

Notice of Ordinary Council Meeting and

# Agenda

16 AUGUST 2021

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To all Councillors

NOTICE OF MEETING

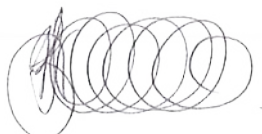
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 16 August 2021 commencing 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 11<sup>th</sup> day of August 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



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*QUALIFIED PERSON'S ADVICE*

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

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

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

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

  
Sandra Ayton  
GENERAL MANAGER

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## **AGENDA**

### **COUNCILLORS ATTENDANCE**

### **COUNCILLORS APOLOGIES**

### **EMPLOYEES ATTENDANCE**

### **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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## 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 19 July 2021 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the ordinary meeting of the Council held on 19 July 2021 be confirmed.”
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## 2 COUNCIL WORKSHOPS

### 2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 02.08.2021 – Leith overpass with the Department of State Growth; Complete Streets – Penguin town centre review and Master Plan options; Penguin Foreshore Stage B – Tender review
- . 09.08.2021 – Penguin District School tour and project walkthrough; Annual Plan 2021–2022 timelines

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

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

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### **3 MAYOR'S COMMUNICATIONS**

#### **3.1 Mayor's communications**

The Mayor to report:

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#### **3.2 Mayor's diary**

The Mayor reports as follows:

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

- . Central Connect Leadership Roundtable Meeting – Ulverstone
- . Greening Central Coast Strategy Working Group – Ulverstone
- . Central Coast Chamber Commerce and Industry Annual General Meeting – Penguin
- . Switch Board Meeting – Ulverstone
- . Ulverstone Soccer Club Lighting Upgrade Project unveiling – Ulverstone
- . TasWater Owners Representatives Quarterly Briefing – Devonport
- . Local Government Association of Tasmania (LGAT) Conference – Hobart
- . Meeting with the Hon. Roger Jaensch MP – Ulverstone
- . The Road that Cuts the Rivers production – Ulverstone
- . National Reconciliation Week Breakfast – Ulverstone
- . Radio interview."

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The Deputy Mayor reports as follows:

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

- . Beyond Blue Event – West Ulverstone Football club – Ulverstone
- . Ulverstone Fire Brigade – Annual Dinner – Ulverstone.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor and Deputy Mayor’s reports be received.”
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### 3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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## 4 COUNCILLOR REPORTS

### 4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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## 5 APPLICATIONS FOR LEAVE OF ABSENCE

### 5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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## **6 DEPUTATIONS**

### **6.1 Deputations**

The Executive Services Officer reports as follows:

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

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## **7 PETITIONS**

### **7.1 Petitions**

The Executive Services Officer reports as follows:

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

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## **8 COUNCILLORS' QUESTIONS**

### **8.1 Councillors' questions without notice**

The Executive Services Officer reports as follows:

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

’29 (1) A councillor at a meeting may ask a question without notice –

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

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
  - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and

- 
- (b) the general manager has reported that the matter is urgent; and
  - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

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

The Executive Services Officer reports as follows:

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

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

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(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.

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## **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, 16 August 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 19 July 2021 meeting."

## **10 DEPARTMENTAL BUSINESS**

### **GENERAL MANAGEMENT**

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

The General Manager reports as follows:

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

- Central Coast Community Shed Management Committee Annual General Meeting – meeting held 5 July 2021
- Central Coast Community Shed Management Committee – meeting held 5 July 2021
- Central Coast Community Safety Partnership Committee – meeting held 14 July 2021
- Central Coast Community Shed Management Committee – meeting held 2 August 2021

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

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

#### **10.2 Correspondence addressed to the Mayor and Councillors**

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 20 July to 16 August 2021 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report

will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

The Executive Services Officer reports as follows:

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

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

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### 10.3 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 20 July to 16 August 2021 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

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#### 10.4 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 20 July to 16 August 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.”

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COMMUNITY SERVICES

**10.5 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 10.6, 10.7 and 10.8, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

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**10.6 Community meeting and entertainment – advertising/third-party billboard sign – E7 Sign Code at 41 Clayton Road, Ulverstone – Application No. DA2021067**

The Director Community Services reports as follows:

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

‘ <i>DEVELOPMENT APPLICATION NO.:</i>	DA2021067
<i>PROPOSAL:</i>	Community meeting and entertainment – advertising/third-party billboard sign – E7 Sign Code
<i>APPLICANT:</i>	Melle Zwerver



<i>LOCATION:</i>	41 Clayton Road, Ulverstone
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	7 July 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	21 July 2021
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	12 August 2021 (extension of time granted until 16 August 2021)
<i>DECISION DUE:</i>	16 August 2021

*PURPOSE*

The purpose of this report is to consider an application for a third-party billboard advertising sign on land that accommodates the activities and services of “Camp Clayton”.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation; and
- . Annexure 3 – aerial view.

*BACKGROUND*

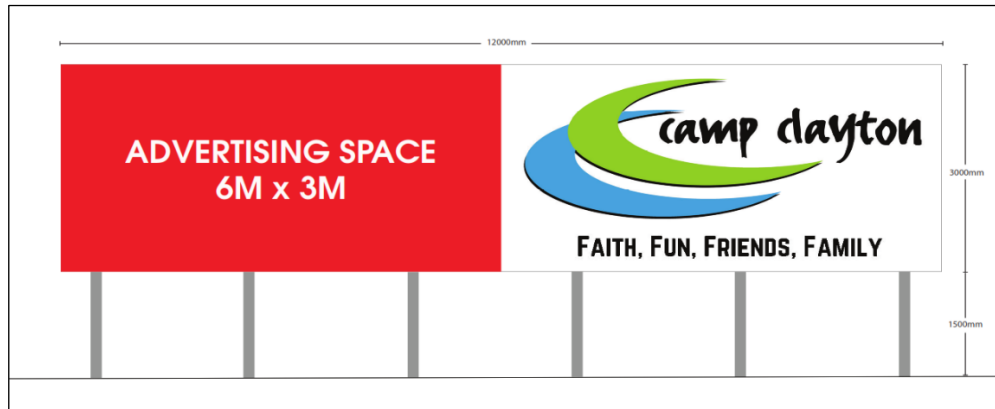
*Development description –*

Application is made for a billboard sign on land that accommodates the operations of a community meeting, counselling, camping and recreational organisation known as “Camp Clayton”, located at 41 Clayton Road, Ulverstone.

The proposed sign would be 4.5m high above natural ground level and would have a total display area of 36m<sup>2</sup>.

Signage would comprise two panels, located side by side, each with a 6m long, 3m high display panel area. Fifty percent of the sign would be dedicated to the on-site activities and services offered by the Camp Clayton organisation.

The other fifty percent of the display area would be made available for hire as a third-party advertising billboard. Refer to elevation below.



The sign would be located 2m from the front boundary to Clayton Road, facing the Bass Highway, for maximum exposure. Refer to photomontage below, as provided by the applicant.



*Site description and surrounding area –*

The site is located approximately 1.5km east of Ulverstone and 1km west of the residential seaside settlement of Turners Beach. The site of the proposed sign is slightly elevated and visually obvious and falls within a scenic 'view shed' when travelling west to east along the Bass Highway.

The land is zoned Rural Resource and supports a multitude of buildings associated with the functions and activities that occur at Camp Clayton, such as workplace training courses, school camps, wellbeing and religious camps and associated workshops. Surrounding adjoining land to the east and west is also zoned Rural Resource.

The TasRail Western Line corridor runs along the northern boundary of the land. Camp Clayton land is also located on the other (northern) side of the TasRail corridor, adjoining the environs of Bass Strait.

Apart from the area of land that accommodates the assortment of buildings and recreational activities, the balance of the land is primarily cleared of native vegetation and is used for the grazing of cattle.

### *History –*

The activities of Camp Clayton have occupied the site for many years.

In 2009, the Council issued a permit for an extension to the office facility and in 2020, a permit was issued for a recreation equipment storage and ablutions building.

### *Future under draft Central Coast Local Provisions Schedule –*

The land is proposed to be rezoned from Rural Resource to Rural under the Central Coast Local Provisions Schedule (the LPS).

### *DISCUSSION*

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

## 26.0 Rural Resource Zone

CLAUSE	COMMENT
<b>26.3 Use Standards</b>	
<b>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</b>	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <ul style="list-style-type: none"> <li>(a) be consistent with local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement;</li> <li>(c) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> <li>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</li> <li>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</li> <li>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</li> </ul> </li> </ul>	<p>Compliant.</p> <p>Community meeting and entertainment use is “Discretionary” in the Use Table for the Rural Resource zone.</p> <p>However, under Special Provisions Clause 9.2 of the Planning Scheme, any application for use and development associated with a Use Class specified in the Use Table as “Discretionary”, must be considered to be of “Permitted” status in the Use Table, where the proposal for development does not establish a new use, or substantially intensify a lawful, existing, approved use.</p> <p>Fifty percent of the signage proposed is associated with the existing, approved use of the land.</p>

<ul style="list-style-type: none"> <li>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</li> <li>(v) if required – <ul style="list-style-type: none"> <li>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</li> <li>b. for security;</li> <li>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</li> </ul> </li> <li>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</li> <li>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</li> </ul>	
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<p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	
<p><b>26.3.2 Required Residential Use</b></p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>

<ul style="list-style-type: none"> <li>(c) not intensify an existing lawful residential use;</li> <li>(d) replace a lawful existing residential use;</li> <li>(e) not create a new residential use through conversion of an existing building; or</li> <li>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</li> <li>(g) there is no change in the title description of the site on which the residential use is located.</li> </ul>	
<b>26.3.3 Residential use</b>	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> <li>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</li> <li>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</li> <li>(c) not intensify an existing lawful residential use;</li> </ul>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>

<ul style="list-style-type: none"> <li>(d) not replace an existing residential use;</li> <li>(e) not create a new residential use through conversion of an existing building;</li> <li>(f) be an outbuilding with a floor area of not more than 100m<sup>2</sup> appurtenant to an existing lawful and structurally sound residential building; or</li> <li>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</li> <li>(h) there is no change in the title description of the site on which the residential use is located.</li> </ul>	
<b>26.4 Development Standards</b>	
<b>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</b>	
<p>26.4.1-(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</li> <li>(b) if intended for a building, contain a building area</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Land area is 17.94ha.</li> <li>(b) Note – the Planning Scheme’s definition of a “building” means “as defined in the Act”. The <i>Land Use Planning and Approvals Act 1993</i> defines a “building” to include a “structure”.</li> </ul>



<ul style="list-style-type: none"> <li>(i) of not more than 2,000m<sup>2</sup> or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</li> <li>(ii) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(iii) clear of any applicable setback from a zone boundary;</li> <li>(iv) clear of any registered easement;</li> <li>(v) clear of any registered right of way benefiting other land;</li> <li>(vi) clear of any restriction imposed by a utility;</li> <li>(vii) not including an access strip;</li> <li>(viii) accessible from a frontage or access strip.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(i) Compliant. Total building area at 41 Clayton Road would not exceed 20% of the site.</li> <li>(b)(ii) Non-compliant. Proposed sign would be setback 2m from the front boundary of the site. The Planning Scheme requires a 20m setback.  Refer to the "Issues" section of this report.</li> <li>(b)(iii) Not applicable. No relevant zone boundary.</li> <li>(b)(iv) Not applicable. No registered easements.</li> <li>(b)(v) Not applicable. No right of way.</li> <li>(b)(vi) Not applicable. No restriction imposed by a utility.</li> <li>(b)(vii) Not applicable. No access strip.</li> <li>(b)(viii) Compliant. Site is accessible from Clayton Road.</li> </ul>
<p>26.4.1-(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Site has frontage and access to Clayton Road.</li> <li>(b) Not applicable. Not an internal lot.</li> <li>(c)(i) Not applicable. No right of way.</li> </ul>

<p>access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c)(ii) Not applicable. No right of way.</p> <p>(d) Compliant. Frontage is approximately 463m long.</p> <p>(e) Compliant. Site has access from Clayton Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>
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<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <ul style="list-style-type: none"> <li>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</li> <li>(b) from a rechargeable drinking water system <sup>R31</sup> with a storage capacity of not less than 10,000 litres if: <ul style="list-style-type: none"> <li>(i) there is not a reticulated water supply; and</li> <li>(ii) development is for: <ul style="list-style-type: none"> <li>a. a single dwelling; or</li> <li>b. a use with an equivalent population of not more than 10 people per day.</li> </ul> </li> </ul> </li> </ul>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>

<p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <ul style="list-style-type: none"> <li>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</li> <li>(ii) the development: <ul style="list-style-type: none"> <li>a. is for a single dwelling; or</li> <li>b. provides for an equivalent population of not more than 10 people per day; or</li> </ul> </li> <li>(iii) the site has capacity for on-site disposal of domestic wastewater in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</li> </ul>	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>

<p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface.</p>	
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<b>26.4.2 Location and configuration of development</b>	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(a) Non-compliant. Proposed sign would be setback 2m from the Clayton Road frontage. Refer to the "Issues" section of this report.</p> <p>(b) Not applicable. Development is not a sensitive use and land does not adjoin the Bass Highway.</p> <p>(c) Compliant. Sign would be setback greater than 10m from side boundaries.</p> <p>(d) Compliant. Sign would be setback greater than 10m from rear boundary.</p> <p>(e) Not applicable. No building area on a Sealed Plan.</p>
<p>26.4.2-(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>Sign would be 4.5m in height.</p>
<p>26.4.2 A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest</p>	<p>A3.1</p> <p>Not applicable.</p> <p>Proposal is for an advertising sign.</p>

<p>ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p> <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>Refer to E7 Sign Code assessment.</p> <p>A3.2</p> <p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>
<p><b>26.4.3 Location of development for sensitive uses</b></p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <p>(i) 200m from any agricultural land;</p> <p>(ii) 200m from aquaculture, or controlled environment agriculture;</p>	<p>Not applicable.</p> <p>Proposal is for an advertising sign.</p> <p>Refer to E7 Sign Code assessment.</p>

<ul style="list-style-type: none"> <li>(iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or</li> <li>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or</li> <li>(v) 500m from intensive animal husbandry;</li> <li>(vi) 100m from land under a reserve management plan;</li> <li>(vii) 100m from land designated for production forestry;</li> <li>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</li> <li>(ix) clear of any restriction imposed by a utility; and</li> <li>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that</li> </ul>	
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may benefit from the application of broad-scale irrigation development.	
<b>26.4.4 Subdivision</b>	
26.4.4-(A1) Each new lot on a plan of subdivision must be –  (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.	Not applicable.  Subdivision is not proposed.
<b>26.4.5 Buildings for Controlled Environment Agriculture</b>	
26.4.5-(A1)  A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:  (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.	Not applicable.  No controlled environment agriculture proposed.

CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Development not a subdivision, vulnerable or hazardous use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in this Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of native threatened vegetation proposed.
<b>E4 Change in Ground Level Code</b>	Not applicable. No change in ground level proposed.
<b>E5 Local Heritage Code</b>	Not applicable. No places of local significance listed in this Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. No landslip hazard identified.
<b>E7 Sign Code</b>	
<b>E7.2 Application of the Code</b>	Applies. Development is signage.
<b>E7.4 Use or development exempt from this Code</b>	<p>Not Exempt.</p> <p>In summary, a sign in the Rural Resource zone may be exempt if the sign indicates only –</p> <p>a. the name of the business occupying the site;</p>

	<ul style="list-style-type: none"> <li>b. the nature of the business carried out on the site;</li> <li>c. the address of the site;</li> <li>d. any logo or other symbol that identifies the business conducted from the site;</li> <li>e. has a display area not greater than 10m<sup>2</sup> (single or a combination of multiple signs on the site);</li> <li>f. is freestanding and fully contained within the boundaries of the site and not more than 5m in height; and</li> <li>g. is not illuminated.</li> </ul>
<b>E7.6 Development Standards</b>	
<p>E7.6-(A1) Signs must:</p> <ul style="list-style-type: none"> <li>(a) identify an activity, product, or service provided on the site;</li> <li>(b) if on a site in a General Residential, Low Density Residential, Rural Living, or Environmental Living zone, must:</li> </ul>	<ul style="list-style-type: none"> <li>(a) Non-compliant. The billboard portion of the sign, which would comprise 50% of the display area, would be for third party advertising and would not identify a product, activity or service provided on the land.  Refer to the "Issues" section of this report.</li> <li>(b) Not applicable. Land is zoned Rural Resource.</li> </ul>

<p>(i) comprise not more than two display panels;</p> <p>(ii) be fixed flat to the surface of a building below the eave line; and</p> <p>(iii) have a total combined area of not more than 5.0m<sup>2</sup> ;</p> <p>(c) if on a site in any other zone, must:</p> <p>(i) comprise not more than five display panels;</p> <p>(ii) have a total combined area of not more than 50.0m<sup>2</sup>;</p> <p>(iii) be separated from any other freestanding or projecting sign by not less than 10.0m;</p> <p>(iv) be fully contained within the applicable building envelope and:</p> <p>a. not extend above the parapet or the ridge of a roof; or</p> <p>b. if a free-standing sign, have a height above natural ground level of not more</p>	<p>(c)(i) Compliant. Total signs on the site would comprise three display panels.</p> <p>(c)(ii) Compliant. The combined area of signs on site would not be more than 50m<sup>2</sup>.</p> <p>(c)(iii) Compliant. The proposed sign would be more than 10m from another sign on the site.</p> <p>(c)(iv)a. Not applicable. Sign would not be on a roof.</p> <p>(c)(iv)b. Compliant. Sign would be 4.5m above natural ground level.</p> <p>(c)(v) Not applicable. Sign would not be on the elevation of a building.</p> <p>(c)(vi) Compliant. Sign would not be located in an access strip, loading area, or car park.</p> <p>(c)(vii) Compliant. Sign would not be animated, scrolling or otherwise continuously or intermittently changing, flashing or rotating.</p> <p>(c)(viii) Compliant. Sign would not resemble any air or marine navigation device, or a railway or road traffic control or</p>
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<p>than 5.0m;</p> <p>(v) not involve a corporate livery, colour scheme, insignia, or logo applied to more than 25% of the external wall surface of each elevation of a building;</p> <p>(vi) not be located in an access strip, loading area, or car park;</p> <p>(vii) not be animated, scrolling or otherwise continuously or intermittently changing, flashing or rotating as part of the operation of the sign unless providing advisory or safety information;</p> <p>(viii) not resemble any air or marine navigation device, or a railway or road traffic control or directional device or sign;</p> <p>(ix) not visually obscure any sign or device required for the convenience and safety of air or marine navigation or for use of a railway or a road; and</p> <p>(x) not cause illumination that overflows the boundaries of the site; and</p>	<p>directional device or sign.</p> <p>(c)(ix) Compliant. Sign would not visually obscure any sign or device required for the convenience and safety of air or marine navigation or for use of a railway or a road.</p> <p>(c)(x) Compliant. Sign would not be illuminated.</p> <p>(d) Not applicable. A Local Heritage Code does not form part of this Planning Scheme.</p>
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(d) not be on land for which a Local Heritage Code forming part of this planning scheme applies.	
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Applicable. Applies to all use and development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
E9.5.1–(A1) Provision for parking must be:	Not applicable. Standard does not apply to sign development.
(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;	Existing provision for the use of the land is adequate and will not change as a result of proposed signage development.
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
E9.5.2–(A1) There must be provision within a site for:	(a) Not applicable. Table E9A does not require on-site loading provision for sign development.
(a) on-site loading area in accordance with the requirement	

<p>in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(b) Not applicable. Standard does not apply to sign development.</p>
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Not applicable.</p> <p>No new car parking areas proposed.</p>
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p>	<p>Not applicable.</p> <p>Standard does not apply to sign development.</p>

<p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	<p>Not applicable.</p> <p>Standard does not apply to sign development.</p>
<b>E10 Water and Waterways Code</b>	Not applicable. No waterway within 30m of the development site.
<b>Specific Area Plans</b>	Not applicable. No Specific Area Plan applies to the site.



*Issues –*

*1 Location and configuration of development –*

The Planning Scheme's Acceptable Solutions for the Rural Resource zone, Clauses 26.4.1–A1(b)(ii) and 26.4.2(a), require that a building, which is defined to include a structure, must be setback not less than 20m from a frontage.

The proposed sign would be setback 2m from the frontage to Clayton Road. The reduced setback of the sign is a “discretionary” matter and relies on the Performance Criteria for this Clause.

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;

Streetscape, as defined in the Planning Scheme, as 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”.

Non-compliant. The proposed sign is not consistent with the streetscape in this area.

This section of land, fronting Clayton Road and clearly viewed from the Bass Highway, presents as a rural landscape of open grassland with scattered large trees. Some components of public infrastructure, such as the truck weighing station building and the shared coastal pathway are on this location. The numerous buildings and associated infrastructure that make up the operations of Camp Clayton are not able to be viewed from Clayton Road or the Bass Highway and advertising signage does not form part of the Clayton Road streetscape.

(b) required by a constraint impose by –

(i) size and shape of the site;

Not applicable. The sign location is not required by a constraint imposed by the size and shape of the land.

- (ii) orientation and topography of land;

Not applicable. The sign location is not required by a constraint imposed by the orientation and topography of the land.

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

Not applicable. A water supply and the disposal of sewerage is not required.

- (iv) arrangements for vehicular or pedestrian access;

Not applicable. The sign location is not constrained by arrangements for vehicular or pedestrian access.

- (v) a utility; or

Not applicable. The sign location is not constrained by a utility.

- (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.

## 2 *E7 Sign Code –*

The proposed third-party billboard sign is assessed against the relevant Performance Criteria of the Planning Scheme's E7 Sign Code,

Clause E7.6–(P1), that states a sign must be reasonable taking into account –

- (a) whether the sign relates to an activity, product or service provided on the site;

The proposed sign would comprise 50% signage that relates to the activities of Camp Clayton. This portion of the sign is supported.

However, 50% of the proposed display area would be for hire by a third party for advertising purposes. This type of sign is described as a “billboard” sign.

A billboard sign would be for advising or display of activities, products or services that are not provided on the site.

- (b) nature of development on the site;

As stated above, the proposed sign would comprise 50% signage that relates to the activities of Camp Clayton. This portion of the sign is supported. However, the application details that 50% of the proposed display area would be for hire by a third party for advertising purposes. This type of sign is described as a “billboard” sign and the actual advertising is not known.

The proposed billboard sign would not relate to the development on site.

- (c) purpose, location, number, size, style, and configuration of any existing and approved sign on the site and on adjacent land;

The purpose of the billboard sign, and the style and configuration of the signage content, is not known.

This is because the proposed sign would be an advertising sign, with various and changing advertisements on display. There is no pattern of such approved signage on the site or on adjoining land.

- (d) whether likely to be visually dominant or intrude on the appearance of the site or the streetscape;

Whilst the land does not adjoin the Bass Highway (the land adjoins Clayton Road and Maskells Road), the proposed sign would be highly visible from the Bass Highway, for vehicles travelling west to east.

It is considered the sign would be visually dominant and intrude on the appearance of the site and on the surrounding landscape in this location.

- (e) whether likely to obscure the visibility of other signs in the locality;

There are no other billboard signs in the locality.

- (f) whether visible beyond the immediate locality;

The proposed sign would be highly visible beyond the immediate locality, as is the overriding intent of an advertising billboard.

Whilst the land does not adjoin the Bass Highway, the proposed sign would be highly visible from the Bass Highway, for vehicles travelling west to east.

- (g) whether likely to impact on operational efficiency and safety of a railway, road, navigable water, or controlled air space in accordance with the advice and any requirement of the relevant regulatory entity;

The sign would not impact on the operational efficiency and safety of a railway, road, navigable water or controlled air space.

- (h) whether likely to impact on the amenity of a habitable room or private open space in a residential development; and

The sign would not impact on the amenity of a habitable room or private open space in a residential development.

- (i) the necessity for the sign to be located on the site having regard for:

- (i) proximity of the service or business being promoted to the sign location;

The style, content and configuration of the billboard sign is not known, with the intent of the sign being that various and changing advertisements for businesses and services are on display. The billboard component of the sign would most likely not promote a service or business that is on the sign location.



- (ii) proximity of other signage for the same business or service;

The style, content and configuration of the billboard sign is not known, with the intent of the sign being that various and changing advertisements for businesses and services are on display over time. Given the changing nature of a billboard sign, the proximity of other signage for the same business or service on display is not to be known.

- (iii) the ability to identify the business or service through other means; and

Opportunity to promote goods or services that are not offered on the site would be possible within the curtilage of existing buildings on the site, where signage would not be visible beyond the property boundary.

- (iv) flow of traffic past the sign and its likely destination.

The sign would be highly visible from the Bass Highway, particularly for vehicles travelling west to east. See photomontage below.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Not applicable.
Infrastructure Services	No issues.
TasWater	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	No issues.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
State Growth	No issues. Land does not adjoin the Bass Highway.

*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.

No representations were received within the prescribed time.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

The purpose of the Sign Code is to recognise that signs are a legitimate development for identifying the name, nature, purpose or occupation of a building or place and the reasonable promotion of an activity, brand, event, idea, produce or service on a site.

The Sign Code seeks to manage the likely impact of a sign on the character of rural and urban settings. Signage is meant to be related to the site on which it is located. This is to prevent numerous third-party billboard advertising signs propagating on key sites within the municipal area.

The proposed billboard sign would be sited within a rural landscape, with full exposure to the Bass Highway. The sign would not be for services and/or products and/or activities offered on the site and would be visually dominant and intrusive beyond the immediate locality.

Approval of a billboard advertising sign in this location would set a precedent that others would seek to follow, limiting and confusing any influence the Planning Authority would have over scenic landscapes and visual amenity within the municipal area.

*Recommendation –*

It is recommended that Community meeting and entertainment – advertising/third-party billboard sign – E7 Sign Code at 41 Clayton Road, Ulverstone – Application No. DA2021067 be refused on the following grounds:

- 1 The development does not satisfy Performance Criteria E7.6–(P1)(a) in that fifty percent of the proposed display area would be for hire by a third party for advertising purposes and the display of activities, products or services that are not provided on the site.
- 2 The development does not satisfy Performance Criteria E7.6–(P1)(d) in that the sign would be visually dominant and intrude on the appearance of the site and on the surrounding landscape in this location.
- 3 The development does not satisfy Performance Criteria E7.6–(P1)(f) in that the proposed sign would be highly visible beyond the immediate locality.’

The Manager Land Use Planning’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the application for Community meeting and entertainment – advertising/third-party billboard sign – E7 Sign Code at 41 Clayton Road, Ulverstone – Application No. DA2021067 be refused on the following grounds:

- 1 The development does not satisfy Performance Criteria E7.6–(P1)(a) in that fifty percent of the proposed display area would be for hire by a third party for advertising purposes and the display of activities, products or services that are not provided on the site.
- 2 The development does not satisfy Performance Criteria E7.6–(P1)(d) in that the sign would be visually dominant and intrude on the appearance of the site and on the surrounding landscape in this location.
- 3 The development does not satisfy Performance Criteria E7.6–(P1)(f) in that the proposed sign would be highly visible beyond the immediate locality.”



**10.7 Resource development – Subdivision – excision of a dwelling and consolidation of titles – Subdivision; Suitability of a site or lot on a plan of subdivision and Location of development for sensitive use at 862 South Riana Road and South Riana Road (CT250528/1), South Riana – Application No. DA2020239**

The Director Community Services reports as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2020239
<i>PROPOSAL:</i>	Resource development – Subdivision – excision of a dwelling and consolidation of titles – Subdivision; Suitability of a site or lot on a plan of subdivision and Location of development for sensitive use
<i>APPLICANT:</i>	EnviroPlan
<i>LOCATION:</i>	862 South Riana Road and South Riana Road (CT250528/1), South Riana
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	26 June 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	12 July 2021
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	5 August 2021 (extension of time granted until 16 August 2021).
<i>DECISION DUE:</i>	16 August 2021
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the excision of a “required” dwelling and the consolidation of the balance land with an adjoining vacant parcel of agricultural land.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation; and
- . Annexure 3 – aerial view.

*BACKGROUND*

*Development description –*

Application is made for the excision of an existing dwelling and associated sheds on land at 862 South Riana Road, South Riana to create a “residential lifestyle” parcel of land on 1.303ha. The excised dwelling would be accessed via an existing access off South Riana Road.

The balance land would be consolidated with an adjoining parcel of vacant land identified in CT250528/1, to form a 76.66ha rural property. The consolidated parcel of land would not accommodate an existing dwelling and would be able to be accessed via South Riana Road and Barrens Road, South Riana.

The application is accompanied by a Bushfire Risk Assessment report.

An agricultural report by a suitably qualified person does not accompany the application.

The proposed “residential” allotment (Lot 1), accommodating a sensitive use, comprising a dwelling, two sheds and on-site wastewater management system would be setback 50m from the proposed new agricultural land boundary.

*Site description and surrounding area –*

The subject parcels of land are zoned Rural Resource.

Land at 862 South Riana Road has an area of 55.16ha and accommodate a lawful, structurally sound, “required” dwelling with two associated sheds and a wastewater system.

Adjoining land, that is also owned by the developer, identified in CT250528/1, has a land area of 22.80ha.

The land comprises Class 3, 4 and 5 land and is used for agriculture.

The land falls within the Dial Blythe Proclaimed Irrigation District.

The land is relatively flat and surrounding land is also zoned Rural Resource.

*History –*

*Future under draft Central Coast Local Provisions Schedule –*

The land and other titles in this area that are currently zoned “Rural Resource” and will be rezoned to “Agriculture” under the Central Coast Local Provisions Schedule (LPS).

Over time, three adjoining “residential” style parcels of land have been excised from agricultural land in this locality, resulting in allotments that are not used for agriculture, but rather for “residential” use.

*DISCUSSION*

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

## 26.0 Rural Resource Zone

CLAUSE	COMMENT
<b>26.1.2 Local Area Objectives</b>	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p>	<p>Subdivision is “Discretionary” development in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Objective. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. The balance land would be used for primary industry, as would the adjoining consolidated parcel. However, land uses are existing on these rural parcels and subdivision is not required for primary industry use to occur.</p> <p>(b) Proposal does not satisfy the Objective. As above, the primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. The balance land would be used for primary industry, as would the consolidated adjoining parcel. However, land uses are existing on these rural parcels and subdivision is not required for primary industry use to occur.</p> <p>(c)(i) Proposal does not satisfy the Objective. The proposal is subdivision to excise a lawful, “required” dwelling from the</p>

<p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>land. The balance land will be used for primary industry, as will the consolidated adjoining parcel. The development would result in the creation of a rural living, “residential” style allotment that has no reason to be in the location.</p> <p>(c)(ii) Proposal does not satisfy the Objective. The proposal is for the use of land that has the potential to unduly conflict, constrain or interfere with the practice of primary industry.</p> <p>Note: an agricultural report by a suitably qualified person does not accompany the application.</p> <p>(d) Proposal does not satisfy the Objective. Proposed Lot 1 will not be used for primary industry.</p> <p>(e) Proposal does not satisfy the Objective. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. The balance land would be used for primary industry, as would the adjoining consolidated parcel. However, land uses are existing on these rural parcels and subdivision is not required for primary industry use to occur.</p> <p>(f) Proposal does not satisfy the Objective. Subdivision is not for economic, community or utility use.</p> <p>(g) Proposal does not satisfy the Objective. Land would not be used for tourism or recreation dependent on a rural location.</p>
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	<p>(h)(i) Proposal does not satisfy the Objective. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. Proposed Residential use and would not be required by a primary industry or resource-based activity.</p> <p>(h)(ii) Proposal does not satisfy the Objective. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. The resulting proposed Residential use would not be required to support a primary industry-based activity.</p>
<b>26.1.3 Desired Future Character Statements</b>	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> <li>(i) expansive areas for agriculture and forestry;</li> <li>(ii) mining and extraction sites;</li> <li>(iii) utility and transport sites and extended corridors; and</li> </ul>	<p>(a)(i) Proposal is not consistent with Desired Future Character Statement. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. The balance land would be used for primary industry, as would the adjoining consolidated parcel. However, the subdivision is not required for primary industry use to occur.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with mining and extraction.</p>

