events literature

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Simon Angilley - Manager Community Development	In Progress	01-Aug-2020	31-May-2021	40.00%	100.00%	AMBER

Action Progress Comments:

Preliminary review of venue management plans also considered events processes and conditions of hire.

Identified project plan to better define preferred use for all facilities, then consolidate conditions of use and hire across facilities, and then update management plans, online information and promotional material.

Last Updated: 04-Jul-2021

Recreation Facilities

Action Title: 4.3.1.7 Complete Showground Sports and Community Precinct Master Plan								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Paul West - Strategic Projects and Planning	Completed	01-Jul-2020	31-Aug-2020	100.00%	100.00%	GREEN		

Action Progress Comments:

Report provided to the Council meeting in August 2020. Agreed to defer adoption of the Draft Master Plan. Budget provision to be approved for 2021-2022 for a review to be undertaken of the Sports and Leisure Centre. Council agreed to support installation of light towers for the Soccer Club and also to provide land if Slipstream was successful in obtaining a grant for a new purpose built facility.

Soccer Club appointed Vos Constructions to install the new lights. At completion of the works the Soccer Club will donate the lights to Council as an asset.

Last Updated: 05-Jul-2021

Visitor Services

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Allison Kable - Community Development Officer	In Progress	01-Feb-2021	31-May-2021	60.00%	100.00%	AMBER

Action Progress Comments:

Plan prepared 2018 and updated 2020 in Covid-19 response, which identified a focus on walking as part of ongoing social management and recovery.

The message (from all levels of government) to encourage outdoor activity in a Covid-safe manner has been well accepted by community.

Further review and update of Plan to be done in 2021-22 with clearer understanding of post-Covid environment, and completion of Dial Range Recreation Management Plan by DPIPWE.

Last Updated: 05-Jul-2021

Action Title: 5.2.1.17 Implement an RV/Visitor Strategy including By-law						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	In Progress	01-Jul-2020	30-Jun-2021	50.00%	100.00%	AMBER

Action Progress Comments:

A draft Bylaw and Regulatory Impact Statement prepared. Matters relating to the locations to be regulated to be further considered following the introduction of the new Planning Scheme.

Last Updated: 29-Sep-2020

Land Use Planning

Planning Authority

Action Title: 5.3.1.2 Implement the Tasmanian Planning Scheme						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mary-Ann Edwards - Manager Land Use Planning	In Progress	01-Jul-2020	31-Oct-2020	95.00%	100.00%	GREEN

Action Progress Comments:

A Hearing was held 28 June 2021 into two of the sites that were placed on public display due to 'substantial modification" directions, being a portion of land at 172 Main Street, Ulverstone and land at Westella Drive, Turners Beach (CT115441/1).

The TPC, as a result of the Hearing, has asked that those that made representation to the draft rezoning of land at Westella Drive, Turners Beach make further submission on documentation received from S Group (on behalf of the developer) by close of business 6 July 2021. (Documentation from S Group was received following release of the Council Agenda for its meeting held 19 April 2021).

Following further submission's by the representors, the Council is to make further submission by close of business 14 July 2021.

The TPC will then issue Final Directions to the Council - asking Council to modify many sections of the draft LPS, relating to those matters that have been considered at Hearings that have been held since the draft LPS was first advertised in 2019.

Council will then send the revised Central Coast LPS to the TPC, who will check that it is in order and then announce the date the Central Coast LPS is to come into effect.

Last Updated: 05-Jul-2021

Action Title: 5.3.1.3 Undertake a Cultural Heritage Study for the Central Coast ar	ea					
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mary-Ann Edwards - Manager Land Use Planning	In Progress	01-Oct-2020	31-May-2021	10.00%	100.00%	RED

Action Progress Comments:

Council has sought expressions of interest for a suitably qualified consultant to undertake the local heritage study.

Three expressions of interest were received and are being assessed.

A consultant to be appointed, to progress the study during 2021-2022.

Last Updated: 05-Jul-2021

Strategic Land Use Planning

Action Title: 1.3.1.2 Identify further commercial/industrial land for future growth	n					
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mary-Ann Edwards - Manager Land Use Planning	In Progress	01-Aug-2020	30-Nov-2020	75.00%	100.00%	AMBER

Action Progress Comments:

Following a workshop with the Council on possible future industrial sites, feedback was sought from potentially affected landowners on the opportunity to have their land rezoned land to be Light Industrial. A report on feedback received was considered by the Council in May 2021.

Two landowners (located in Howth and South Road, Penguin) were interested in having to have their land rezoned to Light Industrial.

Further investigations into Light Industrial and Commercial land, will need to be determined in association with the finalisation of the Central Coast Settlement Strategy.

Last Updated: 06-Jul-2021

Action Title: 5.3.1.1 Review and update the Central Coast Local Settlement Plan.						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	In Progress	01-Aug-2020	30-Jun-2021	90.00%	100.00%	GREEN

Action Progress Comments:

Residential Settlement Strategy Discussion Paper was subject of community consultation during March and April 2021. Report considered by Council at its June 2021 meeting. A consultant to be engaged to finalise the Local Settlement Strategy in the later part of 2021.

Last Updated: 05-Jul-2021

Corporate Services

Corporate Services

Corporate Administration

Action Title: 2.2.1.2 Commence consultation phase and committee implementation of the Disability and Inclusion Action Plan								
Responsible Person Status Start Date End Date Complete % Target On Target %								
Ian Stoneman - Director Corporate Services	In Progress	01-Aug-2020	30-Jun-2021	30.00%	100.00%	RED		

Action Progress Comments:

Action Plan to be completed by the end of January 2021 and a call for committee representation.

Briefing paper and overarching Action Plan completed April 2021.

Expressions of interest for consultancy and working group to be called May 2021.

Last Updated: 11-Apr-2021

Action Title: 5.2.1.6 Review the National Competition Policy						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Oct-2020	28-Feb-2021	100.00%	100.00%	GREEN
Action Progress Comments: A Fees and Charges Policy adopted at June 2021 meeting.						
Last Updated: 05-Jul-2021						

Action Title: 5.2.1.8 Review the Disclosure of Information Policy.						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Ian Stoneman - Director Corporate Services	In Progress	01-Mar-2021	30-Jun-2021	50.00%	100.00%	AMBER
Action Progress Comments: Current Disclosure of information Policy reviewed March 2021.						

Training undertaken by Ombudsman's Office online in March to update current policies and practices.

CCC Disclosure of Information Policy to be completed May 2021.

Last Updated: 11-Apr-2021

Action Title: 5.2.1.12 Implementation of Council Property Management and Lease System								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Ian Stoneman - Director Corporate Services	In Progress	01-Feb-2021	30-Jun-2021	70.00%	100.00%	AMBER		

Action Progress Comments:

Reviewed a number of software options which were all expensive and specific to Council requirements.

A lease and agreements spreadsheet has been modified and further enhanced using Office 365.

Population and review of the Council Lease Register has commenced together with Office 365 enhancements.

Last Updated: 11-Apr-2021

Corporate Support Services

Action Title: 2.3.4.24 Develop a Business Continuity Policy and associated plans						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Nov-2020	31-Jan-2021	100.00%	100.00%	GREEN
Action Progress Comments: Overarching BCP provided to GM. The Organisational Performance Manager no	w has carriage to	o implement the Pla	n.			

Last Updated: 09-Apr-2021

Action Title: 5.2.1.13 Review content and functionality of CCC Website						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Ian Stoneman - Director Corporate Services	In Progress	01-Sep-2020	30-Jun-2021	20.00%	100.00%	RED
Action Progress Comments: Reviewed the Website/Intraweb Redevelopment for Communications Project Plan developed in 2016. Developing a project action plan for endorsement of SLT May 2021.						
Last Updated: 11-Apr-2021						

Action Title: 5.2.1.14 Review Information and Communication Technology equipment inventory ensuring an effective mobile workforce								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Stuart Arnot - Manager Information Services	Completed	01-Jul-2020	31-Dec-2020	100.00%	100.00%	GREEN		
Action Progress Comments: All desistons have been replaced with lantons. With the exception of drafting workstations and fixed location PCs like front counters.								

All desktops have been replaced with laptops. With the exception of drafting workstations and fixed location PCs like front counters. The mobile phone fleet has been accessed and handsets are being replaced with iPhones as needed.

Last Updated: 02-Dec-2020

Finance

Action Title: 5.1.3.6 Internal Audit Program – Fringe Benefit Tax						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Adrian Smith - Manager Corporate Finance	In Progress	01-May-2021	30-Jun-2021	10.00%	100.00%	RED

Action Progress Comments:

With the budget a priority this action will be pushed out to End of October.

This will provide a more thorough understanding of the current state with regard to FBT.

Council will conduct an internal review firstly and work through some already identified gaps in our policy framework.

Last Updated: 09-Apr-2021

Action Title: 5.2.1.4 Review framework for calculation of Fees and Charges						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Jul-2020	28-Feb-2021	100.00%	100.00%	GREEN

Action Progress Comments:

A comprehensive review completed including GST and NCP compliance. Presented to Council Workshop in March 2021. The recommendations of the review considered as part of determining the fees and charges as part of the 2021/22 budget.

Last Updated: 05-Jul-2021

Action Title: 5.2.1.11 Implement a new Payroll System using Microsoft Dynamics framework							
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %	
Adrian Smith - Manager Corporate Finance	In Progress	01-Sep-2020	30-Jun-2021	90.00%	100.00%	GREEN	

Action Progress Comments:

Initial planning and implementation meeting with vendor has been scheduled.

Project plan and scope currently being reviewed between Council and Open Office (software provider).

Project management plan implemented, fortnightly project management meetings have commenced and payroll staff have completed training workshops.

4 parallel pay runs have been processed.

Identified issues be finalised with integration of updates for finesse, assets & cashlink.

Leave accruals still to be confirmed.

Go Live date is scheduled for 23 April which means that pay 21 on 13 April is last on current system.

Open Office need confirmation by 15 April if that schedule is to go ahead.

Last Updated: 09-Apr-2021

Regulatory Services

Inspectorial Services

Action Title: 5.2.1.16 Review the Animal Control By-law						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Bill Hyndes - Manager Regulatory Services	In Progress	01-Jan-2021	30-Jun-2021	33.00%	100.00%	RED

Action Progress Comments:

The by-law has been reviewed and needs some editing and structural changes.

The process under the Local Government Act will be followed, which may involve further consultation.

Last Updated: 01-Jul-2021

Public Health

Action Title: 5.2.1.5 Review and develop the Mobile Food Business Roadside Vending Policy							
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %	
Bill Hyndes - Manager Regulatory Services	In Progress	01-Sep-2020	31-Dec-2020	90.00%	100.00%	GREEN	

Action Progress Comments:

The updated policy has been workshopped with Councillors and some changes made as a result. The final version will go to the July 2021 Council meeting.

Last Updated: 01-Jul-2021

Infrastructure Services

Infrastructure Services

Asset Management

Action Title: 4.3.3.1 Complete the Perry-Ling Gardens Master Plan, incorporating a management and implementation plan							
Responsible Person Status Start Date End Date Complete % Target On Target %							
Mark Wisniewski - Manager Assets	In Progress	01-Jul-2020	31-Jan-2021	50.00%	100.00%	AMBER	

Action Progress Comments:

The development of the Perry-Ling Gardens Master Plan, is dependent on Stage B of the Penguin Foreshore Rehabilitation and Upgrade Project as communicated at the Community Information Session on 25 November 2020.

This information and design will be collated together with the Perry-Ling Gardens Community Survey results to provide a holistic Master Plan and the community will be consulted once again for input.

Last Updated: 14-Apr-2021

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Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	Completed	01-Jul-2020	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Investigation and analysis for the first iterations on the analysis of the Sulphur Creek, West Ulverstone, Ulverstone and Turners Beach catchment have been completed.

Data verification for the all areas will be ongoing, as will analysis of the information.

This action is now complete for 2020/21 and becomes part of staff operational duties into the future.

Last Updated: 18-Jun-2021

Action Title: 4.4.1.1 Develop a Climate Change Risk Framework that can be incorporated into the Council's existing risk management system/framework

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	Completed	01-Aug-2020	31-Jan-2021	100.00%	100.00%	GREEN

Action Progress Comments:

The Climate Change Risk Framework is to be incorporated into Council's existing Risk Management Framework. CoastAdapt website contains suitable guidelines to consider. Climate change risks have been incorporated into the operational and strategic risk registers.

Last Updated: 14-Apr-2021

Action Title: 4.4.1.2 Ensure relevant staff undertake professional development that considers the effects of climate change for their position

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	Completed	01-Jan-2021	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

The Manager Assets Services attended the Tasmanian Climate Symposium in mid-October 2020.

An education package is being investigated for distribution to relevant staff in March 2021, similar to the Councillor training package.

The Manager Asset Services also participated in the Independent Review of Tasmania's Climate Change Act 2008 on 4 March 2021 on behalf of the Director of Infrastructure Services.

The Manager Assets Services attended the Cities Power Partnership Summit 2021 in May 2021. The National Summit 2021 will draw together the best local and international minds working on climate and energy to identify key opportunities, inform practical actions and inspire climate innovation at the local government level.

Last Updated: 26-May-2021

Action Title: 4.4.1.3 Provide Elected Members with an education package on climate change							
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %	
Mark Wisniewski - Manager Assets	Completed	01-Jan-2021	30-Jun-2021	100.00%	100.00%	GREEN	

Action Progress Comments:

The Manager Asset Services has collated information to form an education package for elected members. The Director Infrastructure Services has reviewed the education package and deemed it suitable for elected members. This was distributed to Councillors on 31 May 2021.

Last Updated: 01-Jun-2021

Engineering

Action Title: 2.3.4.1 Continue investigations into urban and rural flood catchments, including the Leven River, Forth River and Penguin Creek.

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	Not Started	01-Dec-2020	30-Jun-2021	0.00%	100.00%	RED

Action Progress Comments:

This action is waiting on outcomes of SES investigations from the statewide flood mapping project.

Opportunities for funding will be sought following the SES project.

The Lower Forth River Evacuation Plan update will replace this action in 2021/22.

Last Updated: 21-Jun-2021

Action Title: 4.3.1.5 Development of Central Coast Tree Strategy						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	In Progress	01-Jul-2020	30-Nov-2020	50.00%	100.00%	AMBER

Action Progress Comments:

This is now to be known as the Greening Central Coast Strategy. A working group of 13 members has been established, the first meeting conducted 10 March 2021.

The meeting discussed the purpose and role of the working group, and agreed on a brief for selection of a consultant to assist the process. Southridge Design were subsequently selected the successful consultant.

- 3 Greening Central Coast Strategy Working Group workshops were run throughout April which say the development of;
- The strategy vision.
- 4 objectives covering topics such as enhancement, identity, landscape and community.
- Prioritised actions to support delivery to achieve the 4 objectives.

Currently spatial analysis is being undertaken to identify the canopy cover across the municipal area and the strategy is being drafted while we await the spatial data results to reconvene the working group for the next workshop.

Last Updated: 11-Jun-2021

Roads, Bridges and Drainage

Action Title: 1.2.2.1 Assist with the implementation of the Cradle Coast Shared pathway within the Central Coast area								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Paul Breaden - Director Infrastructure Services	Completed	01-Jul-2020	30-Jun-2021	100.00%	100.00%	GREEN		

Action Progress Comments:

The Sulphur Creek to Penguin section design and documentation has been sent to Crown Land for permission to submit the Development Application to Council. A concurrent risk assessment due to the proximity of the rail corridor has been undertaken to resolve outstanding Tas Rail issues.

ALCAM were conducted in February 2021, the outcomes of the assessments were received May 2021

Updated drawings showing fencing as agreed with TasRail have been submitted to the Department of State Growth and Property Services on 15 March to obtain landowner consent to submit the development application.

An application to alter the Crown Licence to include provision of a shared pathway has also been submitted to complement the Crown Land permission.

Design of the West Ulverstone section is nearing completion, fencing details are being finalised and drawings updated prior to submitting to DSG and Property Services.

This action is ongoing and will continue into 2021/22

Last Updated: 18-Jun-2021

Action Title: 1.2.2.2 Construction of the Turners Beach to Leith Shared Pathway including the old railway bridge								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Justin Smith - Manager Engineering	In Progress	01-Jul-2020	31-Mar-2021	25.00%	100.00%	RED		

Action Progress Comments:

Contract documents have been signed, For Construction drawings have been issued to the contractor.

Contractor discussions have advised a commencement date for early May 2021.

Last Updated: 14-Apr-2021

Action Title: 1.2.2.3 Prepare a Pathways Plan to ensure connectivity between areas within towns and with the Shared Pathway							
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %	
Justin Smith - Manager Engineering	In Progress	01-Oct-2020	31-Mar-2021	20.00%	100.00%	RED	

Action Progress Comments:

Engineering Officer has commenced data gathering to ensure current information is correct. Design and options are progressing.

Last Updated: 14-Apr-2021

Action Title: 4.3.1.2 Finalise design of the North Reibey Street car park and Carpark Lane areas

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Justin Smith - Manager Engineering	In Progress	01-Jul-2020	31-Dec-2020	20.00%	100.00%	RED

Action Progress Comments:

Following preliminary investigations of this task and budget discussions in May 2021, it has been determined to postpone the capital project to 2022/23 and finalise designs using Council design staff during 2021/2022. This will enable more detailed investigation and discussion with adjacent landowners prior to finalising options and budgets in the future.

Last Updated: 14-May-2021

Action Title: 4.3.1.6 Conduct a road signage audit, create an asset database and prepare signage upgrade and replacement program

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Justin Smith - Manager Engineering	In Progress	01-Jul-2020	30-Jun-2021	40.00%	100.00%	AMBER

Action Progress Comments:

The survey of roads has been completed. The consultant was engaged to include signage in their data analysis.

The analysis is still in progress.

Last Updated: 14-Apr-2021

Action Title: 4.3.1.9 Complete footpath surveys (visual), determine repair and replacement program and update the Long-term Financial Plan

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Justin Smith - Manager Engineering	In Progress	01-Aug-2020	30-Apr-2021	95.00%	100.00%	GREEN

Action Progress Comments:

Footpath surveys have been completed. The result are to be analysed for inclusion in the LTFP. Early information has been reviewed for safety issues and major defects and projects listed for 2021/22.

Last Updated: 02-Jul-2021

Action Title: 4.3.1.10 Development of a Footpath Design Policy which includes Landscaping Guidelines **Responsible Person End Date Complete % Start Date** On Target % Status Target Justin Smith - Manager Engineering In Progress 01-Oct-2020 31-Mar-2021 20.00% 100.00% RED **Action Progress Comments:** Engineering Officer has commenced investigations and information gathering.

Last Updated: 14-Apr-2021

Action Title: 4.3.1.11 Conduct a facilities audit of Council buildings						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	In Progress	01-Jul-2020	30-Jun-2021	10.00%	100.00%	RED
Action Progress Comments:						

The Council appointed a new Facilities Officer in March 2021 who will lead the audit.

A Project Brief is being developed to seek the services of a consultant in May 2021.

Council assets are currently being valued, which will provide foundational information for the Facilities audit.

Last Updated: 14-Apr-2021

Action Title: 4.3.1.12 Investigate the feasibility of establishing a mature tree nursery							
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %	
Mark Wisniewski - Manager Assets	Completed	01-Nov-2020	31-Mar-2021	100.00%	100.00%	GREEN	

Action Progress Comments:

Council's Parks/Recreation Officer has been assigned to this action to investigate options and feasibility.

The Assets Team undertook a feasibility investigation for Council to establish a mature tree nursery. This investigation was presented at the Councillor Workshop on 28 June 2021 and the covered topics;

- Council's current position
- Time, resources, knowledge, risks and costs to establish a nursery
- Alternative option to partner with education institution
- Neighbouring Council's and 1 case study of Launceston City Council

The outcome is for Council to continue with the current arrangement of purchasing from commercial nurseries, however when the Greening Central Coast Strategy is adopted and actions begin to be implemented, it might be worth investigating again.

Last Updated: 29-Jun-2021

Action Title: 4.3.1.13 Prepare an integrated Turners Beach Pathway, Streetscaping and Traffic Management Plan

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	In Progress	01-Jul-2020	31-Dec-2020	40.00%	100.00%	AMBER

Action Progress Comments:

A working group to guide this process and assist with community input and feedback has been formed. The first meeting of the group occurred on 23 March 2021. Many issues in regard to the shared pathway, footpaths, streetscaping and traffic management were discussed and listed for consideration. Issues were discussed at the meeting 27 April 2021 and a plan showing the issues presented to the meeting. Members have been asked to continue with feedback while staff work on traffic data, concept plans for shared path and footpaths, and concept plans around the La Mar area, in particular, to address safety and congestion concerns. Next meeting late July 2021.

This action will be carried forward for completion in 2021/22.

Last Updated: 18-Jun-2021

Action Title: 4.3.1.14 Refine the Asset Management Plans and update the Policy						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	In Progress	01-Jul-2020	30-Jun-2021	45.00%	100.00%	AMBER

Action Progress Comments:

The Manager of Asset Services reviewed and updated Council's Asset Management Policy and presented to Council's Senior Leadership Team (SLT) for approval on 16 March 2021. Some comments were received and changes amended with a Report to go to the May 2021 Council meeting.

Council about to upgrade it's Asset Management System to Conquest 4, to include field/mobile mapping based asset condition assessments to increase efficiency in data collection required in developing the Asset Management Plans.

Utilising this data the individual asset plans will be updated over the next two years.

Last Updated: 14-Apr-2021

Action Title: 4.3.1.15 Review of the Council's arterial roads						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Justin Smith - Manager Engineering	In Progress	01-Jul-2020	30-Jun-2021	85.00%	100.00%	AMBER

Action Progress Comments:

The road surveys have been completed, with some areas resurveyed for clarity. The information has been analysed by the consultant and provided to Council for further analysis.

Last Updated: 02-Jul-2021

Waste Management

Action Title: 4.4.2.1 Complete upgrade of leachate collection and treatment facilities at the Lobster Creek Resource Recovery Centre (final stage)

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Mark Wisniewski - Manager Assets	Completed	01-Jul-2020	30-Apr-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Council has currently reviewed the EPA Permit for the Resource Recovery Centre as part of the permit conditions and provided leachate data to the EPA for analysis and consideration of future leachate treatment.

A site meeting took place on 1 June 2021 between Council and the EPA to discuss both of the above items with the following outcomes;

- Council passed the EPA audit and a new permit (Environmental Protection Notice or EPN) will be drafted and sent to Council for review.
- 'Leachate' pollution levels are relatively low and Council will investigate further to assess Winter discharge of leachate from landfill and Summer reuse onsite (e.g. dust suppression).
- The leachate storage tanks (collection system) currently runs separate to the stormwater detention dam and this setup complies with EPA regulations.

The leachate collection and treatment facilities are operating satisfactorily to the needs of the Resource Recovery Centre and requirements by the EPA and no further work is required, however Council will investigate the opportunity for operational improvements to the site for leachate management.

Last Updated: 11-Jun-2021

Action Title: 4.4.2.2 Development of a Central Coast Waste Strategy						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	In Progress	01-Sep-2020	28-Feb-2021	25.00%	100.00%	RED

Action Progress Comments:

The Project Proposal document was completed in February 2021. A working group has been formed with first two meeting held in February and March 2021 to discuss the project plan, outcomes and goals, consider local, state and other strategies. A draft Waste Strategy is expected to be presented to a Councillor workshop in August 2021, to be confirmed following future meetings of the working group.

A consultant brief has been prepared and expressions called, closing 14-05-2021.

Last Updated: 14-May-2021

Action Title: 4.4.2.3 Finalise the review of Rural Waste Management services, prepare implementation plans and implement any revisions

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	Completed	01-Jul-2020	28-Feb-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Financial data on the rural waste services has been collected and will be collated with the Waste Strategy action.

This action was scheduled for completion in February 2021, but has been deferred to be carried out in parallel with the Waste Strategy so that relevant information can be incorporated into

the Strategy.

In 2021/22 the review of rural waste management services will be part of the Waste Strategy action and has been completed for 2020/21.

Last Updated: 18-Jun-2021

Action Title: 4.4.2.4 Implement the outcomes of the	kerbside waste collection review
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Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul Breaden - Director Infrastructure Services	Completed	01-Jul-2020	30-Sep-2020	100.00%	100.00%	GREEN

Action Progress Comments:

Documentation and process for additional bin requests and changes to unit bin configurations has been completed.

Up until 20 August 2020 there have been 5 applications for extra waste bins, 2 have been accepted.

There has been 1 application for a complex of 8 units to reduce the bin size.

Systems are now in place to deal with the requests in accordance with the kerbside waste collection requirements and review.

Last Updated: 30-Sep-2020

Office of General Manager

Office of General Manager

Executive Services

Action Title: 3.1.6.1 Implement a traineeship program within the workforce to cater for workforce needs

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Tania Pieterse - Manager Organisational Development	In Progress	01-Apr-2021	31-May-2021	50.00%	100.00%	AMBER

Action Progress Comments:

Identifying opportunities for traineeships through Workforce Planning. Have recently signed up five new employees to undertake training/traineeship programs. Future traineeships will be identified through workforce planning.

Last Updated: 01-Jul-2021

Action Title: 4.3.4.1 Review grant opportunities as they arise in relation to the Council's Strategic Plan 2014-2024 and Forward Programs

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	Completed	01-Jul-2020	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Grant opportunities are reviewed by the Organisational Leadership Team on a monthly basis. The Council currently has a number of applications approved and works have commenced or soon to be commenced - Penguin Foreshore, Cultural Precinct, Skate-park, pathway upgrades in West Ulverstone, Riana Community Centre, toilets upstairs in the Ulverstone Sports and

Leisure Centre and Gawler River Bridge on the Preston Road.

Council has also received funding for amenities upgrades at the Ulverstone Showground. This work will not commence until 2021/2022. Further funding has been secured under the LRCI grant funding.

Last Updated: 05-Jul-2021

Action Title: 5.1.1.1 Refine the Council's Workforce Master Plan and develop departmental plans to complement the Organisational Plan	

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Tania Pieterse - Manager Organisational Development	In Progress	01-Oct-2020	30-Apr-2021	40.00%	100.00%	AMBER

Action Progress Comments:

Presented to SLT in November 2020 with a focus on implementing the recommendations from the current Workforce Plan.

Working with Direct Reports to gather data for upcoming retirements, succession planning and career development focusing on the high risk areas across the organisation in the first instance. Undertaking a trail with two areas within Council prior to progressing throughout Council.

Last Updated: 01-Jul-2021

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Andrew Johnson - Risk Officer	In Progress	01-Jul-2020	30-Apr-2021	75.00%	100.00%	AMBER

Action Progress Comments:

Implementation of Risk Management framework commenced.

- Inaugural Risk Committee meeting held in July.
- Risk Management Policy completed.
- Risk Management Plan drafted for SLT consideration in February 2021, approved by SLT in May 2021.
- Policy & Risk Charter updated to take account of organisation restructure
- Front end of operational risk register has been development (Risk, Causes, Consequence, Inherent Risk Rating)
- Risks identified, presented to SLT 30 March for consideration.

Last Updated: 01-Jul-2021

Action Title: 5.1.3.7 Prepare a Risk Management Plan

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Andrew Johnson - Risk Officer	Completed	01-Jul-2020	30-Nov-2020	100.00%	100.00%	GREEN

Action Progress Comments:

- Risk Management Plan drafted.
- Draft plan submitted to Risk Committee for review. Minor changes to be made and follow up review to be undertaken by SLT in January 2021.

- Risk Management Plan drafted, approved by SLT in February.

- RMP approved by SLT May 2021

Last Updated: 27-May-2021

Action Title: 5.2.1.9 Implement 'Lean' across the organisation (Stage 1)						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	Completed	01-Jul-2020	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

The Operational Leadership Team have committed to this project. Currently looking at all of OLT undertaking the Lean Leader Program in a simulated leader environment. The Operational Leadership team and staff from other Councils undertook the training in the week of 17 November 2020. The training was through Productivity Improvers.

In January we are working through a policy and action plan along with identifying champions to progress and help to maintain the momentum gained from the training.

The group are meeting on a monthly basis to talk about improvements they are making within their own areas. In 2021/2022 we will look at larger projects to undertake. This year allows the staff to put their new skills and tools into practice straight away and get some early wins which will hopefully flow onto the workforce as a whole. Two more staff going through training in July.

Two projects being selected by staff who have undertaken the training to work together on over the next 6-12 months.

Last Updated: 05-Jul-2021

Action Title: 5.2.1.10 Acquire software to document and administer the risk registers								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Andrew Johnson - Risk Officer	Completed	01-Nov-2020	28-Feb-2021	100.00%	100.00%	GREEN		

Action Progress Comments:

Scope of most appropriate Risk Software completed.

CAMMSRisk software selected.

Implementation plan being developed.

Pre and post-scoping completed.

User administration training completed.

User Acceptance Training completed.

Register to be rolled out (populated) in 2021/22.

Outstanding: Training in support services to be completed in unison with the administrator of the Project Management module.

Last Updated: 22-Apr-2021

Action Title: 5.2.1.15 Undertake an Enterprise Wide Risk Assessment						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Andrew Johnson - Risk Officer	Completed	01-Sep-2020	31-Oct-2020	100.00%	100.00%	GREEN

Action Progress Comments:

- 75% of Managers have completed the task of identifying risks and listing controls for each of the functions they manage.
- Risks have been identified, presented to SLT 2 March for consideration.
- Front end of the risk register under development (Risk, Causes, Consequence, Inherent Risk Rating)

Last Updated: 20-Apr-2021

Strategic Projects

Action Title: 1.1.3.1 Completion of business plan and estimates to ascertain feasibility of consolidation of equestrian activities to Batten Park

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Jul-2020	31-Oct-2020	100.00%	100.00%	GREEN

Action Progress Comments:

Council agreed through a Workshop processes that it was not a high priority to pursue the development of new Regional Equestrian Facility.

Last Updated: 05-Jul-2021

Action Title: 1 1 E 1	I Investigate and support	further tourism developm	ant in the Dial Bango	couth of Donguin
Action Title: 1.1.5.1	L investigate and support	. Turther tourism developm	ient in the Diai Kange	. South of Penguin

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Heidi Willard - Strategy & Policy Officer	In Progress	01-Feb-2021	30-Jun-2021	80.00%	100.00%	AMBER

Action Progress Comments:

Funding sources continued to be investigated.

Projects flagged for potential funding opportunities are interrelated to the Dial Range Recreation and Management Plan and include upgrades to Montgomery car park such as a new toilet block and bike/boot washdown facility.

Funding sources continued to be investigated.

Last Updated: 01-Jul-2021

Action Title: 1.1.5.2 Participate in the development of a Dial Range Joint Recreation and Land Management Plan **Responsible Person End Date Complete %** On Target % Status **Start Date Target** Heidi Willard - Strategy & Policy Officer In Progress 01-Jul-2020 31-Jan-2021 80.00% 100.00% AMBER

Action Progress Comments:

The Engagement Report for the Dial Range Recreation Management Plan was reviewed 28 July. The Parks and Wildlife Service are finalising the draft Recreation Map.

The third meeting of the Project Reference Group is under arrangement. The Group will consider the draft vision statement, guiding principles, responses to key issues and the draft recreation map.

The Project Reference Group will meet at 12.30pm on 30 September. Results of the Project Reference Group meeting will help inform the preparation of the Dial Range Recreation Management Plan.

The third Project Reference Group meeting was well attended with good representation from a range of Dial Range user groups and NRM representatives. Inspiring Place's Engagement report was discussed to ensure the community's and user group's key points had been captured.

The finalised Engagement Report will be circulated to the Project Reference Group for comment. Parks and Wildlife Service provided the Council with a project update on 10 December.

The Engagement Report was finalised in December 2020.

The Plan's development has experienced significant delays but the PWS are currently progressing the Plan by creating the draft.

It is anticipated that the draft Plan will be available for consultation in 2021.

Last Updated: 04-Mar-2021

Action Title: 1.1.6.1 Investigate and support further sustainable development of the Leven Canyon Reserve								
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %		
Heidi Willard - Strategy & Policy Officer	Deferred	01-Jul-2020	30-Apr-2021	40.00%	100.00%	AMBER		

Action Progress Comments:

Preliminary feasibility planning commenced in July. It is anticipated that the feasibility assessment will include stakeholder input.

It is planned that the first, small focus group of stakeholders representing the Penguin to Cradle Trail, Parks and Wildlife and the Council will explore include track condition and issues, current users and implications of new user groups.

It is further planned that a second, small focus group of adventure tourism stakeholders such as representative members of the Cradle Coast Mountain Bike Club will explore possible hard and soft adventure tourism opportunities and challenges for the site.

The Upper Preston Falls Upgrade project should create a positive sense of momentum for stakeholders and improve engagement activities.

The Council elected not to proceed with the grant-funded Upper Preston Falls Upgrades project.

The General Manager advised that this action could be linked to the Adventure Festival project.

Last Updated: 04-Mar-2021

Action Title: 1.3.1.1 Review the former Penguin Recreation Ground once the review of Main Road, Penguin Foreshore and Hiscutt Park precincts are undertaken

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	In Progress	01-Nov-2020	30-Apr-2021	96.00%	100.00%	GREEN

Action Progress Comments:

The review of the Penguin Town Centre has commenced. The review includes setting up pop up shops etc. to allow the community to come in and provide feedback, and a community meeting in April 2021.

Complete Streets have met again with the Leadership Teams and are currently putting their report together and will workshop with Councillors early August.

Last Updated: 05-Jul-2021

Action Title: 1.3.1.3 Undertake a 7-Day makeover at Turners Beach						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Allison Kable - Community Development Officer	Completed	01-Sep-2020	31-Mar-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Makeover successfully completed.

Included promotion sessions on Monday 22 February 2021 and Tuesday 23 February 2021, a public information night on Mon 22 Feb at Turners Beach Hall.

Actual Makeover undertaken from Saturday 20 March to Saturday 27 March 2021.

Well supported and valued by the Turners Beach Community, with community engagement post-makeover very positive and looking forward to ongoing opportunities.

Last Updated: 05-Jul-2021

Action Title: 1.3.1.4 Review entrance to Penguin and town centre						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	In Progress	01-Nov-2020	30-Apr-2021	94.00%	100.00%	GREEN

Action Progress Comments:

The review of the Penguin Town Centre has commenced. The review includes setting up pop up shops etc. to allow the community to come in and provide feedback, and a community meeting in April 2021.

Complete Streets have met again with the Leadership Teams and are currently putting their report together and will workshop with Councillors early August.

Last Updated: 05-Jul-2021

Action Title: 2.1.3.1 Review and update the Wharf Precinct Plan

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	Deferred	01-Oct-2020	30-Apr-2021	5.00%	0.00%	GREEN

Action Progress Comments:

This action is to be deferred until the HIVE Precinct is up and running.

Last Updated: 12-Jan-2021

Action Title: 2.1.3.2 Curate spaces in Reibey Street/Apex Park to create vibrancy within the CBD						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Sandra Ayton - General Manager	Completed	01-Aug-2020	30-Nov-2020	100.00%	100.00%	GREEN

Action Progress Comments:

Had first meeting with working group in December 2020. Copy of notes provided to Councillors.

The Committee have put on two Friday night events but now that daylight savings has finished there is less inclination by retail to remain open on Friday evenings.

The Committee is seeking feedback from retailers on ideas etc. and looking at maybe a day event over a weekend to try and get the community into the Reibey Street area.

The committee have moved away from centering around retail and more about activities for the community within the CBD area. The next event is in August 2021.

Last Updated: 05-Jul-2021

Action Title: 2.3.2.1 Continuation of Memory Café concept in Central Coast for dementia clients and carers

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Heidi Willard - Strategy & Policy Officer	Completed	01-Sep-2020	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

The Connect Cafés safe reopening occurred on Tuesday 1 September and the Delta Society's Delta dog team visits commenced.

Volunteer Café Assistants remain engaged, with a new volunteer inducted in December. Café patronage remains steady, though, at a decreased rate when compared to pre-COVID-19 participation.

The Connect Café was closed in January 2021 to enable volunteer Café Assistants a leave opportunity during the school holidays, the Café reopened in 2 February 2021. A Tasmanian Health Services, Dementia Care consultant provided excellent feedback for this initiative and the many benefits the Connect Café is providing THS clients.

The Connect Café continues to enjoy good patronage from the community. Connect Cafés typically attract 40+ each week patrons and a growth trend is indicated.

Last Updated: 01-Jul-2021

Action Title: 2.3.2.2 Upgrade signage in Ulverstone and Penguin CBDs as part of the Dementia Friendly framework **Responsible Person Start Date End Date Complete %** On Target % **Status** Target Heidi Willard - Strategy & Policy Officer Completed 01-Jul-2020 31-Jan-2021 100.00% 100.00% GREEN

Action Progress Comments:

A Dementia-Friendly Wayfinding/Signage Framework is under development to guide the implementation of upgraded signage in Ulverstone and Penguin CBDs.

In July, it was planned that direct consultation with a person with dementia or their family/carer will help identify problematic wayfinding routes to key goods and services, such as banks. It is planned that a Penguin group and Ulverstone group be formed, including expertise provided by a representative from the Tasmanian Health Service. The Groups will assess key paths of travel around the Penguin and Ulverstone CBDs using a localised tool adapted from a Dementia Australia resource.

An estimate of costs from a local contractor for wall-mounted and pole-mounted dementia-friendly signage at various dimensions will guide the group's decision making within budget constraints, and manage stakeholder expectations. The Framework has identified the overall sign design concept and colours for consistency purposes.

Informed by the Groups investigations of Ulverstone and Penguin CBDs, appropriate signage in line with the identified local change need/s and the guiding principles outlined in the Framework have been Identified for both areas.

Broad, community consultation will be undertaken for the proposed Ulverstone wayfinding signage including sign layout and location suitability during April.

It is anticipated that new, Dementia-Friendly signage for the Ulverstone CBD will be manufactured, ready for installation in the coming month/s.

Analysis of the proposed Dementia-Friendly signage consultation indicated strong community support. New Dementia-Friendly signage was installed in Ulverstone in June 2021.

The Dementia-Friendly Proposed Penguin Signage Plan has been developed and circulated internally at Council for comment. Installation to follow.

Last Updated: 07-Jul-2021

Action Title: 2.3.7.1 Implement Stage 1 of the Reconciliation Action Plan						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Melissa Budgeon - Community Wellbeing Officer	In Progress	01-Jul-2020	30-Jun-2021	80.00%	100.00%	AMBER

Action Progress Comments:

A project plan was approved in October 2020 to develop a Reflect Reconciliation Action Plan (RAP) using the process recommended by Reconciliation Tasmania and Reconciliation Australia. RAP Working Group formed, and participated in Come Walk With Me cultural awareness training and in-depth workshop in November 2020, with follow-up in December.

First draft of RAP completed January 2021 for Working Group consideration and amendment.

Council Workshop presentation April 2021,

Final edit June 2021 - to be reviewed by Reconciliation Tas before sending to Reconciliation Australia for endorsement of the draft. An artist to be engaged and art works to be commissioned to be used as the graphics for the document.

Last Updated: 02-Jul-2021

Action Title: 5.3.1.4 Consider alternate methods of raising additional revenue						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Paul West - Strategic Projects and Planning	Completed	01-Dec-2020	31-Mar-2021	100.00%	100.00%	GREEN

Action Progress Comments:

Following a discussion with the Councillors at a Workshop on 11 January 2021 it was determined not to further pursue this action. Opportunities for alternate methods of revenue raising to be considered on a 'case-by-case' basis when they arise. Any new activities should be identified through the Strategic Planning process.

Last Updated: 09-Apr-2021

Action Title: 5.4.4.1 Create 'Birds of Leven Canyon' brochure						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Heidi Willard - Strategy & Policy Officer	Completed	01-Sep-2020	31-Dec-2020	100.00%	100.00%	GREEN

Action Progress Comments:

Coordination of the Working Group commenced, consisting of a representative of the Friends of the Leven River and two local ornithologists.

A Project Proposal approved by the General Manager was sent to the Friends of the Leven River representative for comment/feedback.

It is hoped that the Working Group availability for involvement in the initiative will be improved in the New Year.

An identified risk in the Project Proposal was "stakeholder disengagement". Unfortunately, this risk appears to have arisen and caused a significant delay to the project.

Work continues to re-engage key stakeholders in order to progress this action.

Alternative courses of action are under consideration and desktop research has commenced.

A strong partnership has been forged between the Council and eBird Australia. Permission was given for the Council to integrate eBird's 'Leven Canyon Field Checklist' into the brochure under development. The Field Checklist provides an interactive tool for the initiative, improving the Leven Canyon birdwatching experience for users.

The brochure developed identifies the top 5 ranking birds seen at the Leven Canyon. The brochure was launched on digital platforms on 10 May 2021.

A link to the BirdLife Australia's 'All About Birds' website section has been included. The BirdLife website provides information on bird identification, behaviour and the sounds made by many birds listed on eBird's Leven Canyon birdwatching Field Checklist.

Encouraging people to undertake their own research on birds increases the educational benefits of the initiative and can also boost interest in pursuing birdwatching as a source of recreational enjoyment.