<p>(iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency</p> <p>(b) may be interspersed with –</p> <p>(i) small-scale residential settlement nodes;</p> <p>(ii) places of ecological, scientific, cultural, or aesthetic value; and</p> <p>(iii) pockets of remnant native vegetation</p> <p>(c) will seek to minimise disturbance to –</p> <p>(i) physical terrain;</p> <p>(ii) natural biodiversity and ecological systems;</p> <p>(iii) scenic attributes; and</p> <p>(iv) rural residential and visitor amenity;</p> <p>(d) may involve sites of varying size –</p>	<p>(a)(iii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Proposal is not consistent with Desired Future Character Statement. The proposal would not result in infrastructure and support buildings for agriculture. The proposal is to excise agricultural support buildings (dwelling and sheds).</p> <p>(b)(i) Proposal is not consistent with Desired Future Character Statement. Use and development would not be adjoining a small-scale residential settlement node.</p> <p>(b)(ii) Proposal is not consistent with Desired Future Character Statement. The subject and surrounding land is not identified as places of cultural and aesthetic value.</p> <p>(b)(iii) Proposal is not consistent with Desired Future Character Statement. The subject and surrounding land is not identified as supporting areas of remnant native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statement. The proposal would not unduly disturb the underlying physical terrain of the land.</p>
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<p>(i) in accordance with the type, scale and intensity of primary industry; and</p> <p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(c)(ii) Proposal is consistent with Desired Future Character Statement. The proposal would not unduly disturb biodiversity or ecological systems on the site, over and above that already disturbed through primary industry activity.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb existing scenic attributes of the site and surrounding land.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statement. The proposed use would not disturb rural residential or visitor amenity in this area.</p> <p>(d)(i) Proposal is not consistent with Desired Future Character Statement. The proposed Lot 1 would not be for a use associated with primary industry.</p> <p>(d)(ii) Proposal is not consistent with Desired Future Character Statement. The primary objective of the subdivision is to excise a lawful, structurally sound, "required" dwelling from the land. The resulting proposed residential use may constrain or fetter ongoing agricultural activity on adjoining land.</p> <p>(e) Proposal is not consistent with Desired Future Character Statement. The proposed use is not significantly influenced</p>
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	by changes in technology, production techniques or economic management and marketing systems.
<b>26.3 Use Standards</b>	
<b>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</b>	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other</p>	<p>(a) The proposed subdivision does not satisfy Local Area Objectives.</p> <p>(b) The proposed subdivision does not satisfy Future Desired Character Statements.</p> <p>(c)(i) Non-compliant. A naturally occurring resource in the Rural Resource zone refers to air, water and land resources.</p> <p>Development is subdivision, the primary objective of which is to excise a “required” dwelling from the land.</p> <p>(c)(ii) Non-compliant. Development is subdivision, the primary objective of which is to excise a “required” dwelling from the land.</p> <p>(c)(iii) Non-compliant. It is not a requirement of the proposed use and development to access a product from primary industry activity on the site or on adjacent land.</p>

<p>permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p>	<p>(c)(iv) Non-compliant. Development is subdivision, the primary objective of which is to excise a “required” dwelling from the land (Lot1). It is not a requirement of the proposed Lot 1 to service primary industry.</p> <p>Note: an agricultural report by a suitably qualified person does not accompany the application.</p> <p>(c)(v)a. Non-compliant. Land is not required to access a mandatory site area that is not otherwise available in the zone.</p> <p>(c)(v)b. Non-compliant. Proposal is not required to locate on rural resource land for security reasons.</p> <p>(c)(v)c. Non-compliant. Proposal is not required for public health or safety.</p> <p>(c)(vi) Non-compliant. Proposal would not diversify and value-add to existing primary industry use of the site.</p> <p>(c)(vii) Non-compliant. Proposal would not provide community service infrastructure for the municipal area.</p> <p>(c)(viii) Non-compliant. No economic, social or environmental cost-benefit analysis has been submitted to demonstrate significant regional benefit.</p>
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<p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(d)(i) Compliant. Proposal would not result in the permanent loss of agricultural land that is located in a Proclaimed Irrigation District.</p> <p>(d)(ii) Non-compliant. The development is subdivision, the primary objective of which is to excise a “required” dwelling from the land. The proposal would likely constrain, fetter or otherwise interfere with existing and potential primary industry use on subject and adjacent land.</p> <p>(d)(iii) Compliant. The development is subdivision, the primary objective of which is to excise a “required” dwelling from the land. The proposal would not result in the loss of Proclaimed Irrigation District land that may benefit from the application of broad-scale irrigation development.</p> <p>Refer to the “Issues” section of this report.</p>
<p><b>26.3.2 Required Residential Use</b></p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and</p>	<p>Not applicable.</p> <p>Not application for a required residential use.</p>

<p>structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) replace a lawful existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building; or</p> <p>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(g) there is no change in the title description of the site on which the residential use is located.</p>	
<p><b>26.3.3 Residential use</b></p>	
<p>26.3.3–(A1) Residential use that is not required as part of another use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p>	<p>Clause 26.3.3 applies. The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. This would result in a “non–required” dwelling adjoining agricultural land that is not required as part of another use. The balance land would be used for primary industry, as would the adjoining consolidated parcel. However, land uses are existing on these rural parcels and subdivision is not required for primary industry use to occur. Subdivision would create a Residential use class allotment that is not required as part of another use.</p>

<ul style="list-style-type: none"> <li>(c) not intensify an existing lawful residential use;</li> <li>(d) not replace an existing residential use;</li> <li>(e) not create a new residential use through conversion of an existing building;</li> <li>(f) be an outbuilding with a floor area of not more than 100m<sup>2</sup> appurtenant to an existing lawful and structurally sound residential building; or</li> <li>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</li> <li>(h) there is no change in the title description of the site on which the residential use is located.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Not applicable. Not an alteration or addition to an existing lawful and structurally sound residential building.</li> <li>(b) Not applicable. Not an ancillary dwelling to an existing lawful and structurally sound single dwelling.</li> <li>(c) Not applicable. Not the intensification of an existing lawful residential use.</li> <li>(d) Not applicable. Not to replace an existing residential use.</li> <li>(e) Not applicable. Not a new residential use through conversion of an existing building;</li> <li>(f) Not applicable. Not an outbuilding with a floor area of not more than 100m<sup>2</sup> appurtenant to an existing lawful and structurally sound residential building; or</li> <li>(g) Not applicable. Not a home-based business in association with occupation of an existing lawful and structurally sound residential building; and</li> <li>(h) Non-compliant. There would be a change in the title description of the site on which the residential use would be located.</li> </ul> <p>Refer to the "Issues" section of this report.</p>
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## 26.4 Development Standards

### 26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

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

- (a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and
- (b) if intended for a building, contain a building area
  - (i) of not more than 2,000m<sup>2</sup> or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;
  - (ii) clear of any applicable setback from a frontage, side or rear boundary;
  - (iii) clear of any applicable setback from a zone boundary;
  - (iv) clear of any registered easement;
  - (v) clear of any registered right of way benefiting other land;

- (a) Compliant. The excised parcel would have a land area of 1.30ha. The balance land, following consolidation, would have a land area of 76.66ha.
- (b)(i) Not applicable. No building proposed.
- (b)(ii) Compliant. Existing dwelling would be setback greater than 10m from the proposed new rear and side boundaries and 10m from South Riana Road (20m required). However, the dwelling is existing, lawful development in its location.
- (b)(iii) Not applicable. No zone boundary.
- (b)(iv) Not applicable. No registered easements.
- (b)(v) Not applicable. No right of way.
- (b)(vi) Not applicable. No restriction imposed by a utility.
- (b)(vii) Not applicable. No access strip.
- (b)(viii) Compliant. New lots would have access and frontage to South Riana Road.

<ul style="list-style-type: none"> <li>(vi) clear of any restriction imposed by a utility;</li> <li>(vii) not including an access strip;</li> <li>(viii) accessible from a frontage or access strip.</li> </ul>	
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</li> <li>(c) by a right of way connecting to a road – <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> <li>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Lots would have access and frontage to South Riana Road. Lot 2, resulting in a 76.66ha property, would also have access to Barrens Road.</li> <li>(b) Not applicable. No access strip proposed.</li> <li>(c)(i) Not applicable. No right of way proposed.</li> <li>(c)(ii) Not applicable. No right of way proposed.</li> <li>(d) Compliant. Lot 1 at 862 South Riana Road would have 180m long frontage to South Riana Road. Lot 2 would have a frontage greater than 300m in width.</li> <li>(e) Compliant. Both lots have an existing lawful access to South Riana Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</li> </ul>

<p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system <sup>R31</sup> with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p>	<p>(a) Not applicable. Not able to connect to a reticulated water supply.</p> <p>(b)(i) Compliant. Not able to connect to a reticulated water supply.</p> <p>(b)(ii)a. Compliant. Lot 1 at 862 South Riana Road has an existing on-site drinking water collection and storage tanks. Lot 2 is vacant.</p> <p>(b)(ii)b. Not applicable. Satisfied by (b)(ii)a.</p>



<ul style="list-style-type: none"> <li>a. a single dwelling; or</li> <li>b. a use with an equivalent population of not more than 10 people per day.</li> </ul>	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> <li>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</li> <li>(b) by on-site disposal if: <ul style="list-style-type: none"> <li>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</li> <li>(ii) the development: <ul style="list-style-type: none"> <li>c. is for a single dwelling; or</li> <li>d. provides for an equivalent population of not more than 10 people per day; or</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Not applicable. Not able to connect to a sewerage system in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</li> <li>(b)(i) Compliant. Satisfied by (b)(ii)a.</li> <li>(b)(ii)a. Compliant. Lot 1 at 862 South Riana Road has an existing on-site wastewater system. Lot 2 is vacant.</li> <li>(b)(ii)b. Compliant. Satisfied by (b)(ii)a.</li> <li>(b)(iii) Compliant. Lot 1 at 862 South Riana Road has an existing on-site wastewater system. Lot 2 is vacant.</li> </ul>

<p>(iii) the site has capacity for on-site disposal of domestic wastewater in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	
<p>26.4.1 –(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p>	<p>(a) Not applicable. Not able to connect to a stormwater system in accordance with the <i>Urban Drainage Act 2013</i>.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii)a.</p> <p>(b)(ii)a. Compliant. Lot 1 would have an area of 1.30ha.</p> <p>(b)(ii)b. Compliant. Disposal is clear of any defined building area.</p> <p>(b)(ii)c. Compliant. Disposal is clear of any wastewater disposal area.</p> <p>(b)(ii)d. Not applicable. No access strip.</p> <p>(b)(ii)e. Compliant. Not more than 50% of Lot 1 would be of an impervious surface.</p>

<ul style="list-style-type: none"> <li>c. the disposal area is not within any area required for the disposal of sewage;</li> <li>d. the disposal area is not within any access strip; and</li> <li>e. not more than 50% of the site is impervious surface.</li> </ul>	
<b>26.4.2 Location and configuration of development</b>	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> <li>(a) not less than 20.0m from the frontage; or</li> <li>(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;</li> <li>(c) not less than 10.0m from each side boundary; and</li> <li>(d) not less than 10.0m from the rear boundary; or</li> <li>(e) in accordance with any applicable building area shown on a sealed plan.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Existing dwelling on Lot 1 would be setback 10m from South Riana Road, not 20m as the Planning Scheme requires. However, development is existing and is a lawful, approved building in its location.</li> <li>(b) Not applicable. Land does not adjoin the Bass Highway.</li> <li>(c) Compliant. Existing dwelling on Lot 1 would be setback 50m from the proposed new eastern side boundary and approximately 75m from proposed western side boundary.</li> <li>(d) Compliant. Existing dwelling on Lot 1 would be setback approximately 50m from the proposed new northern rear boundary.</li> </ul>

	(e) Not applicable. No building area on a Sealed Plan.
26.4.2–(A2) Building height must be not more than 8.5m.	<p>Not applicable.</p> <p>No new building proposed. Dwelling and sheds on proposed Lot 1 are existing lawful buildings.</p>
<p>26.4.2 A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p>	<p>A3.1</p> <p>Not applicable.</p> <p>No new building proposed. Dwelling and sheds on proposed Lot 1 are existing lawful buildings.</p> <p>A3.2</p> <p>Not applicable. No wind turbine or wind power pumps.</p>

<p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	
<p><b>26.4.3 Location of development for sensitive uses</b></p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> <li>(i) 200m from any agricultural land;</li> <li>(ii) 200m from aquaculture, or controlled environment agriculture;</li> <li>(iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or</li> <li>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i></li> </ul>	<ul style="list-style-type: none"> <li>(a)(i) Non-compliant. Lot 1, that is to accommodate a “sensitive” use, would be setback 50m from adjoining agricultural land.  Refer to the “Issues” section of this report.</li> <li>(a)(ii) Compliant. No aquaculture, or controlled environment agriculture within 200m.</li> <li>(a)(iii) Compliant. No non-blasting extractive industry within 500m.</li> <li>(a)(iv) Compliant. No blasting extractive industry within 1000m.</li> <li>(a)(v) Compliant. No intensive animal husbandry within 500m.</li> <li>(a)(vi) Compliant. Land is not within 100m of land under a reserve management plan.</li> <li>(a)(vii) Compliant. Land is not within 100m of a production forest.</li> </ul>

<p>if blasting does occur; or</p> <p>(v) 500m from intensive animal husbandry;</p> <p>(vi) 100m from land under a reserve management plan;</p> <p>(vii) 100m from land designated for production forestry;</p> <p>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</p> <p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(viii) Compliant. Land is greater than 15km to the Bass Highway and the Western Rail Line.</p> <p>(a)(ix) Compliant. Development is clear of any restriction imposed by a utility.</p> <p>(b) Non-compliant. Land is located within the Dial Blythe Proclaimed Irrigation District.</p> <p>Refer to the "Issues" section of this report.</p>
<p><b>26.4.4 Subdivision</b></p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either State government, a Council, a Statutory authority or a corporation all the</p>	<p>(a) Non-compliant. Subdivision would not create a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>

shares of which are held by or on behalf of the State, a Council or by a statutory authority.	Refer to the “Issues” section of this report.
<b>26.4.5 Buildings for Controlled Environment Agriculture</b>	
<p>26.4.5–(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(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.</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	
<b>E1.2 Application of this Code</b>	Applicable. Code applies to subdivision in bushfire-prone area.
<b>E1.4 Use or development exempt from this Code</b>	Not exempt.
<b>E1.5 Use Standards</b>	

<b>E1.5.1 Vulnerable Uses</b>	<p>Not applicable.</p> <p>Residential use of land is not classified as a vulnerable use.</p>
<b>E1.5.2 Hazardous uses</b>	<p>Not applicable.</p> <p>Residential use of land is not classified as a hazardous use.</p>
<b>E1.6 Development Standards</b>	
<b>E1.6.1 Development standards for subdivision</b>	
<b>E1.6.1.1 Subdivision: Provision of hazard management areas</b>	
<p><b>E1.6.1.1-(A1)</b></p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. TFS accredited person Micheal Wells, Accreditation Number BFP-128, has certified that the Bushfire Hazard Management Plan accompanying the application is in accordance with the Chief Fire Officer's requirements and compliant with the relevant Acceptable Solutions of the Bushfire-Prone Areas Code.</p> <p>(b)(ii) Compliant. TFS accredited person Micheal Wells, Accreditation Number BFP-128, has certified that the Bushfire Hazard Management Plan accompanying the</p>



<p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 - 2009 Construction of buildings in bushfire prone areas</i>; and</p> <p>(iv) is accompanied by a bushfire hazard management plan for all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 - 2009 Construction of buildings in bushfire prone areas</i>; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>application is in accordance with the Chief Fire Officer's requirements and compliant with the relevant Acceptable Solutions of the Bushfire-Prone Areas Code.</p> <p>(b)(iii) Compliant. TFS accredited person Micheal Wells, Accreditation Number BFP-128, has certified that the Bushfire Hazard Management Plan accompanying the application is in accordance with the Chief Fire Officer's requirements and compliant with the relevant Acceptable Solutions of the Bushfire-Prone Areas Code.</p> <p>(b)(iv) Compliant. TFS accredited person Micheal Wells, Accreditation Number BFP-128, has certified that the Bushfire Hazard Management Plan accompanying the application is in accordance with the Chief Fire Officer's requirements and compliant with the relevant Acceptable Solutions of the Bushfire-Prone Areas Code.</p> <p>(c) Not applicable. No land external to the subdivision required.</p>
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<b>E1.6.1.2 Subdivision: Public and fire fighting access</b>	
<p>E1.6.1.2-(A1)</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. TFS accredited person Micheal Wells Accreditation Number BFP-128, has certified that the accompanying Bushfire Hazard Management Plan demonstrates that proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3.</p> <p>(b)(ii) Compliant. TFS accredited person Micheal Wells Accreditation Number BFP-128, has certified that the accompanying Bushfire Hazard Management Plan demonstrates that proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3.</p>
<b>E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
<p>E1.6.1.3-(A1)</p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an</p>	<p>Not applicable.</p> <p>Land is not in an area serviced by the water corporation.</p>

<p>insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	
<p>E1.6.1.3–(A2)</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. TFS accredited person Micheal Wells Accreditation Number BFP-128, has certified that the proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5.</p> <p>(c) Not applicable. Satisfied by (b).</p>

<p>supply, dedicated to fire fighting, will be provided and located compliant with Table E5;</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in this Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of native threatened vegetation proposed.
<b>E4 Change in Ground Level Code</b>	Not applicable. No change in ground level proposed.
<b>E5 Local Heritage Code</b>	Not applicable. No places of local significance listed in this Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. No landslip hazard identified.
<b>E7 Sign Code</b>	Not applicable. No signs proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.