Last Updated: 01-Jul-2021

Action Title: 5.4.4.2 Facilitate a roundtable forum to engage with stakeholders around place marketing opportunities/challenges						
Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Allison Kable - Community Development Officer	Not Started	01-Feb-2021	31-May-2021	0.00%	100.00%	RED

Action Progress Comments:

Initially 'on hold' from Covid-19 restrictions and uncertainty, will be undertaken in 2021-2022 to allow forum stakeholders input into place marketing opportunities arising from the development and opening of the Hive.

Last Updated: 05-Jul-2021

Action Title, F F 1 2 Labby	Ctata Cayaramant and the Cr	adla Caast Authority to dayal	op Immigration Settlement Strategies
ACHOD THIE 5 5 1 / LODDY	/ State Government and the Cr	anie Chast Allinoniv in nevel	in immigration settlement strategies

Responsible Person	Status	Start Date	End Date	Complete %	Target	On Target %
Heidi Willard - Strategy & Policy Officer	Completed	01-Jul-2020	30-Jun-2021	100.00%	100.00%	GREEN

Action Progress Comments:

The Cradle Coast Authority Future's Plan Core Team met via zoom on 24 August. An action group of the Future's Plan is Choose Cradle Coast who are developing strategies to attract population growth in the region.

The Choose Central Coast Action Plan includes a range of actions to increase retention and attraction of working age populations and reduce skills shortages.

Progress made against the Action Plan include: the Jobs board is used by two business; 14 Business Workforce Challenges survey responses were received; and three responses were received for the Move Back campaign. The completed Population Strategy paper includes migrations strategies that could be delivered in a place-based way. Choose Cradle Coast Facebook page has been created and a live demonstration is available on the Cradle Coast website.

Last Updated: 14-Dec-2020



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SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO MAYOR AND COUNCILLORS

Period: 22 June to 19 July 2021

- An email expressing concerns in relation to traffic problems in Crescent Street, Penguin and requests that the Council investigates the issue and rectifies
- A letter reiterating the concerns raised at the Gunns Plains Community Morning Tea, which included road safety and signage, concerns about the lack of consultation with changes to the Country Transfer Stations and roadside rubbish
- An email advising that a service request was sent to the Council six weeks ago and a response has not been provided, is still seeking a response in relation to the driveway repair request
- An email providing information on Christian prayer and alternatives in Parliaments and Councils
- A letter concerning safety issues resulting from speed danger, traffic volume and noise within the Forth area and an invitation to the Mayor and interested persons to hold a discussion around these concerns
- An email outlining progress on raising the minimum age of criminal responsibility in Tasmania.

GENERAL MANAGER

www.centralcoast.tas.gov.au



SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL

Period: 22 June to 19 July 2021

Documents for affixing of the common seal under delegation

. Grant Agreement

The Crown Right of Tasmania (represented by the Department of State Growth)

and Central Coast Council

Cultural Heritage Organisations 2021-2022

RM Ref: 084291/8

SG Ref: CHOMY-OCT-2020-04

Curation and Collections Management for the HIVE

Grant amount: \$80,000.00 (excluding GST)

Sandra Ayton

GENERAL MANAGER



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 22 June to 19 July 2021

Agreements

Services Agreement

TasNetworks Pty Ltd and Central Coast Council LED contract streetlights failed lights

Agreement dated: 10 June 2021

Loan Agreement

Tasmanian Public Finance Corporation and Central Coast Council

Ulverstone Cultural Precinct | Loan 498

Loan amount: \$3,000,000.00 Maturity date: 22 June 2046

Memorandum of Understanding

Cradle Coast Authority and Central Coast Council

Joint Telstra procurement

Agreement term: 1 July 2021 for an initial period of 12-months

Deed of Variation

The Crown in Right of Tasmania (Department of State Growth) and

Central Coast Council

Vulnerable Road User Program 2020-2021

Installation of central refuge island on South Road, Penguin

Grant amount: \$70,000.00 (excluding GST) Variation - replacement of Information Table

Advertising Agreement

Central Coast Council and Australian Community Media Tasmania advertising rates for The Advocate and The Examiner newspapers

Commencement date: 12 July 2021 - 12 month period

Deed of Variation

The Crown in Right of Tasmania (Department of State Growth) and

Central Coast Council

Penguin Foreshore Remediation and Upgrade Project

Variation to terms of the Agreement - Completion date: 28 February 2022

Variation - replacement of Information Table

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

Deed of Variation

The Crown in Right of Tasmania (Department of State Growth) and Central Coast Council

Safer Rural Roads Program 2020-2021

Works relating to Nine Mile Road, inc. the formalisation of the intersection Variation to completion date and reporting requirements to 31 October 2021

Grant amount: \$75,000.00 (excluding GST) Variation - replacement of Information Table

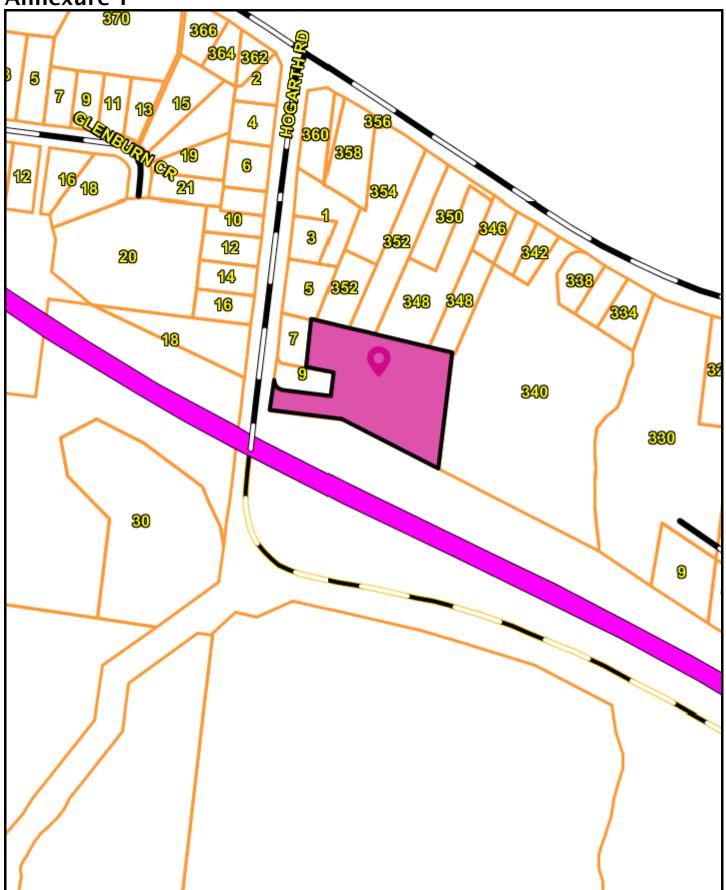
Other

Schedule of Easements 145 and 105 Ironcliffe Road, Penguin Folio 17444/1 and 17444/2

Sandra Ayton

GENERAL MANAGER

Annexure 1



50 m



CENTRAL COAST COUNCIL

Scale = 1: 2611.980

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

2-Oct-2020

Disclaimer

HOGARTH ROAD (CT143356/1),**SULPHUR CREEK** DA2020276

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



Land Use Plai	nning and Approvals Act 1993	Office Use Only Application No				
Central Coast	Interim Planning Scheme 2013	Date Received				
DIANNING	PERMIT APPLICATION	Zone				
PLANING		Fee \$				
		Permitted				
		Discretionary				
		NPR				
Use or Develop	ment Site:					
Site Address						
	11 HOGARETH RD, SULI	PHUR CREEK, THS				
Certificate of Title Reference	CT 143356/1					
	C/ 143356/1					
Land Area	6937m ² Heritage Listed Property	NO NO				
Applicant/s						
First Name		Middle				
S	PDA SURVEYORS	Name				
Surname or Company name		Mobile				
	O.B.J. ROSSOGUEN EXCAVATIONS					
		Laura Nas (d				
Postal Address:	77 GUNN ST, DEVONBRY	hone No: 6423 6875				
	TAS 7310					
Email address:						
	Please tick box to receive correspondence and any relevant informati	ion regarding your application via email.				
Owner (Note – if	more than one owner, all names must be indicated)					
First	Dag part 5 care	Middle				
Name	KOSS OGDEN EXCAVATIONS	Name				
Surname		Phone No 0409 357 606				
Juinanne		Thomas No.				
Postal Address:	18 MOUNT ST FLOOR 1 B	BURNIF TAS 7320				

PERMIT APPLICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
"USE" is the purpose or manner for which land is utilised.	
Proposed Use RESDENTAL	
Use Class Office use only	
Proposed Development (please submit all documents & forms from A3 documents)	mentation in PDF format to planning@centralcoast.tas.gov.au ments).
	14 (250 m ³)
ASSOCIATED INFR.	ASTRUCTURE
REMOVE BUILDING	ENCROACHMENTS.
**Estimate/ Actual Total floor area of the development	
Notification of Landowner	
If land is NOT in the applicant's ownership	
I, Homas Relicon to ma	ke this permit application.
Signature of Applicant	Date 15/09/20
If the application involves land within a Stra	ata Corporation
I, of the body corporation has been notified of the	, declare that the owner/each of the owners e intention to make this permit application.
Signature of Applicant	Date

if the application involves land owned or ac	dministered by the CENTRAL COAST COUNCIL
Central Coast Council consents to the making of	this permit application.
General Managers Signature	Date
If the permit application involves land own	ned or administered by the CROWN
l,	the Minister
responsible for the land, consent to the making	g of this permit application.
Minister (Signature)	Date
	y the Central Coast Council or by a State government agency, the consent responsible for Crown land must be provided at the time of making the by the Council or the Minister responsible.
Applicants Declaration	
I/ we	this permit application to be true and correct to the best of
my knowledge.	tins permit approaches to see that and contest to the source
Signature of Applicant/s	Date 15/09/20
Signature of Applicant/s Office Use Only	Date 15/09/20
	Date 15/09/20
Office Use Only	
Office Use Only Planning Permit Fee	\$
Office Use Only Planning Permit Fee Public Notice Fee	\$\$

Validity Date



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
143356	1
EDITION	DATE OF ISSUE
2	15-Oct-2013

SEARCH DATE : 15-Sep-2020 SEARCH TIME : 05.27 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON Lot 1 on Sealed Plan 143356

Derivation: Part of Lot 6064, 51A-2R-0P Granted to Margaret

Ellis

Prior CT 138715/3

SCHEDULE 1

M437771 TRANSFER to ROSS OGDEN EXCAVATIONS PTY LTD Registered 15-Oct-2013 at noon

SCHEDULE 2

M437771	Land is limited in depth to 15 metres, excludes
	minerals and is subject to reservations relating to
	drains sewers and waterways in favour of the Crown
SP143356	EASEMENTS in Schedule of Easements
114595	BOUNDARY FENCES CONDITION in Transfer
130608	FENCING CONDITION in Transfer
M437771	FENCING PROVISION in Transfer
В695032	PROCLAMATION under Section 9A and 52A of the Roads
	and Jetties Act 1935 Registered 12-Apr-1994 at 12.01
	PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

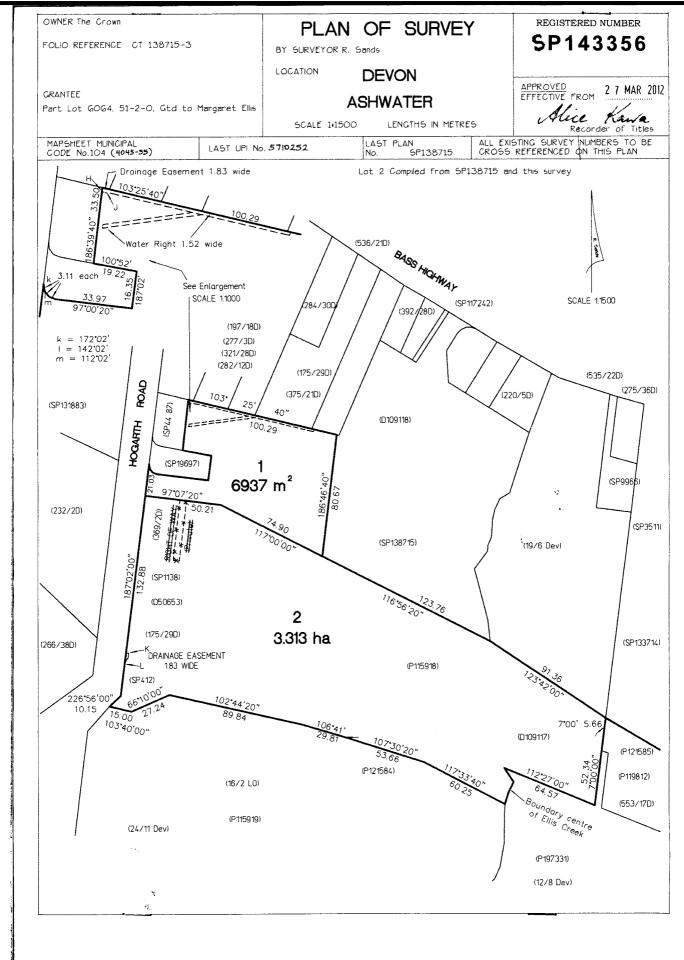


FOLIO PLAN

RECORDER OF TITLES



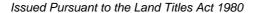
Issued Pursuant to the Land Titles Act 1980





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 143356

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

Lot 1 on the Plan is subject to a right of drainage (appurtenant to Lot 1 on Sealed Plan No. 4487) over the Drainage Easement 1.83 Wide marked HJ on the Plan.

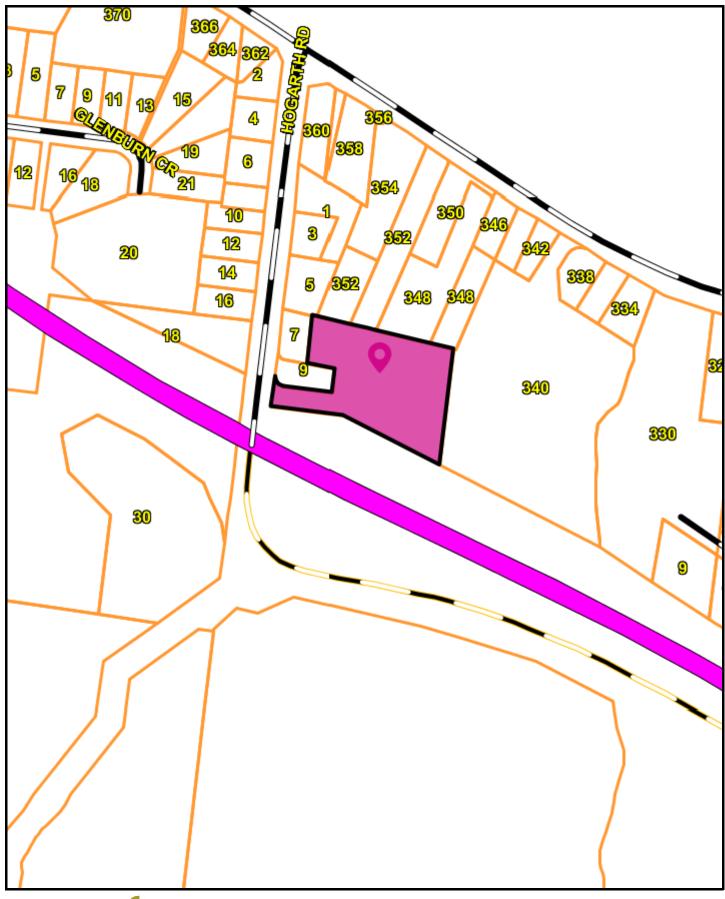
LOT 1 is subject to the right for the owners of the land described in Folio of the Register Volume 465 Folio 57 for the purpose of carrying water, laying (at a depth of not less than 0.381 metres from the surface) maintaining water pipes (maximum diameter 0.05 metres) in under or through the strips of land marked Water Right 1.52 Wide on the plan within such lot and a right to enter into and upon the said strips of land and to inspect, repair, cleanse, renew and amend any such water pipes.

LOT 2 is subject to a right of drainage (appurtenant to Lot 1 on Sealed Plan 412) over the Drainage Easement 1.83 Wide marked KL on the Plan.

1		
//		
· ·		
Signature		***********
Ü		
	Signature	Signature

(USE ANNEXURE PAGE	S FOR CONTINUATION)			
SUBDIVIDER: The Crown	PLAN SEALED BY:	The Crown			
FOLIO REF: 143356/1 & 2 138715/3	DATE:	***************************************			
SOLICITOR & REFERENCE: Crown Solicitor 39148 LXH	REF NO.	Council Delegate			
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.					

Search Date: 15 Sep 2020 Search Time: 05:28 PM Volume Number: 143356 Revision Number: 01 Page 1 of 1



50 m

Scale = 1:

2611.980



CENTRAL COAST COUNCIL

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

2-Oct-2020

Important

Into map was produced on the GEOLEHING DALIM OF AUSTRALIA 1986 (GOS494), which has superseded the Australian Geographic Datum of 1984 (AGO66694). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

is map is not a precise survey document

All care is taken in the preparation of this plant, however, Central Coast Council accepts no responsibility for any inspirity, errors, omissions or inaccuracies. The information contained within this plan is on platforial representation only. Do not scale. Accurate measurement should be undertaken by survey. HOGARTH ROAD (CT143356/1), SULPHUR CREEK DA2020276



5 November 2020

Our ref.:

DA2020276, ss:kaa

Doc ID:

Mr T Reilly PDA Surveyors 77 Gunn Street DEVONPORT TAS 7310

Dear Mr Reilly

STATEMENT OF COMPLIANCE - HOGARTH ROAD, SULPHUR CREEK RESIDENTIAL (SUBDIVISION - 7 LOTS AND ROAD LOT) IN ACCORDANCE WITH *LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013*

I refer to your application DA2020276 for residential (subdivision – 7 lots and road lot) at Hogarth Road, Sulphur Creek and based on the information supplied with the application this Statement of Compliance is issued for vehicular access, stormwater disposal and Council infrastructure, subject to the following conditions:

Roadworks and Vehicular Access

- R1 Road infrastructure must be extended as necessary to service each lot;
- R2 Access to Hogarth Road may be located generally as shown on the enclosed PDA Surveyors Subdivision Proposal Plan of Subdivision Sheet Job No. 42394 Drawing 1 dated 13 August 2020;
- R3 Road and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council. In particular, but not limited to:
 - (a) 18m wide road reservation;
 - (b) Type KCS kerb on both sides of new road;
 - (c) A 1.5m wide concrete footpath on at least one side of the proposed road and generally in accordance with Standard Drawing TSD-R11-v2 Urban Roads Footpaths;

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

- (d) Cul-de-sac in accordance with Standard Drawing TSD- R08-v2 Typical Cul-de-sac Details Urban and Rural;
- (e) Reinforced concrete vehicular accesses to each lot in accordance with Standard Drawings TSD- R09-v2 Urban Roads Driveways and TSD- R14-v2 Approved Concrete Kerbs and Channels Profile Dimensions.
- 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;
- R5 Prior to commencement of works in the road reservation, a 'Works in Road Reservation (Permit)' in accordance with the Council's Work in Road Reservation Policy is to be obtained. Please contact the Council's Public Safety Officer on 0419 103 887 for further details;
- R6 *Prior to sealing of survey plan,* complete and implement the roadworks and vehicular access works in accordance with the approved design and provide the Council with certification including as-constructed plans by a suitably qualified person;
- R7 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

- Stormwater drainage and associated infrastructure must be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council;
- A separate reticulated stormwater connection, generally in accordance with the Tasmanian Standard Drawings, must be provided to each lot;
- Prior to commencement of works, provide detailed design, modelling and calculations, signed by a suitably qualified engineer demonstrating compliance with the following and obtain Council approval:
 - a) Ensure non-worsening of the existing flow regime to neighbouring properties; and
 - b) On-site detention of stormwater run-off quantities to predevelopment levels for all storm events from 5 year event up to the 100 year event.

- Appropriate easements must be established over any Council stormwater infrastructure;
- The final survey plan must show areas that cannot be serviced by the stormwater drainage system;
- S6 *Prior to sealing of survey plan,* complete and implement the stormwater works in accordance with the approved design and provide the Council with certification including as-constructed plans by a suitably qualified engineer;
- Any work associated with existing stormwater infrastructure will be undertaken by the Council at the developer's cost, unless alternative arrangements are approved by the Council;
- 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

- Engineering design drawings, including supporting documentation and calculations, for all road and stormwater infrastructure, associated with the subdivision that will become an asset of the Council, shall be submitted for the in-principle approval from the Council;
- The finished surface level of each lot of a proposed stage of construction is to above the indicated 1% AEP flood level plus 0.3m;
- Drainage and/or pipeline easements must be aligned along property boundaries to the satisfaction of the Council;
- Construction is not to commence on any aspects of the subdivision until the relevant design drawings have been approved in-principle by the Council;
- The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, must be done in accordance with the relevant standards and to the satisfaction of the Council at the property owner's/developer's cost;
- Any damage or disturbance to existing services resulting from activity associated with the subdivision must be rectified at the property owner's/developer's cost and to the satisfaction of the Council.

'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.

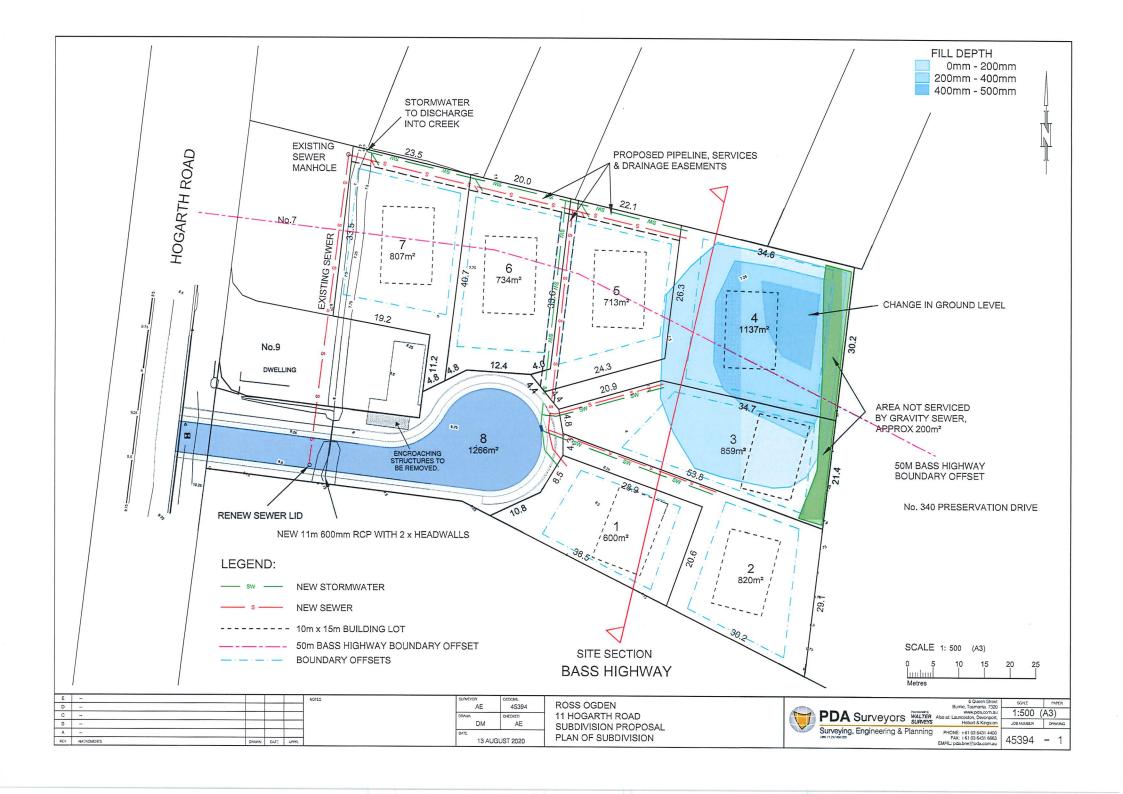
Please contact the Council's Development Officer, Shelly Sharma, on tel. 6429 8977 should you have any further enquiries.

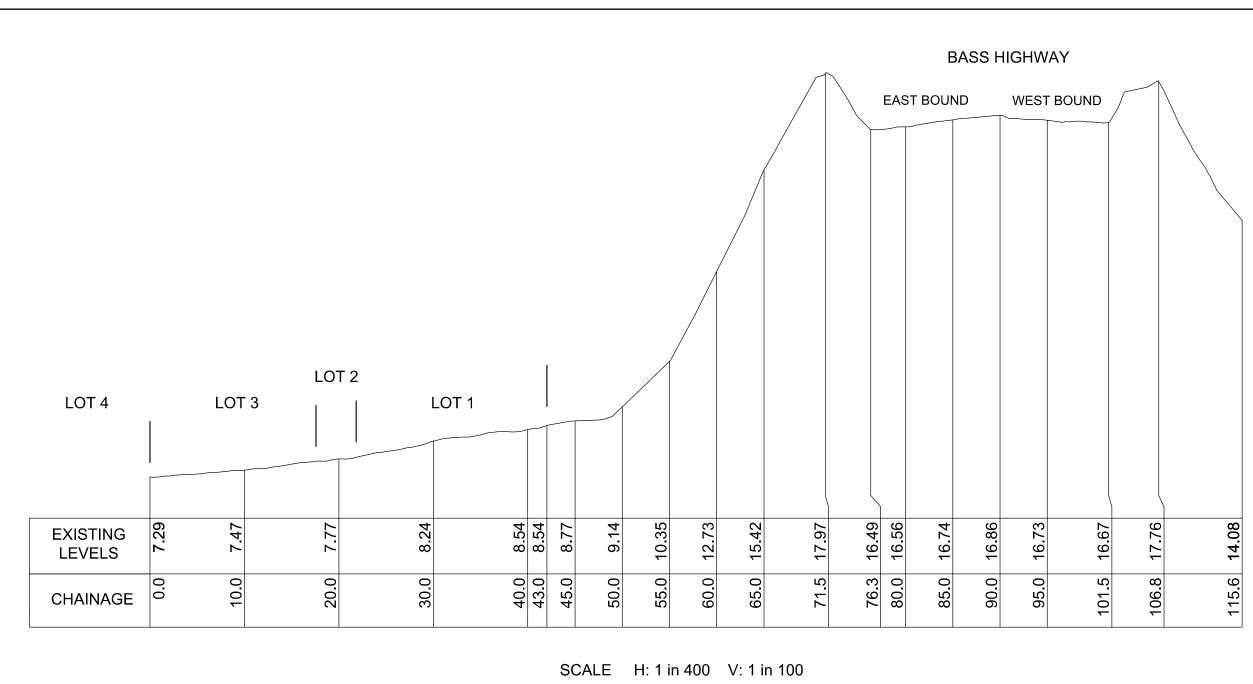
Yours sincerely

Paul Breaden

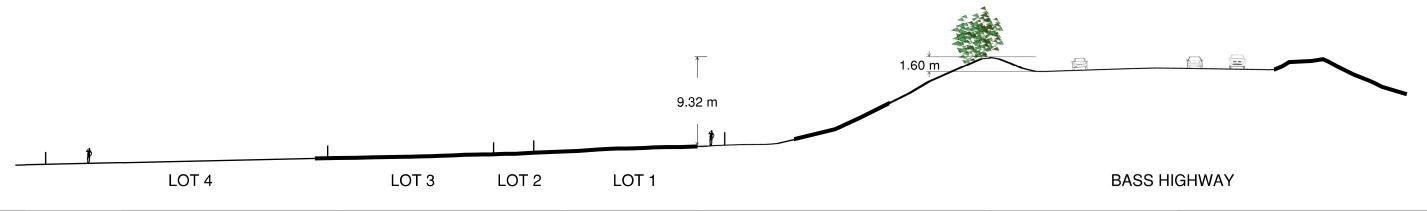
DIRECTOR INFRASTRUCTURE SERVICES

Encl.



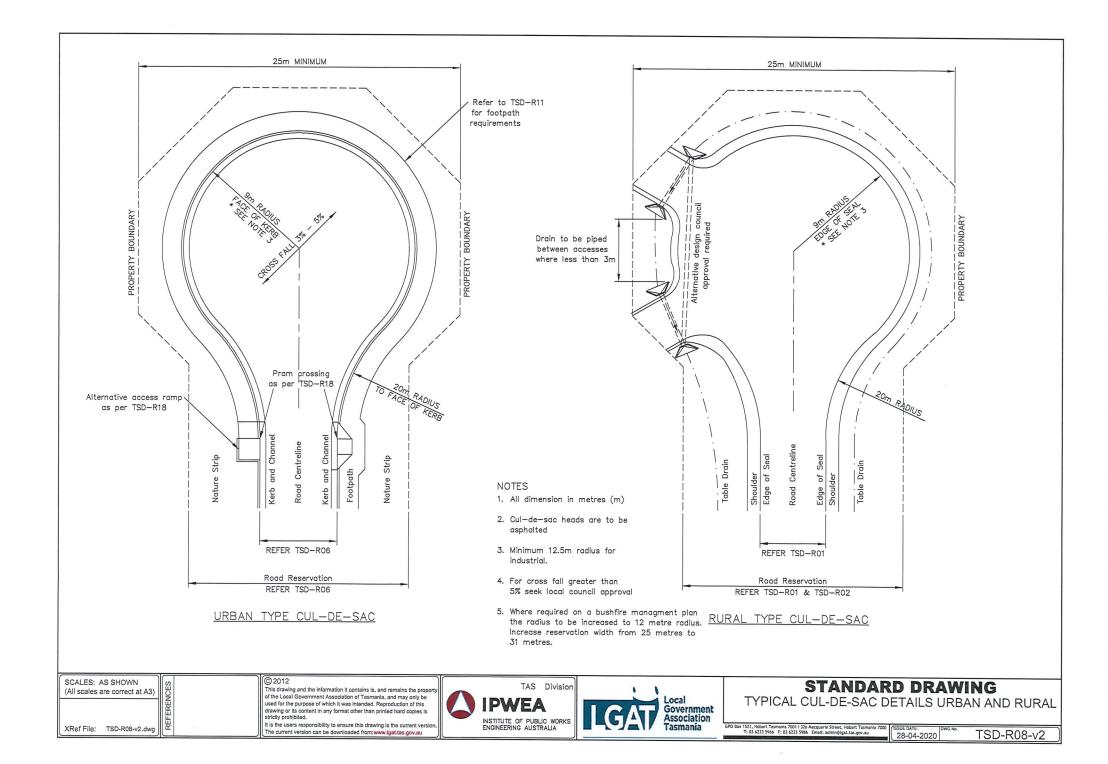


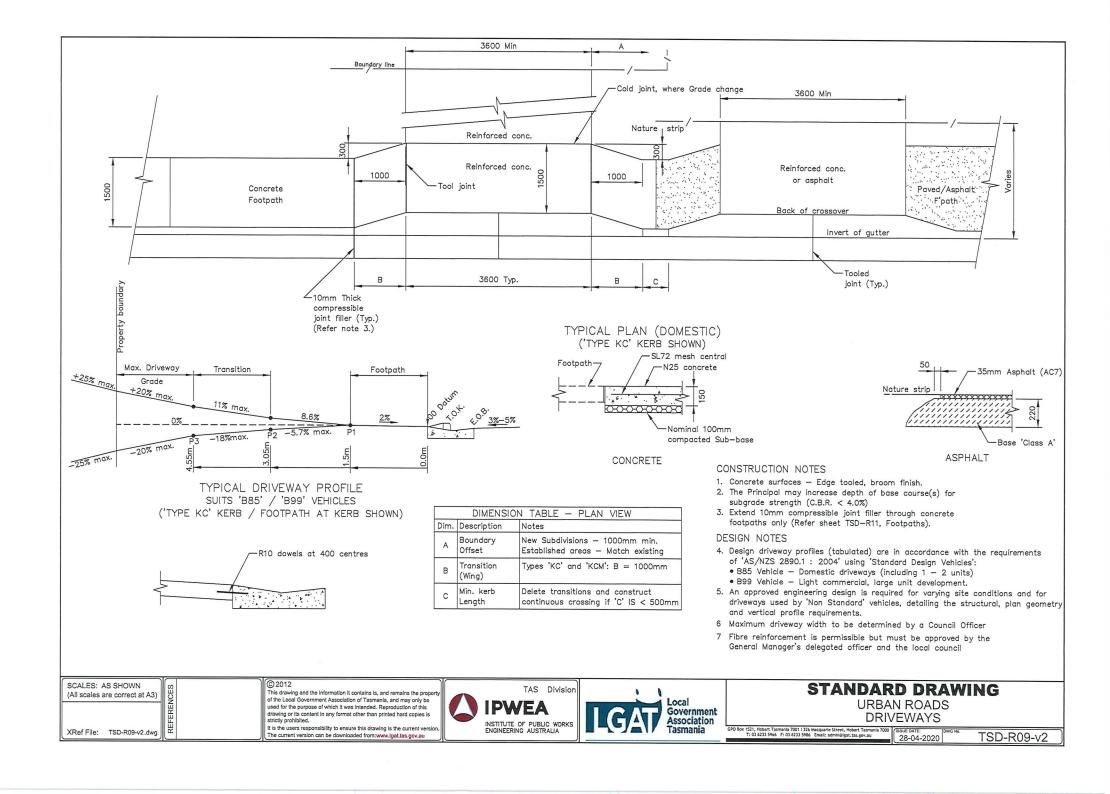
SCALE H: 1 in 400 V: 1 in 100 LOT PROFILE LOOKING EAST SCALE 1:400

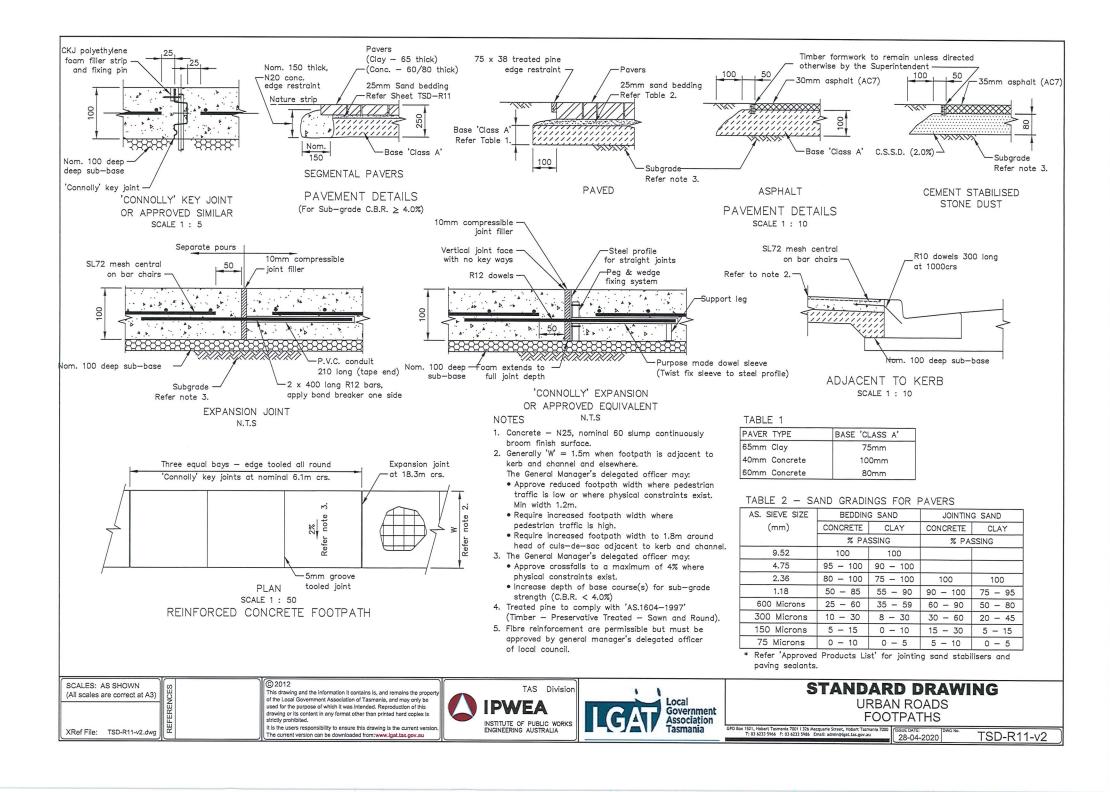


\vdash	_ -				NOTES: SURVEYOR	45394	ROSS OGDEN	DDA Cum
-	-				DM DM	CHECKED TR	11 HOGARTH ROAD SUBDIVISION PROPOSAL	PDA Sur
_	REV	AMENDMENTS	DRAWN DATE	APPR.	DATE 26 AUGI	JST 2020	LOT PROFILE	ABN 71 217 806 325

		6 Queen Street Burnie, Tasmania, 7320	SCALE	PAPER
1	PDA Surveyors WALTE	www.pda.com.au	A/S	A3
	PDA Surveyors SURVEY	S Hobart & Kingston	JOB NUMBER	DRAWING
	Surveying, Engineering & Plannin	PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au	45394	2









- Planning Scheme Compliance Submission -

Multi-lot subdivision at 11 Hogarth Road, Sulphur Creek

Prepared by: Thomas Reilly

Date: 15 September 2020

PDA Surveyors reference: 45394

Central Coast Interim Planning Scheme 2013

Provision	Applicable	Compliant	Comment:
1.0 Identification of the Planning Scheme	Yes	Yes	The site is wholly within the area controlled by the Central Coast Interim Planning Scheme 2013. Otherwise, section 1.0 contains no applicable standards.
2.0 Scheme Purpose	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
3.0 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 adopted 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 and is assessed below accordingly.
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; (b) a copy of the certificate of title, title plan and schedule of easements; (c) a full description of the proposed use or development; (d) a description of the manner in which the proposed use or development will operate.
9.0 Special Provisions	No	N/A	No special provisions apply.

10 GENERAL RESIDENTIAL ZONE

10.1.1 Zone Purpose 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 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, 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	No multiple dwellings proposed.
10.4.2 Frontage setback and building envelope	Yes	Yes	No buildings are proposed. Each lot would have a suitable building area for future dwellings located free from the 4.5m frontage setback requirement. A2 No garage or carports involved. Each lot is capable of a dwelling meeting the garage setback standards. A3 No buildings are proposed. Existing encroachments adjacent to 9 Hogarth Road are to be removed. Each lot is capable of a dwelling meeting the setback standards.
10.4.3 Site coverage and private open space for all dwellings	Yes	Yes	Each lot is of sufficient size to be capable of containing a dwelling (or dwellings) that would comply with the site coverage standards.

			Each lot would be sufficiently large and level that a compliant 6m x 4m area of private open space could be accommodated on-site.
10.4.4 Sunlight and overshadowing for all dwellings	Yes	S 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. A2 No multiple dwellings proposed but suitable solar access is available provided that principles of passive solar design are followed. A3
			No multiple dwellings proposed but suitable solar access is available provided that principles of passive solar design are followed.
10.4.5 Width of openings for garages and carports for all dwellings	Yes	Yes	For each lot, future garage openings within 12m but could be designed to ensure that the opening is of a suitable width.
10.4.6 Privacy for all dwellings	Yes	Yes	A1 Provided that care is taken in the design of future balconies, decks, roof terraces, carports and parking spaces, an acceptable degree of privacy would be achievable.

			Provided that care is taken in the design and siting of windows of future dwellings, an acceptable degree of privacy would be achievable. 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	No	N/A	No fencing proposed			
10.4.8 Waste storage for multiple dwellings	No	N/A	Can be considered on a case by case basis as each lot is developed.			
10.4.9 Storage for multiple dwellings	No	N/A	Can be considered on a case by case basis as each lot is developed.			
10.4.9 Suitability of a site or lot for use or development	Yes	Yes	Each lot would have an area greater than 330m² with sufficient space to contain a 10m x 15m building area with the following attributes: (i) Clear of acceptable setbacks from all boundaries (ii) The closest listed zone boundary is the Utilities Zone boundary (1.5m separation and requirement is 10m). (iii) Clear of easements (iv) Clear of rights of way			

- (v) Clear of utilities (Bass Highway is considered below).
- (vi) Clear of access strips;
- (vii) Suitably accessible Access to each lot would be formed and constructed from the edge of the road surface in accordance with Council's requirements.
- (viii) The orientation of the building envelopes is basically with a long axis running north-south.

P1

The Utilities Zoned land contains the Bass Highway. The site sits 9.3m below the top of the highway embankment. The embankment extends 1.6m above the highway surface and contains dense vegetation. The embankment and vegetation provide a substantial physical barrier between the highway and the site. Highway noise on the site is minimal and within reasonable residential expectations. It is considered to be unlikely that any amenity or constraint issues would arise.

A2 – Access

Each access would be formed and constructed from the road edge in accordance with Council's requirements. In each case, access would be across a frontage over which no other land has a right of access. The width of the frontage of internal lots would be no less than 3.6m. Each crossover would be constructed in accordance with the requirements of the Road Authority.

Permission of the Road Authority is hereby sought.

			A3 - Water The subdivision would connect to the existing reticulated network in accordance with the requirements of TasWater. A4 - Sewer A system of drainage is included on the Plan of Subdivision, demonstrating that fall can be achieved from the lowest point of all lots. The subdivision would connect to the existing reticulated network in accordance with the requirements of TasWater. A5 - Stormwater A system of drainage is included on the Plan of Subdivision, demonstrating that fall can be achieved from the lowest point of all lots. The subdivision would connect to
			the existing municipal stormwater network in accordance with the requirements of the Stormwater Authority.
10.4.10 Dwelling density for single dwelling development	Yes	Yes	The subdivision would be to an acceptable density.
10.4.11 Development other than a single or multiple dwelling	No	N/A	The subdivision is primarily intended for single or multiple dwellings. Other permissible uses could be considered on a case by case basis.
10.4.12 Setback for sensitive use	Yes	Yes	A1 Residential is a sensitive use as defined and could be located as close as 1.5m from land in the Utilities Zone.