<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Applicable. Applies to all use and development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant by condition.</p> <p>The E9 Traffic and Parking Code of the Scheme requires two car parking spaces be provided for a residential dwelling and that the number of spaces for Resource development use be as is required for the use on the site.</p> <p>Lot 1 has existing car parking provision and Lot 2 would have ample area to accommodate the Scheme's provision.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p>	<p>(a) Compliant. Table E9A does not require on-site loading provision for residential use. The balance land has ample area to accommodate the loading and unloading of vehicles.</p>

(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	(b) Not applicable. Provision does not apply to residential or resource development.
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Not applicable.  No new car parking areas proposed.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities –</p>	<p>(a) Compliant by Condition. The site has ample area to make provision for circulation and parking areas and vehicle manoeuvring areas in accordance with AS/NZS 2890.1 (2004).</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p>

<p>Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(e) Compliant by condition. The site has sufficient area to accommodate this requirement.</p> <p>(f) Compliant by condition. The site has sufficient area to accommodate this requirement.</p> <p>(g) Compliant. Parking areas are existing.</p>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>No new roads required for the subdivision.</p>
<p><b>E10 Water and Waterways Code</b></p>	<p>Not applicable. No waterway within 30m of the development site.</p>
<p><b>Specific Area Plans</b></p>	<p>Not applicable. No Specific Area Plan applies to the site.</p>

*Issues –*

*1 The objective of subdivision in the Rural Resource zone –*

The primary objective of the subdivision is to excise a lawful, “required” dwelling from the land. This would result in a “non-required residential” use on the land (Lot 1). The balance land would be used for primary industry, as would the adjoining consolidated parcel. However, land uses are existing on these rural parcels and subdivision is not required for primary industry use to occur.

The Planning Scheme’s Performance Criteria for Clause 26.3.3-(P1) states that “Residential use must –

(a)&(b) be consistent with Local Area Objectives and any applicable Desired Future Character Statement –”

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

The Rural Resource zone’s Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for primary industry purpose and which allow for use and development on rural land where associated with an agricultural activity and result in agricultural infrastructure and support buildings. The subject proposal does not satisfy this Objective.

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

The subject proposal would result in a “non-required” residential use on Lot 1. Whilst the land area would slightly exceed 1ha, there is no supporting documentation from a suitably qualified person describing or giving evidence of how



the land on Lot 1 would be use for a primary industry purpose, only that a single dwelling with sheds would be excised. This would result in a 'rural living' style allotment. Note: documentation by a suitably qualified person, addressing Planning Scheme standards, was requested of the applicant, but was not provided.

The residential use on Lot 1 would have the potential to result in the constraint, fettering or interference of resource development activity on the proposed adjoining land to the north, east, south and west. The applicant has not sought to engage an agricultural consultant to address Planning Scheme discretionary matters, or to advise on the proximity of the "non required" use to agricultural land, or on measures to attenuate any future conflict or fettering of the agricultural land by the "non required" residential use.

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

Subdivision is included in the definition of "development" under the *Land Use Planning and Approvals Act 1993* (the Act) and the Planning Scheme.

The creation of Lot 1, which would accommodate an excised lawful, structurally sound "required" dwelling, two sheds and a wastewater system, is considered to be the creation of a "rural living" lifestyle allotment.

The Planning Scheme's Acceptable Solution 26.4.3–(A1) requires that a sensitive use (dwelling) be setback 200m from agriculture land. The proposed subdivision would result in a dwelling within 50m of adjoining agricultural land. Again, no documentation by a suitably qualified person was lodged with the application to address the relevant Performance Criteria or to make recommendations on mitigation measures to reduce likely conflict and/or fettering of adjoining land use.

It is worth noting that a search of the history of other small lots that are apparent and adjoining the subject land in this area has revealed that several, small dwellings have been the excised over the years from agricultural land.

The image below highlights the location of dwellings that have been excised in the past and are now used for "rural living" lifestyle purpose.



Proposed Lot 1

Dwellings that have been excised in this agricultural area.

### 3 *Subdivision –*

The subdivision of land in the Rural Resource zone is a “Discretionary” matter, unless a lot is required by a State government, a Council or a Statutory Authority.

The Planning Scheme’s Performance Criteria 26.4.4–(P1) in relation to subdivision in the Rural Resource zone is examined below –

- (a) A plan of subdivision to reconfigure land must –
  - (i) be required to restructure, re-size, or reconfigure land for primary industry use; and

Non-compliant. There is no documentation or demonstration that the excised dwelling on Lot 1 would accommodate a primary industry use. The land area would be reduced to accommodate a single dwelling,

two sheds and a wastewater system associated with the dwelling.

- (ii) not create an additional lot;

Compliant. The proposal would not create an additional lot as the balance land would be consolidated with an adjoining parcel.

- (b) A plan of subdivision to create a new lot must –

Clause (b) relates to the division of land for a use permissible in the zone. The Clause does not refer to the division of land that accommodates a lawful dwelling that is to be excised from the land. Nevertheless, comment is made against each provision –

- (i) be required for a use permissible in the zone.

“Permissible” is defined as “may be allowed or permitted”, which requires a discretion to be exercised. A dwelling and primary industry uses are permissible in the zone, albeit that a dwelling is a discretionary matter.

- (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;

Proposal does not accommodate a sensitive use in accordance with the applicable standards of this Planning Scheme.

- (iii) retain the balance area for primary industry use;

Balance land is retained for primary industry use.

- (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;

Not applicable. The division of land would not involve the loss of primary industry land, as the application is

for the excision of a lawful dwelling Refer to Clause 26.4.4(c) below.

- (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and

The proposal does not address how the development would minimise constraint or interference to existing and potential primary industry use on the site and on adjacent land.

- (vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; or

- (c) A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must –

This Clause is applicable as the development would reduce the area of an existing lot on a sealed plan containing a lawful use.

- (i) not be land containing a residential use approved by a permit granted under the *Land Use Planning and Approvals Act 1993* as a required part of a permitted use;

Non-compliant. The zoning of the land in 2008 was Rural Resource. The existing dwelling was approved for construction in 2008 as a dwelling associated with the primary industry use of the land, that was at that time as a dairy and for the growing of potatoes.


- (ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles;

Compliant. The balance land would be incorporated into an existing adjoining primary industry lot identified as CT250528/1.

CT250528/1 does not accommodate a dwelling. However, history shows that two dwellings have

previously been excised from CT250528/1 land. Refer to image below.



 CT250528/1 that is currently vacant, with adjoining lots that have, in the past, been excised from the primary parcel of agricultural land.

- (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and

Non-compliant. The creation of Lot 1 does not satisfy Planning Scheme setback requirements for a sensitive use adjoining agricultural land. The application is not accompanied by a report by a suitably qualified person. There is no examination by a suitably qualified person of the future use of Lot 1 and/or the balance lot and no recommendations have been made on how future conflict and fettering of adjoining agricultural land is to be mitigated.

- (iv)a. retain a lot with a size and shape that – can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or

Non-compliant. Lot 1 would contain an existing lawful use and development, a dwelling, that would be setback

50m from adjoining agricultural land. The Planning Scheme requires a 200m setback. The proposed subdivision would not result in use or development that would be in accordance with the applicable standards for a sensitive use.

- (iv)b. does not further increase any non-compliance for use or development on the existing lot.

Non-compliant. As stated above, the proposed subdivision would not result in use or development that would be in accordance with the applicable standards for a sensitive use.

No supporting documentation accompanies the application describing or giving evidence as to how the land on Lot 1 would be used for a primary industry purpose, only that a single dwelling with sheds would be excised.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Existing on-site wastewater system to be setback from boundaries.
Infrastructure Services	<p>There are no engineering issues for the application. Stormwater is currently being disposed of on-site and is considered satisfactory as there is no increase in impervious surfaces.</p> <p>There is an existing access to the land which is assessed as satisfactory.</p>
TasWater	Not applicable.
Department of State Growth	Not applicable.

Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

#### *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.

No representations were received within the prescribed time.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

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

#### *CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

#### *CONCLUSION*

The primary objective of the subdivision is to excise a lawful, structurally sound “required” dwelling from the land. The dwelling and sheds are currently service and support buildings to the agricultural use of the land.

The balance land would be consolidated with an adjoining parcel and used for primary industry. Primary industry land use is existing on these rural parcels and subdivision is not required for the use to occur or be ongoing.

*Recommendation –*

It is recommended that Resource development – Subdivision – excision of a dwelling and consolidation of titles – Subdivision; Suitability of a site or lot on a plan of subdivision and Location of development for sensitive use at 862 South Riana Road and South Riana Road (CT250528/1), South Riana – Application No. DA2020239 be refused on the following grounds:

- 1 The development does not satisfy the Objectives of the Rural Resource zone;
- 2 The development does not satisfy Performance Criteria 26.4.4–((P1)(c)(i)and (c)(iii) and (c)(ix)a. in that:
  - (i) the subdivision would reduce the area of an existing lot on a Sealed Plan that contains a lawful, structurally sound “required” residential use associated with agriculture;
  - (ii) the subdivision would result in a lot (Lot 1) that that would be likely to constrain and/or fetter adjoining land; and
  - (iii) the subdivision would result in a lot size that is not in accordance with the applicable standards for a sensitive use in the zone.’

The Manager Land Use Planning’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the application for Resource development – Subdivision – excision of a dwelling and consolidation of titles – Subdivision; Suitability of a site or lot on a plan of subdivision and Location of development for sensitive use at 862 South Riana Road and South Riana Road (CT250528/1), South Riana – Application No. DA2020239 be refused on the following grounds:

- 1 The development does not satisfy the Objectives of the Rural Resource zone;



- 2 The development does not satisfy Performance Criteria 26.4.4--((P1)(c)(i)and (c)(iii) and (c)(ix)a. in that:
- (i) the subdivision would reduce the area of an existing lot on a Sealed Plan that contains a lawful, structurally sound “required” residential use associated with agriculture;
  - (ii) the subdivision would result in a lot (Lot 1) that that would be likely to constrain and/or fetter adjoining land; and
  - (iii) the subdivision would result in a lot size that is not in accordance with the applicable standards for a sensitive use in the zone.”

**10.8 Residential – Subdivision – four lots – Suitability of a site or lot for use or development – 170 Main Road and 25 Bowman Drive, Penguin – Application No. DA2021137 (re-advertised)**

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2021137 (re-advertised)
<i>PROPOSAL:</i>	Residential – subdivision – four lots – Suitability of a site or lot for use or development
<i>APPLICANT:</i>	PDA Surveyors
<i>LOCATION:</i>	170 Main Road and 25 Bowman Drive, Penguin
<i>ZONES:</i>	General Residential and Environmental Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	16 June 2021 and re-advertised 14 July 2021

<i>REPRESENTATIONS EXPIRY DATE:</i>	30 June 2021 and re-advertised 28 July 2021
<i>REPRESENTATIONS RECEIVED:</i>	Four
<i>42-DAY EXPIRY DATE:</i>	22 July 2021 – extension of time granted until 16 August 2021
<i>DECISION DUE:</i>	16 August 2021

*PURPOSE*

The purpose of this report is to consider a four lot subdivision application across two parcels of land known as 170 Main Road and 25 Bowman Drive, Penguin.

Accompanying the report are the following documents:

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

*BACKGROUND*

*Development description –*

The application is to create four residential lots across two parcels of land known as 170 Main Road and 25 Bowman Drive. The subdivision would be across two different zones, being General Residential and Environmental Living. Lots 1 and 4 would fall within the General Residential zone and Lots 2 and 3 would fall within the Environmental Living zone.

The subdivision would result with the following:

- . Lot 1 (25 Bowman Drive, Penguin) would have a land area of 640m<sup>2</sup> which would be reduced from 880m<sup>2</sup> to allow an access strip to Lot 3, off Bowman Drive. The site has an existing access off Bowman Drive which would be utilised to form the access strip to Lot 3. A new access point is proposed for 25 Bowman Drive and a potential building envelope has been shown on the subdivision plan.

- . Lot 2 would have a land area of 3.7ha, would be accessed via a proposed benefiting right of way through Lot 3 and would have a building envelope located centrally on the site.
- . Lot 3 would have a land area of 2.8ha, would be accessed via an access strip off Bowman Drive and would have a building envelope located centrally on the site.
- . Lot 4 would have a land area of 2.80ha, would be accessed off the existing crossover from Main Road and would contain an existing lawful dwelling and associated outbuildings.

*Site description and surrounding area –*

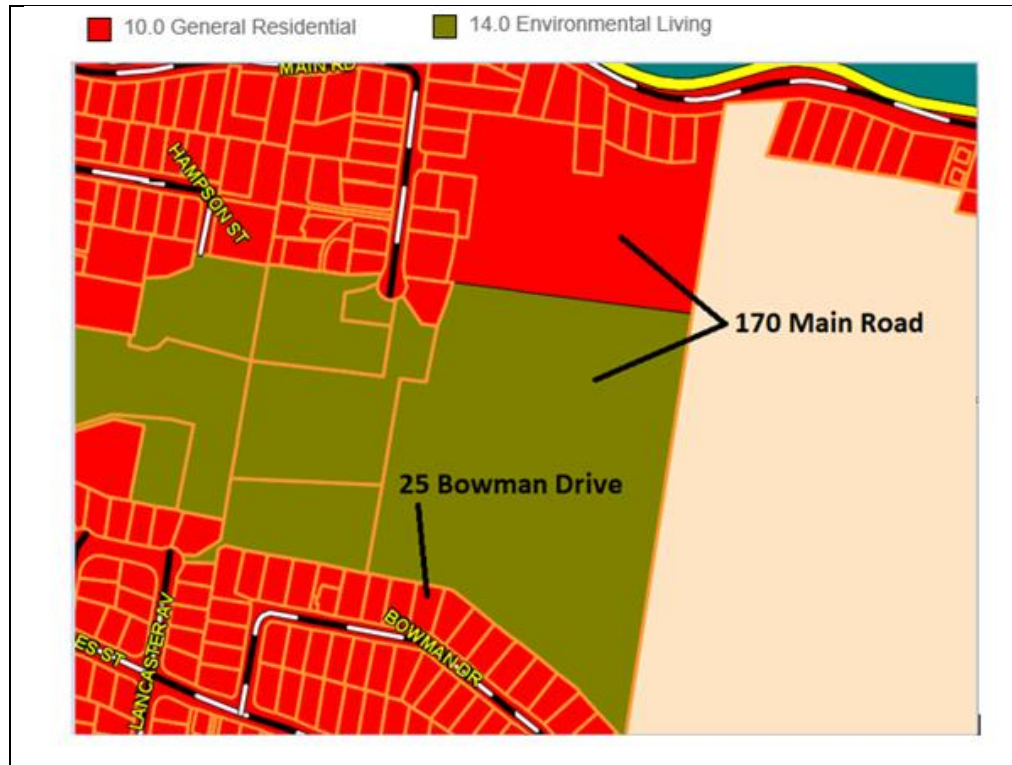
The land known as 170 Main Road contains two zones, being Environmental Living and General Residential (refer to image below showing the split zoning across 170 Main Road, Penguin).

The land known as 25 Bowman Drive is connected to all reticulated services and is surrounded to the east, west and south (across Bowman Drive) by General Residential zoned land, all developed with single or multiple dwellings and associated outbuildings. The site is reasonably flat, with a slight fall away from Bowman Drive towards the rear of the site.

The land known as 170 Main Road has an existing access off Main Road which is used for access to the single dwelling and associated outbuildings. The site also has an access point off Seaside Crescent.

The site has connection to all reticulated services and adjoins developed General Residential to the north, west and south and a Rural Resource zone to the east. Nearly the entirety of the site is covered in Medium Landslip. The site is considerably steep, particularly that portion up from Main Road and down from Bowman Drive.

There is an approximate 40m fall up and away from the Main Road to the centre of the site, and an approximate 20m down from Bowman Drive, for approximately 84m. The centre of the site is not as steep and is within the area proposed for a building envelope for both Lots 2 and 3.



*History –*

The application was placed on public notification commencing 16 June 2021 until 30 June 2021. During this period, the author of the Bushfire Report provided a revised report as an error had occurred with the Bushfire Attack Level (BAL) rating of the proposed lots. Subsequently, the application required to be re-advertised, as representations received outlined concerns regarding BAL assessments of the lots.

*DISCUSSION –*

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

**General Residential – Lots 1 and 4**

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

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; or  (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable.  Not an application for multiple dwellings.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:  (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	<i>Lot 4 only – contains an existing dwelling and associated outbuildings.</i>  (a) Compliant. No changes to existing buildings in relation to the front boundary.  (b) Not applicable. The site does not have a secondary frontage.  (c) Not applicable. Satisfied by (a) and (b).

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	<p>(d) Compliant. The development is not on land that abuts the Bass Highway.</p>
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p><i>Lot 4 only.</i></p> <p>(a) Compliant. No changes to existing buildings in relation to the front boundary.</p> <p>(b) Not applicable. Refer to (a) above.</p> <p>(c) Not applicable. Refer to (a) above.</p>

<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above natural ground level; and</li> </ul> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</li> </ul>	<p><i>Lot 4 only.</i></p> <p>(a)(i) Compliant. No changes to existing buildings in relation to the front boundary.</p> <p>(a)(ii) Compliant. No changes to existing buildings in relation to side boundaries. The dwelling would be setback 24m to the new rear boundary and the closest outbuilding would be setback 5m to the new rear boundary.</p> <p>(b) Not applicable. No changes to existing buildings in relation to side boundaries.</p>
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<p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	
<p><b>10.4.3 Site coverage and private open space for all dwellings</b></p>	
<p>10.4.3-(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p><i>Lot 4 only.</i></p> <p>(a) Compliant. Lot 1 would have an area of 2.8ha. The site coverage would be well under 50%.</p> <p>(b) Not applicable. The proposed development is not for multiple dwellings.</p>
<p>10.4.3-(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m<sup>2</sup>; or</p> <p>(ii) 12.0m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m</p>	<p><i>Lot 4 only.</i></p> <p>(a)(i) Compliant. The existing private open space has an area greater than 24m<sup>2</sup>.</p> <p>(a)(ii) Not applicable. Development satisfied by (a)(i).</p> <p>(b)(i) Compliant. The dwelling has existing private open space with a minimum 190m horizontal dimension.</p>

<p>above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>(b)(ii) Not applicable. Not a multiple dwelling application.</p> <p>(c) Compliant. The existing private open space is not primarily located between the dwelling and the frontage. The site has numerous locations of private open space on-site.</p> <p>(d) Compliant. Some of the existing private open space is reasonably flat.</p>
<p><b>10.4.4 Sunlight to private open space of multiple dwellings</b></p>	
<p>10.4.4-(A1) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>	
<p><b>10.4.5 Width of openings for garages and carports for all dwellings</b></p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the</p>	<p><i>Lot 4 only.</i></p> <p>No changes, existing situation is compliant.</p>

primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	
<b>10.4.6 Privacy for all dwellings</b>	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> <li>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</li> <li>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> </ul> </li> </ul>	<p>Not applicable. Proposal is not for a balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level.</p>

<p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6-(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3.0m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4.0m from a rear boundary; and</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</li> </ul>	<p>Not applicable. Proposal is not for a building that would have a window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level.</p>

<p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> <li>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> <li>(a) 2.5m; or</li> <li>(b) 1.0m if: <ul style="list-style-type: none"> <li>(i) it is separated by a screen of at least 1.7m in height; or</li> </ul> </li> </ul>	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

<p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	
<p><b>10.4.7 Frontage fences for all dwellings</b></p>	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable.</p> <p>No front fence proposed.</p>
<p><b>10.4.8 Waste storage for multiple dwellings</b></p>	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling,</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <ul style="list-style-type: none"> <li>(i) has a setback of at least 4.5m from a frontage; and</li> <li>(ii) is at least 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</li> </ul>	
<p><b>10.4.9 Suitability of a site or lot for use or development</b></p>	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 330m<sup>2</sup> excluding any access strip; and</li> <li>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: <ul style="list-style-type: none"> <li>(i) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(ii) clear of any applicable setback from a zone boundary;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Lot 1 would have an area of 640m<sup>2</sup> and Lot 4 would have an area of 2.80ha.</li> <li>(b)(i) Compliant. All existing buildings on Lot 4 satisfy the setback requirements. Lot 1 has a building area shown that would satisfy the setback requirements.</li> <li>(b)(ii) Compliant. Both Lots 1 and 4 would be clear of the applicable setback to a Rural Resource zone.</li> <li>(b)(iii) Not applicable. No registered easements.</li> <li>(b)(iv) Not applicable. No registered right of way.</li> </ul>



<ul style="list-style-type: none"> <li>(iii) clear of any registered easement;</li> <li>(iv) clear of any registered right of way benefiting</li> <li>(v) clear of any restriction imposed by a Utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage or access strip; and</li> <li>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(v) Not applicable. No utility.</li> <li>(b)(vi) Not applicable. No access strip for Lots 1 and 4.</li> <li>(b)(vii) Compliant. A Statement of Compliance has been issued by the Road Authority.</li> <li>(b)(viii) Compliant. Lots 1 and 4 have a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</li> <li>(c) by a right of way connecting to a road – <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Lot 1 would have access from Bowman Drive and Lot 4 would have access from Main Road.</li> <li>(b) Not applicable. Lots 1 and 4 are not internal lots.</li> <li>(c)(i) Not applicable. Satisfied by (a) and (b).</li> <li>(c)(ii) Not applicable. Satisfied by (a) and (b).</li> <li>(d)(i) Compliant. Lot 1 has a width of frontage of 14m, and Lot 4 has a width of frontage of 22m.</li> </ul>

<p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. A Statement of Compliance has been issued by the Road Authority.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>Both lots are connected to the reticulated water system.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to</p>	<p>Compliant.</p>

a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Both lots are connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant.  Both lots are connected to the reticulated stormwater system.
<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10–(A1)  (a) The site area per dwelling for a single dwelling must –  (i) be not less than 325m <sup>2</sup> .	(a)(i) Compliant. Lot 1 would have a site area of 640m <sup>2</sup> , and Lot 4 would have a site area of 2.80ha.
<b>10.4.11 Development other than a single or multiple dwelling.</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1–(A1) The wall of a building must be set back from a frontage –  (a) not less than 4.5m from a primary frontage; and  (b) not less than 3.0m from any secondary frontage; or	Not applicable.  Proposed development is residential.

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

<p>(ii) less than 1.5m from a side boundary if –</p> <ul style="list-style-type: none"> <li>a. built against an existing wall of an adjoining building; or</li> <li>b. the wall or walls – <ul style="list-style-type: none"> <li>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</li> <li>ii. there is no door or window in the wall of the building; and</li> <li>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</li> </ul> </li> </ul> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1 –(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

(b) not be more than any building area shown on a sealed plan.	
10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.	Not applicable. Proposed development is residential.
10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:  (a) 6.0m; or  (b) half the width of the frontage.	Not applicable. Proposed development is residential.
<b>10.4.11.2 Visual and acoustic privacy for residential development</b>	
10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:  (a) if the finished floor level is more than 1.0m above natural ground level:	Not applicable. Proposed development is residential.

<ul style="list-style-type: none"> <li>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</li> <li>(ii) be not less than 3.0m from a side boundary;</li> <li>(iii) be not less than 4.0m from a rear boundary; and</li> <li>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</li> </ul> <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> <li>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</li> <li>(ii) have a window sill height of not less than 1.8m above floor level;</li> <li>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</li> <li>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not</li> </ul>	
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more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.	
10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	Not applicable.  Proposed development is residential.
<b>10.4.11.3 Frontage fences</b>	
10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:  (a) not more than 1.2m if the fence is solid; or  (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.	Not applicable.  Proposed development is residential.
<b>10.4.12 Setback of development for sensitive use</b>	
10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:	(a) Compliant. Lot 1 does not adjoin a zone boundary. Lot 4 adjoins a Rural Resource zone. No changes are proposed to



<p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>the existing buildings and their setbacks to the Rural Resource zone.</p> <p>(b) Compliant. Lot 1 does not adjoin a zone boundary. Lot 4 adjoins a Rural Resource zone. No changes are proposed to the existing buildings and their setbacks to the Rural Resource zone.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Proposed subdivision is approximately 430m from the Bass Highway.</p> <p>(b) Compliant. Proposed subdivision is approximately 30m from the railway line, however this is an existing boundary, and no change is proposed.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 15km to the west.</p>
<p><b>10.4.13 Subdivision</b></p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p>	<p>(a) Compliant. Subdivision is for residential purpose.</p> <p>(b) Not applicable. Satisfied by (a).</p>

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(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.	
10.4.13-(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Compliant. Lots 1 and 4 are not internal lots.
<b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Compliant. Proposal is for underground provisions for electricity. Condition of Permit to reflect this.

*Issues –*

*1 Clause 9.7 – Access and provision of infrastructure across land in another zone –*

The Planning Scheme's Clause 9.7.1 states that where an application is for use or development that includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the Planning Authority may, at its discretion, approve an application for access or the provision of infrastructure over the land in the other zone, having regard to:

- (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;

Compliant. The proposal is to allow an access strip and subsequent right of way over land zoned General Residential to provide access to land zoned Environmental Living.

The site does have an access point off Main Road which would serve as the sole access to the existing dwelling that would be accommodated in Lot 4. Furthermore, the site does have an access point off Seaside Crescent.

This access point is not considered practical due to the site containing Medium landslip. As per the geotechnical report, as prepared by GeoTon, the existing 'farm track' located on the site is considered the most suitable access point to Lots 2 and 3 as it would reduce the amount of cut and disturbance to the site and therefore would result with minimal disturbance within the Medium landslip areas.

- (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and

Compliant. The proposal is for subdivision for residential use on both the General Residential and Environmental Living zones. Residential use is considered No Permit Required in the General Residential zone and is considered Permitted in the Environmental Living zone.

- (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

Compliant. As discussed above, the proposal is for subdivision for residential use on both the General Residential and Environmental Living zones. Residential use is considered No Permit Required in the General Residential zone and is considered Permitted in the Environmental Living zone. There would be no conflict of use or development between the two zones.

2 *Clause 14.4.1 – Suitability of a site or lot for use or development – relative only to Lots 2 and 3.*

The Planning Scheme's Acceptable Solution for Clause 14.4.1–(A1)(b)(i) states that each site or each lot on a plan of subdivision must, if intended for a building, contain a building area of not more than 500m<sup>2</sup>.

Lots 2 and 3 would both have a building area greater than 500m<sup>2</sup> due to landslip constraints on the site. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The Planning Scheme's Performance Criteria for Clause 14.4.1–(P1) states that a site or a lot on a plan of subdivision must be of sufficient area for the intended development without likely constraint or interference for –

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

Compliant. The proposal is for a residential subdivision which would include building envelopes on Lot 2 and 3 for future residential development.

- (b) access to the site;

Compliant. Lots 2 and 3 can be accessed via an access strip (6m wide) and subsequent right of way from Bowman Drive.

- (c) use or development of adjacent land;

Compliant. Proposal is for residential subdivision with the potential for future residential development. A majority of the surrounding areas are residential zoned properties, all developed for residential purpose. The site adjoins a Rural Resource zone to the east, but incorporates building areas that would be setback 50m from this zone. The proposal would not constrain or interfere with use and development on adjacent land.

- (d) a utility; and

Not applicable. No utility.

- (e) any easement or lawful entitlement for access to other land.

Not applicable. No easement or lawful entitlement for access to other land in relation to 170 Main Road.

The Planning Scheme's Acceptable Solution for Clause 14.4.2–(A2)(a)(b)(c) states that a site or each lot on a subdivision plan must have a separate access from a road for (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; and (c) by a right of way connecting to a road over land not required as the means of access to any other land.

The proposal results with an access strip and subsequent right of way to serve both Lots 2 and 3. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The Scheme's Performance Criteria for Clause 14.4.1–(P2) states that

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

- (i) across a frontage; or

Compliant. Lots 2 and 3 would have access off Bowman Drive via an access strip and subsequent right of way.

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

Compliant for Lot 3. Lot 3 would have a 6m wide access strip off Bowman Drive.

- (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 for Lot 2. Lot 2 would be accessed from a right of way via Lot 3. The right of way is not required to give Lot 2 the minimum properties of a lot in accordance with the Acceptable Solution in any applicable standard.

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

- (a.) the intended use; and

Compliant. The proposal is for residential use. The Road Authority has no issues with the proposed access arrangements.

- (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 proposal is for residential use. The Road Authority has no issues with the proposed access arrangements.

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

Compliant. A Statement of Compliance has been issued by the Road Authority.

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

Not applicable. Satisfied by (iii) and (iv) and (v).

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Based on the report supplied by GeoTon, a secondary treatment system is required due to the landslip hazard (Lots 2 and 3).  The GeoTon report and recommendations will form part of this Permit.
Infrastructure Services	Statement of Compliance for Vehicular Access and Drainage Access has been issued, dated 16 June 2021, and will form part of this Permit.
Building	No requirements.
TasWater	Submission to Planning Authority Notice has been issued, dated 9 June 2021, and will form part of this Permit.
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.
Tas Networks	Application was referred. No comments were received. However, a letter from TasNetworks did form part of the application.

*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, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

REPRESENTATION ONE	
MATTER RAISED	RESPONSE
1 Concern regarding the location of the proposed right of way/access strip, including the 90° angle design of the right of way.	<p>The access strip for Lot 3 is proposed between 23 and 25 Bowman Drive. This would be a 6m wide access strip.</p> <p>Access strips to provide access to internal allotments are not uncommon and exists throughout the municipality. Access strips can vary in width from 3.6m and up to 6m or greater.</p> <p>An example of access strips are internal lots that have been created along Hales Street (next street south</p>



	<p>of Bowman Drive). Hales Street has eight internal allotments.</p> <p>The creation of an access strip comes down to the lot configuration and access to road frontage availability, as well as other factors such as the topography of a site.</p> <p>As with access strips, it is also not uncommon to have a right of way provide access to a site. Factors, again, depend on lot configuration and access to road frontage availability, as well as other factors such as the topography of a site.</p> <p>In this case, 170 Main Road is characterised by medium landslip. The findings within the Geotechnical Investigation and Landslide Risk Assessment states that the existing 'farm track' (roughly the line of the proposed right of way) is best to serve as the access point to the lots, to avoid the area of soil creep and shallow slumping further to the north. Some earthworks would be required to formalise this access track (this has been assessed in the Geotech report) and will be outlined within the Part 5 Agreement, as per condition No. 9 of this Permit.</p>
<p>2 Preservation of a single lot not as important as amenity of the existing lots along Bowman Drive, including privacy to adjoining lots.</p>	<p>It is not considered that 25 Bowman Drive should be removed completely to provide an access only to Lots 2 and 3. The proposed subdivision can allow for a 6m wide access to Lots 2 and 3 whilst still allowing Lot 1 sufficient land area to contain a dwelling into the future.</p> <p>The access strip to Lots 2 and 3 would provide access to residential</p>

	<p>land with the potential for residential development. The amenity of the area would remain residential and would not change with the creation of an access strip and subsequent right of way.</p> <p>It is acknowledged that the occupants of 23 Bowman Drive would see some vehicular traffic from the occupants of Lots 2 and 3. However, this would be for residential purposes which is the same purpose of vehicular traffic along, and through, Bowman Drive and its surrounding areas.</p>
3 Disagree that only two lots would reduce impact on amenity in terms of traffic.	<p>As stated above, it is acknowledged that the occupants of 23 Bowman Drive would see some vehicular traffic from the occupants of Lots 2 and 3. However, this would be for residential purposes which is the same purpose of vehicular traffic along and through Bowman Drive and its surrounding areas.</p> <p>The access strip would provide an access to two additional residential lots. Each lot would accommodate one dwelling and would not be capable of being subdivided any further (refer to comments in the next matter). The Council, acting in its capacity as the Road Authority, have no issues with the proposed access arrangements for Lots 2 and 3.</p>
4 Potential future subdivision with the larger lots.	<p>Lots 2 and 3 are zoned Environmental Living under the current Planning Scheme. Under the <i>Tasmanian State Planning Scheme</i></p>