		P1
		The site sits 9.3m below the top of the highway embankment. The embankment extends 1.6m above the highway surface and contains dense vegetation. The embankment and vegetation provide a substantial physical barrier between the highway and the site. Highway noise on the site is minimal. It is considered to be unlikely that any amenity or constraint issues would arise.
		A2
		The dwellings on each site would be setback from the Devonport Port, the Bass Highway and the Western Line as follows:
		Burnie Port – over 10km.
		Bass Highway – 1.5m.
		Western Line – 130m.
Yes	Yes	A1
		Each lot is intended for Residential use and development.
		P2
		Internal lots have been minimised to the extent possible. The irregular shape of the
		site combined with the need to create an efficient utilisation of land, minimising
		unnecessary space for roads, means that some judicious use of internal lots is necessary to meet a reasonable the lot yield. It is considered that internal lots have
		been reasonably minimised.

10.4.13 Subdivision

10.4.14 Electricity	Yes	Yes	All electricity reticulation and connections within the subdivision would be underground.
			CODES
E1 Bushfire Code	No	N/A	The site is not considered to be bushfire prone.
E2 Airport Code	No	N/A	The site is not within an ANEF area and not within prescribed airspace.
E3 Clearing and Conversion of Vegetation Code	No	N/A	The land is within the General Residential Zone. The land is not identified as being of scenic, biodiversity or landscape value. The land is not identified as having landslide risk. No tree clearance is proposed. The Code does not apply.
E4 Change in Ground Level Code	Yes	Yes	Contrary to the exemption at E4.4.1(b)(i)(e), the area of fill would be greater than 200m ² . The subdivision would involve some minor fill activity to raise parts of lots 3 and 4. The proposed change in ground level would be up to 0.5m in depth and involve

approximately 250m³ of earth. The fill would involve the compaction of clean fill to

provide a flat space for subsequent buildings. The primary purpose for the fill is to

stormwater system. The exposed soils would be covered with 50mm of topsoil and

provide building areas that are capable of being drained to the reticulated

seeded with an appropriate grass mix to reduce potential dust concerns.

		E4.6.1 A1
		In accordance with E4.6.1 A1, it is noted as follows:
		- A1(b)(i),(v)&(vi) - The fill is intended to provide a construction site for buildings and structures, to assist the consolidation of residential use and to assist stormwater management.
		- A1(c) The fill would not modify surface water drainage onto adjacent land and would not result in pooling - it would provide a flat surface for subsequent development with a slight gradient to maintain the existing overland flow paths. There are no upstream waters impacted.
		- A1(d) The fill would be compacted by roller at the same time that the road subbase is compacted.
		- A1(e) The fill would be well away from ground water sources.
		- A1(f) No receiving waters would be affected.
		- A1(g) - No retaining or support structures would be required – the batter of the fill would be 1:5 along the northern and eastern boundaries.
		- A1(h) - The nearest utility would be approximately 20m from any fill.
		In accordance with the objective, the change in the existing ground level is unlikely to have a significant adverse impact on the physical, environmental, aesthetic, and amenity features of the land.
No	N/A	There are no local heritage areas listed in the Code that affect this site.

E5 Local Heritage Code

E6 Hazard Management	No	N/A	The site is not affected by flooding, landslide hazard or contamination 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 Parking Code Yes Yes E9.5 Each would park E9.6 The		Yes	Each lot is intended for Residential use. With appropriate care in design, each lot would provide sufficient space to accommodate dwellings with at least two vehicle parking spaces as required by table E9.1. 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.	
E10 Water and Waterways Code	No	N/A	No development within 30m of a water course would take place.	

Local Government (Building & Miscellaneous Provisions) Act 1993

Section 85 - Local Government (Building & Miscellaneous Provisions) Act 1993

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	-		\cdot	

S85. The council may refuse to approve a plan of subdivision if it is of the opinion —

- (a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or
- (b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or
- (ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or
- (c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or

Comment

The proposed road is a typically rational means of providing inter-communication to the inhabitants both of the subdivision and the municipal area.

Stormwater from buildings and developed areas would be gravity fed to a reticulated network in accordance with the requirements of the Stormwater Authority.

No lot would require an on-site waste water system.

Water, electricity, drainage and access would be arranged in a typically cost effective manner.

(d) that the layout should be altered to include or omit –	
(i) blind roads; or	No foreseeable benefit.
(ii) alleys or rights of way to give access to the rear of lots; or	The rear of all relevant lots can be accessed without need for alleys or additional rights of way.
(iii) public open space; or	No land is suitable for public open space.
(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or	No land near to a water course.
(v) private roads, ways or open spaces; or	No foreseeable benefit.
(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or	No new roads proposed.
(vii) licences to embank highways under the Highways Act 1951; or	No embankments necessary.
(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or	Any provision for widening or deviating ways would be considered on a case by case basis.

(ix) provision for the preservation of trees and There are no trees or shrubs that warrant such protection. shrubs; or (e) that adjacent land of the owner, including land No foreseeable benefit. in which the owner has any estate or interest, ought to be included in the subdivision; or (f) that one or more of the lots is by reason of its Issue addressed above in the assessment of the development standards. shape in relation to its size or its contours unsuitable for building on; or (g) that one or more of the lots ought not to be sold because of -(i) easements to which it is subject; or There are no easements on the land that would affect the potential for each lot to support appropriate use and development. (ii) party-wall easements; or There are no party walls on the land that would affect the potential for each lot to support appropriate use and development. There are no party walls on the land that would affect the potential for each lot to (iii) the state of a party-wall on its boundary.

support appropriate use and development.

Local Government

WARATAH WYNYARD

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been ma

for the following discretionary permits: -DA 117/2021 Location: 2 Falmouth Street Somerset Applicant Andrew Smith Architects General Residential Use Class: Residential

Dwelling Proposal: Discretionary Matter: Suitability of a site or lot for use or development 10.4.9 (P1), Dwelling density for single dwelling development 10.4.10 (P1)

DA 113/2021 Location 400 Seabrook Road Somerset Applicant: Zoning: **Rural Living** Use Class Outbuilding (Shed) Proposal: Discretionary Matter Location and configuration of development 13.4.3 (P3)

No: DA 110/2021 243 Port Road Boat Location: Harbour Beach D Cuff Applicant: Low Density Residential Visitor Accommodation Zoning: Use Class Visitor Accommodation Proposal: (change of use)
Design of vehicle parking and Discretionary Matter: loading areas E9.6.1 (P1)

No: SD 2122 Location: 250 Back Cam Road & 76 Haywoods Lane Somerset Applicant: Zoning: Rural Living Use Class Residential Subdivision & Consolidation Discretionary Matter: Reticulation of an electricity supply to new lots on a plan of subdivision 13.4.8 (P1), Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

DA 34/2021 No: 10 Banksia Avenue Sisters Beach Wilson homes Tasmania Pty Ltd Low Density Residential Location Applicant: Zoning: Use Class: Residential Proposal:
Discretionary Matter: Dwelling & Tanks Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1)

RE-ADVERTISED DA 93/2021 Location: 15583, 15555 & 15663 Bass Highway Doctors Rocks B Hyde (Hazell Bros Group Pty Ltd) Applicant: Zoning: Use Class: Rural Resource & Utilitie Utilities Proposal: Discretionary Matter: Road Realignment Requirement for discretionary non-residential use to locate on rural resource land 26.3.1 (P1)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au.

Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Monday 5 July 2021.

Dated at Wynyard this day, 19 June 2021. Shane Crawford, General Mar PO Box 168, WYNYARD 7325 anager Email: council@warwyn.tas.gov.au

WARATAH WYNYARD



e your car for sale in print and online to receive a



Local Government

CENTRAL COAST

19 King Edward Street Ulverstone Tasmania 7315 Tel. 03 6429 8900

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received: Application No.: DA2020276 Location: Hogarth Rea

Hogarth Road (CT143356/1), Sulphur Creek Residential – subdivision – seven lots and road Subdivision Proposal:

Performance Criteria:

Proposal

Application No.: DA2021134 Location: 2 Patrick Str 2 Patrick Street and 1 Crescent Street, Ulverstone
Hotel industry – bottle shop and
boundary adjustment
Location and configuration of

Performance

Application No DA2021144 Proposal:

DA2021144
Westella Drive (CT115441/1),
Turners Beach
Resource development - shed and
Storage - contractors yard
Suitability of a site or lot on a plan
of subdivision for use or development; Location and configuration
of development; and reliance on
Traffic Generating Use and Parking
Code Performance Criteria:

DA2021155 1484 Gunns Plains Road, Gunns Application No.: Location:

Plains Residential - shed Location and configuration of Proposal: Performance Criteria DA2021160 Application No.:

Z2 Jermyn Street, Ulverstone Residential – shed Setbacks and building envelope for all dwellings Proposal: Performance Criteria

The applications may be viewed at the Administrati The applications may be viewed at the Administration Centre during office hours and on the Council's website. Any person may make representation in relation to an application [in accordance with s.57(5) of the Act] by writing to the General Manager at PO Box 220, Ulverstone 7315 or by email to min@centralcoast.tas.gov.au by no later than 5 July 2021.

Date of notification: 19 June 2021.

SANDRA AYTON General Manager



WEST COAST COUNCIL **TASMANIAN PLANNING SCHEME -WEST COAST AMENDMENT NO. 01/21**

Notice is hereby given that, in accordance with section 40N(1)(b) and 40Q of the Land Use and Planning Approvals Act 1993 (the Act), the Tasmanian Planning Commission has modified and approved Amendment 01/21 to the Tasmanian Planning Scheme - West Coast

Amendment 01/21 rezones 10 Sticht Street, Queenstown from General Residential to General Business.

In accordance with section 42(3)(d) of the Act, Council gives notice that Amendment 01/21 comes into operation on 23 June 2021.

The modified Amendment can be viewed at the West Coast Council Office, 11 Stitch Street, Queenstown between the office hours of 8.30 am and 5.00 pm Monday to Friday and on Council's website at www.westcoast.tas.gov.au.

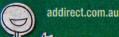
Dated 19 June 2021

David Midson

GENERAL MANAGER

TA5728816

SAVE TIME, SUBMIT ONLINE Place your classified ad anytime 24/7



Local Government

LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMIT

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

Application No.: DA 4/2021 Address: Charles Str Charles Street, Squeaking Point

(PID 9940554) esidential - proposed Subdivision (4 lots)

DA 102/2021 Application No.: Address:

Proposal:

43 Rubicon Rise, Northdown Residential – proposed Dwelling and Outbuilding

Application No.: DA 120/2021 Proposal:

13 Breteeca Close, Port Sorell
Residential – proposed Alteration to
Parking Arrangements for Existing
Multiple Dwelling Development.

Application No.: DA 121/2021 172 Wilmot Street, Port Sorell Residential – proposed Dwelling Extension and Outbuilding Proposal:

Application No.: DA 122/2021 Address: 68 Joyce Stre 68 Joyce Street, Hawley Beach Residential – proposed Outbuilding Proposal:

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. In accordance with Section 57(5) of the Land Use Planning & Approvals Act 1993 any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov. au by 5 July 2021.

Dated at Latrobe this 19 June 2021

Gerald Monson GENERAL MANAGER



KENTISH COUNCIL

APPLICATION FOR PLANNING PERMIT

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

Application No.: DA 2021/34 6 Billing Road, West Kentish

Residential - proposed Outbuilding

The application and associated material will be available for inspection at the Council office

during normal office hours or at www.kentish.tas.gov.au for a period of 14 days from the date of publication of this notice.

In accordance with Section 57(5) of the Land Use Planning & Approvals Act 1993 any person may make representation in relation to the proposal by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au

by 5 July 2021. Dated at Sheffield this 19 June 2021.

Gerald Monson

GENERAL MANAGER



CIRCULAR HEAD COUNCIL

PROVISION OF SERVICES REGISTER

Council would like to invite businesses to apply for inclusion on the Provision of Services Register. If you are already registered, we will require you to re-register due to some minor changes to the Terms and Conditions on the previous document.

This process allows the opportunity for all businesses to register and provide details and rates of services they offer for works with the Circular Head Council.

The registration form is available on the websi www.circularhead.tas.gov.au/councilservices/ provisionofservices

Once completed it can be returned by email or post to the address below. It would be appreciated if registration forms be returned by 29 June 2021, inclusive of updated rates.

If you have any queries or require further information, please email Darren Swain at dswain@circularhead.tas.gov.au.

GENERAL MANAGER PO Box 348 Smithton 7330 Phone: 03 6452 4800 E-mail: council@circularh

Web: www.circularhead.tas.gov.au

Local Government

Proposal

CIRCULAR HEAD COUNCIL

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

Tasmanian Planning Scheme - Circular Head

Application No DA 2021 / 00073 Location 69 Comeback Road, Redpa Applicant/Owner Kenn edv P A Use Class Residential

Dwelling extensions and outbuildings (sheds) 21.4_2 (P1) Setbacks, 21.3.1 (P4) Discretionary Discretionary uses

Matter Application(s) may be viewed during office hours at the Council Office, 33 Goldie St., Smithton or Council's website till the date listed below. Please be advised due to COVID-19 restrictions Council offices may not be open to the public during this notification period. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 05/07/2021.

Scott Riley
GENERAL MANAGER Ph: 03 6452 4800 www.circularhead.tas.gov.au





DETGIPORT APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals: PA2021 0074

Manufacturing and processing (sign writing) BA Devonport Road, Quoiba Address:

PA2021.0078
Visitor Accommodation
(3 x self-contained units)
and Sports and recreation
(equestrian training facility)
103 Winspears Road,
East Devonport

The applications can be viewed at the paranaple centre or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devenport or council@devonp.ort.tas.gov.au by 5pm on Monday, 5 July 2021.

Matthew Atkins
GENERAL MANAGER

polication No:

Address:



NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

The following application for use and development of land has been received:

Application No: DA2020/60 Site: 21 Urguhart Street, Queenstown

Proposal: Dwelling Extension and Two Carports - Residential Use

The application and documentation may be viewed at the West Coast Council Offices, 11 Sticht St, Queenstown, during office hours or at www. westcoast.tas.gov.au.

Representations regarding the proposal should be in writing addressed to the General Manager, West Coast Council, PO Box 63, Queenstown 7467 or email addressed to wcc@westcoast.tas.gov.au to be received no later than 5.00pm on 5 July 2021.

Dated: 19 June 2021

David Midson

GENERAL MANAGER

diagnosed with an incurable billood



CAPTAIN COURAGEOUS



Annexure 3

Kellie Malone

From: Brent Campbell brent Campbell235@gmail.com

Sent: Monday, 28 June 2021 11:57 AM

To: Admin

Subject: Attn: General Manager, Application No. DA2020276

Good morning Central Coast Council,

I am writing in response to the letter sent to me dated 17 June 2021 with regards to DA2020276.

Contained in the application there is reference to stormwater from the proposed subdivision being drained via the existing creek on the easement that runs along the western boundary of the property. Currently, without the addition of the development, the creek does not provide adequate drainage of the existing properties. This has been obvious within the last 28 days of rainfall and has resulted in a lot of groundwater and water damage to one garage located at 5 Hogarth Rd. I have resided on Hogarth road since 2019 and have not seen any extreme weather events, however, I have been informed by residents that have resided in this area that as recently as 2016 they had water damage occur at their properties during significant rainfall.

I wish to comment on the application and say that the proposed method of stormwater management may be inadequate and could result in other properties affected by water with the current drainage in place.

Thank you Brent Campbell 7 Hogarth Rd, Sulphur Creek

Kellie Malone

From: Scott Atkinson <scott.atkinson@forico.com.au>

Sent: Tuesday, 29 June 2021 11:20 AM

To: Admin

Subject: Attn: General Manager Application No. DA2020276

Good Morning,

I am the owner of 352 Preservation Drive Sulphur Creek. The proposed subdivision at 11 Hogarth Road shows that all the storm water is to discharge into the existing creek. I have owned the property for two years and in that time have experienced flooding onto my property from the creek not being able to handle existing run off. I am concerned that the introduction of 7 dwellings and road will magnify this problem unless some major upgrades are completed to the existing creek. Please don't hesitate to contact me if you require any more information.

Regards

Scott Atkinson

MAINTENANCE SUPERVISOR

T +61 3 6434 3923

M +61 418 370 443

E scott.atkinson@forico.com.au

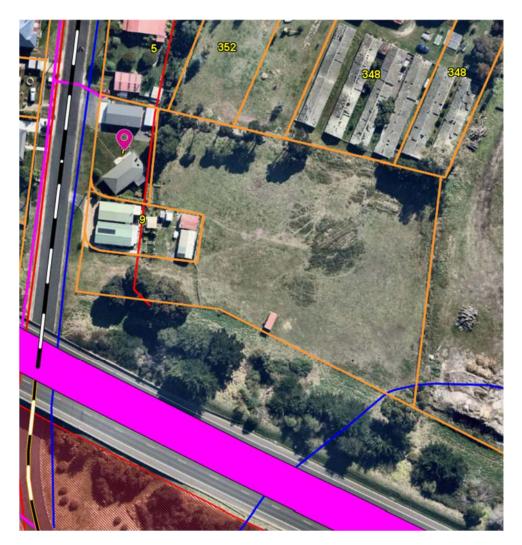


Forico Pty Limited | ABN: 33 169 204 059

2753 Ridgley Hwy Hampshire TAS 7321 | PO Box 5316 Launceston Tas 7250

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Annexure 4



Aerial View - Hogarth Road (CT143356/1), Sulphur Creek.



Hogarth Road frontage and access strip to Hogarth Road allotment.



Existing stormwater drain.



Hogarth Road (CT143356/1), Sulphur Creek.



Hogarth Road (CT143356/1), Sulphur Creek.



Hogarth Road (CT143356/1), Sulphur Creek.



Submission to Planning Authority Notice

Council Planning Permit No.	DA2020276		Council notice date	16/09/2020			
TasWater details							
TasWater Reference No.	TWDA 2020/01473	3-CC		Date of response	25/09/2020		
TasWater Contact	David Boyle		Phone No.	0436 629 652			
Response issued	to						
Council name	CENTRAL COAST COUNCIL						
Contact details	planning@centralcoast.tas.gov.au						
Development det	ails						
Address	11 HOGARTH RD,	SULPHUR CREEK		Property ID (PID)	3167498		
Description of development	Subdivision - 7 lots						
Schedule of drawings/documents							
Prepa	red by	Drawing/document No.		Revision No.	Date of Issue		
PDA Surveyors		45394-1		А	22/09/2020		

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.

ASSET CREATION & INFRASTRUCTURE WORKS

- 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
- 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
- 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
- 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
- 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or



- upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "PDA Surveyors 45394-1 Rev A", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
- 9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
- 10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
- 11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
- 12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

- 14. 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.
- 15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
- 16. 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.

Advice: See WSA 02-2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

- 17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater to TasWater's satisfaction, showing:
 - a. the exact location of the existing water/sewerage infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

- The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 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.
- In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

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

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

Declaration

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

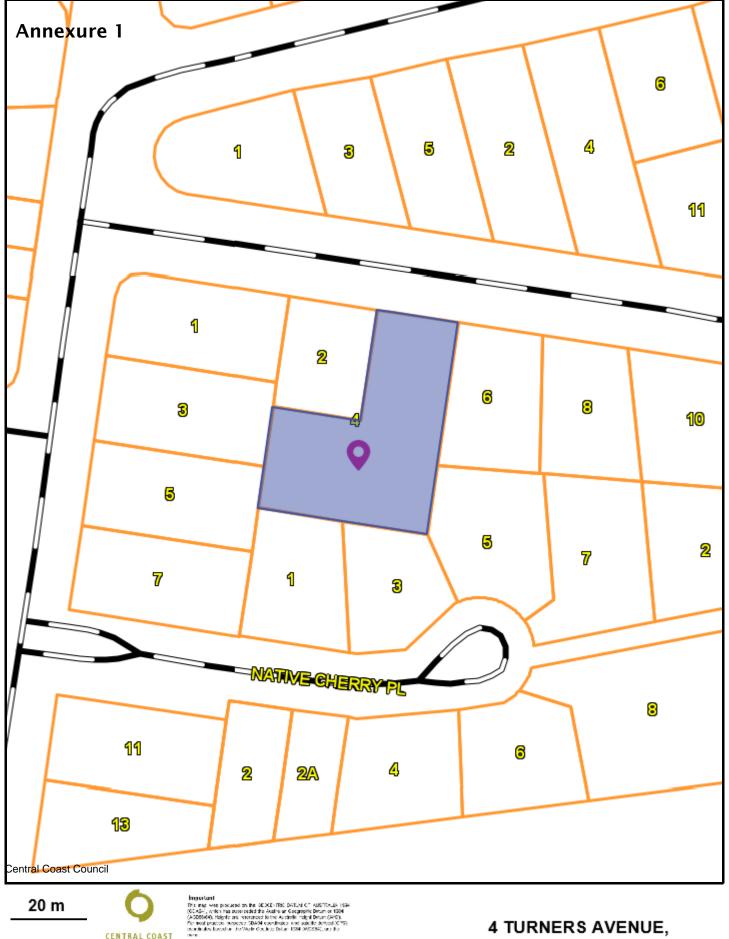
Authorised by

Jason Taylor

Development Assessment Manager

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

Issue Date: August 2015 Page 3 of 3 Uncontrolled when printed Version No: 0.1



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CENTRAL COAST COUNCIL

Scale = 1:888.300

Central Crast Council

-94thg Ethnard 2:

Distriction
78.77915

Telephone 00 \$420,8000

Fermania 10 \$424,7000

when (demonstrated languages)

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Of the place of Count (Count) 2000.

4 TURNERS AVENUE, **TURNERS BEACH** DA2020423

14-Apr-2021

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



Lavad Haa Dlava	ning and Approvals Act 1002		Office	e Use Only	
Land Use Planning and Approvals Act 1993 Central Coast Interim Planning Scheme 2013		Application No			
					PLANNING P
			Fee :	\$	
			Permi	itted	
			Discre	etionary	
			NPR		
Use or Developm	nent Site:				
Site Address	4 Turners Avenue				
	TURNERS BEACH	7315			
Certificate of					
Title Reference	104871/1				
Land Area	1473m ₂ Heritage	Listed P	roperty	YES	No X
Applicant/s					
First Name	Salvatore Michael Puglisi		iddle ame		
Surname or Company name	Cradle Coast Building Design	N	1obile	0478 597 417	,
Postal Address:	25 Ashwater Crescent	Pho	ne No:		
	PENGUIN 7316				
Email address:	Cradle Coast Building Design				
Owner (Note – if n	nore than one owner, all names must be indicated)				
First			Middle		
Name	BL + SC		Name		
Surname	Howard		Phone	No	
Postal Address:	4 Turners Avenue	TUR	NERS E	BEACH	7315

PERMIT APPLICATION INFORMATION (If insufficient space, please attach separate documents)			
	ose or manner for which land is utilised.		
Proposed Use: Proposed Use	Dwelling		
Use Class Office use only			
	ictures, signs, any change in ground level and t	use of the land, including the construction or alte the clearing of vegetation.	ration or demolition of
Construction of	of an additional residential dwelling		
Value of the \$.300,000	development – (to include all works on s Estimate) Actual	site such as outbuildings, sealed driveways a	and fencing)
Total floor a	rea of the development21	8m ²	
Notification of	of Landowner		
	Γ in the applicant's ownership		
•	chael Puglisi of Cradle Coast Building I as been notified of the intention to m		ch of the owners
Signature of A	pplicant	Date 09.	12.2020
If the applica	tion involves land owned or admi	nistered by the CENTRAL COAST CO	UNCIL
Central Coast	Council consents to the making of this	s permit application.	
General Mana	gers 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 this permit application.			
Minister (Sigi	nature)	Date	

Applica	nts Declaration		
I/ we	Salvatore Michael Puglisi – Cradle Coast Building Design		
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.			
Signature	of Applicant/s Da	te09.12.2020	

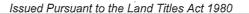
NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

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



RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME 104871	FOLIO
EDITION 4	DATE OF ISSUE 18-Sep-2014

SEARCH DATE : 19-Nov-2018 SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH Lot 1 on Diagram 104871

Derivation: Part of Lot 700 Gtd. to A.Clerke

Prior CT 2161/54

SCHEDULE 1

M483347 TRANSFER to B.L & S.C HOWARD PTY LTD Registered 18-Sep-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP104870 BURDENING EASEMENT: Right of Carriageway [appurtenant to Lot 1 on SP104870] over the Right of Way 3.60 wide on D104871

D140955 MORTGAGE to Commonwealth Bank of Australia Registered 18-Sep-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Tilles Act 1980



Owner: T. L. HAY?

G. L. J. A. CRISP & ORS.

This Reference: C.T. 2161 54

Grantes:

COMPILED FROM R.W. RANSON

COMPILED FROM SP. 621

SCALE 1: 500 MEASUREMENTS IN METRES

COMPILED FROM RECORDERS IN METRES

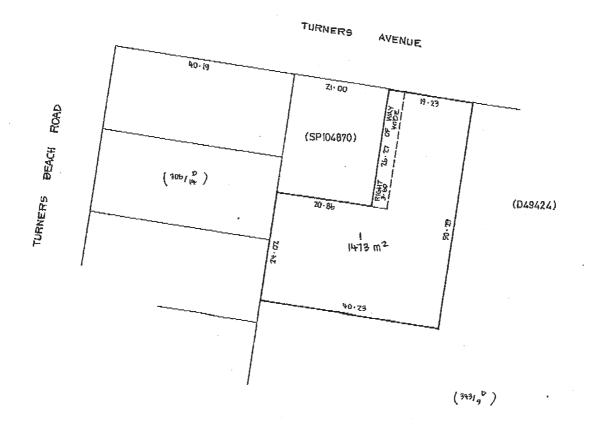
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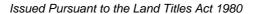
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RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
104870	1
EDITION	DATE OF ISSUE
7	31-Jan-2017

SEARCH DATE : 12-Apr-2021 SEARCH TIME : 08.49 AM

DESCRIPTION OF LAND

Town of TURNERS BEACH
Lot 1 on Sealed Plan 104870
Derivation: Part of Lot 700 Gtd. to A.Clerke
Prior CT 2161/54

SCHEDULE 1

M204799 M607827 BRENDA JOAN THOMPSON Registered 31-Jan-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP104870 EASEMENTS in Schedule of Easements SP104870 FENCING COVENANT in Schedule of Easements E76751 MORTGAGE to National Australia Bank Limited Registered 31-Jan-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



EARLY 155UE "

OWNER T. L. HAYS G.I. & J. A. CRISP & ORS

FOLIO REFERENCE C.T. 2161/54

PART OF LOT 700 (\$20.0.0) ALEXANDER CLERKE

SURVEY OF

BY SURVEYOR R. W. RANSON

TOWN OF TURNERS BEACH

REGISTERED NUMBER

SP104870

APPROVED FROM

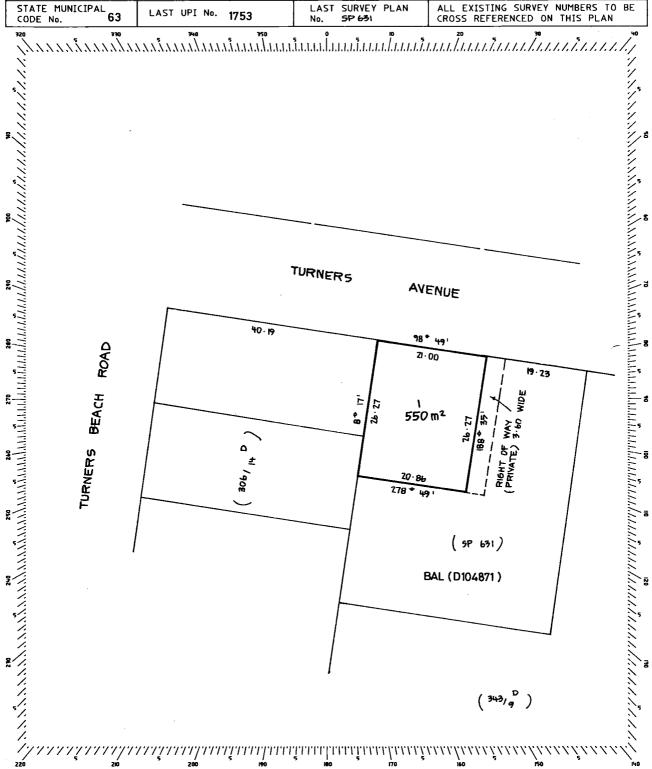
Titles Recorder

SCALE I: 500

SURVEY PLAN LAST

LENGTHS IN METRES

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Search Date: 12 Apr 2021

Search Time: 08:50 AM

Volume Number: 104870

Revision Number: 01

Page 1 of 1



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Scale =

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CENTRAL COAST COUNCIL

Central Crast Council

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Telephone 00 \$420,8000

Fermania 10 \$424,7000

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Disclaimer

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4 TURNERS AVENUE, **TURNERS BEACH** DA2020423

14-Apr-2021

proposed residence

howard 4 turners avenue turners beach



drawing schedule

drawing.	dwg no.		issue.
cover sheet	20.004	da01	С
location plan	20.004	da02	С
site plan - existing	20.004	da03	С
site plan - proposed	20.004	da04	С
floor plans	20.004	da05	С
elevations	20.004	da06	Α
elevations	20.004	da07	Α
site section	20.004	da08	В
3d views	20.004	da09	С
retaining wall details	20.004	da10	В
retaining wall details	20.004	da11	С
retaining wall details	20.004	da12	С
shadow diagrams - 21 june	20.004	da13	С
shadow diagrams - 21 december	20.004	da14	С
hydraulics layout - stormwater	20.004	da15	С
nydraulics layout - sewer + water	20.004	da16	С

planning application

drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building

preliminary planning applicaiton

07.04.21 planning application 26.04.21

date 01.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach



tory.ccbd@outlook.com abp: tory puglisi CC-1188C

drawing: cover sheet

^{job no:} 20.004



location plan

site areas:

ex. unit 1 + garage footprint: 249.52m² proposed unit 2 footprint: 143.18m² total footprint area: 392.70m² site area: 1473.49m²

site coverage: 26.65%

total footprint area: 392.70m² driveway/paved areas: 323.10m² total impervious areas: 715.80m² site area: 1473.49m² non impervious surface: 51.42%

planning application

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preliminary

planning applicaiton planning application date 01.04.21 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach



cradle coast building design
25 ashwater crescent penguin tasmania 7316
0478 597 417
tory cobt@outlook.com tory.ccbd@outlook.com abp: tory puglisi CC-1188C



drawing: location plan

job no: 20.004



site plan: existing

design.



drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building

preliminary

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07.04.21 26.04.21

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proposed residence

client: howard

^{address:} 4 turners avenue turners beach



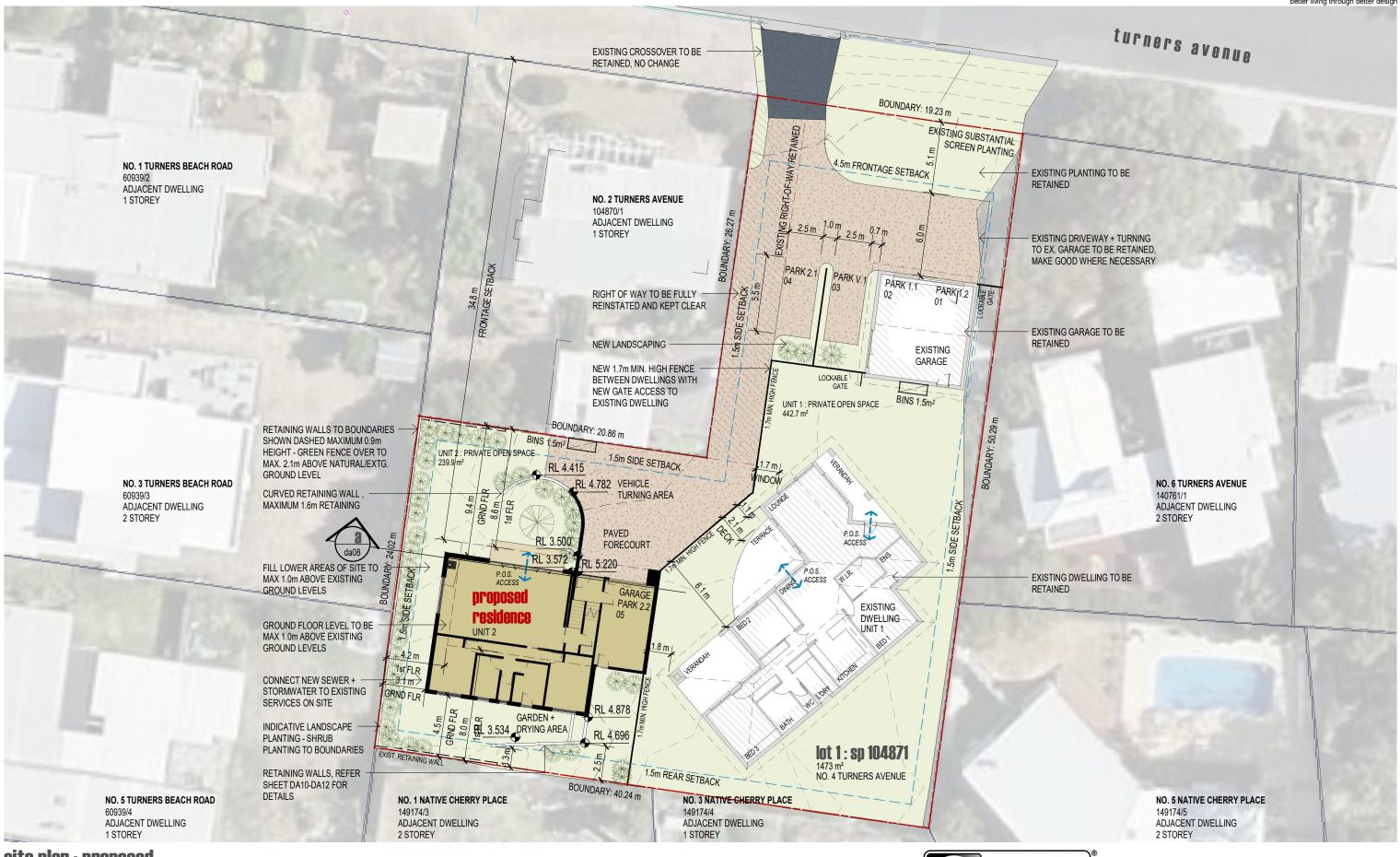
planning application

crade coast building design
25 ashwater crescent
penguin tasmania 7316
0472 507 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C



drawing: site plan - existing

scale: 1:250 dwg no: job no: 20.004



site plan: proposed

design.



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preliminary

07.04.21 planning application 26.04.21 planning application

date 01.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach



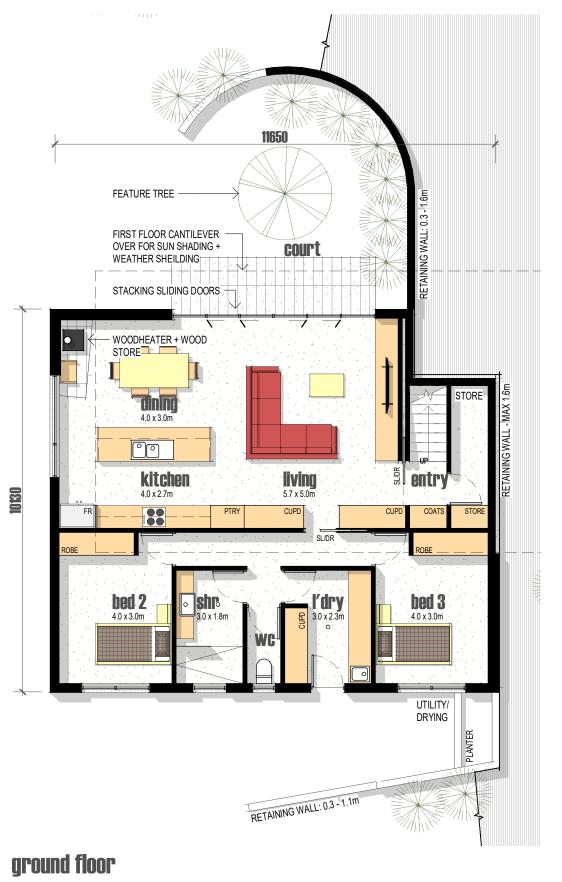
planning application

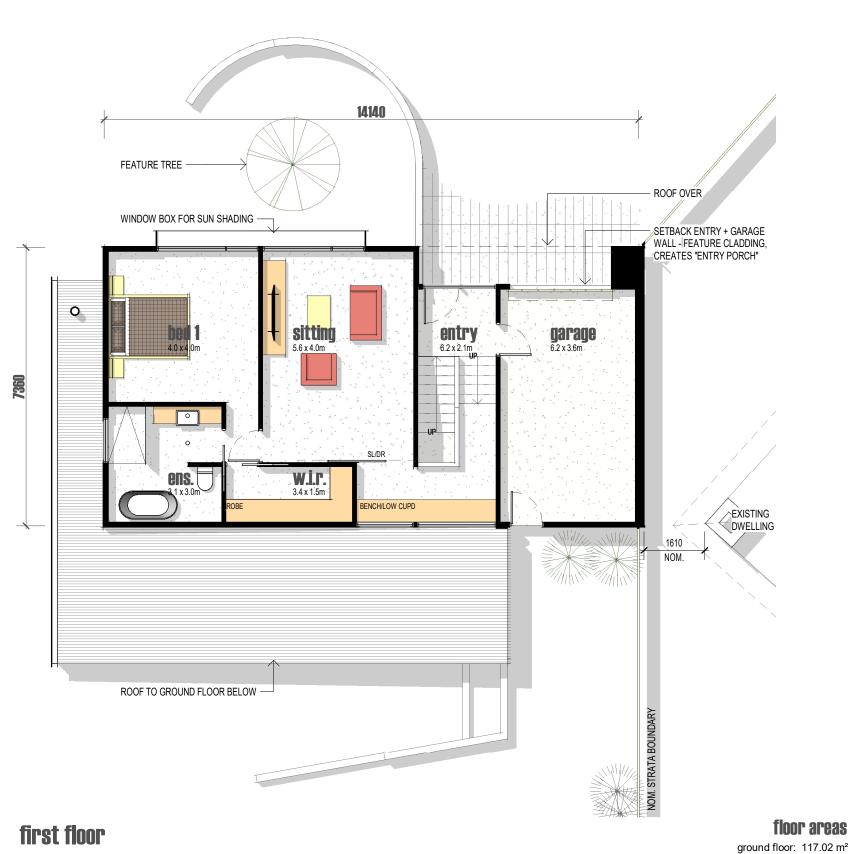
cradle coast building design 25 ashwater crescent penguin tasmania 7316 0478 597 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C



drawing: site plan - proposed

scale: 1:250 dwg no job no: 20.004





drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building

preliminary

planning applicaiton planning application date 01.04.21 07.04.21 26.04.21 proposed residence

client: howard

^{address:} 4 turners avenue turners beach



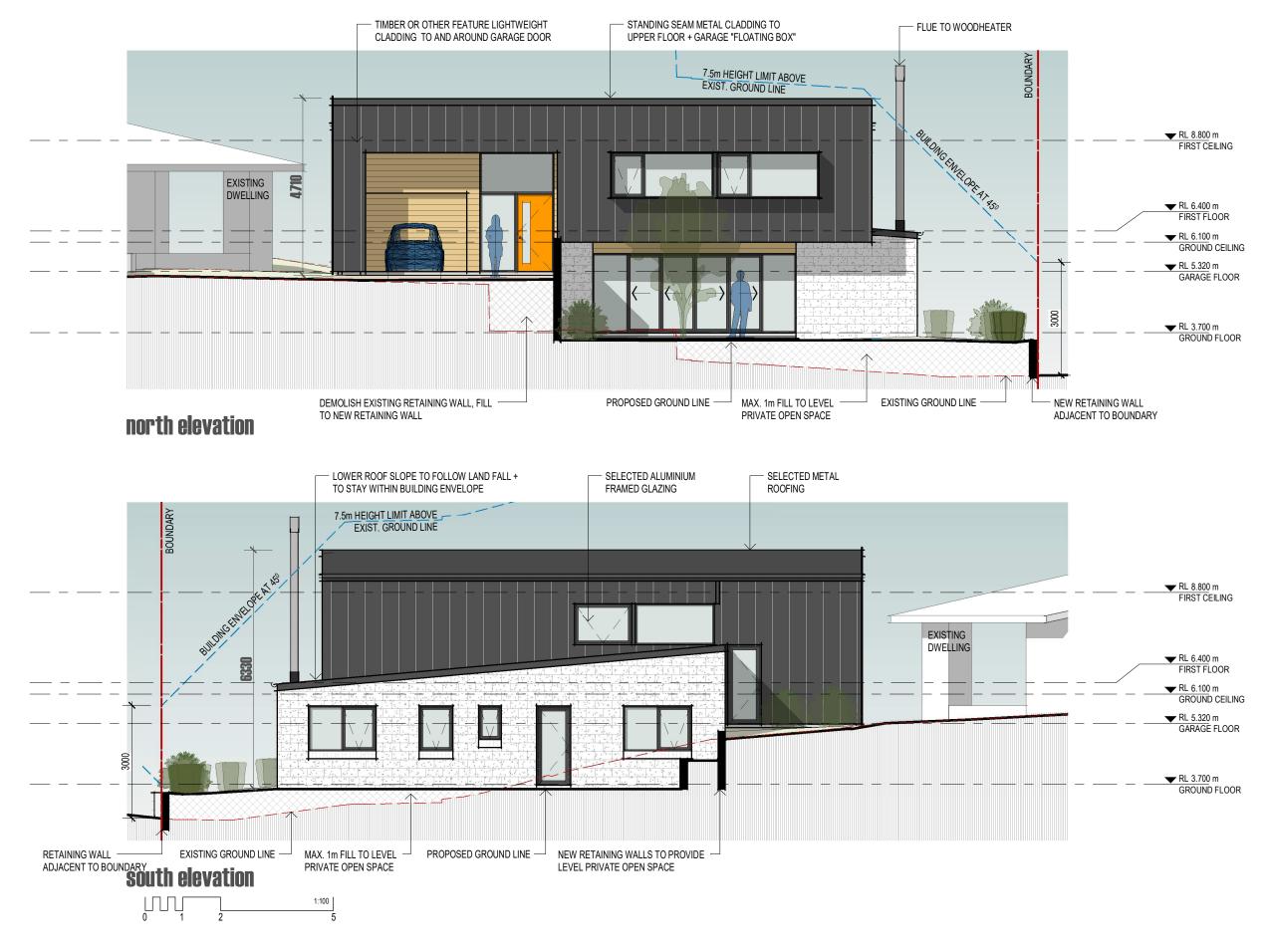
crade coast building design 25 ashwater crescent penguin tasmania 7316 0478 597 417

0478 597 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C

drawing: floor plans

scale: 1:100 dwg no: job no: 20.004

first floor: 75.96 m² garage: 24.71 m² total: 217.69 m²



drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

issue description
A planning application

date 26.04.21 proposed residence

client: howard
address: 4 turners avenue turners beach

ÖÖ

25 ashwater crescent penguin tasmania 7316 0478 597 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C

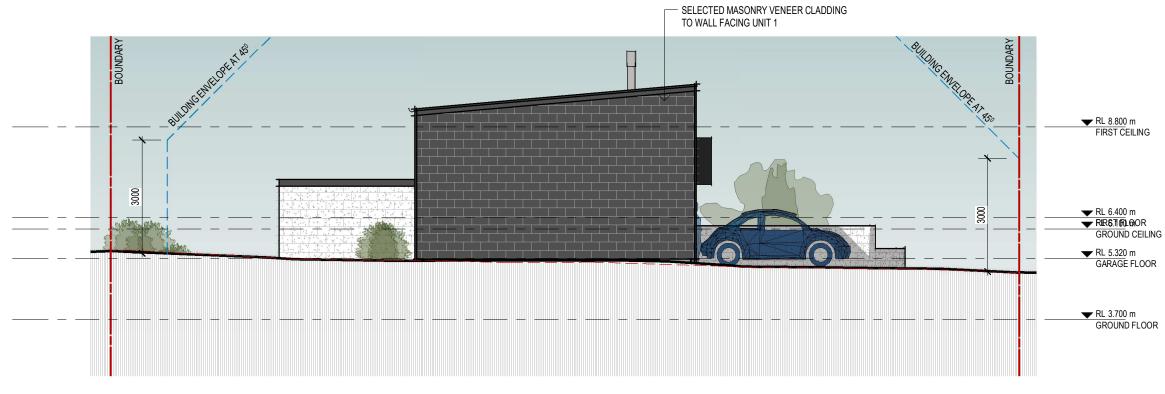
north:

drawing: elevations

scale: 1:100 dwg no: job no: 20.004

dad6 issue:





east elevation 1:100 1 2

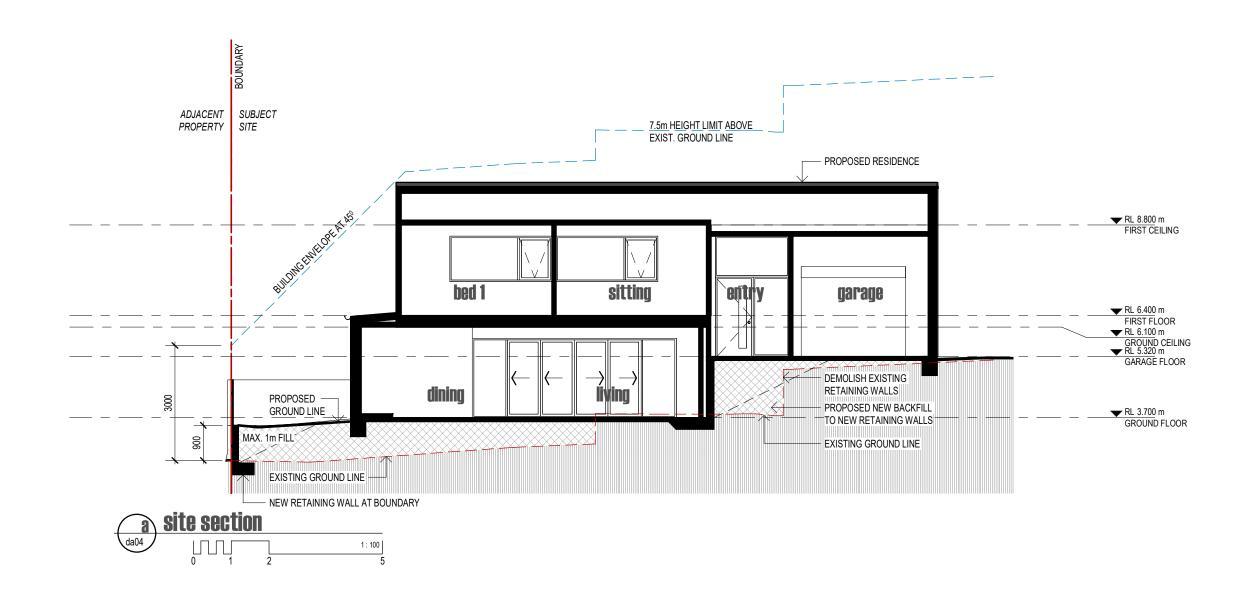
planning application

^{address:} 4 turners avenue turners beach



scale: 1:100 dwg no: job no: 20.004

: 1307 issue:



date 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach





north west view



north east view

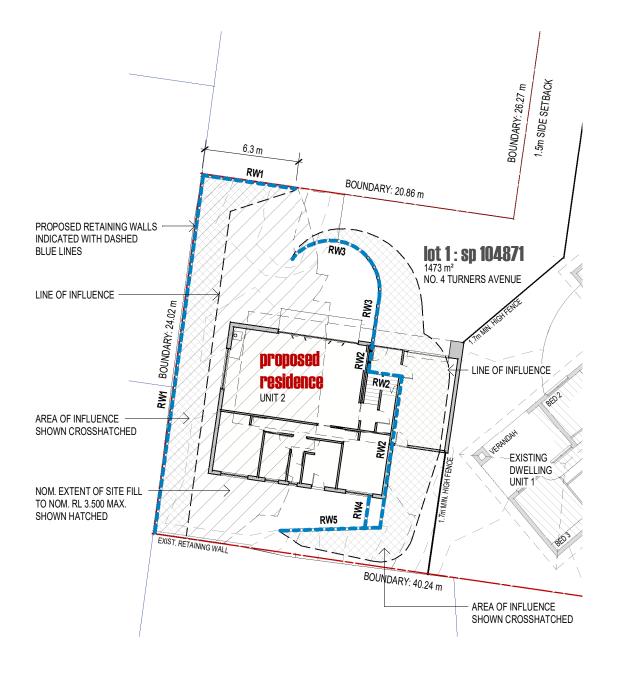
proposed residence

client: howard

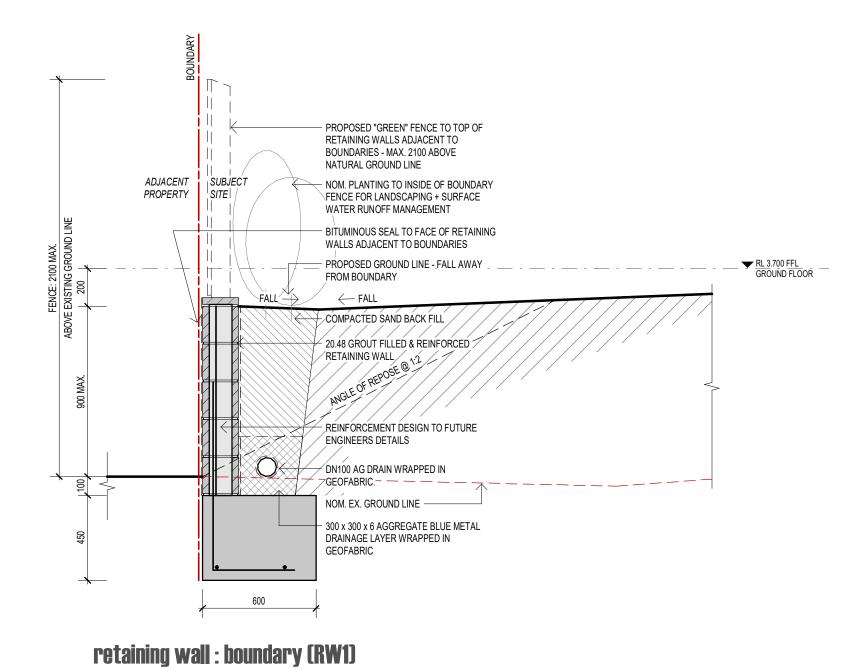
^{address:} 4 turners avenue turners beach



drawing: 3d views







drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

A planning application

B planning application

date 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach

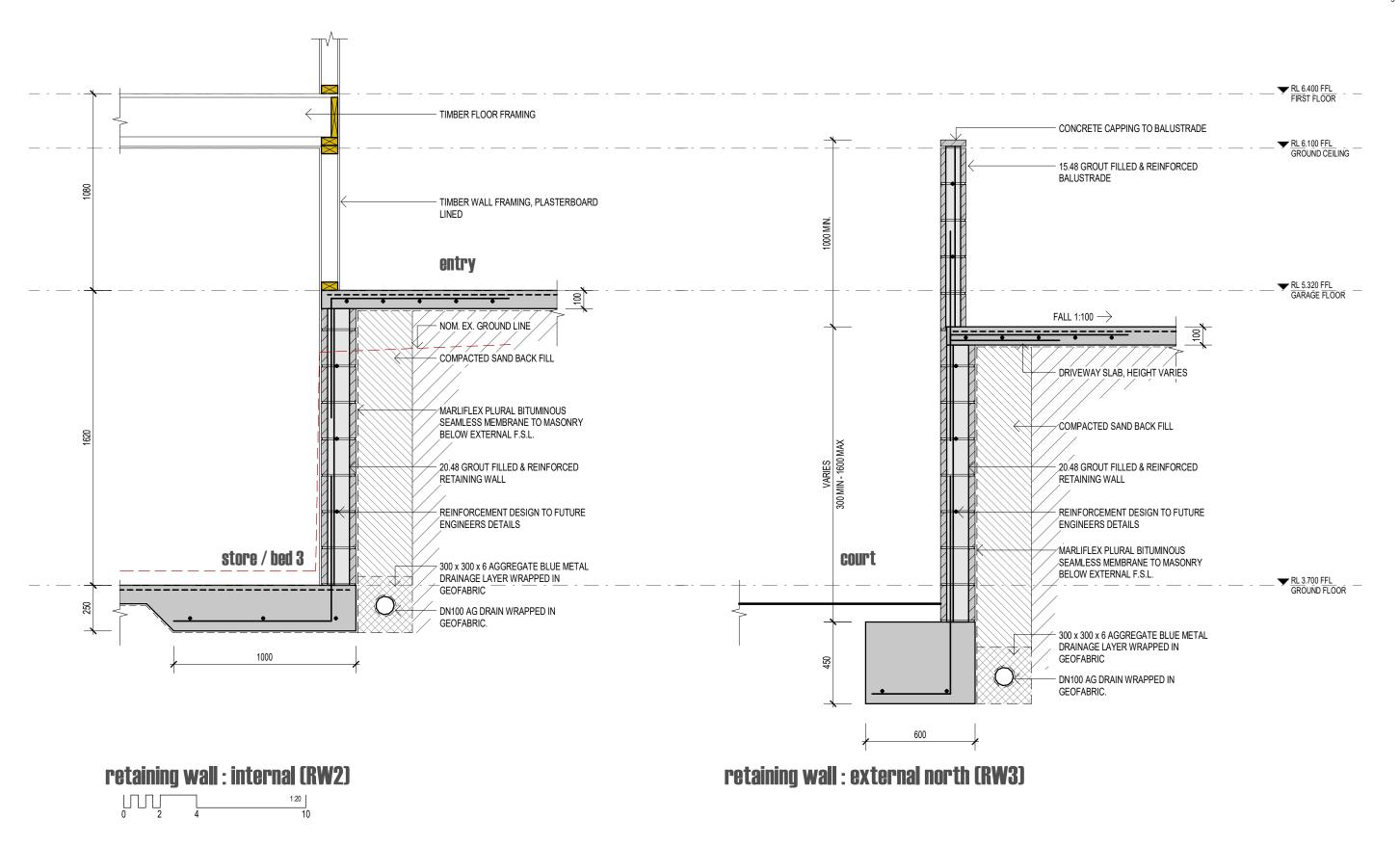


25 ashwater crescent penguin tasmania 7316 0478 597 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C



drawing: retaining wall details

scale: As indicated job no: 20.004



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planning applicaiton

planning application

26.04.21

date 01.04.21 07.04.21 proposed residence

client: howard

^{address:} 4 turners avenue turners beach

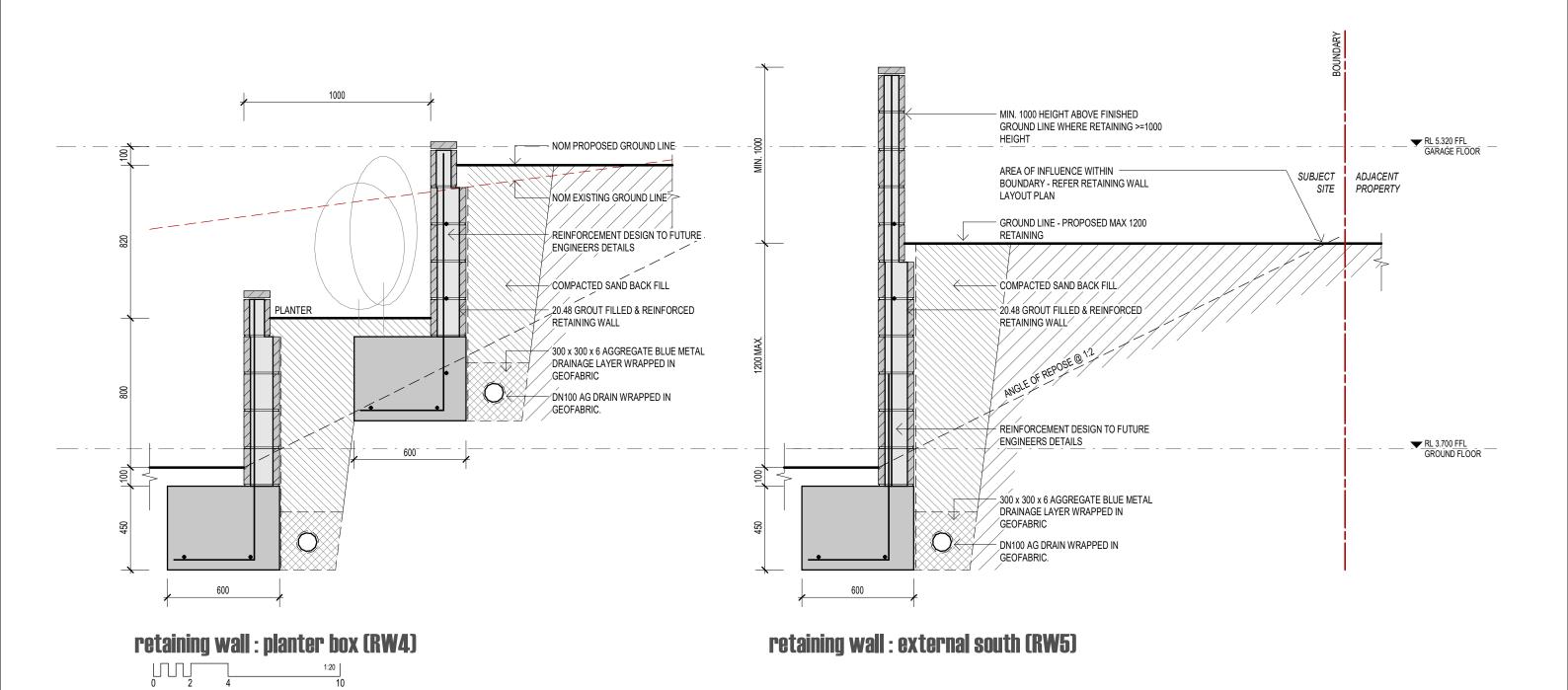


25 ashwater crescent penguin tasmania 7316 tory.ccbd@outlook.com abp: tory puglisi CC-1188C



drawing: retaining wall details

scale: 1:20 dwg no: ^{job no:} 20.004



planning applicaiton planning application

26.04.21

date 01.04.21

07.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach



tory.ccbd@outlook.com abp: tory puglisi CC-1188C

drawing: retaining wall details

scale: 1:20 dwg no: job no: 20.004



preliminary

planning applicaiton planning application

date 01.04.21 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach





drawing: shadow diagrams - 21 june

scale: 1:500 dwg no: job no: 20.004



preliminary

planning applicaiton planning application date 01.04.21 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach





drawing: shadow diagrams - 21 december

scale: 1:500 dwg no: job no: 20.004

legend : stormwater

DN100 UPVC SN8 STORMWATER PIPE, 1 IN 100 MIN. FALL

DP-1 DN100 UPVC SN8 DOWN PIPE

GD-1 GRATED DRAIN

GP-1 300 x 300 GRATED STORMWATER PIT RE

ROD EYE

NOTE:

LOCATIONS + QUANTITIES OF STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

notes: hydraulics

LOCATIONS + QUANTITIES OF SEWER + STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER + STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

ALL DRAINAGE WORK TO BE CARRIED OUT TO THE DESIGN + APPROVAL OF LOCAL AUTHORITIES + TASWATER

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OR DOWN PIPES

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVEL PAD PRIOR TO COMMENCING FOOTINGS

DOWNPIPES TO BE CONNECTED TO STORMWATER AS SOON AS THE ROOF IS INSTALLED

MATERIAL TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE + USED AS FILL FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF THE MATERIAL

CONSTRUCTION VEHICLES PARKED ON STREET ONLY

GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH AS2870

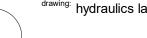
ORG RIM TO BE MINIMUM 150 BELOW LOWEST SANITARY FITTING

FLEXIBLE CONNECTOR REQUIRED FOR SOIL CLASS M, H1, H2 + P WHERE DRAINAGE EXISTS CONCRETE SLAB

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND THE SEWERAGE CODE OF AUSTRALIA MELBOURN RETAIL WATER AGENCIES CODE WSA 02-2002 VERSION 2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENTS TO THESE CODES

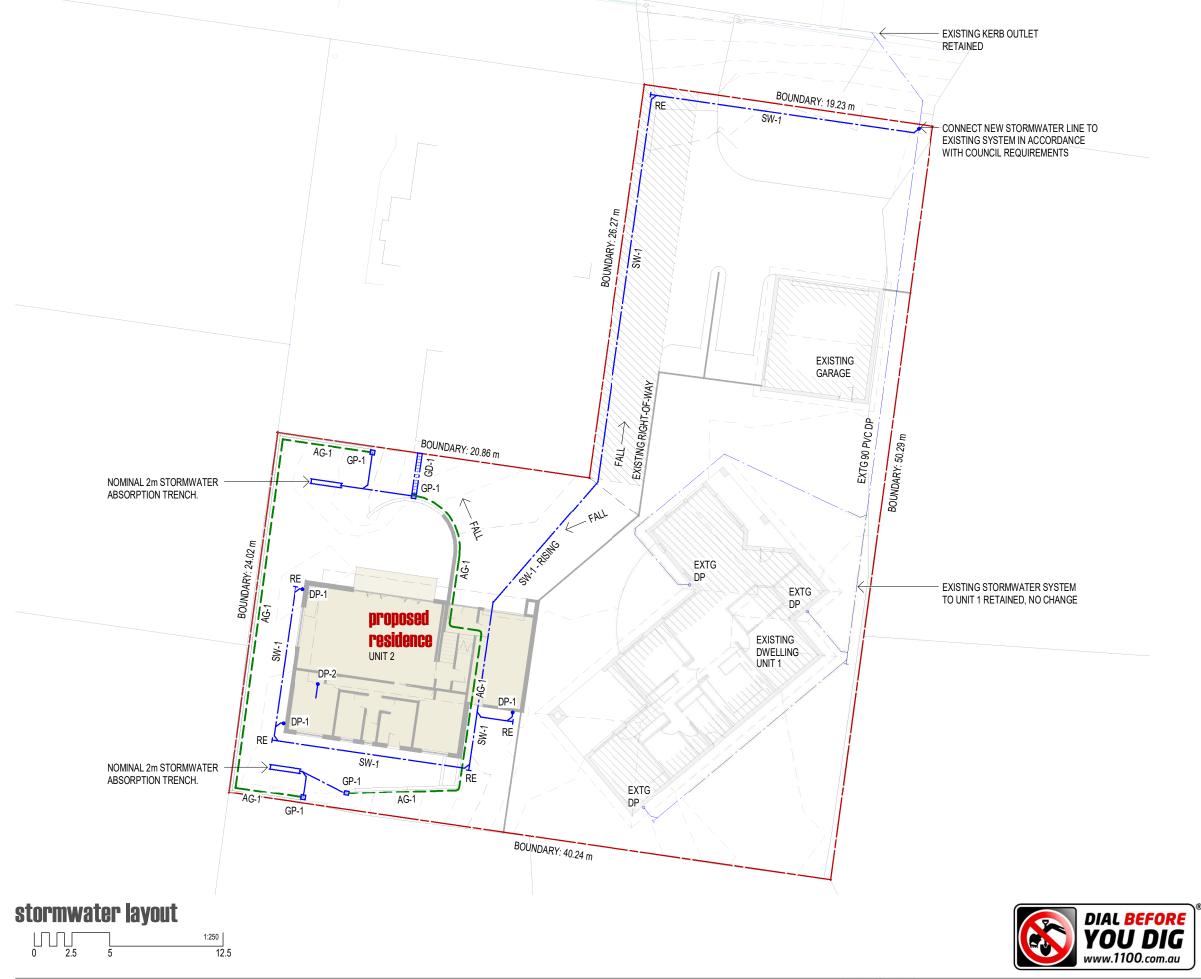
planning application





drawing: hydraulics layout - stormwater

scale: 1:250 job no: 20.004



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design.

preliminary planning application

planning application

date 29.12.21 07.04.21 26.04.21

proposed residence

client: howard

^{address:} 4 turners avenue turners beach

25 ashwater crescent penguin tasmania 7316 0478 597 417 tory.ccbd@outlook.com abp: tory puglisi CC-1188C

legend : sewer

DN100 UPVC SN8 SEWER PIPE, 1 IN 60 MIN. FALL ST-1 DN 90 PVC SN8 SEWER PIPE STACK

BTH FW FLOOR WASTE 10 INSPECTION OPENING OVERFLOW RELIEF GULLY RE ROD EYE SHR SHOWER SNK TR **TROUGH**

VENT TO ATMOSHERE WATER CLOSET

SEWER PIPE DIAMETERS:

TROUGH 100MM Ø SINK 50MM Ø UPVC BATH 40MM Ø UPVC VENT PIPE 50MM Ø 40MM Ø BASIN DISHWASHER 50MM Ø 50MM Ø SHOWER

LOCATIONS + QUANTITIES OF SEWER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

notes : hydraulics

LOCATIONS + QUANTITIES OF SEWER + STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER + STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

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planning application







scale: 1:250 dwg no: job no: 20.004



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planning application

planning application

26.04.21

date 29.12.21 07.04.21

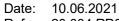
proposed residence

client: howard

^{address:} 4 turners avenue turners beach

cradle coast building design

25 ashwater crescent penguin tasmania 7316 tory.ccbd@outlook.com abp: tory puglisi CC-1188C



Ref: 20.004.RP01_Planning Report



cradle coast building design

planning application

planning scheme provisions

proposed dwelling4 turners avenue turners beach

architectural design sustainable design creative design

25 ashwater crescent penguin tasmania 7316

t: 0478 597 417 e: cradlecoastbuildingdesign@outlook.com w: fb.com/cradlecoastbuildingdesign

abn: 66 695 005 761

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1.1 land identification	3
1.2 site description	3
1.3 surrounding area	3
1.4 proposed development	4
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Author: smp Reviewed: smp

Last Issue: 10.06.2021

1. introduction

CRADLE COAST BUILDING DESIGN have been engaged to prepare a planning application for the development of an additional dwelling at 4 Turners Avenue, Turners Beach. The proposed development comprises an additional dwelling of approximately 218m² gross floor area, including garage and associated site works.

1.1 land identification

• Title No. Lot 1, SP104871

Street Address: 4 Turners Avenue, Turners Beach
 Zone: 12.0 Low Density Residential



figure 1: site location (source: thelist.tas.gov.au)

1.2 site description

The property is located within the town of Turners Beach, on the southern side of Turners Avenue. It is approximately 1473m² in area. It has a 19m (approx.) frontage to Turners Avenue, and is just over 50m deep. The lot steps out and widens at the rear to approximately 40m wide. The ground is undulating and is at a low point at the location of the proposed dwelling.

There is an existing dwelling and detached garage on the site. These existing structures will be retained.

1.3 surrounding area

The subject site is located centrally a predominantly residential area of Turners Beach. The subject site is bounded by properties on all sides (excluding the street frontage) which contain 1 and 2 storey dwellings.

cradle coast building design

1.4 proposed development

The proposed development is for one additional dwelling, demolition of existing retaining walls, and construction of new retaining walls, including changes to the ground level, to provide a suitable construction site for the proposed dwelling. Driveway and vehicle turning areas will also be provided; the existing driveway + parking areas will be modified + rationalised to provide additional parking + access, while improving the aesthetics and landscaping visible from the frontage. The residence consists of living areas, 3 bedrooms and associated wet areas, and a single garage. Refer to drawings 20.004.da01 – da16 for further description of the proposed works.

2. planning scheme provisions

The site of the proposed development falls within the provisions of the *Central Coast Interim Planning Scheme 2013 (CCIPS)*. Relevant general provisions of the planning scheme are addressed as follows:

2.1 zoning

The site is located in **Zone 12.0: Low Density Residential**, and the **Turners Beach Specific Area Plan** as shown in Figure 2 below and is bounded by similarly zoned land to the north, west, south and east.



figure 2: site zoning (source: thelist.tas.gov.au)

12.2 use table

The proposed development is **Residential**, which is permitted.

2.2 development standards

12.4.1 suitability of a site or lot for use or development

This section describes standards for subdivisions, which is not applicable to this application.

12.4.2 dwelling density

Objective		
Residential dwelling density is to –		
(a) make efficient use of land for housing;		
(b) optimise utilities and community services; and		
(c) be consistent with any constraint on suitability of the land for residential use		
Acceptable Solutions	Performance Criteria	
A1	P1	
The site area per dwelling must –	The number of dwellings on a site must be	
(a) be not less than 500m2 if the site has –	consistent with the capability of the land for	
(i) connection to a reticulated water	residential use in terms of –	

supply;

- (ii) connection to a reticulated sewer system; and
- (iii) connection to a stormwater system; or
- (b) if the site is in a locality shown in the Table to this Clause, not less than the site area for that locality.
- (a) a suitable building area;
- (b) access from a road;
- (c) provision of a water supply;
- (d) disposal of sewage;
- (e) disposal of stormwater; and
- (f) a tolerable level of risk from a natural hazard.

proposed

A1(a): The total site area is 1473m². The total number of dwelling units proposed, including new + existing, is two (2). Therefore the proposed site area per dwelling is **736.5m²**. The site has connections to reticulated water supply, sewer + stormwater. The proposed site density complies with the acceptable solution.

12.4.3 location + configuration of development

Objective

The location and configuration of development is to -

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

Acceptable Solutions

A1

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

- (a) not less than 4.5m from a primary frontage; and
- (b) not less than 3.0m from any secondary frontage; or
- (c) not less than and not more than the setbacks for any existing building on each of the immediate 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) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.

Performance Criteria

P1

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

- (a) consistent with the streetscape; and
- (b) required by a constraint imposed by -
 - (i) size and shape of the site;
 - (ii) orientation and topography of land;
 - (iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;
 - (iv) arrangements for vehicular or pedestrian access;
 - (v) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;
 - (vi) a utility; or
 - (vii) any lawful and binding requirement
 - a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or
 - b. an interest protected at law by an easement or other regulation

proposed

A1(a): The building is setback from the Turners Avenue frontage by **34.8m**.

Acceptable Solutions

A2

All buildings must be contained within a building envelope determined by-

- (a) the applicable frontage setback;
- (b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;
- (c) projecting a line at an angle of 45° 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 wall height is not more than 3.0m; and
 - a. built against an existing wall of an adjoining building; or
 - b. the wall or walls -
 - i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;
 - ii. there is no door or window in the wall of the building; and
 - iii. overshadowing does not result in
 - a. less than 2 hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21st June; or
 - b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than 2 hours between 9.00am and 3.00pm on 21st June; or
- (d) in accordance with any building envelope shown on a sealed plan

Performance Criteria

Р2

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

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

proposed

A2(a): See 12.4.3.A1 above

A2(c): The proposed dwelling has setbacks of approximately **8.6m** to the nearest north side boundary, **3.1m** to the applicable west side boundary, and **4.5m** to the rear, southern boundary.

All proposed building forms are contained within the setbacks + building envelopes specified in the clause and in the diagrams applicable to the clause.

Acceptable Solutions

Δ3

All buildings must be contained within a building envelope determined by-

- (a) the applicable frontage setback;
- (b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;
- (c) projecting a line at an angle of 45° 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 wall height is not more than 3.0m; and
 - a. built against an existing wall of an adjoining building; or
 - b. the wall or walls -
 - i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;
 - ii. there is no door or window in the wall of the building; and
 - iii. overshadowing does not result in
 - a. less than 2 hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21st June; or
 - b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than 2 hours between 9.00am and 3.00pm on 21st June; or
- (d) in accordance with any building envelope shown on a sealed plan

Performance Criteria

P3

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

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

proposed

A3(a): See 12.4.3.A1 above

A3(c): The proposed dwelling has setbacks of approximately **8.6m** to the nearest north side boundary, **3.1m** to the applicable west side boundary, and **4.5m** to the rear, southern boundary.

All proposed building forms are contained within the setbacks + building envelopes specified in the clause and in the diagrams applicable to the clause. Refer drawing 20.004.da06 – da07, elevations.

Acceptable Solutions	Performance Criteria
A3	P3
Site coverage must -	Site coverage must –
(a) not be more than 50%; or	(a) provide a usable area for private open
(b) if the site is in a locality shown in the	space, landscaping, and vehicle parking
Table to this Clause, not more than the	and service activity;
site coverage for that locality; and	(b) retain capacity in any area required for
(c) not include any part of a site required for	disposal of sewage or stormwater; and
the disposal of sewage or stormwater; or	(c) be consistent with the streetscape
(d) be not more than any building area	
shown on a sealed plan	

proposed

A3(a): Site coverage as follows:

Percentage coverage:	26.65%
Total coverage:	392.70m ²
Proposed dwelling:	143.18m ²
Existing garage:	55.047m ²
Existing dwelling:	194.47m ²
Site area:	1473.49m ²

or storage of goods, materials or waste, must be located behind the primary frontage of a building (b) (c)	garage, carport or an external car parking ea and any area for the display, handling, storage of goods, materials or waste, must not dominate the architectural or visual frontage of the site; be consistent with the streetscape; be required by a constraint imposed by size, shape, slope, orientation, and topography on development of the site; and provide durable physical screening to attenuate appearance of the parking or loading area from a frontage and adjacent land

proposed

A4: The proposed garage attached to the proposed dwelling is located behind the primary frontage of the attached proposed dwelling, and well behind the frontage facade of the existing dwelling + garage.

The existing sealed area adjacent to the garage currently is used as vehicular parking + circulation, but there are no formal marked spaces or organisation. The proposed parking is similarly located behind the frontage of the existing garage, and parallel to it. Additional landscaping will be provided to help attenuate the improved parking area when viewed from the street frontage.

Acceptable Solutions	Performance Criteria
A5	P5
Total width of openings in the frontage	The frontage elevation of a garage or carport
elevation of a garage or carport (whether	(whether freestanding or part of any other
freestanding or part of any other building)	building) must minimise potential to dominate
must be the lesser of –	the streetscape
(a) 6.0m; or	,
(b) half the width of the frontage	

proposed

A5: The existing garage fronting Turners Avenue is to be retained. No change is proposed. The existing garage opening is nominally 5.0m wide. The opening to the garage attached to the proposed residence is 2.7m wide, although it is setback considerably from the frontage boundary as indicated elsewhere, and partly concealed from the frontage boundary by the neighbouring existing dwelling at No. 2 Turners Avenue.

Regardless, the total garage door opening width is **7.7m**, which constitutes **40%** of the length of the frontage boundary

12.4.4 visual and acoustic privacy for residential development

Objective The location and configuration of development is to minimise likelihood for -(a) overlooking of a habitable room, balcony, deck, or roof garden in an adjacent dwelling: (b) intrusion of vehicle noise from an access strip or communal driveway Acceptable Solutions Performance Criteria A1 A door or window to a habitable room, or any Likelihood for overlooking from a door or part of a balcony, deck, roof garden, parking window in a habitable room or from any part space or carport of a building must – of a balcony, deck, roof garden, parking (a) if the finished floor level is more than space, or carport of a building must be 1.0m above natural ground level minimised by -(i) be not less than 6.0m from any door, (a) physical separation from the door, window window, balcony, deck, or roof garden balcony, deck, or roof garden in an adjacent dwelling; in a dwelling on the same site; (b) off-set from a door or window to a (ii) be not less than 3.0m from a side boundary: habitable room in an adjacent dwelling: (iii) be not less than 4.0m from a rear (c) effective use of screening other than boundary: and vegetation: or (iv) if an internal lot, be not less than (d) effect of topography and natural features 4.5m from the boundary abutting a rear boundary of an adjacent frontage site: or (b) if less than the setbacks in clause A1(a) -(i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling; (ii) a have a window sill height of not less than 1.8m above finished floor level; (iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level: or (iv) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform

transparency of not more than 25% located for the full width of the door,

window, balcony, deck, roof garden,	
parking space, or carport	

proposed

A1(a): The *ground floor* level of the proposed dwelling is to be a maximum of 1.0m above the lowest point of its footprint. The *ground floor* also has setbacks of approximately **9.4m** to the nearest north side boundary, **3.1m** to the applicable west side boundary, and **4.5m** to the rear, southern boundary. The *first floor* has setbacks of approximately **8.6m** to the nearest north side boundary, **4.2m** to the applicable west side boundary, and **8.0m** to the rear, southern boundary.

Acceptable Solutions	Performance Criteria
A2	P2
The required minimum private open space area must be capable of receiving at least 3 hours of sunlight between 9.00am and 3.00pm on 21st June.	Each required private open space area must maximise opportunity for access to sunlight having regard for - (a) aspect, orientation, size, shape, slope, and topography of the site; (b) desirable to retain existing vegetation on the site; and (c) the impact of overshadowing by existing development on adjacent land

proposed

A2: The private open space adjacent to and directly accessible from the main living areas of both the existing and proposed dwelling receive at least 3 hours of sunlight between 9:00am and 3:00pm on the 21st of June. Refer drawing sheet 20.004.da13 - da14 for sunlight + shadow analysis.

Acceptable Solutions	Performance Criteria
Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area — (a) located behind the applicable frontage setback; (b) of not less than 1.5m² per dwelling; (c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and (d) not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling.	Arrangements must be made for the storage of waste — (a) with sufficient size and area to serve requirements of the site; (b) screened to view from the frontage and from dwellings; and (c) separated from a dwelling to attenuate noise and odour.

proposed

A3: The proposed private open spaces for both the existing and proposed dwellings are directly accessible at grade to the shared driveway + property access. A bin storage area of 1.5m² per dwelling is provided for each dwelling. Each bin storage area is screened from view from the frontage and dwelling walls by existing walls, and proposed walls of min. 1.2m high. Refer drawing sheet 20.004.da04 site plan - proposed.

12.4.6 frontage fences

Objective		
A frontage fence is to –		
(a) assist privacy and security for occupants of a dwelling;		
(b) assist to attenuate likely impact from activity on a road, on the site, or on adjacent land;		
Acceptable Solutions Performance Criteria		
A1	P1	
The height of a fence, including any	The height of a fence on a frontage or within	
supporting retaining wall, on a frontage or a frontage setback must be reasonably		
within a frontage setback must be – required for the security and privacy of the		
(a) not more than 1.2m if the fence is solid; site		
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%.		

proposed

The existing situation is to be retained. No change is proposed.

12.4.7 setback of development for sensitive use

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 a 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			
Acceptable Solutions Performance Criteria			
A1	P1		
A building containing a sensitive use must be	sensitive use must be The location of a building containing a		
contained within a building envelope	contained within a building envelope sensitive use must –		
determined by – (a) minimise likelihood for conflict, constraint			
(a) the setback distance from the zone or interference by the sensitive use on			
boundary as shown on the Table to this existing and potential use of land in the			
clause; and adjoining zone; and			
(b) projecting upward and away from the (b) minimise likely impact from existing and			
zone boundary at an angle of 45° above potential use of land in the adjoining zone			
the horizontal from a wall height of 3.0m on the amenity of the sensitive use			
at the setback distance from the zone			
boundary			

proposed

There is no Table associated with this clause evident in the planning scheme. That said, a desktop analysis of zone boundaries as shown on *thelist.tas.gov.au* website shows that the nearest zone boundary is over **65m** away.

Acceptable Solutions	Performance Criteria
A2	P2
Development for a sensitive use must be not	Development for a sensitive use must –
less than 50m from –	(a) have minimal impact for safety and
(a) a major road identified in the Table to this	efficient operation of the transport
clause;	infrastructure; and
(b) a railway;	(b) incorporate appropriate measures to
(c) land designated in the planning scheme	mitigate likely impact of light, noise, odour,
for future road or rail purposes; or	particulate, radiation or vibration

(d) a proclaimed wharf area	emissions; or (c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation
	within 3 years

proposed

A2: As revealed by a desktop analysis of zoning and infrastructure as shown on *thelist.tas.gov.au* website shows that the nearest infrastructure or designated land is the Western Railway corridor which is over **65m** from the subject site.

12.4.8 subdivision

This section describes standards for subdivisions, which is not applicable to this application.

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

This section describes standards for subdivisions, which is not applicable to this application.

2.3 codes

Responses to relevant codes are addressed as follows

E4 CHANGE IN GROUND LEVEL CODE

E4.6.1 change in existing ground level or natural ground level

Objective				
Change in the existing ground level or the natural ground level by cut or fill is to minimise –				
(a) likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity				
features of land; and				
(b) risk from a natural hazard				
Acceptable Solutions	Performance Criteria			
A1	P1			
Cut or fill must -	Cut or fill must -			
(a) not be on land within the Environmental Living zone or the Environmental	(a) make arrangements for the drainage and disposal of stormwater;			
Management zone; (b) make arrangements to stabilise any				
(b) be required to - existing building or to increase the				
(I) provide a construction site for buildings and structures;	requirements for construction of any potential building on adjacent land;			
(ii) facilitate vehicular access;	(c) manage drainage and disposal of			
(iii) mitigate exposure to a natural or	intersected ground water;			
environmental hazard; (d) safeguard the quality of receiving wa				
(iv) facilitate provision of a utility;	(e) not require a retaining or support structure			
(v) assist the consolidation or	that would result in an area of influence			
intensification of development; or	within the boundary of adjacent land			
(vi) assist stormwater management	unless the owner of adjacent land has provided written consent to enter into an			
(c) not result in a modification of surface	agreement under Part 5 Land Use			
stormwater water flow to increase –	Planning and Approvals Act 1993			
(I) surface water drainage onto adjacent	registered on the title of adjacent land			
land;	providing for the level of constraint; and			
(ii) pooling of water on the site or on	(f) not encroach upon or expose, disturb, or			
adjacent land; or	reduce cover over an underground utility			
(iii) the nature or capacity of discharge	to less than 1.0m unless the relevant			
from land upstream in a natural or	regulatory entity has advised –			
artificial drainage channel;	(I) it is satisfied the cut or fill will not result			

- (d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;
- (e) manage disposal of intersected ground water:
- (f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009:
- (g) Not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land: and
- (h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –
 - (I) it is satisfied the cut or fill will not result in harm to the utility; and
 - (ii) any condition or requirement it determines are appropriate to protect the utility

in harm to the utility; and
(ii) any condition or requirement it
determines are appropriate to protect
the utility

A1(a): The subject site is on land zoned 12.0 Low Density Residential

A1(b): The existing conditions on the subject site at the general location of the proposed dwelling comprise a ground line that falls from east to west across the site. This fall across the site is currently managed + punctuated by number of existing retaining walls, access ramps that vary in retaining height of about 1 – 1.5m, resulting in numerous ground level changes throughout the proposed building area, than is currently unsuitable for construction of a dwelling. Refer drawing sheet 20.004.da03 site plan – existing.