	<p>2017 both Lots 2 and 3 would be zoned Landscape Conservation.</p> <p>Under a Landscape Conservation zone, the lot size would be 50ha (Acceptable Solution) with a mandatory minimum lot size of 20ha possible (Performance Criteria).</p> <p>Therefore, under future Landscape Conservation zone provisions and also the provision of a registered Part 5 Agreement regarding building envelopes for both Lots 2 and 3, no further subdivision would be able to occur under the Landscape Conservation zone.</p>
5 Driveway construction details not provided.	<p>The driveway construction is a condition of the draft Permit. Condition No. 7 of the draft Planning Permit states that driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.</p>
REPRESENTATION TWO	
1 Who will be completing the access arrangements?	<p>The requirements regarding access upgrades are set out in the Statement of Compliance, as per condition No. 6 of the draft Permit conditions. All conditions within this Statement are the responsibility of the owner and must be satisfied, prior to the sealing of the Final Plan of Survey.</p>
2 Covenant regarding no right of way or other form of access.	<p>It is acknowledged that on the Certificate of Title for 25 Bowman Drive there is a covenant within the Schedule of Easements that states <i>not to construct, create, grant, give, exercise or permit any right of way of any other form of</i></p>

	<p><i>access from those lots to any adjoining property.</i></p> <p>It is agreed that this proposal would be in contravention of this covenant. However, this is not a Planning matter and is not a matter that can be considered under the Planning Scheme.</p> <p>This is a legal matter. The representor is able to seek their own legal advice on this matter, if they wish to do so.</p> <p>The matter can also be considered under section 103 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> regarding the amendment of a sealed plan. This is a separate process to a land use planning application.</p>
<p>3 Concern regarding clearing would occur other than what is specified in the application.</p>	<p>Part of the recommendations set out in the Geotechnical Investigation and Landslide Risk Assessment report, involves vegetation and erosion control.</p> <p>Condition No. 9 of the draft Permit conditions includes the requirement for a registered Part 5 Agreement and would include the recommendations regarding vegetation clearing. This states that only minor clearing of vegetation for the access road is permitted.</p> <p>Furthermore, if the owner/future owners, wish to remove any vegetation, a Planning application/Permit would be required and would need to be supported with reports prepared by a suitably qualified person.</p>

<p>4 Concern regarding non-habitable structures and location of these for both proposed Lots 2 and 3.</p>	<p>Condition No. 9 of the draft Permit conditions requires a registered Part 5 agreement regarding building envelopes for Lots 2 and 3. These building envelopes would be for all buildings as per recommendations made in the Geotechnical Investigation and Landslide Risk Assessment.</p>
<p>5 Concern regarding on-going stability of land and potential impacts of properties along Bowman Drive.</p>	<p>Condition No. 3 of the draft Permit conditions requires that all works must be completed in accordance with the Geotechnical Investigation and Landslide Risk Assessment report. Furthermore, the condition states that <i>at completion of the works a statement must be provided by the Author of the Geotechnical Investigation and Landslide Risk Assessment indicating whether the works have been completed in accordance with the Discussion and Recommendations contained in the Report as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021.</i></p> <p>Additionally, as per condition No. 9 of the draft Permit conditions, a registered Part 5 Agreement would be required, which includes all discussions and recommendations made within this report.</p>
<p>REPRESENTATION THREE (ASKED TO INCLUDE ALL MATTERS RAISED IN REPRESENTATION THREE)</p>	
<p>1 Will new access road on Lot 1 be required to be fenced on its eastern boundary?</p>	<p>This is not a planning matter. The matter regarding fencing is between landowners, with matters set out under the <i>Boundary Fences Act 1908</i>.</p>

<p>2 What is the minimum setback requirement from any dwelling to the western boundary access road?</p>	<p>The access strip would create a new side boundary setback for Lot 1. All dwellings would need to be designed to satisfy either the Acceptable Solution or Performance Criteria building envelope provision for General Residential zoned properties.</p> <p>The design of any future dwelling would be assessed by the land use planning office when presented to the Council. The appropriate planning assessment process would occur, whether this would be for a No Permit Required, Permitted or Discretionary application would depend on the submitted design.</p>
<p>3 What is the number of dwellings permitted with reduced Lot 1 with land area of 630m<sup>2</sup>.</p>	<p>In the General Residential zone, the minimum land area under the current Planning Scheme is 325m<sup>2</sup>, which would increase to 450m<sup>2</sup> under the Tasmanian Planning Scheme.</p> <p>For multiple dwellings, each dwelling would require a land area of 325m<sup>2</sup>. Therefore, it would be possible that an application could be lodged for two multiple dwellings on Lot 1 in the future. This is no different to all General Residential zoned land.</p> <p>As mentioned above, if an application is lodged with the Council in the future for development on Lot 1, the application would be assessed by the land use planning office. The appropriate planning assessment process would occur, whether this would be for a No Permit Required, Permitted or Discretionary</p>

	application would depend on the design.
4 Covenants currently on Certificate of Title for 25 Bowman Drive – do they remain?	Yes. The Schedule of Easements, including any covenants do not change due to this subdivision. The only way a covenant could be altered/changed would be under section 103 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> regarding the amendment of a sealed plan. This is a separate process to a land use planning application.
5 What is the minimum setback for dwellings to the eastern boundary for Lot 1?	<p>The General Residential zone stipulates required building envelopes for all dwellings under the Planning Scheme. This includes setback requirements for side boundaries. Depending on the design, a dwelling can be built along a side boundary, providing the wall length is no longer than 9m and the wall height is no higher than 3m and angles away at 45 degrees. Otherwise, a two-storey dwelling would need to be setback 3m from a side boundary. However, this depends on the design of the dwelling.</p> <p>The setback to a side boundary is variable and depends on the design of a dwelling and wall height. There are also some exemptions allowed for outbuildings associated with a dwelling.</p> <p>Again, this would depend on the design of the outbuilding.</p>

<p>6 Concern regarding future development on Lot 1 and if planning exemptions are granted for future development.</p>	<p>If an application is lodged with the Council in the future for development on Lot 1, the application would be assessed by the land use planning office. The appropriate planning assessment process would occur, whether this would be for a No Permit Required, Permitted or Discretionary application would depend on the submitted design.</p>
<p>REPRESENTATION FOUR</p>	
<p>1 Land covenant on Lot 1 in relation to access.</p>	<p>It is acknowledged that on the Certificate of Title for 25 Bowman Drive there is a covenant within the Schedule of Easements that states <i>not to construct, create, grant, give, exercise or permit any right of way of any other form of access from those lots to any adjoining property.</i></p> <p>This is not a planning matter and is not a matter that can be considered under the Planning Scheme.</p> <p>This is a legal matter. The representor would be able to seek their own legal advice if they wished to do so. The matter can be considered under section 103 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> regarding the amendment of a sealed plan. This is a separate process to a land use planning application.</p>
<p>2 Want Councillors to do a drive by of the site before making a decision.</p>	<p>This is not a planning matter. This is up to the individual Councillor.</p>



<p>3 Received the Mayor's Report and note no Councillors live in Penguin. Also thought Spreyton was in Devonport City area.</p>	<p>This is not a planning matter.</p>
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

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

Residential use for subdivision is Permitted in both the General Residential and Environmental Living zone. The application was discretionary due to the creation of the right of way, internal allotments, and access to Lots 2 and 3 over a different zone. The creation of internal allotments and the subsequent access strips (including right of ways) is not uncommon in the General Residential zone, as evident throughout the municipality and also within close proximity to this proposal.

The proposed development is considered to be reasonable development in the General Residential and Environmental Living zone and is considered to have satisfied the Planning Scheme's applicable Performance Criteria. It is considered appropriate that the proposed development be approved, subject to conditions.

*Recommendation –*

It is recommended that the application for Residential – subdivision – four lots – Suitability of a site or lot for use or development at 170 Main Road and

25 Bowman Drive, Penguin Application No. DA2021137 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Plan of Subdivision as prepared by PDA Surveyors, Job No. 46906, Sheet No. 1A dated 4 May 2021.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2021/00869-CC dated 9 June 2021.
- 3 The development must make provision for Lots 2 and 3 of a suitable rechargeable drinking water system with a storage capacity of not less than 10,000 litres.
- 4 The development must be in accordance with the recommendations contained in the Geotechnical Investigation and Landslide Risk Assessment as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021.

At the completion of the works, a statement must be provided by the author of the Geotechnical Investigation and Landslide Risk Assessment indicating whether the works have been completed in accordance with the Discussion and Recommendations contained in the report as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021.

- 5 The development must be in accordance with the Bushfire Hazard Management Report as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021 and the Bushfire Hazard Management Plan as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021.
- 6 Prior to the sealing of the Final Plan of Survey, a statement must be provided by the author of the Bushfire Hazard Management Plan as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021, or by a suitably qualified person, stating that all works have been completed in accordance with this plan.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 16 June 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.

- 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 9 Prior to the sealing of a Final Plan of Survey, confirmation from TasNetworks is required that electricity reticulation and site connections have been installed underground to Lots 2 and 3.
- 10 The Final Plan of Survey for Lots 2 and 3 must show building envelopes as outlined in the Geotechnical Investigation and Landslide Risk Assessment, as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021 and the Plan of Subdivision as prepared by PDA Surveyors, Job No. 46906, Sheet No. 1A dated 4 May 2021.
- 11 Prior to the sealing of a Final Plan of Survey, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to outline the following, subject to the satisfaction of the General Manager:
  - (a) Lots 2 and 3 to have building envelopes identified as shown on the Plan of Subdivision, prepared by PDA Surveyors, Job No. 46909-1A dated 4 May 2021; and
  - (b) Lots 2 and 3 are subject to all the discussions and recommendations made in the Geotechnical Investigation and Landslide Risk Assessment, as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021 including buildings; cuts and fills; drainage; vegetation and erosion control; access road and infrastructure and development review.
- 12 Execution of the Part 5 Agreement, including drafting and registration of the Agreement against CT115441/1, must be at the developer's expense.

Please note:

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

- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings, and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.’

The Town Planner’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the application for Residential – subdivision – four lots – Suitability of a site or lot for use or development at 170 Main Road and 25 Bowman Drive, Penguin Application No. DA2021137 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Plan of Subdivision as prepared by PDA Surveyors, Job No. 46906, Sheet No. 1A dated 4 May 2021.
- 2 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice, Reference No. TWDA 2021/00869–CC dated 9 June 2021.
- 3 The development must make provision for Lots 2 and 3 of a suitable rechargeable drinking water system with a storage capacity of not less than 10,000 litres.
- 4 The development must be in accordance with the recommendations contained in the Geotechnical Investigation and Landslide Risk Assessment as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021.

At the completion of the works, a statement must be provided by the author of the Geotechnical Investigation and Landslide Risk Assessment indicating whether the works have been completed in accordance with the Discussion and Recommendations contained in the report as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021.

- 5 The development must be in accordance with the Bushfire Hazard Management Report as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021 and the Bushfire Hazard Management Plan as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021.

- 6 Prior to the sealing of the Final Plan of Survey, a statement must be provided by the author of the Bushfire Hazard Management Plan as prepared by Environmental Service and Design Pty Ltd, Version No. 2 dated 29 June 2021, or by a suitably qualified person, stating that all works have been completed in accordance with this plan.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 16 June 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 9 Prior to the sealing of a Final Plan of Survey, confirmation from TasNetworks is required that electricity reticulation and site connections have been installed underground to Lots 2 and 3.
- 10 The Final Plan of Survey for Lots 2 and 3 must show building envelopes as outlined in the Geotechnical Investigation and Landslide Risk Assessment, as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021 and the Plan of Subdivision as prepared by PDA Surveyors, Job No. 46906, Sheet No. 1A dated 4 May 2021.
- 11 Prior to the sealing of a Final Plan of Survey, the owner of the land must submit and enter into a Part 5 Agreement with the Central Coast Council under section 71 of the *Land Use Planning and Approvals Act 1993*. The Part 5 Agreement is to outline the following, subject to the satisfaction of the General Manager:
  - (a) Lots 2 and 3 to have building envelopes identified as shown on the Plan of Subdivision, prepared by PDA Surveyors, Job No. 46909-1A dated 4 May 2021; and
  - (b) Lots 2 and 3 are subject to all the discussions and recommendations made in the Geotechnical Investigation and Landslide Risk Assessment, as prepared by GeoTon Pty Ltd, Reference No. GL21101Ab dated 11 May 2021 including buildings; cuts and fills; drainage; vegetation and erosion control; access road and infrastructure and development review.
- 12 Execution of the Part 5 Agreement, including drafting and registration of the Agreement against CT115441/1, must be at the developers expense.

Please note:

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

- 2      “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings, and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.”

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## INFRASTRUCTURE SERVICES

**10.9 Expression of Interests and Standing Tenders 2021–2022 to 2023–2024**

The Director Infrastructure Services reports as follows:

The Manager Engineering reports as follows:

*“PURPOSE*

The purpose of this report is to consider the expressions of interest for the supply and delivery of bitumen emulsion, supply of hotmix asphalt, supply and delivery of ready-mixed concrete, asphalt surfacing, sprayed bituminous surfacing, plant hire and quarry and landscaping materials, and the standing tender for supply of personal protective equipment and clothing for the 2021 – 2022 to 2023–2024 financial years.

*BACKGROUND*

The annual tender process comprised the following:

*Multiple Use Register – three years (Other suppliers may apply for inclusion at any time)*

- . supply of bitumen emulsion;
- . supply of hotmix asphalt;
- . supply and delivery of ready-mixed concrete;
- . supply of quarry and landscaping materials;
- . plant hire;
- . hotmix asphalt surfacing;
- . sprayed bituminous surfacing.

*Standing Tender – three years*

- . supply of personal protective equipment and clothing.

Expressions of interest and standing tenders were called for the supply of bitumen emulsion, supply of hotmix asphalt, supply and delivery of ready-mixed concrete, plant hire, quarry and landscaping materials, hotmix asphalt surfacing, sprayed bituminous surfacing and supply of personal protective equipment and clothing on 30 June 2021 and closed on 21 July 2021. The expressions of interest and tender were advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink.

Expressions of interest were received from the following companies:

- 1     *Supply of bitumen emulsion –*
  - .       Hardings Hotmix P/L
  - .       Fulton Hogan Pty Ltd
  - .       Downer EDI Limited
  
- 2     *Supply of hotmix asphalt –*
  - .       Hardings Hotmix P/L.
  - .       Roadways;
  
- 3     *Ready-mixed concrete –*
  - .       Hazell Bros Group P/L;
  
- 4     *Plant hire –*
  - .       Civilscape Contracting Tasmania
  - .       D & G Marshall P/L;
  - .       Greg Rawlings Bulldozing Contractor;
  - .       Hardings Hotmix P/L;
  - .       Porter Excavations Pty Ltd
  - .       LK Bourke Sons Excavations P/L;
  - .       Sherrin Rentals P/L;
  - .       Tutt Bryant Hire Pty Ltd
  
- 5     *Quarry and landscaping materials –*
  - .       D & G Marshall P/L
  - .       Fulton Hogan Pty Ltd
  - .       Gradco Pty Ltd t/a Gradall Constructions
  - .       Hazell Bros Group P/L
  - .       LK Bourke Sons Excavations P/L
  - .       Ulverstone Quarries
  - .       The Trustee for C & K Walters Family Trust t/a Walters Contracting P/L
  
- 6     *Hotmix asphalt surfacing –*
  - .       Hardings Hotmix P/L
  - .       Fulton Hogan Pty Ltd
  - .       Downer EDI Limited
  - .       Roadways P/L;
  
- 7     *Sprayed bituminous surfacing –*
  - .       Hardings Hotmix P/L
  - .       Fulton Hogan Pty Ltd



- . Downer EDI Limited
- . Roadways P/L;

Standing Tenders were received from the following companies:

- 8 Supply of Personal Protective Equipment and Clothing –*
- . Custom Workwear
  - . M & V Booth P/L (Maveric Clothing);
  - . Tasweld

#### *DISCUSSION*

Expressions of Interest –

- 1 Supply of bitumen emulsion*
- 2 Supply of hotmix asphalt*
- 3 Supply and delivery of ready-mixed concrete*
- 4 Plant hire*
- 5 Quarry and landscaping materials*
- 6 Hotmix asphalt surfacing; and*
- 7 Sprayed bituminous surfacing*

Expressions of interest were received from the listed contractors. Suppliers are assessed in accordance with the Council's Code for Tenders and Contracts. Following assessment, confirmation of their suitability and Council approval suppliers will be placed on a Multiple-use register (the register) for each category. Companies and individuals failing to meet the criteria during the contract period may be removed from the register.

When a project or requirement has been defined the register will be used to select a supplier for the project. Materials/plant will be selected to suit the requirements of the individual project. This process has been adopted to give flexibility to select the material best suited to the purpose and/or who has the best quality, price or availability.

A supplier for a project will be selected on the following criteria:

- . availability;
- . pricing;
- . location;
- . performance.

For hotmix asphalt surfacing and sprayed bituminous surfacing, quotations are requested from the registered suppliers, as and when projects are ready, this includes the urban and rural reseal programs. As the Council already has all the relevant information from the suppliers, the assessment can be limited to price and availability at the time of quotation.

Standing Tenders –

*8 Supply of personal protective equipment and clothing.*

Three submissions were received for the Supply of Personal Protective Equipment and Clothing tender from Custom Workwear, M & V Booth P/L (Maveric Clothing) and Tasweld.

Due to a technical difficulty Tasweld were not able to upload the tender submission to the TenderLink tender box. They emailed their tender document in pdf version to council's general email address at 2.59pm on 21/07/2021. The properties of the pdf version of the tender submission document sent by Tasweld were checked and they showed that the document was last modified at 2:30:19pm on 20/07/2021.

Therefore, it was determined that the tender submission by Tasweld would be accepted as legitimate and to be included for the assessment with the other two tender submissions received from Custom Workwear and M & V Booth P/L (Maveric Clothing).

All submissions for supply of personal protective equipment and clothing meet the tender requirements and would be considered acceptable. Tenders were evaluated using a weighted scoring system which considers availability, location/store, quality, supply/delivery timeframes, sales support and customer service, availability for supply of logos and tender price.

Based on the evaluation, M & V Booth P/L (Maveric Clothing) was assessed as the preferred tender (a copy of the confidential tender assessment is appended to this report).

*CONSULTATION*

This item has no effect in relation to consultation.

*IMPACT ON RESOURCES*

Use of tendered materials is included within capital works and maintenance budget items for Tenders 1 – 7.

The budget amount for supply of personal protective equipment and clothing is \$25,000.00.

*CORPORATE COMPLIANCE*

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

Community Capacity and Creativity

- . Facilitate entrepreneurship in the business community

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve corporate governance
- . Improve the Council's financial capacity to sustainably meet community expectations

*CONCLUSION*

It is recommended that the following suppliers be placed on the Multiple-use register for the 2021–2022 to 2023–2024 financial years:

- 1 Expressions of interest received for supply of bitumen emulsion will be placed on the Multiple-use register.
- 2 Expressions of interest received for supply of hotmix asphalt will be placed on the Multiple-use register.
- 3 Expressions of interest received for supply and delivery of ready-mixed concrete will be placed on the Multiple-use register.
- 4 Expressions of interest received for plant hire will be placed on the Multiple-use register.
- 5 Expressions of interest received for quarry and landscaping materials will be placed on the Multiple-use register.
- 6 Expressions of interest received for hotmix asphalt surfacing will be placed on the Multiple-Use register.
- 7 Expressions of interest received for sprayed bituminous surfacing will be placed on the Multiple-Use register; and further that

- 8 The Standing Tender for Personal Protective Equipment and Clothing submitted by M & V Booth P/L (Maveric Clothing) be accepted by the Council.

The Manager Engineering's report is supported."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

■ "That the following suppliers be placed on the Multiple-use register for the 2021–2022 to 2023–2024 financial years:

- 1 *Supply of bitumen emulsion –*
  - . Hardings Hotmix P/L
  - . Fulton Hogan Pty Ltd
  - . Downer EDI Limited
- 2 *Supply of hotmix asphalt –*
  - . Hardings Hotmix P/L.
  - . Roadways;
- 3 *Ready-mixed concrete –*
  - . Hazell Bros;
- 4 *Plant hire –*
  - . Civilscape Contracting Tasmania
  - . D & G Marshall P/L;
  - . Greg Rawlings Bulldozing Contractor;
  - . Hardings Hotmix P/L;
  - . Porter Excavations Pty Ltd
  - . LK Bourke Sons Excavations P/L;
  - . Sherrin Rentals P/L;
  - . Tutt Bryant Hire Pty Ltd
- 5 *Quarry and landscaping materials –*
  - . D & G Marshall P/L
  - . Fulton Hogan Pty Ltd
  - . Gradco Pty Ltd t/a Gradall Constructions
  - . Hazell Bros Group P/L
  - . LK Bourke Sons Excavations P/L
  - . Ulverstone Quarries
  - . The Trustee for C & K Walters Family Trust t/a Walters Contracting P/L;

- 6     *Hotmix asphalt surfacing –*
- Hardings Hotmix P/L
  - Fulton Hogan Pty Ltd
  - Downer EDI Limited
  - Roadways P/L;
- 7     *Sprayed bituminous surfacing –*
- Hardings Hotmix P/L
  - Fulton Hogan Pty Ltd
  - Downer EDI Limited
  - Roadways P/L; and further that
- 8     The Standing Tender for Personal Protective Equipment and Clothing submitted by M & V Booth P/L (Maveric Clothing) be accepted by the Council.”
- .....
- .....
- .....

C O R P O R A T E   S E R V I C E S

**10.10 Statutory determinations**

The Director Corporate Services reports as follows:

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

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## 11 CLOSURE OF MEETING TO THE PUBLIC

### 11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council  TasWater Owner Representatives Group – meeting held 24 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
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

A suggested resolution is submitted for consideration.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council  TasWater Owner Representatives Group – meeting held 24 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
TasWater Quarterly Report to the Owners' Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.



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

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

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# Associated Reports And Documents



**Central Coast Community Shed Management Committee  
Annual General Meeting – Minutes of Meeting held at the Community Shed  
Monday, 5 July 2021 commencing at 1.05pm closed at 1.35pm**

Doc Id: 399179

**1 PRESENT/APOLOGIES**

**Members Present:** Rob McKenzie, Laine Willis, David Dunn, Sam Caberica, Russell Game, Kerry Hays, Norm Frampton, Ian Hardstaff, Colin Perry, Cr Phillip Viney, Jenni Doran, Steve O’Grady, Jan Roles, John Klop, Barry Purton and Stephen Ponsonby.

**Apologies:** John Deacon and Ken Haines.

**Coordinator / Admin:** Melissa Budgeon

**2 CONFIRMATION OF MINUTES**

It was resolved, “That the minutes of the Annual General Meeting held on Monday, 3 August 2020 are confirmed as correct.”

**Carried**

**3 ANNUAL REPORT**

**Chairperson**

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

■ Barry Purton moved and John Klop seconded, “That the 2020–2021 Annual Report be accepted.”

**Carried**

**4 FINANCIAL REPORT**

**Administration**

Melissa provided a report on the 2020–2021 Annual Financial Statement – as of 7 June.

■ Rob McKenzie moved, and David Dunn seconded, “That the 2020–2021 Annual Financial Statement be accepted in principle, pending finalized accounts being processed. Expenditure \$6,647.28 and income \$6,712.90, noting that an additional \$2,000 expenditure was additional funding used from this account in the renovation expenses.”

The 2021–2022 expenditure estimate is set for \$10,000 and the income estimate is \$6,000.

**Carried**

## **5 ELECTION OF COMMITTEE MEMBERS**

Rob McKenzie stepped down as chairperson and asked Melissa Budgeon to chair the meeting for the election of Committee Members for 2021–2022.

### **Nominations were taken for Chairperson**

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

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

### **Nominations were taken for Vice Chairperson**

Ian Hardstaff – nominated by Kerry Hays. **Nominated and Accepted**

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

### **Nominations were taken for Shed Liaison**

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

As there was one nomination for Shed Liaison, Barry Purton accepted and was elected to the position of Vice Chairperson.

### **Nominations were recommended for the Women's Group Representative**

Jenni Doran – was nominated by the Ladies Group **Nominated and Accepted**

### **Nominations were taken for Community Services Group Representative**

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

### **Nominations were taken for the Community Coffin Club**

Laine Willis was nominated by the Care Beyond Cure **Nominated and Accepted**

### **Nominations were taken for Equipment Coordinator/Safety Officer Representatives**

John Klop – nominated by Rob McKenzie **Nominated and Accepted**

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

### **Nominations were recommended for Shed Supervisor Representatives**

Kerry Hays – nominated by Barry Purton.

As there was one nomination received, Kerry Hays accepted and was elected to the position of Shed Supervisor Representative.

**Accepted**

## 6 GENERAL BUSINESS

### *Reviewed fees – setting of annual membership fees for 2021–2022*

Membership fees for annual membership have been reviewed, notice having been provided at the previous general meetings of the Community Shed Committee in June 2021.

The recommended increase as per listed below:

- Men's Shed Program: Annual membership \$50, to increase for 2021–22 subscriptions to \$60.
- Women's Shed Program: Annual membership \$25, to increase for 2021–22 subscriptions to \$30.
- Community Coffin Club: Annual membership \$25, to increase for 2021–22 subscriptions to \$30.
- Community Shed: Daily fees \$2 to increase in 2021–22 to \$5,

Increased fees to be implemented as from the 6th of July 2021.

Discussions were held on the length of time for visiting the shed facilities and what determined a daily fee payment. The meeting agreed that people dropping in briefly (not using equipment or utilising any of the facilities) for the purpose of dropping of materials, or collecting a completed project etc., are still required to sign in and out under covid guidelines, but if at the Shed less than 15–20 minutes not be required to pay the daily fee.

A motion was put forward at the meeting of which 75% of the meeting agreed and one objection to accepting the recommended of increase in membership fees commencing from 6 July 2021.

■ Barry Purton moved, and Kerry Hays seconded, "That that the meeting agree to accept the increase in membership fees for 2021–2022."

**Carried**

## 7 CLOSURE

As there were no other matters for discussion the Annual General meeting was closed at 1.31pm. Members were asked to stay and attend the General Meeting of the Committee.

## 8 APPENDICES

- 1 Chairman's Annual Report
- 2 Community Coffin Club report

# Appendices



# **CENTRAL COAST COMMUNITY SHED – INTERIM FINANCIAL STATEMENT 2020–2021**

*As at 5 July 2021*

<i><b>Revenue</b></i>		<i><b>Estimates</b></i>	<i><b>Actual</b></i>
11413.03		<b>\$</b>	<b>\$</b>
	Membership Fees	3,000.00	3,667.44
	Groups	1,000.00	72.73
	Material Donations	–	–
	Project Donations	2,000.00	2,972.73
	GST allocation	–	–
		<b>\$6,000.00</b>	<b>\$6,712.90</b>

<i><b>Expenditure</b></i>		<i><b>Estimates</b></i>	<i><b>Actual</b></i>
11481	<b>\$</b>	<b>\$</b>	<b>\$</b>
	Aurora	–	–
	Telstra/Internet	600.00	569.94
	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	787.60
	Safety Equipment	1,000.00	834.56
	Project Materials	1,800.00	1,453.13
	Water/Sewage	200.00	62.12
	Cleaning	50.00	101.69
	Soil Testing	–	–
		<b>\$8,000.00</b>	<b>\$6,647.28</b>

# Ulverstone Community Shed Annual Report 2020-2021

## Annual report for Central Coast Community Shed 2020 2021

It is with pleasure that I present this report.

The year has been a turbulent one when we consider the Covid lockdown, however after two months of this lockdown we reopened, and like all groups everybody complied easily with the rules that were in place by that time.

The numbers of members attending the shed have steadily increased over the year with average attendance at the Mens Shed days between 35 and 40.

The ladies group numbers have steadily increased to between 20 and 25. With the increase in *workspace* area available, the ladies waiting list can be accommodated.

With the extra area we are hoping that the Thursday group will also ~~come~~ be able to share the space and facilities available.

The Men's Shed has continued to be a hive of activity with projects ranging from building cubbyhouses, Christmas decorations, stage props for the repertory society, penguin boxes for Sulphur Creek Landcare group, outdoor furniture, and small furniture for Turners Beach playgroup, and plenty of furniture repairs.

The garden continues to be prolific thanks to the group who tend it.

Our annual fishing trips continue to be well supported and a source of camaraderie.

During the year we had a mystery bus trip to the Railton cement works. *with*

The management put on morning tea and a conducted a tour of the complex, followed by a bbq lunch. Our thanks go to management.

Next, after an afternoon visit to the Meander sawmill it was off to the Mole Creek pub for well earned refreshments. Our thanks to Mersey Link for the bus and very capable driver.

During the year we have had various speakers including COTAS, a representative from the cancer council, and for men's health week, the pharmacist Alex from a local chemist shop.

We also hosted a Tasmanian Men's Shed Association get together for all sheds on the coast.

John White, managing director of Delta Hydraulics gave a most inspiring talk on his experience in business as well as health issues.

Another guest was Vonette Mead speaking on health and women in a male dominated work place.

We hosted Forth Valley Lions for a pizza night and social also giving them a tour of the extension.

Undoubtedly our biggest event was celebrating our 10th birthday and the opening by the Mayor of the revamped animal nursery area into another working space, bearing in mind that it is still an area for Rural animal nursery on show day.

Guests for the day included Jeremy Rockliff (deputy premier) Mayor Jan Bond and the inaugural president Bruce Wish Wilson.

Our thanks must go to Simon Angilly for progressing the planning and engineering process, Tim Moritz from Try Tas engineering for undertaking and completing the structural work and Kerry Hays and helpers for the lining and painting. Our resident electrician installed a few more power outlets. Thank you everyone.

The majority of funding came from a T M S A grant and our thanks go to Ian Nettleton for his great work applying for these grants.

On the drawing board for the forthcoming year is a new security system and battery operated power tools. This we hope will reduce the testing and tagging cost.

Finally, I would like to thank Barry Purton for his work in the office, Melissa, and all the committee and supervisors for all their support during the year.

Without you all, the facility would not run as coherently.

Also all members for your help and remembering that we are all here for a bit of fun and our health and well-being. Thank you.



CARE BEYOND CURE INC. : COMMUNITY COFFIN CLUB NOTES  
FOR  
AGM ULVERSTONE COMMUNITY SHED 5 JULY 2021

- 1) 1. COMMUNITY COFFIN CLUB HAVE BEEN PROVIDING SUPPORT AND INFORMATION TO PEOPLE WITH A DIAGNOSED TERMINAL ILLNESS & THEIR FAMILIES/SUPPORT PERSON FOR THE PAST 5 YEARS COME SEPTEMBER THIS YEAR. COMMUNITY MEMBERS ARE ENCOURAGED TO CALL IN BETWEEN THE HOURS OF 10 – 1 PM EACH THURSDAY TO DEVELOP FRIENDSHIPS AND HAVE MEANINGFUL DISCUSSIONS REGARDING PRE AND POST DEATH.
- 2) 2. SINCE OPERATING ON A THURSDAY, THE COMMUNITY SHED SPACE PROVIDED BY THE ULVERSTONE COUNCIL HAS ENABLED THE GROUP TO FEEL SECURE AND SAFE. MENTORS ARE ABLE TO ASSIST PEOPLE TO MAKE THEIR OWN COFFIN IF THAT IS THEIR WISH.
- 3) 3. DURING COVERT, VIRTUAL CONNECTIONS WERE MADE WORLD WIDE TO GATHER, RECORD AND SHARE WITH INTERESTED PARTIES OF CURRENT PRACTICE. PLEASE NOTE ULVERSTONE COMMUNITY SHED HAS RECEIVE ENORMOUS PUBLICITY VIA THIS MEDIUM.
- 4) 4. MEASUREMENT OF THE PROJECT IS BASED ON QUALITY RATHER THAN QUANTITY. ALL REGULAR ATTENDEES ARE VOLUNTEERS AND HAVE A WIDE RANGE OF SKILLS.



**Central Coast Community Shed Management Committee  
General Meeting – Minutes of Meeting held at the Community Shed  
Monday, 5 July 2021 commencing at 1.40pm**

Doc. ID: 399175

**1 PRESENT/APOLOGIES**

**Members Present:** Rob McKenzie (Chair), Stephen Ponsonby, Sam Caberica, Kerry Hays, Ian Hardstaff, Cr Philip Viney, Laine Willis, Barry Purton, Norm Frampton, Kerry Hays, Jan Roles, Dave Dunn, Steve O’Grady, Jenni Doran.