Proposed works include demolition of existing retaining walls and ramps and provision of new retaining walls and ramps, and some cut and fill to provide generally level ground areas for the construction of the proposed dwelling.

Proposed retaining walls are as follows:

A continuous retaining wall adjacent to the west boundary and part north boundary, to a maximum retained height of **0.9m** above adjacent land. The subject site will be partially filled behind this retaining wall to provide a level platform for building construction and the provision of private open space.

A continuous retaining wall incorporated into the proposed dwelling, to a maximum retained height of about **1.6m**. to provide upper and lower level platforms, in a "split level" arrangement, for the construction of the proposed dwelling.

Retaining walls extending from the north + south sides of the proposed dwelling, providing useful private open space, utility areas + vehicle driveways + manoeuvring areas, with a range of retained height from **1.6m** maximum, to **0.0m** minimum.

Refer drawing sheets 20.004.da10 - da12 for drawings showing extent of proposed retaining walls, proposed extent of site fill near site boundaries, and proposed retaining wall details.

A1(c): . Surface stormwater flow in the vicinity of the proposed dwelling will be managed by the provision of a grated drain to the low point of the driveway, agricultural drains to the proposed retaining walls, which in turn will be drained to grated surface pits and/or stormwater absorption pits within the subject site. Landscape planting along the boundary line is also proposed to assist with stormwater management.

Surface stormwater flow in the vicinity of the existing dwelling + garage will be managed by the

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existing stormwater drainage system that serves that area of the subject site.

Refer drawing sheet 20.004.da15 for the proposed stormwater layout showing surface stormwater management.

A1(d): The proposed retaining walls retain all proposed fill on the subject site only. Cut and fill areas will only be modified on the subject site. "Areas of influence" shown on the drawings are based on an angle of repose of 1:2, due to the generally sandy nature of the site. Retaining walls, heights and layout have been designed to keep areas of influence completely within the subject site. As such that there will be no destabilisation of adjacent lands or increased construction requirement for potential buildings on adjacent land. Refer drawing sheet 20.004.da10 for plan showing areas of influence for the proposed retaining walls.

A1(e): Any intersected groundwater will bed collected either by ag. drains and dispersed via stormwater soakage drains or by grated drains + pits as shown on drawing sheet 20.004.da15

A1(f): Safeguarding of water quality, minimisation of erosion, sediment + contaminant control during all phases of the project will be carried out in accordance with EPA Tasmania's *Soil & Water Management on Standard Building & Construction Sites*, including the installation of sediment fences downslope of any material + works during construction, as noted on drawing sheets 20.004.da15 – da16

A1(g): Retaining walls, heights and layout have been designed to keep "areas of influence" completely within the subject site. As such that there will be "areas of influence" resulting from any proposed work or structures on adjacent land. Refer drawing sheet 20.004.da10 for plan showing areas of influence for the proposed retaining walls.

A1(h): There are no known services or utilities within 1.0m of the proposed retaining walls.

E9 TRAFFIC GENERATING USE AND PARKING CODE

E9.5.1 provision for parking

Use Class	Minimum Parking Space Requirements	Minimum Loading Area Requirement
Residential	Multiple dwellings other than in the General Residential Zone (a) 2 x spaces / dwelling; and (b) 1 x space / 3 dwellings for over-flow and visitor parking	No requirement

proposed

A1 The provision for parking requirements are as follows:

parking type:	parking per dwelling:	no. of dwellings	parking spaces required:	parking spaces provided:
2+ bedroom dwelling unit	2 spaces	2	4	4
visitor / overflow parking	1 space per 3 dwellings	2	1	1
total:			5	5

Parking spaces for each dwelling is provided as a combination of garaged and external parking spaces. All visitor parking is external. All external parking and driveway is to be hardstand.

E9.6.1 design of vehicle parking and loading areas

Objective

Vehicle circulation, loading, and parking areas-

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

Acceptable Solutions

A1.1

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

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/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles:
- (c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities:
- (d) Be in accordance with AS/NZS 2890.6
 Parking Facilities Off Street Parking for People with Disabilities;
- (e) Each parking space must be separately accessed from the internal circulation aisle within the site:
- (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and
- (g) Be formed and constructed with compacted sub-base and an all-weather surface.

Performance Criteria

P1

The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for —

- (a) the nature and intensity of the use;
- (b) effect of size, slope and other physical characteristics and conditions of the site;
- (c) likely volume, type, and frequency of vehicles accessing the site;
- (d) likely demand and turnover for parking;
- (e) delivery and collection vehicles;
- (f) familiarity of users with the vehicle loading and vehicle parking area;
- (g) convenience and safety of access to the site from a road;
- (h) safety and convenience of internal vehicle and pedestrian movement;
- (I) safety and security of site users; and
- (j) the collection, drainage, and disposal of stormwater

proposed

A1.1 Stormwater collection, drainage, retention and disposal is proposed. Refer separate services documents by others.

A1.2 Carparking + driveway access has been designed generally in accordance with AS/NZS 2890.1. The proposed internal garage is 6.0m long x 3.6m wide. External parking spaces are typically 5.5m long x 2.5m wide. Turning circles + swept vehicle paths have been designed a suitably qualified engineer – refer drawings by CSE Tasmania Pty Ltd 480649 SK01-SK05.

2.4 specific area plan provisions

The site of the proposed development is located within the overlay of the Turners Beach Specific Area Plan. Relevant provisions of the Turners Beach Special Area Plan are addressed as follows:

F4.7.1 building height

Objective				
Building height -				
(a) minimises over-shadowing of adjoining sites;				
(b) protects privacy of adjoining dwellings; and				
(c) protects view lines				
Acceptable Solutions Performance Criteria				
A1	P1			
Building height must not be more than 8m.	Building height must not be more than 7.5m having regard for -			
	(a) likelihood for overshadowing of a			
	habitable room or an area of private open			
	space in a dwelling on the site or adjacent			
	land if the resultant period of sunlight is			
	less than 3 hours between 9.00am and			
	5.00pm on 21st June;			
	(b) likelihood for direct overlooking from a			
	window in a building with a finished floor			
	level more than 1.0m above natural			
	ground level to a habitable room or private			
	open space area in a dwelling on the site			
	or on adjacent land; (c) relationship between appearance and			
	design characteristics of the buildings and			
	any buildings on adjacent land;			
	(d) apparent building height when viewed			
	from a frontage road and adjacent land in			
	another zone;			
	(e) effect of the slope and orientation of the			
	site and adjacent land on apparent			
	building height;			
	(f) effect and durability of screening to			
	attenuate impact of the building to view			
	from a frontage road or from adjacent land			
	in another zone			

proposed

P1: The maximum building height of the proposed residence is less than 7.5m, below + within the required building envelope

P1(a): The main living area and private open space to each adjacent dwelling has access to more than 3 hours of sunlight between 9:00am and 3:00pm on ther 21st June, as shown on drawing 20.004.da08.

P1(b): The proposed dwelling is designed to minimise overlooking of adjacent land + habitable. To the south facing wall, the only first floor windows are located within the entry + circulation space, not habitable rooms, and they are located 8.0m from the southern boundary. To the west facing wall, the only first floor window is to the ensuite which is likely to be obscured for privacy. To the north facing wall, the windows are 8.6m from the northern boundary, overlook the proposed private open space of the proposed dwelling, and overlooking of the adjacent property is minimised by the location of the neighbouring detached garage + existing substantial planting.

P1(c): Buildings on land surrounding the subject site are an eclectic mix of modernist dwellings which appear to have been built from about the 1970s to the 2010s. The buildings are a combination of one and two storey dwellings in appropriately 50:50 ratio. Generally, single storey buildings are located on higher ground, while two storey buildings are located on lower

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ground, creating a streetscape of approximately consistent roof heights. They are clad in a variety of materials, including unfinished masonry, finished masonry, lightweight cladding of both strip type (eg. weatherboards) and panel type, and display a variety of colours. There is also a variety of roof types, including hip roofs, gable roofs, single pitch roofs + flat roofs. The character of the built context appears to be one of contemporary eclecticism.

The proposed building is designed to emulate this established pattern: the existing dwelling on the subject site is located on higher ground, is single storey, unfinished masonry, with a combination hip/gable roof. The proposed dwelling is located on lower ground, two storey, single pitched roofs, such that the maximum roof height of the proposed dwelling above AHD is approximately equal to the maximum roof height of the existing dwelling above AHD. The proposed dwelling will also have a combination of claddings – masonry lower floor and lightweight cladding to the upper floor. The proposed dwelling, in addition to being smaller in floor area than is typical of most new residences and renovations in the area, utilises the articulation of built form in plan and elevation to reduce the apparent bulk and scale.

P1(d): The proposed dwelling is partially concealed from the road frontage due to its position behind the adjacent dwelling at No.2 Turners Avenue. Its northern frontage is also set back some distance behind the frontage of the existing dwelling on the subject site, significantly reducing the apparent building height when viewed from the frontage.

As indicated previously, the subject site is a considerable distance from the nearest zone boundary.

P1(e): The surface level of the ground on and surrounding the subject site is undulating, such that there are areas of high ground, and low ground. The proposed dwelling is located on one such area of low ground, and is surrounded on all sides by higher ground, both on the subject side and on adjacent land. The effect is such that the proposed dwelling will have a maximum overall height above AHD that is similar to, and in keeping with, surrounding buildings both on the subject site and on adjacent land.

3. conclusion

This proposal seeks approval for a development an additional dwelling at 4 Turners Avenue, Turners Beach. The proposed development comprises an additional dwelling of approximately 218m² gross floor area, and provides a total of 5 parking spaces.

The design of the proposed development aims to complement the established built environment and desired outcomes of the planning scheme through appropriate massing and articulation of the architectural forms. The proposed development echoes the built forms, scale and context of the surrounding area of Turners Beach.

We trust that this development application satisfies the requirements of Central Coast Council.



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Birthdays



HUISMAN Rebecca

Birthday Wishes.

From your Dad and family.

Death Notices

BATCHELOR (nee Norris) Joyce Lillian

Joyce Lillian

18.3.1929 – 14.6.2021

Passed away peacefully at Synovum Care
Nursing Home, Wynyard. Loving wife of Percy
William (dec.). Devoted mother and
mother-in-law of Maureen and David Archer,
Carol and Graeme Roberts, Douglas and Libby
Batchelor, and lan (dec.). Much loved nan of all
her grandchildren and great grandchildren.
So much gratitude is extended to all who cared
for her in the her final months.

Loved mother and mother-in-law of Libby and Douglas. Such a special nan to Leigh and Mary, Grace Batchelor, Allison and Craig Wilson, Melony and Ben Czajor, and great nan of Eliza, Izaak, Alex, Ivy, Jimmy, Eva and Bethany Grace. What God holds in his hands is so precious. Sleep peacefully.

CHAPMAN

31.7.1939 - 11.6.2021

Much loved husband of Vicki. Loved dad and father-in-law of Gary and Shelley, David and Janine, Scott (dec.), Karen and Ben, Mia (Jan-Maree), Rachael and Stephen, and Clinton and Allison. Treasured pop of all his grandchildren and great grandchildren.

COLIZINS Doug

Sadly missed and respected Board Member and friend of Roland Childrens Services.





Death Notices



COUZINS Doug

Burnie Club Inc. uld like to express ir deepest would like to ex their dee condolences Doug's family and friends.

Doug was a long term and loyal member who will be sadly missed.

From the President, Committee, members and staff.

CRUSE Pat

Dear family friend for many years of Judith and Maurice Knight

Always known as the "Cruising Knights".

Death Notices

DRAKE Neville Glenn

4 10 1955 - 9 6 2021 Passed away

Loved and loving son of Frank Drake (dec.) and Amy Drake. Beloved husband of Jo Drake.

Jo Drake.
Much loved brother and brother-in-law of Stephen, Stephanie & Kevin Frankcombe, Robyn & Tim Russell, Narelle & Richard Carter (dec.), Dianne & Wayne Barber.
Father of Damien and Glenn, stepfather to Matthew and Dylan.

Grandfather to Archer and Isabella. Loved uncle to all his

nieces and nephews. "Forever in our hearts"

Private cremation Neville's request.

DELPHINMyrtle Fay

wyrue Fay
21.1.1938 – 10.6.2021
Former wife of Ron (dec.). Partner of Don
Sherriff. Loved mum, mother-in-law and friend
of Bev and Peter (dec.), Rod and Leonie. Nan of
Jayne, Stacey, Micheal and Racheal.

Mum, Time to visit all the waterfalls and wander the bush tracks. Thanks for being my mum. Bev and Pete (dec.), Jayne and Tim, Stacey and Glen. Little Nan to Maddi and Nickl.

Mother and mother-in-law to Rodney and Leonie. Nan to Micheal and Christie, Racheal and Kayden. Great-Nan of Jack, Lily, Amaja, and Porter.

At peace.

Dearly loved friend and companion of Don. Sadly missed but always in my thoughts and heart.

My family will always remember your love, fur and advice. Love from Karen, Janette, Glen, Adrian and thei

Rest in peace

Loved daughter of Nat and Biddy. Loving sister of Dulcle, Vera, Leonard (all dec.), Brenda, Gladys, Max, Kaye and Pam and their families. Sadly missed. R.I.P. special lady.

Private Funeral.



DOYLE Gwen

The Ulverstone Golf Club and its members would like to pass their condolences on to the family of Gwen

Ineir concolences on to the family of Gwen Doyle.

Gwen was a wonderful life member of our club, where she played for nearly 50 years. She was not only a skilful player, participating in division 1 pennant for many years, but also a great mentor to beginners. She had a lovely, warm and inviting attitude, who was always able to lend a hand in presenting hand in presenting our clubrooms or catering for functions.

Her presence and friendship will be sorely missed.



DUBBELD Benny

The Board and Members of the Latrobe Bowls and Community Club are deeply saddened by the passing of Benny.

Our deepest sympathy is extended to his wife Marie and family and friends.

Members neted to requested to wear polo tops for a guard of honour as per family funeral notice.





Death Notices

HOW John Richard

1943 - 2021 Passed a Passed away suddenly at Mole Creek on Friday June 11. Loving partner of Diane Woolnough. adly missed by Lee Mel Swindells; Kyra & Mel Swindells; Kyra & Phil Colquhoun. Poppy of Bianca & Alexis; Caden & Michaela. Son of the late Jim & Elsie & brother of Peter &

Jennifer.

Love & life go on forever - now resting peacefully.



KERGER Valerie Vona

Valerie Vona
23.2.1942 – 14.6.2021

Died peacefully at the MCH. Loved wife of Laurie (dec.). Loving mother and mother-in-law of Russell and Rachelle, and Sharon Hingston. Loved nan of Nicolle (dec.), Ethan, Sophie, Caltlyn and Zane.

Daughter of the late Reginald and Mina Hughes. Loved sister of Theron (dec.), Coral (dec.), Carleen, Wesley (dec.), Cliffe, Zena, Ethel, and Carol.

LAW (nee Boultbee) Joan Norma

Passed away peacefully on June 14, 2021. Aged 33 years. Devoted and loved wife of Stan (dec.). Dearly loved and cherished mother and friend of John and Dianne, Helen Mosley, Barb and Bob Boutcher, and Christopher (dec.). Adored and loved nan and great nan of her grandchildren and great grandchildren. Loved daughter of the late Leonard and Gertrude Boultbee. Loved sister of Mavis, Max, Winsome, Reginald, Clifford, Peter, Terrance (all dec.), Phillis, Lola, and Graeme.

me. A beautiful soul finally at rest. Reunited with dad and Chris.

SAVILLE

Leslie John (Jack)

17.08.1936 ~ 14.06.2021

Loving husband of Phyllis. Father and fatherin-law of Trudy and Rodney Smith, and Melissa
and Dennis Thorp. Pop of Adam and Tori,
Damon and Monique, Brylee and Kade; and
Sienna and Milana. Great grand-father of Remi.
Son of Jack and Trixle (both dec). Brother of
Don (dec), Geoff (dec), Esther (dec), Melva,
Anne (dec), and Herb (dec).

Forever in our hearts

Private cremation as per Jack's wishes. ~



Funeral Notices

BATCHELOR Joyce Lillian

Relatives and friends are respectfully invited to attend Joyce's funeral service, at the Parklands Chapel, 113 Bass Highway, Burnie at 2pm TOMORROW, Thursday A private Thursday. A private cremation will follow at the North West Regional Crematorium.



CHAPMAN

Relatives and friends are respectfully invited to attend Ross' funeral service at the Garden Chapel, 100 Eastland Drive, Ulverstone (North West Regional Crematorium) at 1.00pm on FRIDAY, June 18, 2021.



Funeral Notices

HOW John Richard

John Hichard
Family & friends are
warmly invited to
attend the funeral
service to be held at
Mole Creek Memorial
Hall on Monday, June
21, commencing at
3pm. In lieu of flowers,
donations to Clifford
Craio Foundation may

Andrew & Rachel Dean's LETHBORG 6344 8818 Longford | Deloraine 6391 2494 | 6362 3935

KERGER

Valerie Vona
Relatives and friends
are respectfully invited to
attend Valerie's
funeral service at the
Garden Chapel, 100
Eastland Drive,
Ulverstone (North
West Regional
Crematorium) at 10.00
am on FRIDAY, June
18, 2021.



Funeral Notices

Joan Norma

Relatives and friends are respectfully invited to attend Joan's funeral at the Devonport Chape 117 Forbes Street Street, Devonport at 10.30 am on FRIDAY, June 18, 2021. The interment will follow at the Mersey Vale Lawn Cemetery.



ROBERTS-THOMSON

Relatives and friend are respectfully invited to attend Loris' funera at S Anglicar Do dgir ervice Stephen's Anglican Church, Dodgin Street, Wynyard at 1.00 pm on MONDAY, June 21, 2021. The interment will follow at the Wynyard Lawn Cemetery.



In Memoriam

WII SON

Shirley In our hearts always

and extended

Wanted to Buy

All old books/comics

estates/downsize, old furniture, shed contents lers, taxidermy, wine /whisky, cellars, bottles, mantlepiece, cash buymantlepiece, cash buy er, will visit. 6423 3316.

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Uniforms, hats, badges medals, top prices. Ph 0439 301 097.

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KAHUNA MASSAGE relax and unwind, Devonport. Shell - 0407 901 125.

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Local Government

CENTRAL COAST

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APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received: Application No.: DA2020423

DA2020423
4 Turners Avenue, Turners Beach
Residential – multiple dwelling
development – one additional
dwelling
Suitability of a site or lot for use or
development; Building height under
Turners Beach Specific Area Plan DA2021128

DA2021128
Bass Highway, Nine Mile Road and
Kennaglen Lane, Howth – adjacent
to Howth Weighbridge
Utilities – upgrade to transport network – heavy vehicle rest area, bus
stop and ablutions building
Requirements for discretionary use
to locate on rural resource land;
Suitability of site or lot on a plan of
subdivision for use or development: Proposal Performance Criteria:

subdivision for use or development; Location and configuration of development and reliance on E9 Traffic Generating Use and Parking

Application No.: Location: DA2021137

DA2021137
170 Main Road and 25 Bowman
Drive, Penguin
Residential – subdivision – four lots
Suitability of a site or lot for use or
development and reliance on E1
Bushfire-Prone Areas Code

The applications may be viewed at the Administration Centre during office hours and on the Council's website. Any person may make representation in relation to an application [in accordance with s.57(5) of the Act] by writing to the General Manager at PO Box 220, Ulverstone 7315 or by email to admin@centralco:ast.tas.gov.au by no later than 30 June 2021.

30 June 2021. Date of notificatio m: 16 June 2021.

SANDRA AYTON General Manager



1 | Page

JN & PL Nichols PO Box 471 Ulverstone TAS 7315

Central Coast Council PO Box 220 Ulverstone TAS 7315

27 June 2021

For the attention of the General Manager Sandra Ayton

Dear Sandra

Reference: APPLICATION - DA2020423 – 4 TURNERS AVENUE, TURNERS BEACH Residential – multiple dwelling development – one additional dwelling – Suitability of a site or lot for use or development; Building height under Turners Beach Specific Area Plan at 4 Turners Avenue.

We write in connection with the above application submitted for planning permit.

We have examined the plans for the proposed development at 4 Turners Avenue which adjoins our property at 1 Native Cherry Place, Turner Beach. We wish to object to this multiple dwelling development on the grounds that the development contravenes a number of *Development Standards*.

1. 12.4.2 dwelling density - Performance Criteria P1 – states that the number of dwellings on a site must be consistent with the capability of the land for residential use in terms of (a) a suitable building area; (b) access from road (e) disposal of stormwater.

(a) A suitable building area

The site for the proposed dwelling is situated in a sunken garden area bounded on all sides by 6 other properties; 4 of these properties including the existing dwelling are elevated above the proposed dwelling site. The proposed dwelling comprises a ground line that falls from east to west across the site. The existing property is currently being supported by a 1m high retaining wall and is elevated above the proposed site.

To make the proposed site suitable for the construction of the new dwelling, demolition of existing retaining walls, construction of new retaining walls and changes to the ground level are required. This includes filling the lower areas of the site by 1.0m and ground floor level by 1.0m above the existing ground levels.

(e) Disposal of Stormwater

Changes to the ground level (being 1m above the land in the two adjoining properties on the western side) raises concerns to the suitability and capability of the site for the dwelling proposed, specifically any likely impact it will have on properties adjacent and surrounding, in terms of stormwater runoff and movement of soil. Furthermore, the addition of a new dwelling to the site will raise the level of the non-impervious surface on the site to 51.4%.

Code E4.6.1 change in existing ground level or natural ground level state that a cut or fill should not result in a modification of surface water flow to increase surface water drainage onto adjacent land; pooling of water on the site or on adjacent land.

With a rise in the level of the non-impervious surface on the site to 51.4%, and the height of the ground level on the western side of the site being raised by 1m, above the ground level of the dwellings on 3 and 5 Turners Beach Road, there is a likelihood of water drainage from storm water onto these adjoining properties.

(b) Access from Road

The proposed site has access to the road (Turners Avenue) via a driveway shared with the existing house, occupant/s who live in the garage on the site, and also occupants who live in the house at 2 Turners Avenue.

The outbuilding/shed at 2 Turners Avenue, located on the southern rear boundary of this property is used to house vehicles for this property and can only be accessed through this shared access point (driveway) to Turners Avenue. Also, part of the garage at 4 Turners Avenue has been converted into living quarters and the occupant also uses the shared driveway to access this building and as a place to park a car.

The addition of the proposed new dwelling at 4 Turners Avenue will place further burden on this shared driveway and entry/exit point into Turners Avenue; as with the additional dwelling, the shared driveway will need to provide access, entry/exit points into Turners Avenue for four separate residences.

- 2. 12.4.3 A1 Location and configuration of development The objective states that the location and configuration of development is to (b) provide a consistent separation between the development area on adjacent sites and between development and a road; (d) provide sufficient site area for open space, utilities and vehicle parking; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.
 - (b)(f) provide a consistent separation between the development area on adjacent sites and between development and a road; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.

CCO-S5.0 Turners Beach Specific Area Plan which provides a framework to guide the future development of Turners Beach and its use of land within the Low Density Residential zone states (**F4.3n Desired Feature Character Statements**) that

development at Turners Beach use increased setback distances to minimise privacy loss from buildings (h).

The setback for the ground floor of the proposed dwelling on the western side is 3.1m, the southern rear setback is 4.5 m and the first floor setback from the existing dwelling (left side) is a minimal 1.8m. Guidelines for areas zoned as Low Density Residential state 5m as required setback for side and rear.

The proposed dwelling, due to its close proximity to existing and neighbouring dwellings, will significantly compromise their amenity; resulting in a loss of privacy where windows and private open spaces overlook each other and sunlight to habitable rooms/private open spaces are unnecessarily compromised. This is not in keeping with the intent of the SAP for Turners Beach or the objective of **12.4.4 Visual and acoustic privacy for residential development.** This objective state that the location and configuration of development is to minimise likelihood for – (a) overlooking of a habitable room, balcony, deck in an adjacent dwelling.

(d) provide sufficient site area for open space, utilities and vehicle parking

The site does not allow for sufficient space for vehicle parking, circulation and access from and to Turners Avenue for the four dwellings it services. The only entry point for vehicles for the existing and proposed dwellings on 4 Turners Avenue, the occupant/s of the garage and the occupants of 2 Turners Avenue is via a narrow shared driveway. Vehicles garaged at 2 Turners Avenue either need to reverse into or out of their garage directly into the shared driveway, in order to access the shared driveway which leads onto Turners Avenue. Vehicles parked in the parking areas provided for the occupants of the existing dwelling and the garage, similarly, need to reverse and turn to access the shared driveway. This shared driveway is also the only entry and exit point for the proposed dwelling. The occupants of 2 Turners Avenue will be significantly impacted by the inclusion of an additional dwelling on the site of 4 Turners Avenue and the resultant vehicular congestion, due to the limited area on the site provided for vehicular access.

Furthermore, carparking and driveway access for this site does not satisfy the objective, Acceptable Solutions or Performance Criteria as stated in **E9.6.1 design of vehicle parking and loading areas** as the site does not provide an appropriate layout or dimension to accommodate vehicular use associated with its use; being an access point shared with 4 dwellings.

3. CCO-S5.0 Turners Beach Specific Area Plan - F4.7.1 Building Height objective states that building height (a) should minimise over-shadowing of adjoining sites; (b) protect privacy of adjoining dwellings; and (c) protect view lines.

Acceptable solutions A1 state a building height must not be more than 5.5m.

(a) Building height should minimise over-shadowing of adjoining sites

The height of the proposed structure is 7.5 metres from the natural fall of land which exceeds the acceptable solution for building height of 5.5m.

A height of 7.5 metres will have a significant visual impact and right to privacy, light and solar access upon neighbouring properties.

The proposed dwelling will be higher and overshadow the adjacent existing dwelling; which is only 1.8 m away from its southern corner and built of brick.

The existing dwellings at 1 Native Cherry Place, 3 Native Cherry Place and 5 Turners Avenue will have restricted access to sunlight in open and living spaces during the winter solstice due to extensive shadowing from the proposed dwelling as a result of the proposed dwelling exceeding height and setback standards.

Also, shadow plans provided do not show the projection of shadowing from 2 Turners Avenue on the new dwelling. The outbuilding (shed) at 2 Turners Avenue, which is directly to the north of the new dwelling, is not shown on the shadow diagrams and the shadowing from this structure would be significant during the winter solstice. There is likely to be a significant loss on the amount of light and solar access (passive heating) to the lower level of the proposed dwelling (where lounge, living and kitchen areas are situated) during the Winter solstice, due to shadowing from the dwelling and shed at 2 Turners Avenue and also due to the topography of the site; being surrounded on all sides by higher ground.

(b) Protect privacy of adjoining dwellings

The upper storey of the proposed dwelling will have windows that overlook adjacent buildings on three sides, impacting on the privacy of this dwelling and adjacent dwellings. Dwellings behind and to the side of the proposed property will directly overlook private open spaces and habitable rooms, bedrooms, bathroom in this dwelling.

The flue from the wood heater will project above the roofline of the proposed dwelling (measurements not given in plan) which will be in the sight line of dwellings abounding the western side of this dwelling. Health issues relating to smoke effluent from the wood heater cause significant concern to the occupants of the surrounding properties.

(c) Protect view lines

View lines from the existing house at 4 Turners Avenue and 1 Native Cherry Place (which will overlook the new dwelling) and have a northern frontage, will be significantly impacted by the development of this proposed dwelling. The metal exterior cladding on the upper level of the proposed dwelling will be a solid black, which will create a darkening effect within the direct sightline of adjacent houses.

Questions:

How will power be supplied to the site (previous application was for overhead power lines)?

A retaining wall has already been built on the western boundary of the proposed site, adjacent to the fence line of adjoining property; this being built prior to building approval. Will this remain, and if so, does it meet building standards?

In conclusion, due to the proposed situation of this dwelling, an internal site surrounded by existing houses; the height, scale and proportion of this dwelling needs to be sensitive to the surrounding buildings as well as safeguard the amenities of neighbouring residents. The proposed dwelling which exceeds the acceptable height and setback limits does not allow for adequate separation between dwellings and would have a negative impact on the amenity on surrounding properties.

The proposed additional dwelling at 4 Turners Avenue does not satisfy a combination of acceptable solutions and performance criteria as outlined above. The development of this dwelling on this site, will have a significant impact on the amenity of the surrounding properties. Its siting on an undulating parcel of land, close to an existing house of different architecture, with limited vehicular parking access to the road, would result in the likely constraint or interference of adjoining land and would establish a precedent to future planning in the Turners Beach area.

Planning policy states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to improve the character and quality of an area and the way it functions should not be accepted.

Turners Beach is zoned Low density residential and all development is guided by the Turners Beach Specific Area Plan whose objective is to protect the localities character and landscape setting.

Please consider our objections to the proposed additional dwelling on 4 Turners Avenue.

Yours faithfully,

JN & PL Nichols

Georgia and Matthew Perry 3 Turners Beach Road Turners Beach TAS, 7315.

Central Coast Council PO Box 220 Ulverstone TAS 7315

28 June 2021

For the attention of the General Manager Sandra Ayton

Dear Sandra

Reference: APPLICATION - DA2020423 – 4 TURNERS AVENUE, TURNERS BEACH Residential – multiple dwelling development – one additional dwelling – Suitability of a site or lot for use or development; Building height under Turners Beach Specific Area Plan at 4 Turners Avenue.

We write in relation to the above application submitted for planning permit.

We have scrutinised the plans for the proposed development at 4 Turners Avenue which adjoins our property at 3 Turners Beach Road, Turners Beach. We wish to object to this multiple dwelling development on the grounds that the development contravenes several **Development Standards.**

1. CCO-S1.7.1 The **Turners Beach Specific Area Plan, Design and location of development** states that an addition to a building must be: (a) located to the rear of the existing building; and (b) not more than the building height of the existing building.

The proposed new dwelling at 4 Turners Avenue is to be in front of the existing dwelling in the sunken garden area of the site and will be higher than the existing dwelling (7.5m height).

The Performance Criteria state that the design and location of a building must maintain the local character attributes and features of existing development in terms of: (a) the integrity of the fabric and structure of the building, place or area. (b) the setback, scale, and height of the building elements relative to existing development on the site and on adjacent land.

The proposed building is completely at odds with this existing property in a number of ways including: design, external fabrics, finish and colour scheme. The setback and building height do not conform with the Turners Beach Specific Area Plan.

12.4.2 dwelling density - Performance Criteria P1 – states that the number of dwellings on a site must be consistent with the capability of the land for residential use in terms of (a) a suitable building area; (b) access from road (e) disposal of stormwater.

(a) A suitable building area

The site for the proposed dwelling is situated in a sunken garden area surrounded by 6 other properties; 4 of these properties including the existing dwelling are elevated above the proposed dwelling site. The existing property is currently being supported by a 1m high retaining wall and is elevated above the proposed site.

To make the proposed site suitable for the construction of the new dwelling, demolition of existing retaining walls, construction of new retaining walls and changes to the ground level are required. This includes filling the lower areas of the site by 1.0m and ground floor level by 1.0m above the existing ground levels.

It is of great concern that construction and land preparation have occurred prior to the original submission approval, with the development of a retaining wall on the western boundary. On observation of its creation and given the amount of fill which will be required, it is questionable whether the retaining wall would meet engineering requirements, as it doesn't contain any drainage infrastructure or steel work. Particularly

(b) Access from Road

The proposed site has access to the road (Turners Avenue) via a driveway shared with the existing house, multiple occupants who live in the garage on the site, and multiple occupants who live in the house at 2 Turners Avenue.

The outbuilding/shed at 2 Turners Avenue, located on the southern rear boundary of this property is used to house vehicles for this property and can only be accessed through this shared access point (driveway) to Turners Avenue. Also, part of the garage at 4 Turners Avenue has been converted into living quarters and the occupant also uses the shared driveway to access this building and as a place to park a car.

On a daily basis there are at least 4 vehicles already parked in the driveway, with at least two additional vehicles on the street. At times there are up to 8 vehicles sharing the space, inclusive of trailers, tools and equipment belonging to the occupants. Traffic moving on and off Turners Avenue is significantly impacted. The substantial number of vehicles and valuable items might justify the large number of security cameras monitoring this area, including 2 attached to the nearby, nature-strip power pole.

The addition of the proposed new dwelling at 4 Turners Avenue will place further burden on this shared driveway and entry/exit point into Turners Avenue; as with the additional dwelling, the shared driveway will need to provide access, entry/exit points into Turners Avenue for four separate residences.

(e) Disposal of Stormwater

Changes to the ground level (being 1m above the land in the two adjoining properties on the western side) raises concerns to the suitability and capability of the site for the dwelling proposed, specifically any likely impact it will have on properties adjacent and surrounding, in terms of stormwater runoff and movement of soil. Furthermore, the addition of a new dwelling to the site will raise the level of the non-impervious surface on the site to 51.4%.

Code E4.6.1 change in existing ground level or natural ground level state that a cut or fill should not result in a modification of surface water flow to increase surface water drainage onto adjacent land; pooling of water on the site or on adjacent land.

With a rise in the level of the non-impervious surface on the site to 51.4%, and the height of the ground level on the western side of the site being raised by 1m, above the ground level of the dwellings on 3 and 5 Turners Beach Road, there is a likelihood of water drainage from storm water onto these adjoining properties.

Currently, during or after events of significant volumes of rain, drainage in surrounding streets and stormwater drains flood. This is particularly problematic when tides are high, and water cannot escape via drainage at the beach. During heavy rains, the drains along, Turners Avenue, Turners Beach Road and Shorehaven Drive flood so much that water often floods on to lawns and driveways. At times requiring support from SES. The Central Coast Council have had to visit and support during these time on several occasions to rectify the flooding. This will be more apparent with another property being built with a vast amount of concrete which will result in increased pressure on drainage. Often the sunken garden area has visible flooding and masses of water which can take a few days to seep into the grassed garden area.

2. 12.4.3 A1 Location and configuration of development – The objective states that the location and configuration of development is to (b) provide a consistent separation between the development area on adjacent sites and between development and a road; (d) provide sufficient site area for open space, utilities and vehicle parking; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.

(b)(f) provide a consistent separation between the development area on adjacent sites and between development and a road; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.

CCO-S5.0 Turners Beach Specific Area Plan which provides a framework to guide the future development of Turners Beach and its use of land within the Low Density Residential zone states (**F4.3n Desired Feature Character Statements**) that development at Turners Beach use increased setback distances to minimise privacy loss from buildings (h).

The setback for the ground floor of the proposed dwelling on the western side is 3.1m, the southern rear setback is 4.5 m and the first floor setback from the existing dwelling (left side) is a minimal 1.8m. Guidelines for areas zoned as Low Density Residential state 5m as required setback for side and rear.

The proposed dwelling, due to its close proximity to existing and neighbouring dwellings, will significantly compromise their amenity; resulting in a loss of privacy where windows and private open spaces overlook each other and sunlight to habitable rooms/private open spaces are unnecessarily compromised. This is not in keeping with the intent of the SAP for Turners Beach or the objective of **12.4.4 Visual and acoustic privacy for residential development.** This objective state that the location and configuration of development is to minimise likelihood for – (a) overlooking of a habitable room, balcony, deck in an adjacent dwelling.

The owner of 4 Turners Avenue approached us prior to any submissions to council. He 'kindly' let us know of his intentions to build another property on his existing land. By the nature of his offer to, at his expense, remove the existing fence and install a higher fence and retaining wall between our 2 properties, recognised that the new property would significantly impact on our property. Needless to say, he revisited us and relinquished this offer following our initial objection to his property and offered me copies of the proposed architectural plan.

(d) provide sufficient site area for open space, utilities and vehicle parking

The site does not allow for sufficient space for vehicle parking, circulation and access from and to Turners Avenue for the four dwellings it services. The only entry point for vehicles for the existing and proposed dwellings on 4 Turners Avenue, the occupant/s of the garage and the occupants of 2 Turners Avenue is via a narrow shared driveway. Vehicles garaged at 2 Turners Avenue either need to reverse into or out of their garage directly into the shared driveway, in order to access the shared driveway which leads onto Turners Avenue. Vehicles parked in the parking areas provided for the occupants of the existing dwelling and the garage, similarly, need to reverse and turn to access the shared driveway. This shared driveway is also the only entry and exit point for the proposed dwelling. The occupants of 2 Turners Avenue will be significantly impacted by the inclusion of an additional dwelling on the site of 4 Turners Avenue and the resultant vehicular congestion, due to the limited area on the site provided for vehicular access.

3. CCO-S5.0 Turners Beach Specific Area Plan - F4.7.1 Building Height objective states that building height (a) should minimise over-shadowing of adjoining sites; (b) protect privacy of adjoining dwellings; and (c) protect view lines.

Acceptable solutions A1 state a building height must not be more than 5.5m.

(a) Building height should minimise over-shadowing of adjoining sites

The height of the proposed structure is 7.5 metres from the natural fall of land which exceeds the acceptable solution for building height of 5.5m.

A height of 7.5 metres will have a significant visual impact and right to privacy, light and solar access upon neighbouring properties.

The proposed dwelling will be higher and overshadow the adjacent existing dwelling; which is only 1.8 m away from its southern corner and built of brick.

The existing dwellings at 1 Native Cherry Place, 3 Native Cherry Place and 5 Turners Avenue will have restricted access to sunlight in open and living spaces during the winter solstice due to extensive shadowing from the proposed dwelling as a result of the proposed dwelling exceeding height and setback standards.

Also, shadow plans provided do not show the projection of shadowing from 2 Turners Avenue on the new dwelling. The outbuilding (shed) at 2 Turners Avenue, which is directly to the north of the new dwelling, is not shown on the shadow diagrams and the shadowing from this structure would be significant during the winter solstice. There is likely to be a

significant loss on the amount of light and solar access (passive heating) to the lower level of the proposed dwelling (where lounge, living and kitchen areas are situated) during the Winter solstice, due to shadowing from the dwelling and shed at 2 Turners Avenue and also due to the topography of the site.

(b) Protect privacy of adjoining dwellings

The upper storey of the proposed dwelling will have windows that overlook adjacent buildings on three sides, impacting on the privacy of this dwelling and adjacent dwellings. Dwellings behind and to the side of the proposed property will directly overlook private open spaces and habitable rooms in this dwelling.

The flue from the wood heater will project above the roofline of the proposed dwelling (measurements not given in plan) which will be in the sight line of dwellings abounding the western side of this dwelling. Health issues relating to smoke effluent from the wood heater cause us significant concerns due to occupants/family members having existing health conditions including asthma and eczema. Our ability to have windows ajar for fresh air and ventilation during the colder months will be significantly impacted, with keeping windows closed a potential necessity in order to avoid wood smoke entering our home.

(c) Protect view lines

View lines from the existing house at 4 Turners Avenue and 1 Native Cherry Place (which will overlook the new dwelling) and have a northern frontage, will be significantly impacted by the development of this proposed dwelling. The metal exterior cladding on the upper level of the proposed dwelling will be a solid black, which will create a darkening effect within the direct sightline of adjacent houses. The plan does not specify how power will be supplied to the site and if overhead power lines are proposed then this will have an impact on view lines.

In conclusion, due to the proposed situation of this dwelling, an internal site surrounded by existing houses; the height, scale and proportion of this dwelling needs to be sensitive to the surrounding buildings as well as safeguard the amenities of neighbouring residents. The proposed dwelling which exceeds the acceptable height and setback limits does not allow for adequate separation between dwellings and would have a negative impact on the amenity on surrounding properties.

The proposed additional dwelling at 4 Turners Avenue does not satisfy a combination of acceptable solutions and performance criteria as outlined above. The development of this dwelling on this site, will have a significant impact on the amenity of the surrounding properties. It's sitting on an undulating parcel of land, close to an existing house of different architecture, with limited vehicular parking access to the road, would result in the likely constraint or interference of adjoining land and would establish a precedent to future planning in the Turners Beach area.

Planning policy states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to improve the character and quality of an area and the way it functions should not be accepted.

Turners Beach is zoned Low density residential and all development is guided by the Turners Beach Specific Area Plan whose objective is to protect the localities character and landscape setting.

Please consider our objections to the proposed additional dwelling on 4 Turners Avenue.
Yours sincerely,
Georgia and Matthew Perry

PS & SP Mitchell 4 Native Cherry Pl Turners Beach TAS 7315

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received:

2 9 JUN 2021

Central Coast Council PO Box 220 Ulverstone TAS 7315

Application No:

Doc. ID:

28 June 2021

For the attention of the General Manager Sandra Ayton

Dear Ms Ayton

Reference: APPLICATION - DA2020423 - 4 TURNERS AVENUE, TURNERS BEACH
Residential - multiple dwelling development - one additional dwelling - Suitability of a site
or lot for use or development; Building height under Turners Beach Specific Area Plan at 4
Turners Avenue.

We write in connection with the above application submitted for planning permit. We previously objected on several grounds when an application for subdivision of this property was made.

We have several concerns based on a Number of Development Standards cited below:

- 1. 12.4.2 dwelling density Performance Criteria P1 states that the number of dwellings on a site must be consistent with the capability of the land for residential use in terms of (a) a suitable building area; (b) access from road (e) disposal of stormwater.
- 3. 12.4.3 A1 Location and configuration of development The objective states that the location and configuration of development is to (b) provide a consistent separation between the development area on adjacent sites and between development and a road; (d) provide sufficient site area for open space, utilities and vehicle parking; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas. (d) provide sufficient site area for open space, utilities and vehicle parking; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.
- (b)(f) provide a consistent separation between the development area on adjacent sites and between development and a road; (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas.
- Code E4.6.1 change in existing ground level or natural ground level state that a cut or fill should not result in a modification of surface water flow to increase surface water drainage onto adjacent land; pooling of water on the site or on adjacent land.

CCO-S5.0 Turners Beach Specific Area Plan which provides a framework to guide the
future development of Turners Beach and its use of land within the Low Density
Residential zone states (F4.3n Desired Feature Character Statements) that
development at Turners Beach use increased setback distances to minimise privacy
loss from buildings (h).

CONCERNS

A suitable building area

6 other properties; 4 including the existing dwelling are elevated above the proposed dwelling site. The proposed sunken garden area is bounded on all sides by and supported by a 1m high retaining wall which is elevated above the proposed site.

To make the proposed site suitable for the construction of the new dwelling, demolition of existing retaining walls, construction of new retaining walls and changes to the ground level are required.

Access from road

There are already multiple vehicles accessing number 4 Turners Avenue

The outbuilding/shed at 2 Turners Avenue, located on the southern rear boundary of this property is used to house vehicles for this property and can only be accessed through this shared access point (driveway) to Turners Avenue.

With the additional dwelling further incumbrance will be placed on this shared driveway.

Disposal of stormwater.

These plans include several and significant changes to the ground level and non-impervious surfaces of the site. We have grave concerns that there may be substantial ramifications to the properties below Number 4 Turners Avenue: particularly those in Turners Beach Road.

We note that in addition to connections to the existing stormwater line there is a proposal for 2 stormwater absorption trenches. Given in the recent past there has been some flooding in the area when there are heavy rains, we are concerned that this may be inadequate.

Location and configuration of development

The proposed dwelling, due to its close proximity to existing and neighbouring dwellings, will significantly compromise their amenity; resulting in a loss of privacy where wind ows and private open spaces overlook each other and sunlight to habitable rooms/private open spaces are unnecessarily compromised. This is not in keeping with the intent of the SAP for Turners Beach or the objective of 12.4.4 Visual and acoustic privacy for residential development. This objective state that the location and configuration of development is to minimise likelihood for – (a) overlooking of a habitable room, balcony, deck in an adjacent dwelling.

Provide sufficient site area for open space, utilities and vehicle parking

The site does not allow for sufficient space for vehicle parking, circulation and access from and to Turners Avenue for the four dwellings it services. The only entry point for vehicles for the existing and proposed dwellings on 4 Turners Avenue, the occupant/s of the garage and the occupants of 2 Turners Avenue is via a narrow, shared driveway.

Building height should minimise over-shadowing of adjoining sites

Acceptable solutions A1 state a building height must not be more than 5.5m.

The height of the proposed structure is 7.5 metres from the natural fall of land which exceeds the acceptable solution for building height of 5.5m.

A height of 7.5 metres will have a significant visual impact and right to privacy, light and solar access upon neighbouring properties.

Protect privacy of adjoining dwellings /Protect view lines

The upper storey of the proposed dwelling will have windows that overlook adjacent buildings on three sides, impacting on the privacy of this dwelling and adjacent dwellings. Dwellings behind and to the side of the proposed property will directly overlook private open spaces and habitable rooms in this dwelling.

The flue from the wood heater will project above the roofline of the proposed dwelling (measurements not given in plan) which will be in the sight line of dwellings abounding the western side of this dwelling.

Due to the proposed situation of this dwelling, an internal site surrounded by existing houses; the height, scale and proportion of this dwelling needs to be sensitive to the surrounding buildings as well as safeguard the amenities of neighbouring residents. The proposed dwelling which exceeds both the acceptable height and setback limits.

Turners Beach is zoned Low density residential and all development is guided by the Turners Beach Specific Area Plan whose objective is to protect the localities character and landscape setting.

QUESTIONS

- There is no mention in the planning proposal of how power will be connected to the dwelling; we previously had objections to overhead power connection.
- We are concerned that the retaining wall abutting numbers 3 and 5 Turners Beach
 Road has already been constructed either fully or in part prior to approval of the
 proposed plans; does this meet or accurately correspond to the submitted plans?
 Given the impact on drainage to the adjoining properties we would like to know if
 this meets the required standards despite whether the proposal is approved or not.

Please consider our Submission at the next Council meeting where planning proposals are discussed.

Yours faithfully,

Sue and Phil Mitchell

EPULLULL

Kellie Malone

From: Sandra Ayton

Sent: Tuesday, 29 June 2021 11:33 AM **To:** Mary-Ann Edwards; Records

Subject: FW: Application DA2020423 4 Turners Ave Turners Beach

Sandra Ayton
General Manager
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8901

www.centralcoast.tas.gov.au | f Find us on Facebook





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Please consider the environment before printing this email.

From: Brenda Thompson <fowes@hotmail.com>

Sent: Tuesday, 29 June 2021 10:58 AM

To: Sandra Ayton <sandra.ayton@centralcoast.tas.gov.au> **Subject:** Application DA2020423 4 Turners Ave Turners Beach

Brenda Thompson

2 Turners Ave

Turners Beach

Tas 7315

Central Coast Councl

P.O Box 220

Ulverstone Tas 7315

29 June 2021
Att General Manager
Sandra Ayton
Dear Sandra
Reference: APPLICATION-DA2020423 - 4 Turners Avenue Turners Beach
Residential - multiple dwelling development - one additional dwelling - Suitability of a site or lot for use or development, Building height under Turners Beach Specific Area Plan at 4 Turners Avenue
I wish to object to to the proposed development for which plans have been submitted for 4 Turners Ave Turners Beach on the grounds that the development contravenes several Development standards
12.4.2 dwelling density - Performance Criteria P1 - states that the number of dwellings on a site must be consistent with the capability of the land for residential use in terms of (a) a suitable building area; (b) access from road (e) disposal of stormwater
(b) Access from Road
I am concerned that the proposed site has access to the road (Turners Avenue) via a driveway shared with my house (2 Turners Ave) My Garage, located on the southern rear boundary of my property for my vehicles on my property can only be accessed through this shared access point (driveway) to Turners

Avenue.

The current garage at 4 Turners Ave has been converted and is being used for accommodation not as a garage thus creating more congestion to the shared driveway area

The addition of the proposed new dwelling at 4 Turners Avenue will place further burden on this shared driveway and entry/exit point into Turners Avenue; as with the additional dwelling, the shared driveway will need to provide access, entry/exit points into Turners Avenue for four separate residences.

There are already existing issues with the shared driveway becoming a never ending problem with extra vehicles blocking driveway access. I also have concerns with building materials being left on the driveway also with large trucks delivering materials having to use that shared area, combined with the issue that the driveway will have to be dug up to lay storm water pipes to the new dwelling

12.4.3 A1 Location and configuration of development - The objetive states that the location and configuration of development is to (b) provide a consistent separation between the development area on adjacent sites and between development and a road;(d) provide sufficient site area for open space, utilities and vehicle parking; (f) separate adjacent buildings to provide reasonable opportunity for daylight ad sunlight to havitable rooms and to private open space areas.

(d) Provide sufficient site area for open space, utilities and vehicle parking

The site does not allow for sufficient space for vehicle parking, circulation and access from and to Turners Avenue for the four dwellings it services. The only entry point for vehicles for the existing and proposed dwellings on 4 Turners Avenue, and my property at 2 Turners Avenue is via a narrow shared driveway. Vehicles garaged at my property 2 Turners Avenue either need to reverse into or out of my garage directly into the shared driveway, in order to access the shared driveway which leads onto Turners Avenue. Vehicles parked in the parking areas provided for the occupants of the existing dwelling and the garage, similarly, need to reverse and turn to access the shared driveway. This shared driveway is also the only entry and exit point for the proposed dwelling. My property at 2 Turners Ave will be significantly impacted by the inclusion of an additional dwelling on the site of 4 Turners Avenue and the resultant vehicular congestion, due to the limited area on the site provided for vehicular access

CCO-55.0 Turners Beach Specific Area Plan - F4.7.1 Building Height objective states that building height (a) should minimise over-shadowing of adjoining sites; (b) protect privacy of adjoining dwellings; and (c) protect view lines.

Acceptable solutions A1 state a building height must not be more than 5.5m.

(a) Building height should minimise over-shadowing of adjoining sites

The height of the proposed structure is 7.5 metres from the natural fall of the land which exceeds the acceptable solution for building height of 5.5m

A height of 7.5 metres will have a significant visual impact and right to privacy, light and solar access upon neighbouring properties.

My Garage at 2 Turners Avenue, which is directly to the north of the proposed new dwelling, is not shown on the shadow diagrams and the shadowing from this structure would be significant during the winter solstice. There is likely to be a significant loss on the amount of light and solar access (passive heating) to the lower level of the proposed dwelling (where lounge, living and kitchen areas are situated) during the winter solstice, due to shadowing from the dwelling and shed at my property 2 Turners Avenue and also due to the topography of the site

(b) Protect privacy of adjoining dwellings

The upper story of the proposed dwelling will have windows that overlook adjacent buildings on three sides, impacting on the privacy of this dwelling and adjacent dwellings.

Dwellings behind and to the side of the proposed property will directly overlook private open spaces and habitable rooms in this dwelling.

The flue from the wood heater will project above the roofline of the proposed dwelling (measurements not given in plan) which will be in the sight line of dwellings abounding the western side of this dwelling. Health issues relating to smoke effluent from the wood heater cause significant concern to the occupants of the surrounding properties.

Yours sincerely

Brenda Thompson

Annexure 4



4 Turners Avenue, Turners Beach – site highlighted.



4 Turners Avenue, Turners Beach



4 Turners Avenue taken from access off Turners Avenue. Existing dwelling and garage seen in this photo.

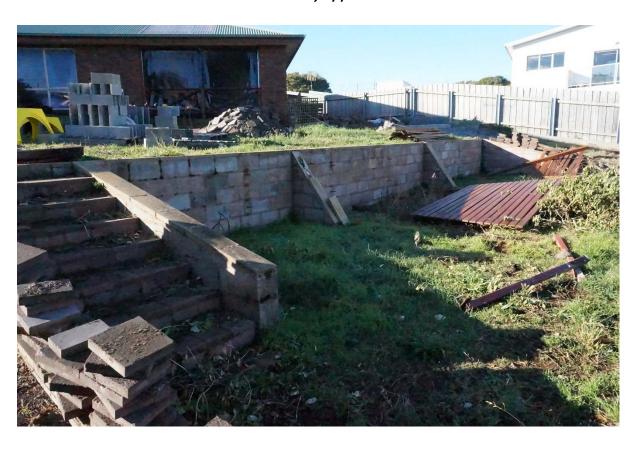


Photo shows existing garage of 2 Turners Avenue. Proposed dwelling site can be seen in the back corner of the site, right of the existing dwelling.



Proposed new dwelling area on the site behind fence.

Photos below were taken when works commenced on site for construction of a retaining wall without any approvals.















Submission to Planning Authority Notice

Council Planning Permit No.	DA2020423			Council notice date	12/04/2021	
TasWater details						
TasWater Reference No.	TWDA 2021/0053	39-CC		Date of response	22/04/2021	
TasWater Contact	Georgia Bowen	Georgia Bowen Phone No. 0467 795 944				
Response issued to						
Council name	CENTRAL COAST COUNCIL					
Contact details	planning@centralcoast.tas.gov.au					
Development deta	Development details					
Address	4 TURNERS AVE, TURNERS BEACH		Property ID (PID)	7885008		
Description of development	Multiple Dwellings x /					
Schedule of drawings/documents						
Prepar	Prepared by Drawing/document No. Revision No. Date of Issue					

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:

Site Plan: Existing / Da03

Site Plan: Proposed / Da04

CONNECTIONS, METERING & BACKFLOW

Cradle Coast Building Design

Cradle Coast Building Design

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

56W CONSENT

4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is over or within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

07/04/2021

07/04/2021

В



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.

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;

- (e) Existing pipe depth and proposed finished surface levels over the pipe;
- (f) 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;
- (g) A note on the plan indicating how the pipe location and depth were ascertained.
- (h) The location of the property service connection and sewer inspection opening (IO).
- (i) In the event the sewer IO is found to be within a vehicular manoeuvring area it must be shown to be housed in a trafficable lid and surrounds to AS 3996.
- (j) The sewer property connection from the DN150 sewer main to the IO within the lot is part of TasWater infrastructure, for accessibility purposes TasWater's preferred location for the IO is to be within 2.0 metres of the boundary at the road frontage. Any pipework into the lot from the IO is private plumbing therefore no minimum clearances can be enforced by TasWater on such pipes.

Declaration

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



Authorised by

Jason Taylor

Development Assessment Manager

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







TasWater Infrastructure

- Water Reticulation Main
- R Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- -P Sewer Pressure Reticulation Main
- R Sewer Rising Main
- Sewer Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

- Water Mains Private
- Stormwater Gravity Main Private
- P- Sewer Pressurised Mains Private
- Sewer Gravity Mains Private
- P— Recycled Water Mains Private

Abandoned Infrastructure

- Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

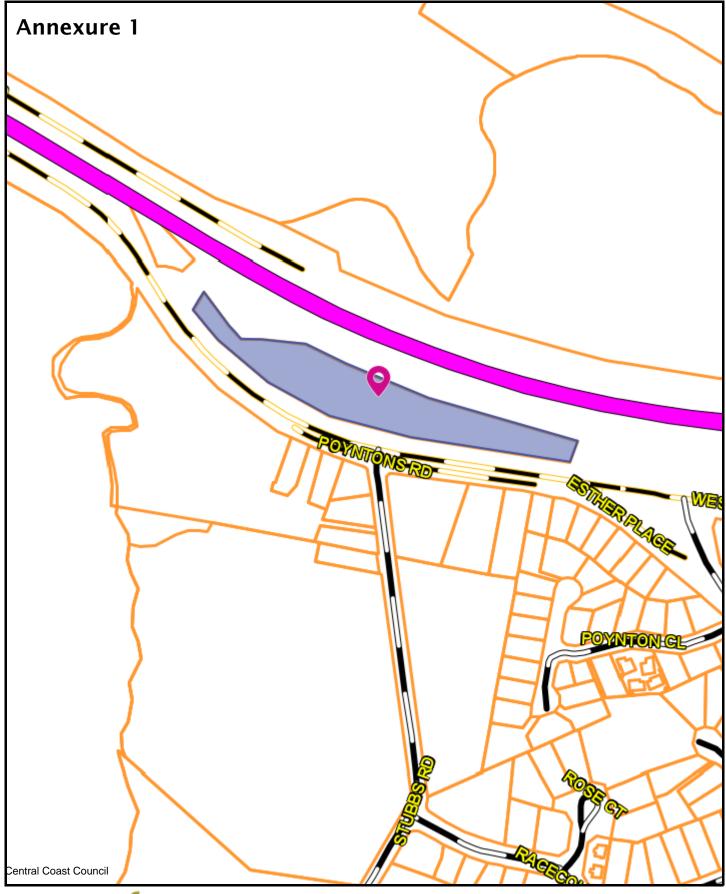
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CENTRAL COAST COUNCIL

Central Crast Council

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Important
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WESTELLA DRIVE (CT115441/1), **TURNERS BEACH** DA2021144

Scale = 1:3553.200

17-Jun-2021

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

49 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



Land use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office use only:	Zone:		Permit Pathwo	ay – NPR/Permitte	ed/Discretionary
Use or Developn	nent Site:				
Site Address	Westella Drive,	Turners Beach			
Certificate of Title Reference	Certificate of Tit	tle Volume 11544 F	olio 1		
Land Area	1.342ha	Heritage Liste	d Property	NO	YES
Applicant(s)					
First Name(s)			Surname(s)		
Company name (if applicable) Postal Address:	Sty° Pty Ltd PO Box 63 Riversi	de 7250	Contact No: 041	7 921 661	
	walker@6ty.com.	.au nt information regarding your app	lication via email.		
Owner(s) (note	– if more than one owne	er, all names must be indic	ated)		
First Name(s)		1	Aiddle Names(s)		
Surname(s)			Company name (if	applicable)	
		l N	OATEVILLE P1	TY LTD	
Postal Address:	361 Top Gawler Ro	oad, Gawler			

PERMIT APPLICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
"USE" is the purpose or manner for which land is utilised.	
Proposed Use Construction of two buildings	for resource development and storage use
Use Class Office use only	
buildings and structures, signs, any change in ground level a Proposed Development (please submit all docuseparating A4 documents & forms from A3 docur	mentation in PDF format to planning@centralcoast.tas.gov.au
Value of the development — (to include all works of \$150,000.00 Estimate/Actual Total floor area of the development 750	
Notification of Landowner	
If land is NOT in the applicant's ownership	
I, the land has been notified of the intention to ma	, declare that the owner/each of the owners of ake this permit application.
Signature of Applicant	Date
If the application involves land within a Stra	ata Corporation
I, of the body corporation has been notified of the	, declare that the owner/each of the owners e intention to make this permit application.
Signature of Applicant	Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL			
Central Coast Council consents to the making of this pe	ermit application.		
General Managers Signature	Date		
(C) by a second of the Post Control of the London condi-	and a Calabard bands a CROWN		
If the permit application involves land owned or	r administered by the CROWN		
l,	the Minister		
responsible for the land, consent to the making of thi	s permit application.		
Minister (Signature)	Date		
	entral Coast Council or by a State government agency, the consent sible for Crown land must be provided at the time of making the Council or the Minister responsible.		
Applicants Declaration			
I/ we 6ty° Pty Ltd			
•	rmit application to be true and correct to the best of		
Signature of Applicant/s	Date		
Office Hee Only			
Office Use Only Planning Permit Fee	\$		
Public Notice Fee	\$		
Permit Amendment / Extension Fee	\$		
No Permit Required Assessment Fee	\$		
TOTAL	\$		
TOTAL	¥		
Validity Date			



INFRASTRUCTURE SERVICES INFORMATION REQUEST

Site of Proposed Development				
Street Address	Westella Drive, Turners Beach			
Certificate of Title Reference	Volume 115441 Folio 1			
Applicant				
Contact Name	George Walker			
Company	6ty° Pty Ltd			
Postal Address				
Phone No.	Mobile No. 0417 921 661			
Email Address	gwalker@6ty.com.au			
Does the developme	rnt propose to construct a new crossover? Yes (opposite sheds)			
Does the developme more than 3.6m?	ent propose to increase existing crossover width to Yes			
	Does the development require removal of any vegetation from within the road reserve or outside the property boundary? No			
Applicant Declaration				
I, 6ty° Pty Ltd (Print Name)				
declare the information I have given in this application to be true and correct to the best of my knowledge.				
Signature of Applicant	Date			



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 115441	FOLIO 1
EDITION	DATE OF ISSUE
3	02-Mar-2021

SEARCH DATE : 19-May-2021 SEARCH TIME : 12.41 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH Lot 1 on Plan 115441

Derivation: Part of Lot 463 Gtd. to W. Titley and Whole of

lot 41388 granted to D.M. BOON Prior CTs 104961/1 and 33492/1

SCHEDULE 1

M871542 TRANSFER to MOATEVILLE PTY LTD Registered 02-Mar-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A822260 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 01-Dec-1982 at noon
B738897 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 10-May-1995 at noon
B841844 ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 05-Jun-1996 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER

D.M. Boon

FOLIO REFERENCE C.T. 33492-1

FIR: 106864-1, FIR:104961-1, FIR:104969-1

GRANTEE Part of Lat 463, 484 a 21 Op. Granted to

FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

PLAN OF SURVEY

LOCATION

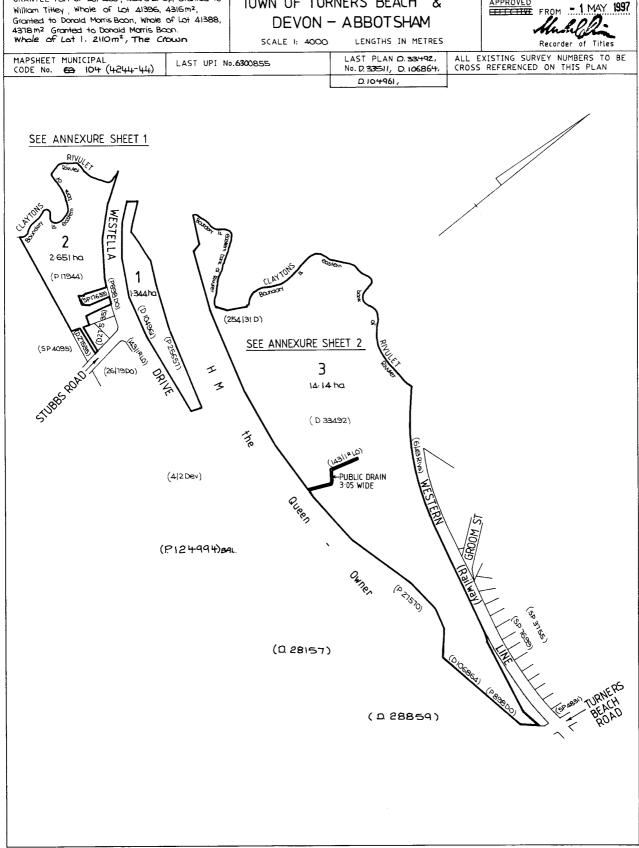
TOWN OF TURNERS BEACH & DEVON - ABBOTSHAM

BY SURVEYOR MR. R. W. RANSON

LENGTHS IN METRES

REGISTERED NUMBER

P 115441



Search Date: 19 May 2021

Search Time: 12:41 PM

Volume Number: 115441

Revision Number: 01

Page 1 of 3



FOLIO PLAN

RECORDER OF TITLES



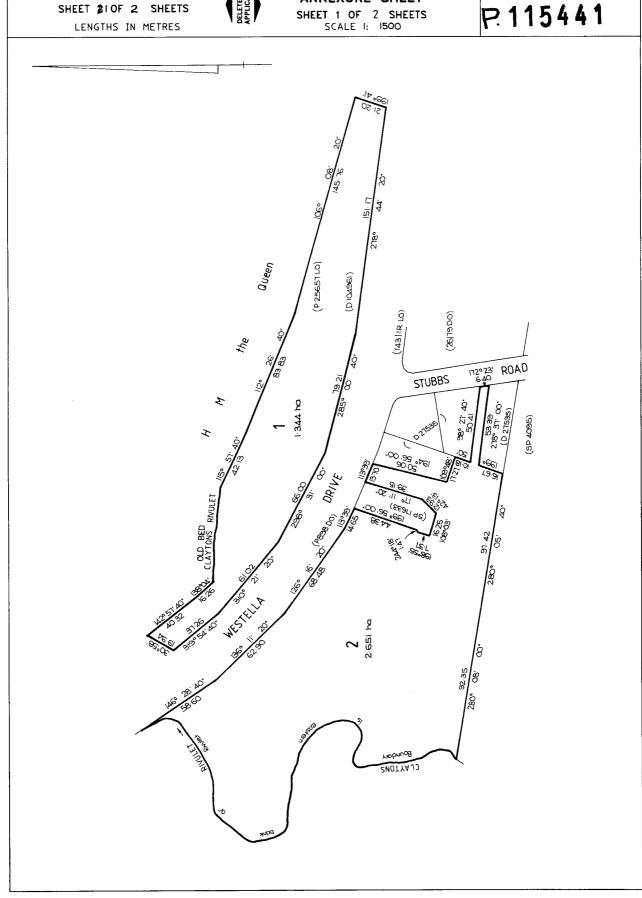
Issued Pursuant to the Land Titles Act 1980





PLAN OF SURVEY ANNEXURE SHEET

Registered Number



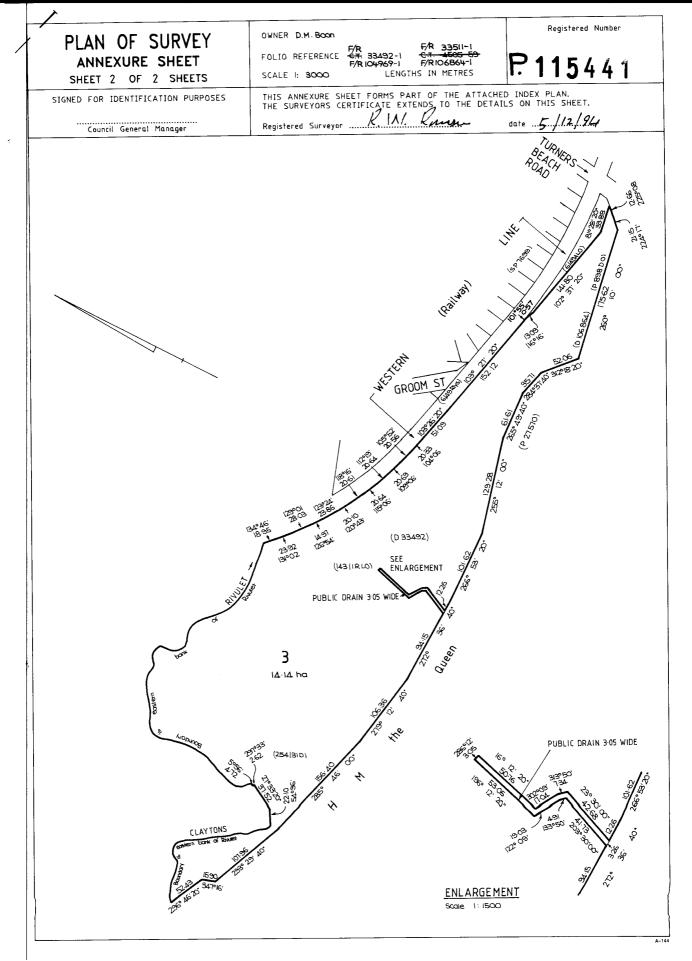


FOLIO PLAN

RECORDER OF TITLES



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Search Date: 19 May 2021

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Volume Number: 115441

Revision Number: 01

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WESTELLA DRIVE (CT115441/1), **TURNERS BEACH** DA2021144

17-Jun-2021

Our Ref: 21.149

Measured form and function



26 May 2021

Ms Sandra Ayton General Manager Central Coast Council By Email: admin@centralcoast.tas.gov.au

Dear Sandra,

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<u>DEVELOPMENT APPLICATION - CONSTRUCTION OF AGRICULTURAL OUTBUILDINGS - WESTELLA DRIVE, TURNERS BEACH</u>

Please find enclosed a development application to construct two outbuildings located at Westella Drive, Turners Beach (the site - refer to Figure 1). The development application includes the following documents:

- 1. completed permit application form;
- 2. planning compliance letter detailing the proposed use and development;
- 3. certificate of title for the site; and
- 4. development plans.

Figure 1 - aerial image showing the spatial extent of the site.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania



1 Planning Overview

Site Address	Westella Drive, Turners Beach		
Title Information	Certificate of Title Volume 115441 Folio 1		
Site Area	1.342ha		
Planning Instrument	Central Coast Interim Planning Scheme 2013 (the Scheme)		
Zoning	D26.0 - Rural Resource		
Applicable Codes	E9.0 - Traffic Generating Use and Parking		
Special Provisions	N/A		
Use	Resource Development & Storage		
Development	Construction of Outbuildings		
Status	Discretionary		

2 Subject Site and Surrounding Area

The site comprises a single lot that is long and narrow in shape. It is bounded by Bass Highway to the north, Westella Drive to the south, Forth Road on ramp to the east and Claytons Rivulet to the west.

The site and adjacent land to the south-west is zoned Rural Resource. Bass Highway and Forth Road are zoned Utilities and land to the south-east on the opposite side of Westella Drive is zoned General Residential (refer to Figure 2).

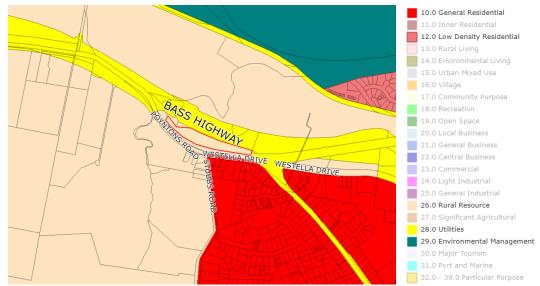


Figure 2 - map identifying the zoning of the site and immediately adjacent area.

Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The site is vacant and comprises mixed grass species and some standing vegetation along the northern and south-eastern boundaries.



3 Proposed Use

Planning approval is sought for the construction of two buildings. Both buildings will be identical and will have the following dimensions:

Element	Dimension
Length	25m
Width	15m
Area	375m
Wall Height	6m
Apex Height	7.5m
Maximum Building Height	8.3m

The proposed buildings will be located at the eastern end of the site. They will be orientated parallel to Bass Highway and Westella Drive. The northern, eastern and western walls will be enclosed with the southern side to be open.

Both buildings will be used interchangeably for the following activities:

- storage of machinery, plant and equipment that is used for the harvesting of produce;
- storage of hay and silage produced on the site including machinery and equipment used to harvest hay and silage;
- storage of equipment and material used to maintain fences and other infrastructure associated with the keeping of livestock on the site.

With respect to the production of hay and silage and keeping of livestock on the site, works have already commenced on the site to kill off the mixed species grass, improve site drainage and sow improved pasture. The perimeter of the site will remain fenced with an agricultural wire fence with internal pasture areas to be strip grazed.



4 Planning Assessment

4.1 Application Status

For the purposes of Clause 8.2.1 of the Scheme, the proposed use and is categorised within the <u>Resource Development</u> and <u>Storage</u> use classes, which are defined as follows in Table 8.2 of the Scheme:

Resource development

use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.

Storage

use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.

The sub-use class that best describes the Resource Development use is agriculture and the sub-use class that best described the Storage use is contractors yard.

The use of land for Resource development is No Permit Required in Table 26.2 where it is for an agricultural use that is dependent on the soil as a growth medium.

In this instance, the proposed agricultural use involves growing improved pasture for the production of hay and silage and for the keeping of livestock. The improved pasture is dependent on the soil as a growth medium and the proposed use therefore satisfies qualification (a) in Table 26.2 for the Resource Development use class.

The use of land for Storage is Permitted in Table 26.2 where it is a depot for the storage of plant, machinery, equipment, materials and other goods if require for primary produce use on land in the zone.

In this instance, the proposed storage use involves using a building for the storage of machinery, plant and equipment that is used for the harvesting of produce. Initially, the equipment to be stored in the building will be associated with the harvesting of hazelnuts and potatoes which are grown on land in the Rural Resource zone. Growing and harvesting of produce such as hazelnuts and potatoes is a primary industry use. The proposed use therefore satisfies qualification (a) in Table 26.2 for the Storage use class.



and the use of land for Storage is Permitted within the Rural Resource zone in accordance with Table 26.2.

The zone and code standards that apply to the proposed use and development are addressed in Sections 4.2 to 4.3 below. Assessment against relevant performance criteria is provided under Section 5.

4.2 Rural Resource Zone

Clause 26.3.1 does not apply to the proposal on the basis that it does not involve discretionary permit us.

26.4	26.4 Development Standards					
Stand	dard/Requi	rement	Assessment	Compliance		
26.4.	1 Suitability	of a site or lot on a pla	n of subdivision for use or	development		
A1	A site or subdivisio	each lot on a plan of n must -				
	have than	ss for agricultural use, an area of not less 1 hectare not ding any access strip;	Part of the use is for agriculture. Notwithstanding, the site has an area of 1.32ha.	Complies with acceptable solution.		
	` '	ended for a building, ain a building area –				
	(i)	of not more than 2000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;	The proposed building area will be 750m² which is not more than 20% of the site (2,640m²).	Complies with acceptable solution.		
	(ii)	clear of any applicable setback from a frontage, side or rear boundary;	The proposed buildings will not be clear of the applicable frontage setback requirements prescribed by clause 26.4.2 A1.	Relies on performance criteria.		
	(iii)	clear of any applicable setback from a zone boundary;	•	Not applicable.		
	(iv)	clear of any registered easement;	The site does not contain an easement			

Stan	dard/Requ	irement	Assessment	Compliance
			that is registered on the title.	
	(v)	clear of any registered right of way benefiting other land;	The site does not have a right of way benefiting other land registered on the title.	
	(vi)	clear of any restriction imposed by a utility;	The proposed buildings will be clear of an existing open stormwater drain and sewer main which dissect the site in a north to south direction.	
	(vii)	not including an access strip;	The site does not have an access strip.	
	(viii)	accessible from a frontage or access strip.	The proposed building area will be accessible from the Westella Drive frontage.	
A2	subdivisio	or each lot on a on plan must have a access from a road –		
	whic	ss a frontage over th no other land has a t of access; and	The site has access across its Westella Drive frontage over which no other land has right of access.	Complies with acceptable solution.
	acce a fro requ	n internal lot, by an ess strip connecting to ontage over land not gired as the means of ess to any other land;	The site is not an internal lot.	Not applicable.
	(c) by	a right of way necting to a road –	Access to the site is not by a right of way connecting to a road.	Not applicable.
	(i)	over land not required as the means of access to any other land; and		
	(ii)	not required to give the lot of which it is a		

	Development Standards dard/Requirement	Assessment	Compliance
Otan	part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and	Assessment	
	(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and	The Westella Drive frontage has a length of 392m.	Complies with acceptable solution.
	(e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	Westella Drive is a local road under the authority of Central Coast Council. Written advice from Council advising that it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage is sought in conjunction with the application.	Complies with acceptable solution upon receipt of written advice from the road authority.
A3	Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply —		
	(a) provided in accordance with the <i>Water and Sewerage Industry Act</i> 2008; or	The site is capable of connecting to a 150DN water main located along the southern side of the Westella Drive road pavement.	Complies with acceptable solution.
	(b) from a rechargeable drinking water system with a storage capacity of not less than 10,000 litres if—		

26.4	26.4 Development Standards				
Stand	dard/Requirement	Assessment	Compliance		
	(i) there is not a reticulated water supply; and				
	(ii) development is for –				
	a. a single dwelling; or				
	b. a use with an equivalent population of not more than 10 people per day.				
A4	Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste —				
	(a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or	The site is capable of connecting to a 150DN sewer main located on the southern site of the Westella Drive road pavement.	Complies with acceptable solution.		
	(b) by on-site disposal if –				
	(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and				
	(ii) the development -				
	a. is for a single dwelling; or				
	b. provides for an equivalent				

Stand	dard/Requirement	Assessment	Compliance
	population of not more than 10 people per day; or		
	(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip.		
A5	Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater —		
	(a) to a stormwater system provided in accordance with the <i>Urban Drainage</i> Act 2013; or	The site is capable of connecting to the open stormwater drain which dissects the site to the east of the proposed building area.	Complies with acceptable solution.
	(a) if stormwater cannot be drained to a stormwater system –		
	(i) for discharge to a natural drainage line, water body, or watercourse; or		
	(ii) for disposal within the site if –		
	a. the site has an area of not		

26.4	Development Standards		
Stand	dard/Requirement	Assessment	Compliance
	less than 5000m²;		
	b. the disposal area is not within any defined building area;		
	c. the disposal area is not within any area required for the disposal of sewage;		
	d. the disposal area is not within any access strip; and		
	e. not more than 50% of the site is impervious surface.		
26.4.2	2 Location and configuration of de	velopment	
A1	A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –		
	(a) not less than 20.0m from the frontage; or	Each proposed building will be located within 20m of the Westella Drive frontage.	Relies on performance criteria.
	(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;	Each proposed building will be located within 50m of Bass Highway.	Relies on performance criteria.
	(c) not less than 10.0m from each side boundary; and	The proposed buildings will be located 70m from the eastern side boundary and 248m	Complies with acceptable solution.

Stand	dard/Requirement	Assessment	Compliance
		from the western side boundary.	
	(d) not less than 10.0m from the rear boundary; or	The site does not have a rear boundary.	Not applicable.
	(e) in accordance with any applicable building area shown on a sealed plan.	The title does not contain a building area.	Not applicable.
A2	Building height must not be more than 8.5m.	Each proposed building will have a maximum building height of 8.3m.	Complies with acceptable solution.
A3.1	A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –		
	(a) not project above an elevation 15m below the closest ridgeline;	The closest ridgeline is located approximately 650m to the south-west of the proposed building area. The ridgeline traverses 60 Stubbs Road (Certificate of Title Volume 141301 Folio 1) and 164 Westella Drive (Certificate of Title Volume 139888 Folio1). The ridgeline has a predominate elevation of 90m Australian Height Datum (AHD). The elevation 15m below the predominate elevation of the ridgeline is 75m AHD. The proposed building areas will have a finished floor level of 6.35m AHD and a maximum building height of 14.6m AHD.	Complies with acceptable solution.
	(b) be not less than 30m from any shoreline to a marine	The proposed buildings will be located	Complies with

26.4	26.4 Development Standards				
Stand	dard/Requirement	Assessment	Compliance		
	or aquatic water body, water course, or wetland;	approximately 303m from Claytons Rivulet to the west.	acceptable solution.		
	(c) be below the canopy level of any adjacent forest or woodland vegetation; and	The site is not adjacent to forest or woodland vegetation.	Complies with acceptable solution.		
	(d) clad and roofed with materials with a light reflectance value of less than 40%.	The proposed buildings will be clad and roofed with colour bond metal sheeting that will have a 'Monument' finish which has a maximum light reflectance value of 9%.	Complies with acceptable solution.		
A3.2	Wind power turbines and wind power pumps must not exceed 20m in height.	The proposal does not involve wind power turbines or wind power pumps.	Not applicable.		

26.4.3 Location of development for sensitive uses

Clause 4.1.3 of the Scheme defines the term sensitive use as:

"means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school".

The proposed Resource development and Storage uses do not constitute a sensitive use within the meaning of the Scheme.

26.4.4 Subdivision

The proposal does not involve subdivision of land.

26.4.5 Buildings for controlled environment agriculture

The proposal does not involve buildings for controlled environment agriculture.

4.2 Traffic Generating Use and Parking Code

The code applies to all use and development in accordance with clause E9.2 of the Scheme.

E9.5 Use Standards		
Standard/Requirement	Assessment	Compliance
E9.5.1 Provision for parking		



E9.5	Use Standards		
Stan	dard/Requirement	Assessment	Compliance
A1	Provision for parking must be –		
	(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	use class does not require a minimum number of parking space but enough parking provision for the expected workforce for the proposed activity. The Storage use	•

E9.5	E9.5 Use Standards					
Stand	dard/Requirement	Assessment	Compliance			
E9.5.	2 Provision for loading and u	nloading of vehicles				
A1	There must be provision within a site for - (a) on-site loading area in accordance with the requirement in the Table to this Code; and	requires one articulated truck space per 800m² floor	performance			
	(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1					



E9.5 Use Standards					
Standard/Requirement		Assessment	Compliance		
	space for every 50 parking spaces.				

FQ & I	Davalor	oment Standards		
			Accessment	Compliance
		quirement	Assessment	Compliance
E9.6.1	Design	n of vehicle parking a	and loading areas	
A1.1	provid draina	evelopment must e for the collection, ge and disposal of water; and	The proposed vehicle access, manoeuvring and parking area will comprise compacted gravel hardstand and will drain to stormwater disposal infrastructure.	Complies with acceptable solution
A1.2	dwellin Reside Reside Use a the I parkin area, o	than for opment for a single ag in the General ential, Low Density ential, Urban Mixed and Village zones, ayout of vehicle g area, loading circulation aisle and euvring area must –		Relies on performance criteria
	(a)	Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;	The parking spaces will not be marked.	
	(b)	Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;	The proposal will not support articulated vehicles.	
	(c)	Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;	Bicycle parking spaces will not be provided.	

E9.6 [E9.6 Development Standards				
Stand	lard/Re	quirement	Assessment	Compliance	
	(d)	Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;	The proposed use will not require parking for persons with disabilities.		
	(e)	Each parking space must be separately accessed from the internal circulation aisle within the site;	There will be adequate area for parking and manoeuvring provision.		
	(f)	Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and	There will be adequate area for forward movement of vehicles manoeuvring to and from the site.		
	(g)	Be formed and constructed with compacted subbase and an all-weather surface.	The surface will be compacted gravel.		
A2	of an vehicle moven areas develowithin Enviro Open Resou Enviro Manage be in a princip require curren	nent and standing for use or opment on land the Rural Living, nmental Living, Space, Rural rce, or nmental gement zones must accordance with the oles and gements for in the	The proposal will comply with the Unsealed Roads Manual – guideline for Good Practice ARRB.	Complies with acceptable solution	



E9.6 Development Standards					
Standard/Requirement		Assessment	Compliance		
	Guideline for ractice ARRB	Good			



5 Performance Criteria Assessment

5.1 Clause 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development- Performance Criteria P1

The objective of the standard is:

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

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

The performance criteria are:

A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for —

- (a) erection of a building if required by the intended use;
- (b) access to the site:
- (c) use or development of adjacent land;
- (d) a utility; and
- (e) any easement or lawful entitlement for access to other land

Performance Criteria Assessment

The site is of sufficient area for the intended use and development. The area of the site will not constrain the ability to construct the proposed buildings. The site has frontage to Westella Drive facilitates and direct access to the proposed use and development.

Directly adjacent land to the north and south of the site is Bass Highway and Westella Drive, respectively. Both roads are zoned Utilities. The proposed buildings will be setback 8m from the shared cadastral boundary of the Bass Highway road corridor and a further 21m from the shoulder of the west bound lane. The proposed buildings will be setback a minimum of 7.2m from the shared cadastral boundary of Westella Drive road corridor and an additional (minimum) 13m from the shoulder of the east bound lane. The minimum distances between the proposed buildings and trafficable lanes of each road will ensure that the proposed development will not constrain or interfere with the use of the roads in terms of creating a visual impediment.

The proposed development will not interfere or constrain established residential use on adjacent land to the south. The proposed building area will be located away from the open stormwater drain and sewer main which dissect the site.

The title does not contain a registered easement or lawful entitlement for access to other land.



5.2 Clause 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development - Performance Criteria P3

The objective of the standard is:

The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape.

The performance criteria are:

The setback of a building or utility structure must be –

- (a) consistent with the streetscape; and
- (b) required by a constraint imposed by
 - a. size and shape of the site;
 - b. orientation and topography of land;
 - c. arrangements for a water supply and for the drainage and disposal of sewage and stormwater;
 - d. arrangements for vehicular or pedestrian access;
 - e. a utility; or
 - f. any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;
 - g. any lawful and binding requirement -
 - i. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or
 - ii. an interest protected at law by an easement or other regulation.

Performance Criteria Assessment

The location of the proposed buildings will be consistent with the streetscape in terms of the location of buildings on lots relative to their frontage boundary. The lot that is most similar to the site is the part of 274 Westella Drive that is located between Westella Drive to the south and Bass Highway to the north. It contains a building that is located approximately 14m from its Bass Highway frontage and 8m from its Westella Drive frontage. The location of the proposed buildings will therefore provide consistency with the streetscape in terms of setback from a frontage boundary satisfying performance criteria P1(a).

In this instance, an opinion has been formed that not all parts of subparagraph (b) are required to be satisfied by the proposal but rather a minimum of one of the subparagraphs must be satisfied¹.

The reduced frontage boundary setback is required dues to the narrow shape of the site therefore satisfying performance criteria P1(b)(a).

5.4 Clause E9.6.1 Design of vehicle parking and loading areas – Performance Criteria P1

The objective of the standard is:

Vehicle circulation, loading, and parking areas-

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

The performance criteria are:

Vehicle circulation, loading, and parking areas-

- (a) the nature and intensity of the use:
- (b) effect of size, slope and other physical characteristics and conditions of the site;
- (c) likely volume, type, and frequency of vehicles accessing the site;
- (d) likely demand and turnover for parking;
- (e) delivery and collection vehicles;
- (f) familiarity of users with the vehicle loading and vehicle parking area;
- (g) convenience and safety of access to the site from a road;
- (h) safety and convenience of internal vehicle and pedestrian movement;
- (i) safety and security of site users; and
- (j) the collection, drainage, and disposal of stormwater

Performance Criteria Assessment

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¹ Raff Angus Pty Ltd v King Island Council and Ors [2018] TASRMPAT 13 at [28]

The nature of the use will be to store agricultural products produced on the site and machinery and equipment associated with the harvesting of primary produced. The use of land for the storage of agricultural products, equipment and machinery is a low impact use on the surrounding area after consideration of vehicle movements and vehicle turnover.

The site will not provide third party access, therefore users of the site will be aware of the characteristics and risks associated with the proposed vehicle access.

While bicycle parking is not supplied as part of the proposal, the site and proposal have adequate capability to supply bicycle parking if required. It is noted that the intended non-third party use of the site is unlikely to require bicycle parking provision due to the intended use of the transportation and storage of goods.

The proposal satisfies P1 of this standard.

6 Conclusion

The proposed development application seeks to construct two buildings to be used interchangeably for agricultural and storage uses on land located at Westella Drive, Turners Beach. The preceding planning assessment has determined that the proposal complies with all applicable acceptable solutions within the Rural Resource zone and relevant codes including the following performance criteria:

- Clause 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development- Performance Criteria P1
- Clause 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development Performance Criteria P3
- Clause E9.6.1 Design of vehicle parking and loading areas Performance Criteria P1

It is therefore submitted that a permitted permit can be issued in accordance with clause 8.8.1 of the Scheme and section 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

6ty° Pty Ltd

George Walker

Director/Planning Consultant

Our Ref: 21.149

Measured form and function



7 June 2021

Mary-Ann Edwards Manager Land Use Planning Central Coast Council

By email: planning@centralcoast.tas.gov.au

Dear Mary-Ann,

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<u>DEVELOPMENT APPLICATION - RESPONSE TO FURTHER INFORMATION REQUEST - DA2021/144 - WESTELLA DRIVE, TURNERS BEACH</u>

I refer to Council's request for further information letter dated 1 June 2021. This letter provides information in response to the matters raised within the correspondence.

Council Request Item 1

Revised Site Plan showing:

- (i) the land area to be dedicated to Resource development (hay and silage production), clear of building areas, on-site stormwater detention areas, access and internal roadways; and
- (ii) on-site car parking and manoeuvrability for all vehicles, including one articulated truck, in accordance with the requirements of E9 Traffic Generating Use and Parking Code, clear of stormwater disposal areas.

6ty° Response

The Site Plan (Project No. 21.149 Drawing No. Ap01) has been revised to denote the areas of the site that will be used for Resource development and to show the area of the site to be used for on-site vehicle parking and manoeuvrability, inclusive of on-site circulation for an articulated truck. The Planning Compliance Assessment has been updated to reflect this.

Council Request Item 2

A Drainage Plan, detailing stormwater disposal systems for buildings and car parking areas.

6ty° Response

The Site Plan (Project No. 21.149 Drawing No. Ap01) has been revised to show how stormwater will be managed. To this effect, overflow stormwater from the water tank and surface discharge from the vehicle parking and manoeuvring area will be directed to a single stormwater discharge point.



Council Request Item 3

Elevations and Floor Plans of the proposed sheds. Elevations should also include any change in natural ground level and the colours of proposed cladding and roofing materials.

6ty° Response

Elevation and Floor Plans have been provided. The roof will be clad with colourbond metal sheeting in 'Night Sky' colour and the walls will be clad with colourbond metal sheeting in 'Monument' colour. 'Night Sky' has a maximum light reflectance value of 5% and 'Monument' has a maximum light reflectance value of 9%

Council Request Item 4

Clarification surrounding the extent of the earthworks already undertaken on the site.

6ty° Response

Earthworks that has been undertaken have been for the improvement of site drainage and for the sowing of improved pasture. The works are associated with the Resource development use class and satisfy the 'No Permit Required' pathway in accordance with clause 8.6.1 of the *Central Coast Interim Planning Scheme 2013*.

Council Request Item 5

Clarification of the proposed land uses. The supporting documentation is conflicting, stating that "the use of the site is for Storage- Contractors Yard - for the storage of machinery, plant and equipment that is used for the harvesting of hazelnuts and potatoes which are grown on land in the Rural Resource zone".

However, the documentation addressing on site car parking states that "the nature of the use will be to store agricultural products produced on the site and the storage of machinery and equipment associated with the harvesting of primary produce. Where development is associated with on-site primary industry, the use class is Resource development.

6ty° Response

Planning approval is sought for the use of the buildings for both Resource development and Storage. Sections 3 and 4 of the Planning Compliance Assessment clarified the proposed use.

Please do not hesitate to contact me should you require any further information.

Yours faithfully

6ty° Pty Ltd

<u>George Walker</u> Director/Planning Consultant

Project: PROPOSED HAY & MACHINE SHEDS

At: WESTELLA DRIVE ULVERSTONE TAS

For: MR HUGH WILLIAMS

Project: 21.149

Drawings:

Ap01 SITE PLAN
Ap02 SHED LAYOUT

Ap03 TYPICAL SHED ELEVATIONS & SECTIONS



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street Devonport Tasmania P (03) 6424 7161 6ty Pty Ltd ABN 27 014 609 900 Architectural

Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i
Building Services Provider
ABP No. 311245120





Postal Address PO Box 63 Riverside Tasmania 7250 W 6ty.com.au E admin@6ty.com.au

> Tamar Suite 103 The Charles Street
> Launceston Tasmania P (03) 6332 3300

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6ty Pty Ltd ABN 27 014 609 900

Architectural ABP No. CC4874f Structural / Civil ABP No. CC1633i Building Services Provider ABP No. 311245120



PLANNING DOCUMENT

07.06.21 DEVELOPMENT APPROVAL



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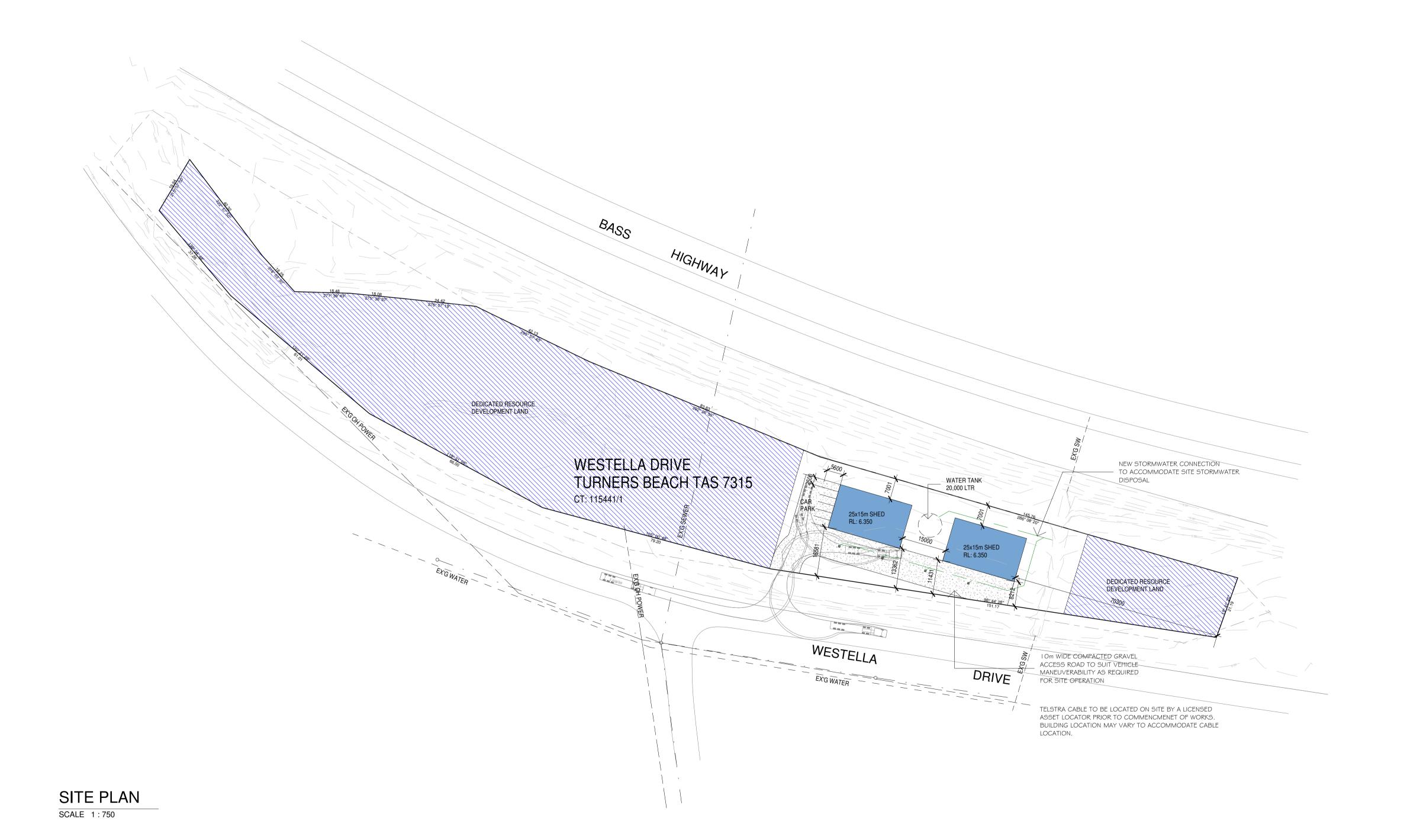
AT: WESTELLA DRIVE **ULVERSTONE TAS**

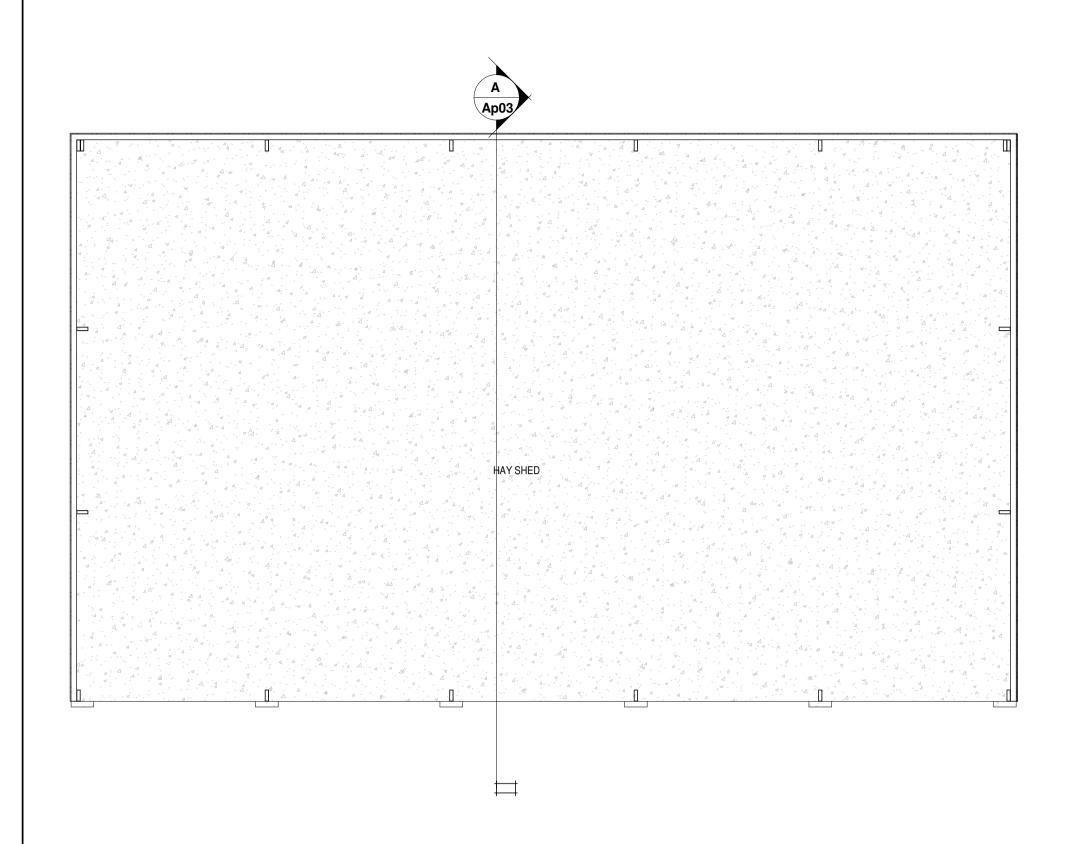
FOR: MR HUGH WILLIAMS

DRAWING: SITE PLAN

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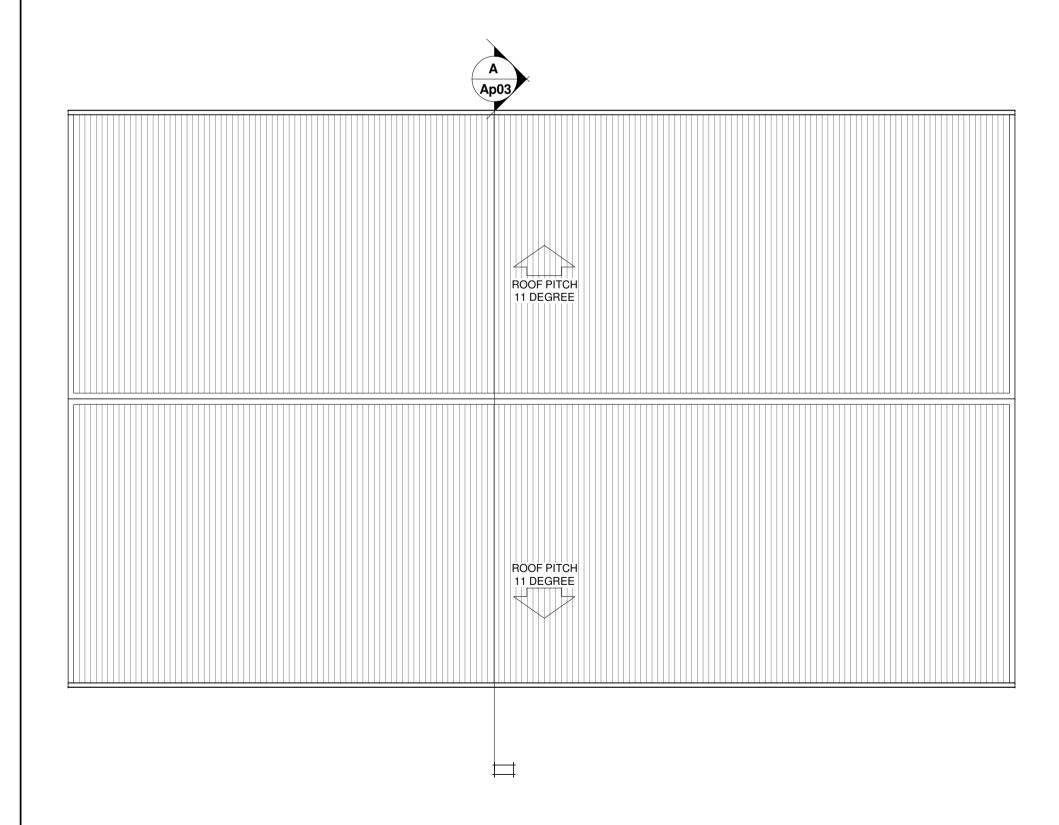
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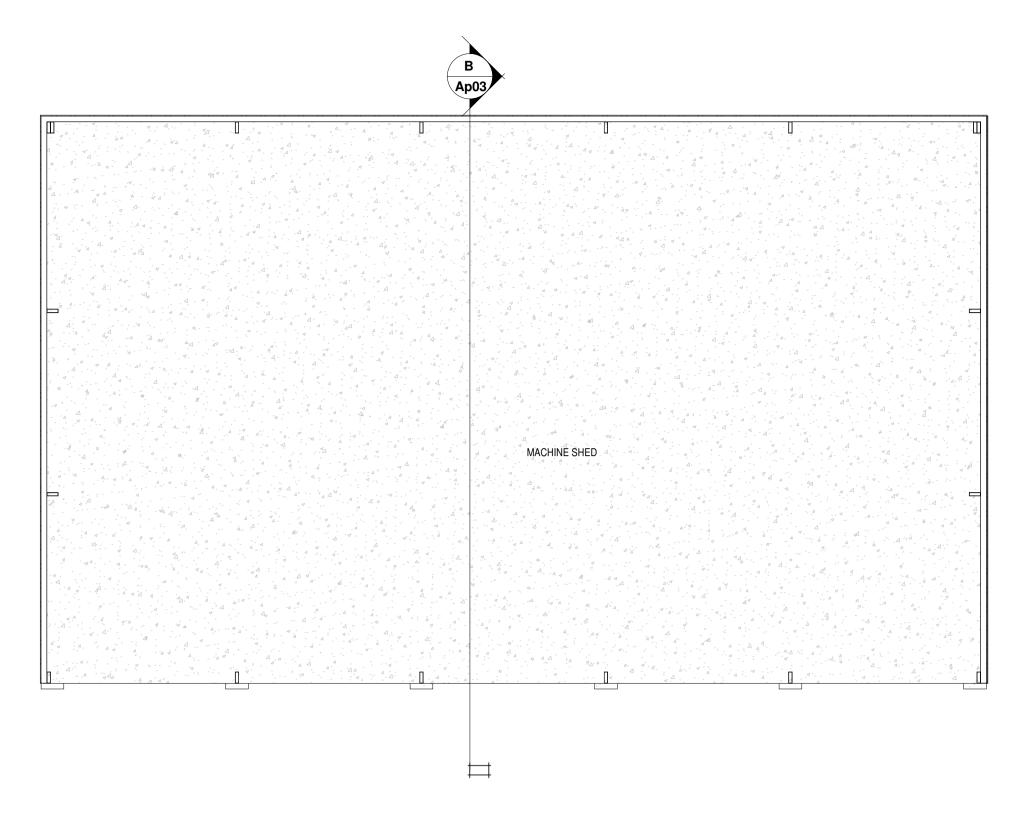
GROUND FLOOR PLAN NOTATION

SCALE 1:100



ROOF PLAN

SCALE 1:100





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Building Services Provider ABP No. 311245120

QMS Certification Services

PLANNING DOCUMENT

07.06.21 DEVELOPMENT APPROVAL

PROJECT NORTH

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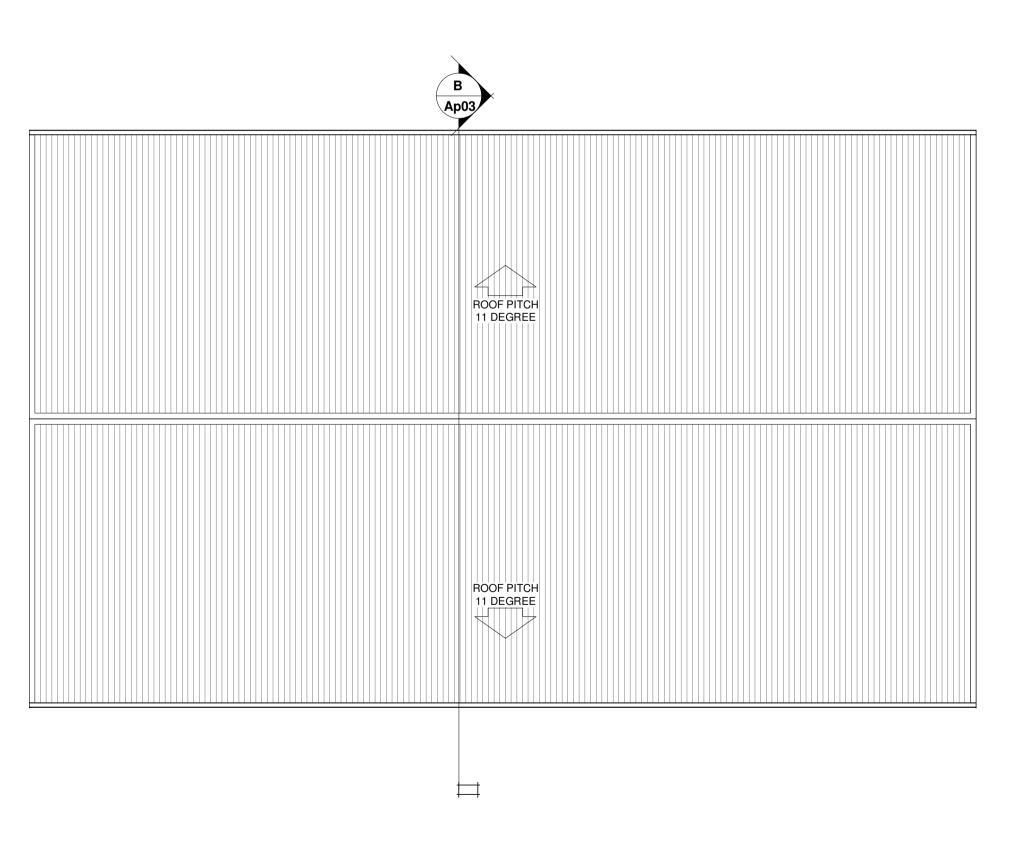
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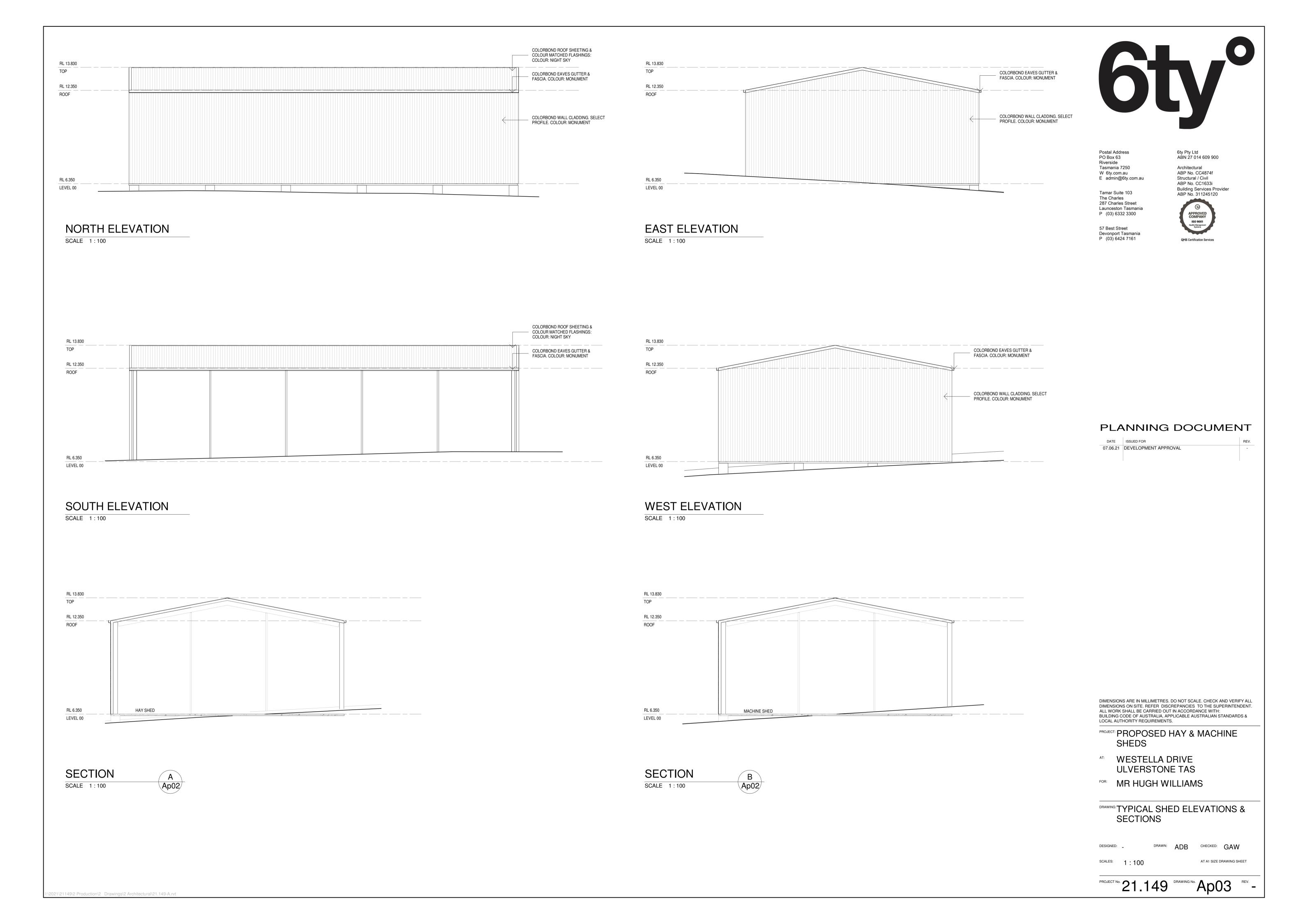
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PROJECT No. 21.149 DRAWING No. Ap02 REV.







1 Cooper Crescent Riverside TAS 7250 M: 0456 535 746

P: 03 6334 1868

E: Richard.burk@trafficandcivil.com.au

3rd January 2020

Mr George Walker

Director

6ty°

PO Box 63

Riverside 7250

ACCESS AND TRAFFIC IMPACTS OF COMMERCIAL DEVELOPMENT OF CT 115441/1, WESTELLA DRIVE, TURNERS BEACH

This letter is to provide advice on access and traffic impacts arising from commercial development of CT 115441/1 Westella Road, Turners Beach. Sight distance, impact on the broader network and the standard of access required.

1) The Site

The site consists of a long narrow land parcel some 1.35Ha in area and characteristically some 370m long and 40m wide. The land is currently zoned Rural Resource in accordance with the Central Coast Interim Planning Scheme. Figure 1 shows the site.

Uliverstone

Clayfons Bay

Control

Con

Figure 1 - Site Location CT 115441/1 Westella Road, Turners Beach

Source: The List, DPIPWE



2) The Transport Network

The local transport system consists of local roads connected to Westella Drive and the Bass Highway. Westella Drive is connected with the Bass Highway via Turners Beach Road and Eastland's Drive Interchanges 1060m east and 2100m west of the development site respectively. There is also an on ramp to the Bass Highway from the Forth Road roundabout.

Bass Highway is a Limited Access State Road. The Bass Highway and Westella Drive are part of the Tasmanian 26m B Double Network.

The Bass Highway interchanges are constructed to a high standard and have capacity for much more traffic. The Turners Beach Road / Westella Drive intersection is managed with a roundabout and the Eastland Drive / Westella Drive intersection is managed with a channelized Right Turn facility, both intersections operating at traffic levels well below capacity.

Westella Drive has a Collector Road function linking the local road network south of the Bass Highway with the Bass Highway. Forth Road and Stubbs Road form a rural loop extending south of Westella Drive to Forth.

The development site has the advantage of nearby access to the Forth Road roundabout for west bound access to the Bass Highway and the Turners Beach Road roundabout for east bound access to the Bass Highway.

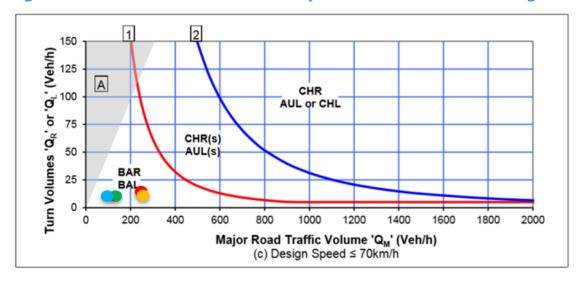
3) Access requirements

Traffic activity on Westella Drive is estimated at 2,300 vpd and the speed limit in the vicinity of the development site is 60km/h. Commercial development of the site warrants BAR and BAL access standard based on Austroads Guidelines , the volume of through traffic, the role and function of the road and estimated turning traffic generated by development of the site. Figure 2 shows access layout required. Figure 4 shows indicative BAR and BAL layout.

Adequate sight distance is available to satisfy Austroads Safe Intersection Sight Distance requirements, see figure 3.



Figure 2 - BAR and BAL Access Layout based on Austroads guidelines



Peak Hour Movement Summary(vph)				
AM Turns Total Effected Flow				
Left In	10	140		
Right In	10	250		

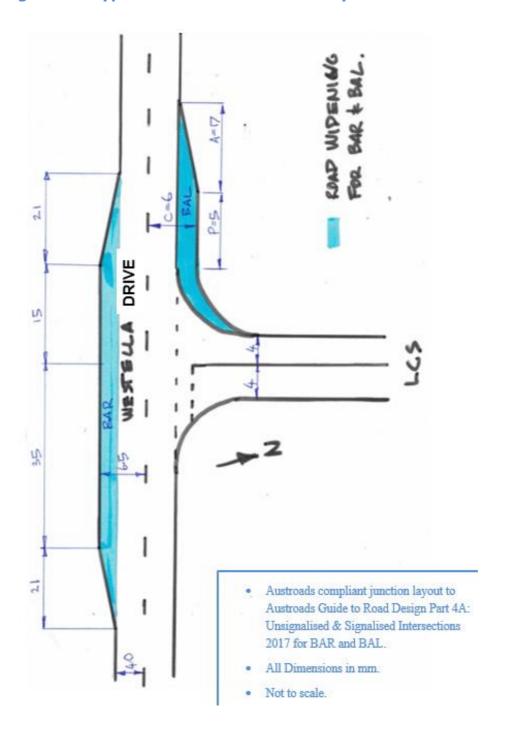
Peak Hour Movement Summary(vph)				
PM Turns Total Effected Flow				
Left In	10	100		
Right In	10	250		

Figure 3 – Safe Intersection Site Distance (SISD) requirements

			Austroads	Cur	rent	
Junction	Speed	Speed	Road fronta	ontage sight distance Available		
Major Rd - Minor Rd	Limit	Environment	CICD (m)			
	(km/h) (km/h)		SISD (m)	Left(m)	Right(m)	
Westella Drive - Stubbs Road	60	60	123	250	250	
Westella Drive - LCS Access	60	60	123	185	205	
		Compliant			Non Con	npliant
		Marginal				



Figure 4 - Typical BAR and BAL access layout



4) Impact of commercial development at CT 115441/1

The volume of traffic on Westella Drive is low and the speed limit is low. From projected traffic growth and likely development of the site, the recommended BAR and BAL access treatment is likely to be adequate for at least 10 years.



Through traffic activity on Westella Drive of over 500 vph (or 5,000 vpd) and right turn activity of over 25 vph at the development site access could potentially trigger upgrading from a BAR to a CHR(s). A BAR is a basic right turn facility while a CHR(s) is a channelized short right turn lane facility.

5) Council access standards

Council access standards should be satisfied for Commercial development:

- Provision of driveable culvert headwalls
- Setback of property gate at least 20m from edge of seal on Westella Drive
- Sealing of the property access from edge of seal on Westella Drive to the property gate.

6) Conclusion

The commercial development of the site is feasible and supported on traffic grounds subject to the considerations described above and satisfaction of Central Coast Interim Planning Scheme 2013 requirements.

7) Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 30 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au.

Yours faithfully

Richard Burk

Director

Traffic and Civil Services

M: 0456 535 746 P: 03 63341868

E: <u>Richard.burk@trafficandcivil.com.au</u>

Project: PROPOSED HAY & MACHINE SHEDS

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07.06.21 DEVELOPMENT APPROVAL



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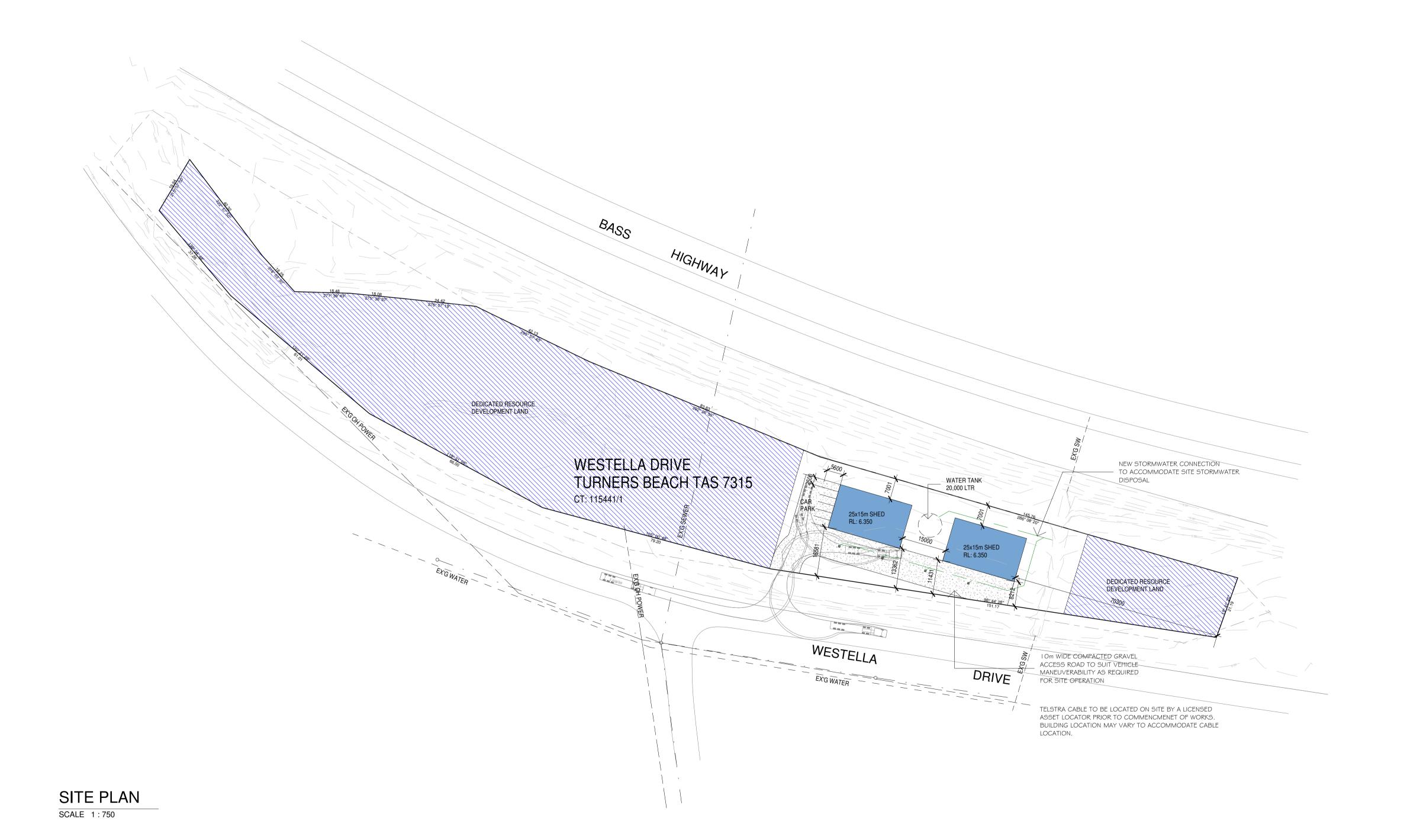
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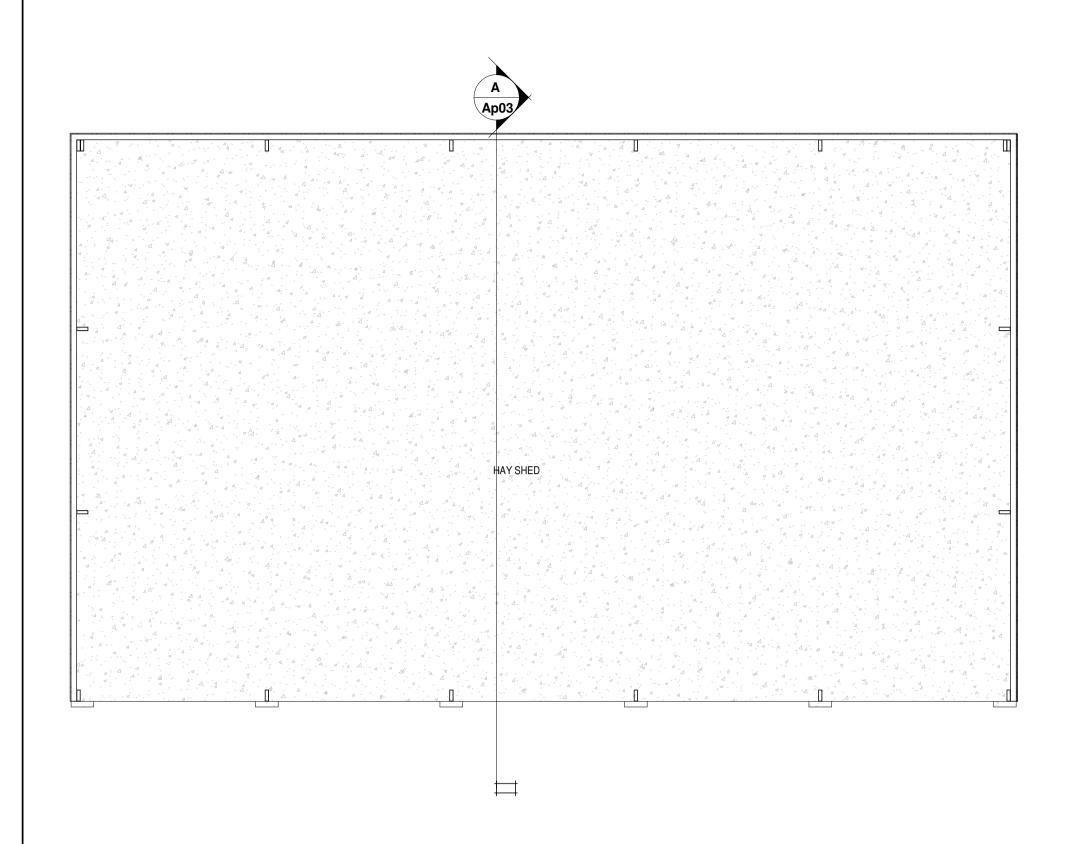
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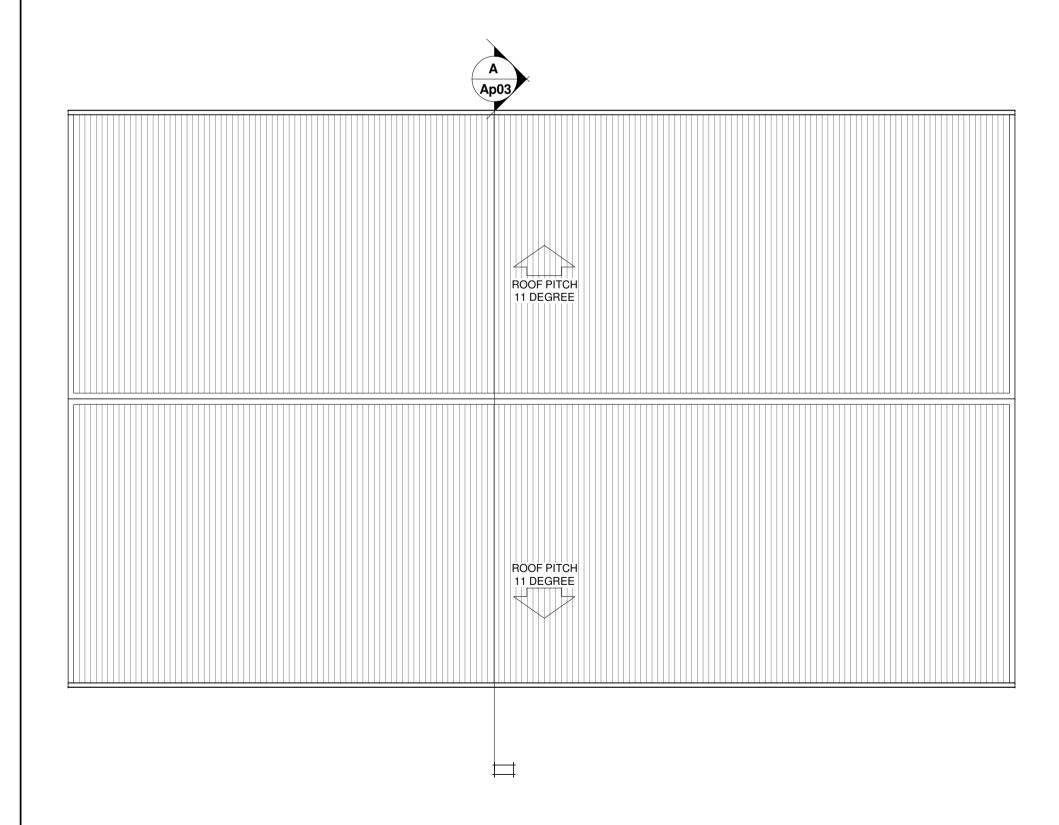
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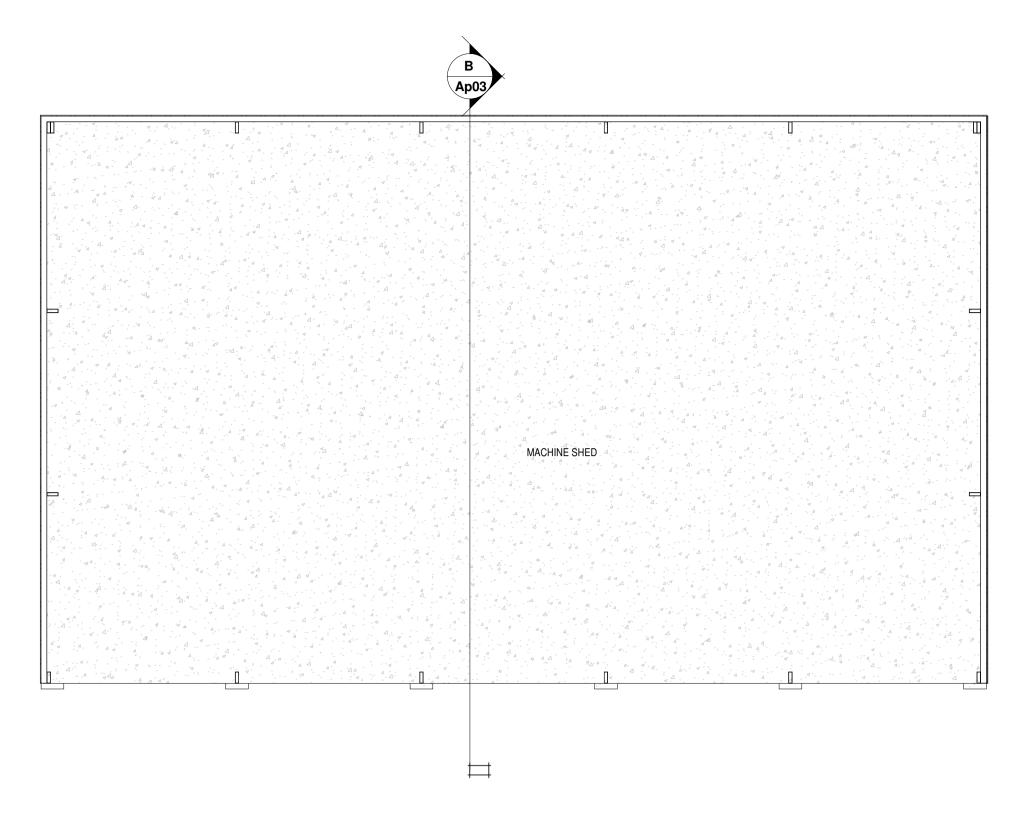
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SCALE 1:100





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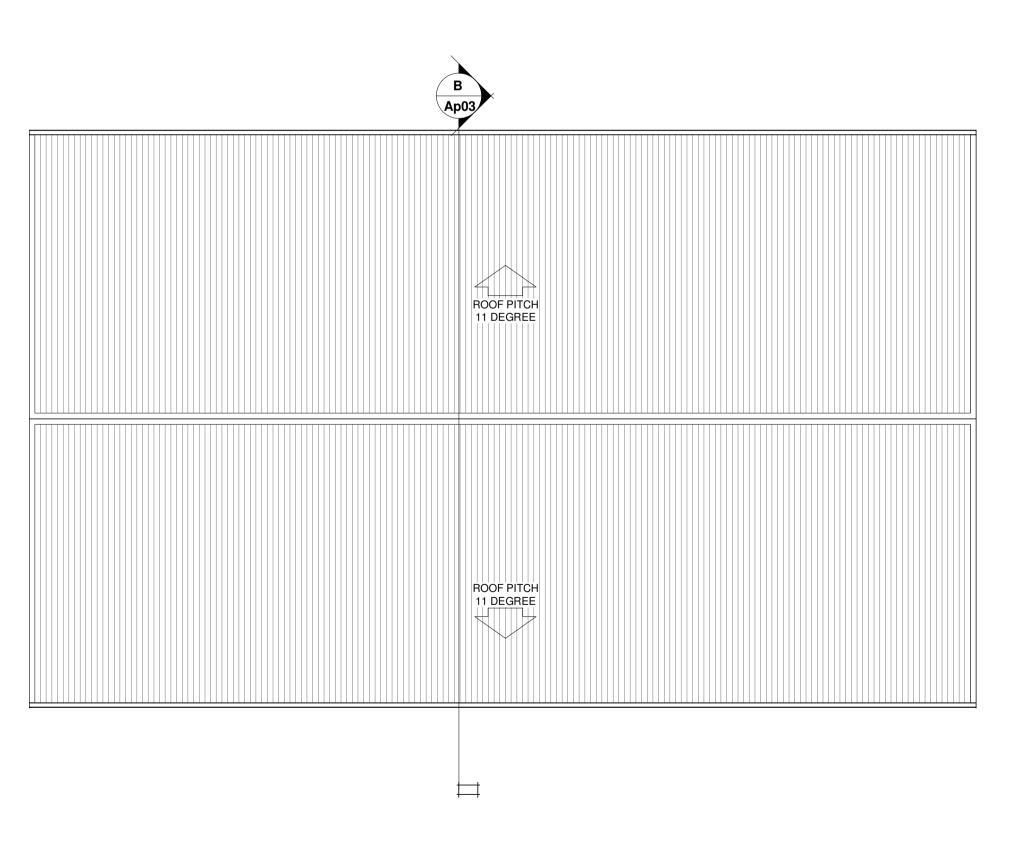
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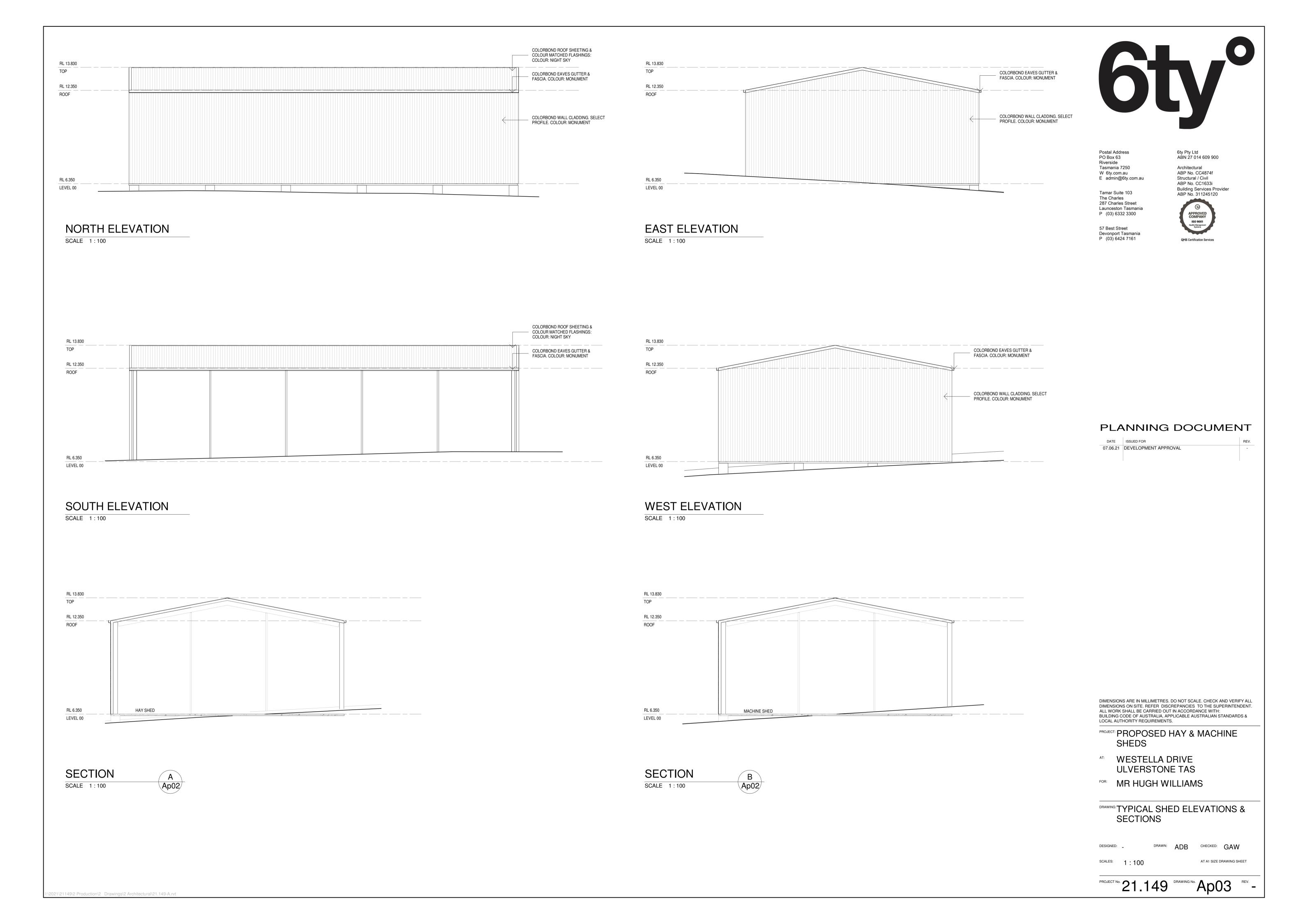
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PROJECT No. 21.149 DRAWING No. Ap02 REV.





Local Government

WARATAH WYNYARD

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been ma

for the following discretionary permits: -DA 117/2021 Location: 2 Falmouth Street Somerset Applicant Andrew Smith Architects General Residential Use Class: Residential

Dwelling Proposal: Discretionary Matter: Suitability of a site or lot for use or development 10.4.9 (P1), Dwelling density for single dwelling development 10.4.10 (P1)

DA 113/2021 Location 400 Seabrook Road Somerset Applicant: Zoning: **Rural Living** Use Class Outbuilding (Shed) Proposal: Discretionary Matter Location and configuration of development 13.4.3 (P3)

No: DA 110/2021 243 Port Road Boat Location: Harbour Beach D Cuff Applicant: Low Density Residential Visitor Accommodation Zoning: Use Class Visitor Accommodation Proposal: (change of use)
Design of vehicle parking and Discretionary Matter: loading areas E9.6.1 (P1)

No: SD 2122 Location: 250 Back Cam Road & 76 Haywoods Lane Somerset Applicant: Zoning: Rural Living Use Class Residential Subdivision & Consolidation Discretionary Matter: Reticulation of an electricity supply to new lots on a plan of subdivision 13.4.8 (P1), Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

DA 34/2021 No: 10 Banksia Avenue Sisters Beach Wilson homes Tasmania Pty Ltd Low Density Residential Location Applicant: Zoning: Use Class: Residential Proposal:
Discretionary Matter: Dwelling & Tanks Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1)

RE-ADVERTISED DA 93/2021 Location: 15583, 15555 & 15663 Bass Highway Doctors Rocks B Hyde (Hazell Bros Group Pty Ltd) Applicant: Zoning: Use Class: Rural Resource & Utilitie Utilities Proposal: Discretionary Matter: Road Realignment Requirement for discretionary non-residential use to locate on rural resource land 26.3.1 (P1)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au.

Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Monday 5 July 2021.

Dated at Wynyard this day, 19 June 2021. Shane Crawford, General Mar PO Box 168, WYNYARD 7325 anager Email: council@warwyn.tas.gov.au

WARATAH WYNYARD



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Local Government

CENTRAL COAST

19 King Edward Street Ulverstone Tasmania 7315 Tel. 03 6429 8900

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received: Application No.: DA2020276 Location: Hogarth Rea

Hogarth Road (CT143356/1), Sulphur Creek Residential – subdivision – seven lots and road Subdivision Proposal:

Performance Criteria:

Proposal

Application No.: DA2021134 Location: 2 Patrick Str 2 Patrick Street and 1 Crescent Street, Ulverstone
Hotel industry – bottle shop and
boundary adjustment
Location and configuration of

Performance

Application No DA2021144 Proposal:

DA2021144
Westella Drive (CT115441/1),
Turners Beach
Resource development - shed and
Storage - contractors yard
Suitability of a site or lot on a plan
of subdivision for use or development; Location and configuration
of development; and reliance on
Traffic Generating Use and Parking
Code Performance Criteria:

DA2021155 1484 Gunns Plains Road, Gunns Application No.: Location:

Plains Residential - shed Location and configuration of Proposal: Performance Criteria DA2021160 Application No.:

Z2 Jermyn Street, Ulverstone Residential – shed Setbacks and building envelope for all dwellings Proposal: Performance Criteria

The applications may be viewed at the Administrati The applications may be viewed at the Administration Centre during office hours and on the Council's website. Any person may make representation in relation to an application [in accordance with s.57(5) of the Act] by writing to the General Manager at PO Box 220, Ulverstone 7315 or by email to min@centralcoast.tas.gov.au by no later than 5 July 2021.

Date of notification: 19 June 2021.

SANDRA AYTON General Manager



WEST COAST COUNCIL **TASMANIAN PLANNING SCHEME -WEST COAST AMENDMENT NO. 01/21**

Notice is hereby given that, in accordance with section 40N(1)(b) and 40Q of the Land Use and Planning Approvals Act 1993 (the Act), the Tasmanian Planning Commission has modified and approved Amendment 01/21 to the Tasmanian Planning Scheme - West Coast

Amendment 01/21 rezones 10 Sticht Street, Queenstown from General Residential to General Business.

In accordance with section 42(3)(d) of the Act, Council gives notice that Amendment 01/21 comes into operation on 23 June 2021.

The modified Amendment can be viewed at the West Coast Council Office, 11 Stitch Street, Queenstown between the office hours of 8.30 am and 5.00 pm Monday to Friday and on Council's website at www.westcoast.tas.gov.au.

Dated 19 June 2021

David Midson

GENERAL MANAGER

TA5728816

SAVE TIME, SUBMIT ONLINE Place your classified ad anytime 24/7



Local Government

LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMIT

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

Application No.: DA 4/2021 Address: Charles Str Charles Street, Squeaking Point

(PID 9940554) esidential - proposed Subdivision (4 lots)

DA 102/2021 Application No.: Address:

Proposal:

Proposal:

43 Rubicon Rise, Northdown Residential – proposed Dwelling and Outbuilding

Application No.: DA 120/2021

13 Breteeca Close, Port Sorell
Residential – proposed Alteration to
Parking Arrangements for Existing
Multiple Dwelling Development.

Application No.: DA 121/2021 172 Wilmot Street, Port Sorell Residential – proposed Dwelling Extension and Outbuilding Proposal:

Application No.: DA 122/2021 Address: 68 Joyce Stre 68 Joyce Street, Hawley Beach Residential – proposed Outbuilding Proposal:

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. In accordance with Section 57(5) of the Land Use Planning & Approvals Act 1993 any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov. au by 5 July 2021.

Dated at Latrobe this 19 June 2021

Gerald Monson GENERAL MANAGER



KENTISH COUNCIL

APPLICATION FOR PLANNING PERMIT

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

Application No.: DA 2021/34 6 Billing Road, West Kentish

Residential - proposed Outbuilding

The application and associated material will be available for inspection at the Council office

during normal office hours or at www.kentish.tas.gov.au for a period of 14 days from the date of publication of this notice. In accordance with Section 57(5) of the Land Use

Planning & Approvals Act 1993 any person may make representation in relation to the proposal by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au by 5 July 2021.

Dated at Sheffield this 19 June 2021.

Gerald Monson

GENERAL MANAGER



CIRCULAR HEAD COUNCIL

PROVISION OF SERVICES REGISTER

Council would like to invite businesses to apply for inclusion on the Provision of Services Register. If you are already registered, we will require you to re-register due to some minor changes to the Terms and Conditions on the previous document.

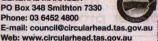
This process allows the opportunity for all businesses to register and provide details and rates of services they offer for works with the Circular Head Council.

The registration form is available on the websi www.circularhead.tas.gov.au/councilservices/ provisionofservices

Once completed it can be returned by email or post to the address below. It would be appreciated if registration forms be returned by 29 June 2021, inclusive of updated rates.

If you have any queries or require further information, please email Darren Swain at dswain@circularhead.tas.gov.au.

GENERAL MANAGER PO Box 348 Smithton 7330 Phone: 03 6452 4800 E-mail: council@circularh



Local Government

Proposal

Matter

CIRCULAR HEAD COUNCIL

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

Tasmanian Planning Scheme - Circular Head

Application No DA 2021 / 00073 Location 69 Comeback Road, Redpa Applicant/Owner Kenn edv P A Use Class Residential

Dwelling extensions and outbuildings (sheds) 21.4_2 (P1) Setbacks, 21.3.1 (P4) Discretionary Discretionary uses

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St., Smithton or Council's website till the date listed below. Please be advised due to COVID-19 restrictions Council offices may not be open to the public during this notification period. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 05/07/2021.

Scott Riley
GENERAL MANAGER Ph: 03 6452 4800 www.circularhead.tas.gov.au





DETGIPORT APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals: PA2021 0074

Manufacturing and processing (sign writing) BA Devonport Road, Quoiba Address:

PA2021.0078
Visitor Accommodation
(3 x self-contained units)
and Sports and recreation
(equestrian training facility)
103 Winspears Road,
East Devonport

The applications can be viewed at the paranaple centre or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devenport or council@devonp.ort.tas.gov.au by 5pm on Monday, 5 July 2021.

Matthew Atkins
GENERAL MANAGER

polication No:

Address:



NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

The following application for use and development of land has been received:

Application No: DA2020/60 Site: 21 Urguhart Street, Queenstown

Proposal: Dwelling Extension and Two Carports - Residential Use

The application and documentation may be viewed at the West Coast Council Offices, 11 Sticht St, Queenstown, during office hours or at www. westcoast.tas.gov.au.

Representations regarding the proposal should be in writing addressed to the General Manager, West Coast Council, PO Box 63, Queenstown 7467 or email addressed to wcc@westcoast.tas.gov.au to be received no later than 5.00pm on 5 July 2021.

Dated: 19 June 2021

David Midson

GENERAL MANAGER

diagnosed with an incurable billood



CAPTAIN COURAGEOUS

Annexure 3

Kellie Malone

From: Siale, Vili < Vili.Siale@stategrowth.tas.gov.au >

Sent: Monday, 28 June 2021 5:32 PM

To: Admin

Cc: Clifford, Rob; Skeggs, Georgina; Fry, Kathryn; Grundy, Keira

Subject: DA2021144 - Construction of two buildings, CT115441/1 Westella Drive, Turners

Beach

General Manager Central Coast Council PO Box 220 Ulverstone TAS 7315

Your Reference: DA2021144 Our Reference: D21/144306

Dear Sir/Madam,

Thank you for your letter of 17 June 2021 regarding the above matter.

Following a review of the related documents, the proposed changes to the ground surface within this land in close proximity to the Bass Highway would have potential impacts on the highway drainage due to the proposed discharge change. In this regard, the proponent will need to apply for stormwater drainage consent from the Department. Furthermore, due to the proximity of the proposed buildings to the Bass Highway, any issues related to noise, vibration and so forth from traffic will be the responsibility of the proponent.

If you have any further queries, please contact me.

Regards,

Vili Siale | Traffic Engineering Liaison Officer

Traffic Engineering | Network Performance Infrastructure Tasmania | Department of State Growth I I A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001 Ph. (03) 6777 1951 | Mb. 0439 101 614 www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGETO MAKE A DIFFERENCE THROUGH:



My current work pattern under COVID-19 arrangements:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

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The General Manager, Mayor and Councilors

Central Coast Council

Ulverstone Tas.

LR & SH Ranson

PO Box 465

Ulverstone Tas.

4th July 2021

Re: Central Coast Interim Planning Schem 2013 Westella Drive, Turmers Beach

DA 2021144

CT 115441/1

OBJECTION TO LOCATION OF PROPOSED STORAGE SHEDS

Size: 25m X 15m each Floor area: 750sq m

We object to the Proposed Location of Two Storage Sheds at Westella Drive, Turners Beach.

The proposed location is directly across (north) Westella Drive in front of existing residence and most recently approved and developed Residential subdivision 228 Westella Drive – General Residential Zone.

'The schedule'

26.4.2 Location and Configuration of Development

A1. (a) not less than 20.m from the frontage: or

The proposed distance from Westella Drive frontage is ONLY from 8.2m to 16.5m!!!

The eastern 'half' (narrow) of the subject site is 'adjoined' with General Residential Zone; the western 'half' of the subject site (a considerably wider section from Bass Highway boundary to Westella Drive boundary) 'adjoins' corresponding Rural Resource Zoning (Stubbs Road west).

Agriculture Storage shed development is not suitable for the eastern section of the subject site.

The site currently utilizes two entry/exit points onto Westella Drive, one in the western half and the other at the eastern end.

"Storage of Hay and Sileage Produced on site"

Size of Land 1.342ha

The available land remaining for hay/sileage production after roadwork, parking, drainage and sheds will produce maybe 2 to 3 large bales of hay/sileage per seasonal cut!!

Sileage is seldom stored under roof and 3 large bales of hay may require 2 to 4sq m floor area??

This Development Application 'piggybacks' a current unresolved Rezoning Application for the same site; that application based on transfer of a Caravan and Trailer sales/service outlet to the site.

This Development Application appears to me to have minimalist Agriculture basis and we urge Central Coast Council to apply stringent conditions re use and access to ANY such large <u>Storage</u> development approval

Les Ranson

Annexure 4



Development site highlighted – Westella Drive, Turners Beach.



Development site - Westella Drive, Turners Beach.



Westella Drive, Turners Beach. Photo taken from Westella Drive looking west.



Westella Drive, Turners Beach. Photo taken from Westella Drive looking north-east.



Westella Drive, Turners Beach. Photo taken from Westella Drive looking east.



Westella Drive, Turners Beach. Photo taken from Bass Highway looking east.



Westella Drive, Turners Beach. Photo taken from Bass Highway looking south-east.





28 June 2021

Our ref.:

DA2021144, ss;kaa

Doc. ID:

Mr G Walker 6ty° Pty Ltd PO Box 63 RIVERSIDE TAS 7250

Dear Mr Walker

STATEMENT OF COMPLIANCE – WESTELLA DRIVE (CT115441/1), TURNERS BEACH FOR RESOURCE DEVELOPMENT – SHED, STORAGE AND CONTRACTORS YARD IN ACCORDANCE WITH LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013

I refer to your application DA2021144 for resource development – shed, storage and contractors yard at Westella Drive (CT11544/1), Turners Beach 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

- Access to the development can be provided on Westella Drive, at the location as indicated on 6ty° 'Site Plan' Project No 21.149 and is to be constructed in accordance with Tasmanian Standard Drawing TSD-R05-v3 Truck Access to Rural Properties 'Type A', by the owner/developer;
- R2 The property gate is to be located at least 20m from edge of seal on Westella Drive, in accordance with the TCS traffic report dated 3 January 2020;
- R3 Prior to commencement of works in the road reservation, obtain a 'Works in Road Reservation (Permit)' in accordance with Council's Work in Road Reservation Policy. Please contact the Council's Public Safety Officer on 0419 103 887 for further details;
- Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development is to be rectified to the Council's satisfaction at the developer's cost.

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

Stormwater Disposal

- S1 At all times, stormwater run-off from buildings and hard surfaces is to be collected and discharged in accordance with 6ty° 'Site Plan' Project No 21.149 to ensure it does not cause nuisance;
- Appropriate erosion control measures are to be installed at the discharge point within the stormwater drain and maintained at all times;
- Any damage or disturbance to Council's stormwater drainage network resulting from activity associated with the development is to be rectified to the satisfaction of the Council, at developer's cost.

'Statement of Compliance' is not an approval to create an access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the development.

Please contact the Council's Development Officer, Shelly Sharma, on 03 6429 8977 should you have any further enquiries.

Yours sincerely

All -

Paul Breaden

DIRECTOR INFRASTRUCTURE SERVICES

Encl.

6ty°

PO Box 63 Riverside Tasmania 7250 W 6ty.com.au

Tamar Suite 103 The Charles 287 Charles Street Launceston Tasmani P (03) 6332 3300

> Devonport Tasmania P (03) 6424 7161

6ty Pty Ltd ABN 27 014 609 900

Distoctural
P No. CC4874f
uctural / Cwil
P No. CC1633i
iding Services Provider
P No. 311245120



PLANNING DOCUMENT

07.06.21 DEVELOPMENT APPROVAL



DIMENSIONS ARE IN MILLIMETRES, DO NOT SCALE, CHECK AND VERRY AL DIMENSIONS ON SITE, REFER DISCREPANCIES TO THE SUPERINTENDENT ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS:

PROPOSED HAY & MACHINE SHEDS

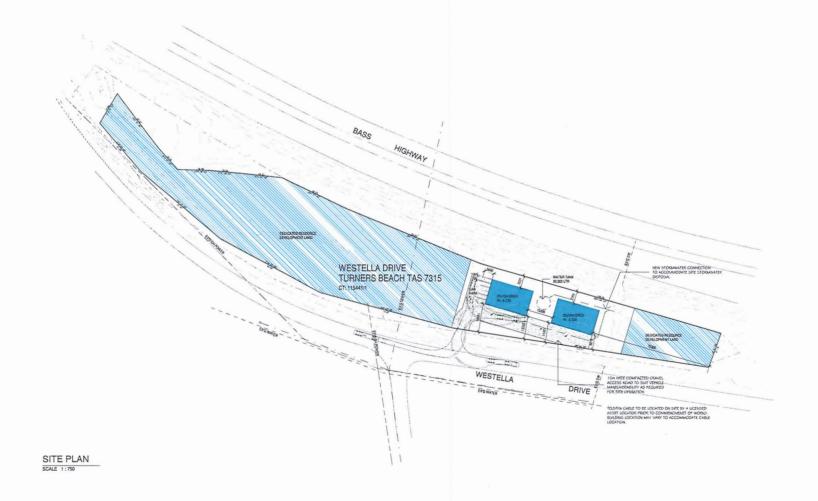
WESTELLA DRIVE ULVERSTONE TAS

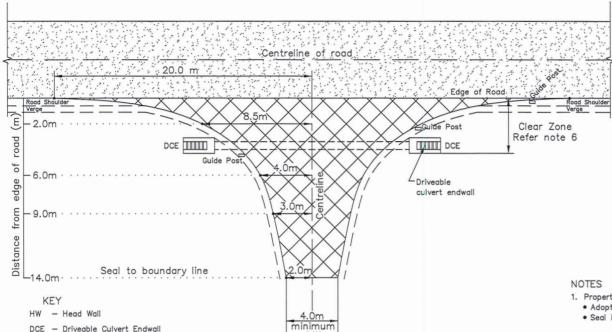
MR HUGH WILLIAMS

SITE PLAN

HAWN ADB CHICKED

1:750 ATAL MATERIAL





width

LENGTH

12.5m

19.0m

19.0m

STAND	ARD	OBJECTIVES	

- 1. Maximise road safety.
- 2. Reduce the extent of debris being tracked onto the roadway.
- 3. Provide vehicle standing area clear of the road edge.
- 4. Contain stormwater runoff within the road table drains.

- 1. Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / Hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- 3. Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only').
- 4. Pipe Culvert.
- Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
- Minimum pipe size 300 dia.
- Minimum grade 1 in 100 (1%).
- Refer to Department of State Growth Hazard Management Guide Figures 6 and 7 on TSD-R03 for clear zone determination. Headwalls inside clear zone are to be driveable

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

XRef File: TSD-R05-v3.dwg

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DRIVEWAY TYPE 'A'

CATERS FOR:

Long Rigid Trucks

Long Mini B-Doubles

Truck + Trailer Combinations

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





STANDARD DRAWING

TRUCK ACCESS TO RURAL PROPERTIES 'TYPE A'

Box 1521, Hobart Tasmania 7001 i 326 Macquarie Street, Hobart Tasmania 7

18-09-2020

TSD-R05-v3

Central Coast Council List of Development Applications Determined Period from: 1 June 2021 to 30 June 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020233 -	236 Westella Drive TURNERS BEACH,TAS,7315	Minor amendment of a Permit.	Residential – dwelling	25/05/2021	23/06/2021	14	\$0.00
DA2020269	57 Forth Road TURNERS BEACH,TAS,7315	Discretionary	Residential – outbuilding – shed	14/09/2020	1/06/2021	24	\$18,000.00
DA2020271 - 1	78 Braddons Lookout Road LEITH,TAS,7315	Minor amendment of a Permit.	Residential – dwelling	11/05/2021	4/06/2021	17	\$250,000.00
DA2021061	Hearps Road (CT113873/1) & 104 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential - staged subdivision comprising 89 lots and roads	3/03/2021	29/06/2021	16	\$2,500,000.00
DA2021066	133A South Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential – subdivision to create two lots	4/03/2021	16/06/2021	41	\$50,000.00
DA2021089	36 Jermyn Street ULVERSTONE,TAS,7315	Discretionary	Residential – three multiple dwellings – variation to front boundary setback, building envelope, site coverage and private open space for all dwellings	29/03/2021	22/06/2021	36	\$650,000.00
DA2021092	450 Spellmans Road UPPER CASTRA,TAS,7315	Discretionary	Rural Resource – non–required dwelling – discretionary use in a Rural Resource zone, variation to location and configuration of development and location of development for sensitive use	1/04/2021	4/06/2021	32	\$385,000.00
DA2021093	10 Dial Road PENGUIN,TAS,7316	Permitted	Residential dwelling	1/04/2021	29/06/2021	6	\$360,000.00
DA2021102	U 11/11 New Street ULVERSTONE,TAS,7315	Discretionary	Residential – awning	19/04/2021	11/06/2021	36	\$7,527.00
DA2021106	9–11 Fieldings Way ULVERSTONE,TAS,7315	Discretionary	Bulky goods sales and Storage – discretionary use	21/04/2021	11/06/2021	30	\$10,000.00
DA2021110	330 Preservation Drive and 340 Preservation Drive SULPHUR CREEK,TAS,7316	Discretionary	Residential – subdivision to create 13 lots and a balance lot	26/04/2021	22/06/2021	32	\$520,000.00

Central Coast Council List of Development Applications Determined Period from: 1 June 2021 to 30 June 2021

Application Number Display	Address	DA Туре	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021122	11 Debbie Court ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	5/05/2021	16/06/2021	27	\$250,000.00
DA2021123	61 Reynolds Road HEYBRIDGE,TAS,7316	Discretionary	Residential – shed	7/05/2021	7/06/2021	24	\$45,840.00
DA2021124	13 Southwood Avenue PENGUIN,TAS,7316	Discretionary	Residential - dwelling and retaining walls	7/05/2021	17/06/2021	31	\$329,477.00
DA2021131	15 Southwood Avenue PENGUIN,TAS,7316	Discretionary	Residential – dwelling	13/05/2021	23/06/2021	30	\$350,000.00
DA2021133	53 George Street FORTH,TAS,7310	Discretionary	Residential - shed extension	14/05/2021	22/06/2021	29	\$20,000.00
DA2021135	46–52 Lovett Street ULVERSTONE,TAS,7315	Permitted	Emergency Services – Fire Station extension	17/05/2021	4/06/2021	7	\$70,000.00
DA2021143	8 Ozanne Drive GAWLER,TAS,7315	Discretionary	Storage shed and increase to existing building envelope	26/05/2021	29/06/2021	27	\$80,000.00
DA2021147	18 Ling Street PENGUIN,TAS,7316	Permitted	Educational and occasional care – multi-purpose hall, storeroom and 10 car parking spaces	1/06/2021	22/06/2021	0	\$500,000.00
DA2021149	690 Forth Road FORTH,TAS,7310	Permitted	Residential - dwelling alteration	1/06/2021	17/06/2021	10	\$40,000.00
DA2021173	5 Manley Street TURNERS BEACH,TAS,7315	Permitted	Residential – dwelling extension	22/06/2021	25/06/2021	1	\$4,500.00
SUB2009.3 -	126A Trevor Street ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Residential – subdivision 74 lots.	23/12/2020	17/06/2021	38	\$1,000.00
DA2021115	White Hills Road (PID 7453694) PENGUIN,TAS,7316	Discretionary	Utilities – telecommunications facility – addition of one omni antenna	28/04/2021	4/06/2021	25	\$55,000.00
DA2021118	85 Main Road PENGUIN,TAS,7316	Discretionary	Food services - deck and access ramp	30/04/2021	1/06/2021	22	\$19,800.00
DA2021120	61 Sice Avenue HEYBRIDGE,TAS,7316	Discretionary	Residential – retrospective application for a deck	3/05/2021	11/06/2021	36	\$4,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 June 2021 to 30 June 2021

Building Permits - 2

New dwellings	1	\$300,000
Outbuildings	0	\$0
Additions/Alterations	1	\$30,000
Other	0	\$0
Units	0	\$0

Demolition Permit - 0

Permit of Substantial Compliance - Building - 0

Notifiable Work - Building - 24

New dwellings	8	\$2,804,170
Outbuildings	8	\$407,500
Additions/Alterations	4	\$344,400
Other	4	\$49,900

Building Low Risk Work - 4

Certificate of Likely Compliance - Plumbing - 12

No Permit Required - Plumbing - 2

Food Business registrations (renewals) - 3

Period: 1 June 2021 to 30 June 2021 Abatement notices issued ADDRESS PROPERTY ID Nil Kennel Licence issued ADDRESS OWNER

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Permits issued under Animal By-Law 1 - 2018

ADDRESS PERMIT ISSUED FOR

Nil

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 June to 30 June 2021

Infringement notices issued for Dog Offenses

	1-30 June 2021
Claimed	9
Burnie Dogs Home	1
Destroyed	0
Heldover	0
Devonport Dogs Home	0
RSPCA Spreyton	0

Infringements for dogs and impoundments etc.

1 – 30 June 2021 0

Infringements under Animal By-Law

1 - 30 June 2021 0

Traffic Infringement Notices for Parking Offences

1 – 30 June 2021	88	
Bannons Car Park	5	6%
King Edward Street	11	13%
Coles/Furners Carpark	20	23%
North Reibey Street Carpark	19	22%
Reibey Street	21	24%
Victoria Street	5	6%
Alexandra Road	1	1%
Main Road, Penguin	6	7%

Media

Paul Breaden

DIRECTOR INFRASTRUCTURE SERVICES

Central Coast Council

Mobile Food Vendors Policy

JUNE 2021



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

www. central coast. tas. gov. au

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Note: If this document is printed always check the electronic version to ensure it is up to date.

PURPOSE

This policy has been developed by the Central Coast Council to guide the Council's consideration of applications by Mobile Food Vendors for permits under Section 56C of the *Vehicle and Traffic Act 1999* within the Central Coast municipal area

STANDARDS

This policy was developed with reference to the Vehicle and Traffic Act 1999.

Section 56C of the Act requires a person to obtain a permit from Council to sell goods from a stall, stand or vehicle on a public street.

In determining whether or not to grant a permit Council:

- . Must consult Tasmania Police:
- . Must consider traffic conditions and public safety;
- . May consider other relevant matters.

REFERENCES AND DEFINITIONS

Public Street incudes any:

- . Any street, road, lane, thoroughfare, footpath or bridge;
- . Any place open to or used by the public or to which the public are allowed access.

Mobile Food Vendor includes any:

- . Registered vehicle, caravan or trailer or any other method from which food is sold;
- . Non-registered vehicles such as, but not limited to coffee carts, hot dog carts or similar vehicles.

Fixed Food Business includes any:

. Business registered under the *Food Act 2003* trading in a building.

REVIEW

This policy will be reviewed after two years unless organisational changes require more frequent modifications.

ELIGIBILITY

To be eligible for a Permit, operators need to meet the basic standards required for the operation of such a business including:

- . Australian Business Number;
- Current Vehicle Registration;

Date of Issue: June 2021 2 of 5
Date for Review: June 2023

Revision No: 01

-

- . Public Liability Insurance(not less than \$10m in respect of any single occurrence; and
- . Registration under the Food Act 2003.

EXEMPTIONS

This policy does not apply to applications by food vendors to operate from a public road as part of a Council supported or endorsed event on a public street.

Mobile Food Vendors operating from a particular location on a public street for less than 15 minutes are not required to hold a permit but must comply with the safety aspects of this policy.

This Policy does not apply to Mobile Food Vendors that are involved in events such as Markets or other major events where the responsibility for managing permissions is that of the event organiser.

LOCATIONS

Sites are assessed on the following criteria:

- . Proximity to surrounding businesses;
- . No obstruction to roads, footpaths, traffic signals and road signage;
- . Minimum clearance of 25 metres from a school crossing or other similar traffic control facility;
- . Disruption to surrounding residential areas; and
- . Availability of parking.

TRADER RESPONSIBILITIES

It is the responsibility of the trader to ensure that:

- . The Mobile Food Vendor does not cause any obstruction to footpaths, roads and sightlines;
- . Residential amenity is not unreasonably compromised by the Mobile Food Vendor including patron behaviour, noise, odour, lighting and disposal of litter;
- . Provision is made for the disposal of all litter associated with the Mobile Food Vendor;
- . Trade waste must not be placed in public litter bins; and
- The preparation, handling and serving of food and drinks to patrons must be conducted in accordance with the requirements under the *Food Act 2003*.

Date of Issue: June 2021 Date for Review: June 2023

TRADER RESTRICTIONS

To ensure a Mobile Food Vendor does not compromise the operation of existing food businesses or future businesses and protects the wellbeing of the Community, a Trader:

- . Must only operate at the designated site at the permitted times.
- . Must be located a minimum distance of 50m from a fixed food business that is open and selling food.

COUNCIL RESPONSIBILITIES

Section 56C of the *Vehicle and Traffic Act 1999* stipulates that food vendors cannot operate from a public road without a permit from the General Manager of the relevant council. This permit can be issued for a maximum of twelve months.

In assessing whether to grant a permit, the Act requires the General Manager to take into account traffic safety, public convenience and any other relevant issues.

Approval to sell from any particular location does not grant an exclusive right.

MOBILE FOOD VENDOR PERMIT PROCESS

The Council will assess each application on its merits. Approval of Mobile Food Vendors will be made on set criteria including:

- Traffic conditions and safety;
- . Pedestrian safety;
- . Registration under the Food Act 2003 if required;
- . Proximity to fixed food businesses; and
- . Other required licences or registrations.

When applying for a Mobile Food Vendor permit, the following information is required:

- . Details of the size of the vehicle; a detailed plan at scale of 1:100 of the vehicle must be submitted showing exterior and interior dimensions;
- . Copy of all required registrations and licences;
- . Details of preferred location/s, days and hours of operation;
- . Details of any associated street furniture, lighting, banners, bunting; and
- . Permit application form.

Failure to submit all the above details may result in the trader not being considered for a permit.

Date for Review: June 2023

Permits are issued on an annual basis	5.		
The permit fee is set by the Council a	s part of the annual budg	et process.	
			ANDRA AYTON Ral Manager
	Date of approval: Approved by:	/ /	

Date of Issue: June 2021 5 of 5 Revision No: 01

Date for Review: June 2023