**Apologies:** 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, 7 June 2021 be confirmed as correct.

**Carried**

**3 BUSINESS ARISING FROM MINUTES**

Annual memberships reviewed and the AGM agreed to increase all membership fees for the coming year.

**4 FINANCIAL REPORT (as attached)**

Melissa advised that the budget estimate for 2021–2022 is expenditure \$10k and income \$6k.

A final balance of income and expenses will be provided for the August meeting.

The meeting resolved that the Financial Report be accepted.

Utilisation

Mens group –478, average 37 per day.

Ladies group – 86, average 17 per day. 5 new starts.

Coffin Club –33, average of 8 per day.

A reminder that annual membership fees are now due.

## 5 GENERAL BUSINESS

*Women's Group* – Heating options reviewed and agreed that it was not safe to have portable heating in the workshop with dust and materials. Members are encouraged to wear appropriate clothing and to warm up in the communal areas during sessions.

*Coffin Club* – Numbers have remained steady for the past month.

*Visit to the Shed* – Norm Frampton reported that the Forth Valley Lions Club members enjoyed their visit to the Shed and thanked the Supervisors for showing the members through the new areas. A great night was had by those who were in attendance and thanks to the Forth Valley Lions for supplying the Pizzas for the occasion.

*Wednesday Afternoons* – The school groups are on holidays at the moment, but due to start back next term towards the end of July.

*Thursdays – Review access time to the Communal Space* – Given that the cooler months are upon us, the general group would like the Coffin Club to consider a compromise to enable the communal area to be accessible until 10.30am. It was suggested that the communal space be made exclusive to the Coffin Club from 10.30am until 1.00pm, for the purpose of sensitive matters and enquiry to be supported in a safe private space. The meeting suggested that this request be taken back to Care Beyond Cure to be considered by the Coffin Club and advice be provided at the next meeting.

*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. Consideration of a roster.

*Security* – Kaleb from SECURATECH to visit the facility in the coming days to review and update security.

*Lighting* – Installation of LED lighting for the new section has commenced.

*Photocopier/printer/scanner* – Replacement has been installed and working well. Noted thanks to Ricoh for the generous support with this essential office equipment.

*Supervisors to check back door and equipment at the end of the day* – A checklist is being developed regarding the locking of all areas and doors. The back door needs to be checked – has been left unlocked on occasions.

## CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.15pm.

The next meeting will be held on Monday, 2 August 2021.



**CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2021–2022**  
as 5 July 2021

<b>Revenue</b>	<b>Estimates</b>	<b>Actual</b>
11413.03	\$	\$
Membership Fees	3,000.00	3,667.44
Groups	1,000.00	72.73
Material Donations	–	–
Project Donations	2,000.00	2,972.73
GST allocation	–	–
	<b>Estimate</b>	
	<b>\$6,000.00</b>	<b>6,712.90</b>

<b>Expenditure</b>	<b>Estimates</b>	<b>Actual</b>
11481	\$	\$
Aurora	0.00	–
Telstra/Internet	600.00	569.94
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	787.60
Safety Equipment	1,000.00	834.56
Project Materials	1,800.00	1,453.13
Water/Sewage	50.00	62.12
Cleaning	200.00	101.69
Soil Testing	–	–

<b>Estimate</b>	<b>\$8,000.00</b>	<b>\$6,647.28</b>
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11481.011	Labour and Oncosts – Covid Cleaning	<b>\$2,000.00</b>	<b>\$1,698.50</b>
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## Central Coast Community Safety Partnership Committee

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

**Wednesday, 14 July 2021 – Commencing at 10.00am**

### 1 PRESENT

**Cr Jan Bonde** (Mayor – CCC); **Paul Breden** (Director Infrastructure Services – CCC); **Daryl Connelly** (Director Community Services – CCC); **Kat Rose** (Ulverstone Neighbourhood House); **Robert Tucker** (Central Coast Chamber of Commerce & Industry); **Garth Johnston** (Community Rep); and **Jenelle Wells** (Health Promotion Consultant [Mersey] – Tasmania Health Service)

### 2 APOLOGIES

**Sandra Ayton** (General Manager – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Shane Cleaver** (Acting Principal Ulverstone Secondary College [USC] Schools Representative); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative); **Kathryn Robinson** (Housing Choices Tasmania Ltd) **Trevor Reeves** (Rural Health No. 34) and **Lynn Norton-Smith** (Community Rep)

### 3 WELCOME

The Mayor, Cr Jan Bonde welcomed everyone to the meeting and introduced Daryl Connelly to the meeting as the newly appointed Director Community Services.

### 4 MINUTES OF PREVIOUS MEETING

■ Paul Breden moved, and Jenelle Wells seconded, “That the minutes from the meeting held on Wednesday, 28 April 2021 be confirmed”.

**Carried**

### 5 MATTERS ARISING FROM PREVIOUS MEETING

5.1 *Security camera on power pole in Turners Beach* – Paul Breden has advised the security camera is private not owned by Police or the Council and is pointed down the street, not at a private residence.

Melissa did provide a report for the meeting in her absence – Police were going to have a look at this and investigate further to check its compliance.

The information provided by Sergeant Adam Sirkel to Melissa was that basically it is only an offence if the camera is pointed at a private residence, if it is pointed in a public area then no offences have been committed.

## 6 COMMUNITY SAFETY ACTION PLAN 2017–2022

- 6.1 *Survey to Chamber of Commerce Members on Security Cameras* – A request was put forward to the meeting to seek support from the Chamber of Commerce to send a survey out through the membership to assist in the collation of coverage from the business districts in the CBD's. Robert Tucker advised he would approach the Chamber of Commerce and seek approval.
- 6.2 *Emergency Numbers Brochure* – The committee agreed to update and rerun the emergency numbers brochure that was created in 2020. The meeting agreed to place a PDF of the brochure on the Council's website and to print a small number of brochures and distribute to doctors' surgeries and Community Nursing in Water Street.
- 6.3 *Seniors Week* – It was suggested for Seniors Week 2021 to run a campaign on home, personal and cyber safety for seniors. The Mayor Jan Bonde to discuss with Melissa on what this will entail. Mayor Jan Bonde did mention that she would still like to see activities held during Seniors Week.

## 7 REPRESENTATIVE REPORTS

- 7.1 Crime Report.....Tasmania Police

Nil

- 7.2 Chamber of Commerce Report.....Robert Tucker

*Lighting new pedestrian crossing* – Robert Tucker reported that there were concerns around the lighting over the new pedestrian crossing at the bottom end of Reibey Street. Paul Breden advised there is still more lighting to be put in and when this is done an audit will be undertaken to make sure the lighting complies.

There were concerns raised on how skateboards and bikes are not using the new crossing correctly at the bottom end of Reibey Street. Suggest that an awareness campaign be run through the school on how to use the crossing correctly.

- 7.3 Primary Health Report.....Jenelle Wells

Jenelle provided a reported to go into the minutes on COVID statistics.

### Case Statistics:

*Tasmania's last confirmed case of COVID-19 was 9 December 2020.  
This case was overseas acquired.*

*Total cases to date – 232*

*Total deaths to date – 13*

### Hotel Quarantine

Travellers from high or medium risk areas currently in hotel quarantine in the NW – 2

Total since 30 March 2020 for NW - 2201

**COVID-19 Vaccinations in Tasmania**

<b>Provider / Setting</b>	<b>Vaccines administered</b>
State Government*	130 736
Aged Care**	13 466
Primary Care**	108 689
<b>Total</b>	<b>252 891</b>

\*Department of Health (Tasmania). Data as at 6pm, 11 July 2021

\*\*Australian Government Department of Health. Data as at 8 July 2021

Note: Primary Care includes GPs, GP respiratory Clinics and Aboriginal Community Controlled Health Organisations.

**Travel Alerts:**

Level 1 is considered highest risk and Level 2 is considered high risk

NSW –

- 348 high risk, level 1 premises
- 1 high risk level 1 LGA's
- 33 high risk, level 2 LGA's

Victoria – 9 high risk level 1 premises.

QLD – there are 48 high-risk, level 1 premises.

SA – there is one high risk, level 1 premises.

**Wastewater Testing Sites:**

Ulverstone is tested weekly.

Paul Breaden asked if the Department of Health have a system to study cancer clusters in different areas. Jenelle advised the department does have specific areas they look at and will seek more information.

Jenelle advised that a campaign to promote protection against COVID by vaccinating is starting to take momentum and there will be various advertising on TV and poster placed around.

7.4 Education (all schools) Report.....**Shane Cleaver**

Nil

7.5 Ulverstone Neighbourhood House Report.....**Kat Rose**

Kat reported that all programs are up and running and participation rate is high.

Ulverstone Neighbourhood House is still having problems with street parking around the area of the House and asked if the Council could look at possibly solutions to resolve the problem e.g., creating a small carpark

nearby in the park or make one side of the street a no parking zone. It seems also that there is an increase in buses using the street.

**Action:** Paul Breaden advised he would place it on the agenda for the Council's Traffic Management Committee to discuss. Paul would check the bus route in the area and see if this has added to the problem.

During the winter period this year there have been more homeless people come into the House asking for assistance. The Richmond Fellowship have assisted, and their outreach worker have been speaking to these people. Not enough facilities and affordable housing is available which has not been helped by COVID.

Kat would like to thank the Council staff who assisted a community member who got their mobility scooter stuck in a muddy area in the park recently.

7.6 Housing Choices Tasmania Report.....**Kathryn Robinson**

Nil.

7.7 Community Reports.....**Garth Johnston/Lyn Norton-Smith**

Garth reported that he had complaints from some community members on the recent report on household garbage bins. Paul advise that people can apply for a larger bin by filling out the form on the Council's website or by phoning the Council.

Garth reported on the new bus that has been purchased by a group he is part of that will allow people with disabilities to access transport to appointments etc. The bus is designed for wheelchair access. There will be a launch to promote the bus and the Mayor to receive an invite.

7.8 Central Coast Community Shed.....**Ken Haines**

Nil

7.9 Council Report.....**Mayor Jan Bonde**

The Council has been working on a Surveillance Policy which will be endorsed at the Council meeting in September.

**8 GENERAL BUSINESS**

No general business tor report.

**9 NEXT MEETING:**

As there was no further business the meeting closed at 11.45am.

The next meeting is to be held on Wednesday, 1 September 2021 at 10.00am, in the Council Chamber, 19 King Edward Street, Ulverstone.





**Central Coast Community Shed Management Committee  
General Meeting – Minutes of Meeting held at the Community Shed  
Monday, 2 August 2021 commencing at 1.12 pm**

Doc. ID: 399144

**1 PRESENT/APOLOGIES**

**Members Present:** Rob McKenzie (Chair), Cr Philip Viney, Laine Willis, Barry Purton, John Klop, Kerry Hays, Russell Game, Dave Dunn and Jenni Doran.

**Apologies:** Ian Hardstaff, Steve Ponsonby, Norm Frampton, Steve O’Grady

**Coordinator Admin:** Melissa Budgeon.

**2 CONFIRMATION OF MINUTES**

■ David Dunn moved and Jenni Doran Seconded, “That the minutes of the general meeting held on Monday, 5 July 2021 be confirmed as correct.”

**Carried**

**3 BUSINESS ARISING FROM MINUTES**

*Security at the Shed* – SECURITERCH are undertaking a quote to update the security at the facility.

*LED Lighting* – This has been placed in the new workshop space and working well.

*New Photocopier* – The new photocopier is working well, and the committee appreciated the support Ricoh have provided.

*School Student Visits* – Wednesday afternoon group of students and mentors have been working well.

**4 FINANCIAL REPORT (as attached)**

Melissa advised that the budget estimate for 2021–22 is expenditure \$8k and income \$6k. This month only Telstra and TMSA membership fees are payments made.

Utilisation

Mens Group – 441, average 34 per day.

Ladies Group – 86, average 21.5 per day. 29 members in total, there is a waiting list still.

Coffin Club – 50, average of 10 per day.

## 5 GENERAL BUSINESS

*Parkinson's Disease Support Group* – This group have contacted the Men's Shed Group seeking support to assist in putting out and packing up chairs at the Gnomon Pavilion. The next meeting is schedule for 11 August at 1.30pm. With limited volunteers available, it has been suggested that the support group meet at the Shed. The Shed workshop is in use on Wednesday afternoons, and the community space would be available, warm and wheelchair accessible.

*Cleaning the Floor in the main rooms* – Seeking volunteers to undertake the cleaning of the floors with new mop etc.

*Signing in* – Requested that the daily sheet is completed accurately with names recorded using legible writing, as part of the covid safety plan and emergency safety.

*Women's Group* – Going well, nothing to report.

*Coffin Club* – Going well, nothing to report.

*Membership fees* – All groups have been advised of fee increase and casual visits.

*Ulverstone Show 2021* – It was advised that the Ulverstone Show, via the Society is not going ahead in October of 2021.

## 6 NEXT MEETING

As there was no further business to discuss the meeting closed at 1.45pm.

The next meeting will be held on Monday, 6 September 2021.



**CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2021–2022**  
as 2 August 2021

<b>Revenue</b>	<b>Estimates</b>	<b>Actual</b>
	<b>\$</b>	<b>\$</b>
11413.03		
Membership Fees	3,000.00	–
Groups	1,000.00	–
Material Donations	–	–
Project Donations	2,000.00	–
GST allocation	–	–
	<b>Estimate</b>	
	<b>\$6,000.00</b>	<b>\$0.00</b>

<b>Expenditure</b>	<b>Estimates</b>	<b>Actual</b>
	<b>\$</b>	<b>\$</b>
11481		
Aurora	–	–
Telstra/Internet	600.00	35.45
Office/cleaning	200.00	
Testing and tagging	1,150.00	
Petty Cash	500.00	
Training – 1st Aid	1,000.00	
Membership – AMSA, TMSA	100.00	50.00
Insurance	200.00	
Repairs and Maintenance	1,200.00	
Safety Equipment	1,000.00	
Project Materials	1,800.00	
Water/Sewage	50.00	
Cleaning	200.00	
Soil Testing	–	

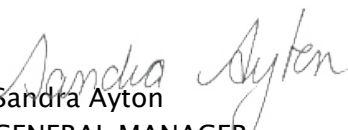
	<b>Estimate</b>	<b>\$8,000.00</b>	<b>\$85.45</b>
--	-----------------	-------------------	----------------

11481.011	Labour and Oncosts – Covid Cleaning	<b>\$2,000.00</b>	<b>\$0.00</b>
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**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO  
MAYOR AND COUNCILLORS**

Period: 20 July to 16 August 2021

- . An email which outlines the promotional pack for the 'Ticket to Play' sports voucher program
- . An email encouraging Councillors to hold the line and continue with the current waste collection services
- . An email expressing support for FOGO and initiatives to reduce waste – discusses further opportunities to promote and educate on reducing waste within Central Coast
- . A letter seeking the Councils support for the 'Penguin in Pink 2021' fundraiser
- . A Letter from the Local Government Division seeking support for matters of confidentiality and safe workplaces
- . An email requesting the Council to do everything within their control to expedite construction of the shared pathway

  
Sandra Ayton  
GENERAL MANAGER

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

Period: 20 July to 16 August 2021

*Documents for affixing of the common seal under delegation*

- . Strata Plan  
6 Hill View Way, West Ulverstone  
Application No. 2019027  
Folio Ref: FR176245/6 – Lot 6 on Plan No. SP176245
  
- . Strata Plan  
17 Henslowes Road, Ulverstone  
Application No. 216241  
Folio Ref: 43670–6 – Lot 6 of SP43670



Sandra Ayton  
GENERAL MANAGER

## **SCHEDULE OF CONTRACTS AND AGREEMENTS**

(Other than those approved under the Common Seal)

Period: 20 July to 16 August 2021

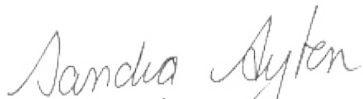
### *Contracts*

- . Contract 1 /2021–2022  
DLM Machinery  
Supply and delivery of one 2021 Kobelco SK55SRX-7  
Excavator with attachments, as per Tender F907 – 2020–2021  
Purchase price: \$120,164.00 (inc. GST)  
Less trade in Kobelco SK135SR-2 | Excavator with attachments  
Trade in amount: \$71,500.00 (inc. GST)  
Total contract amount: \$48,664.00 (inc. GST)

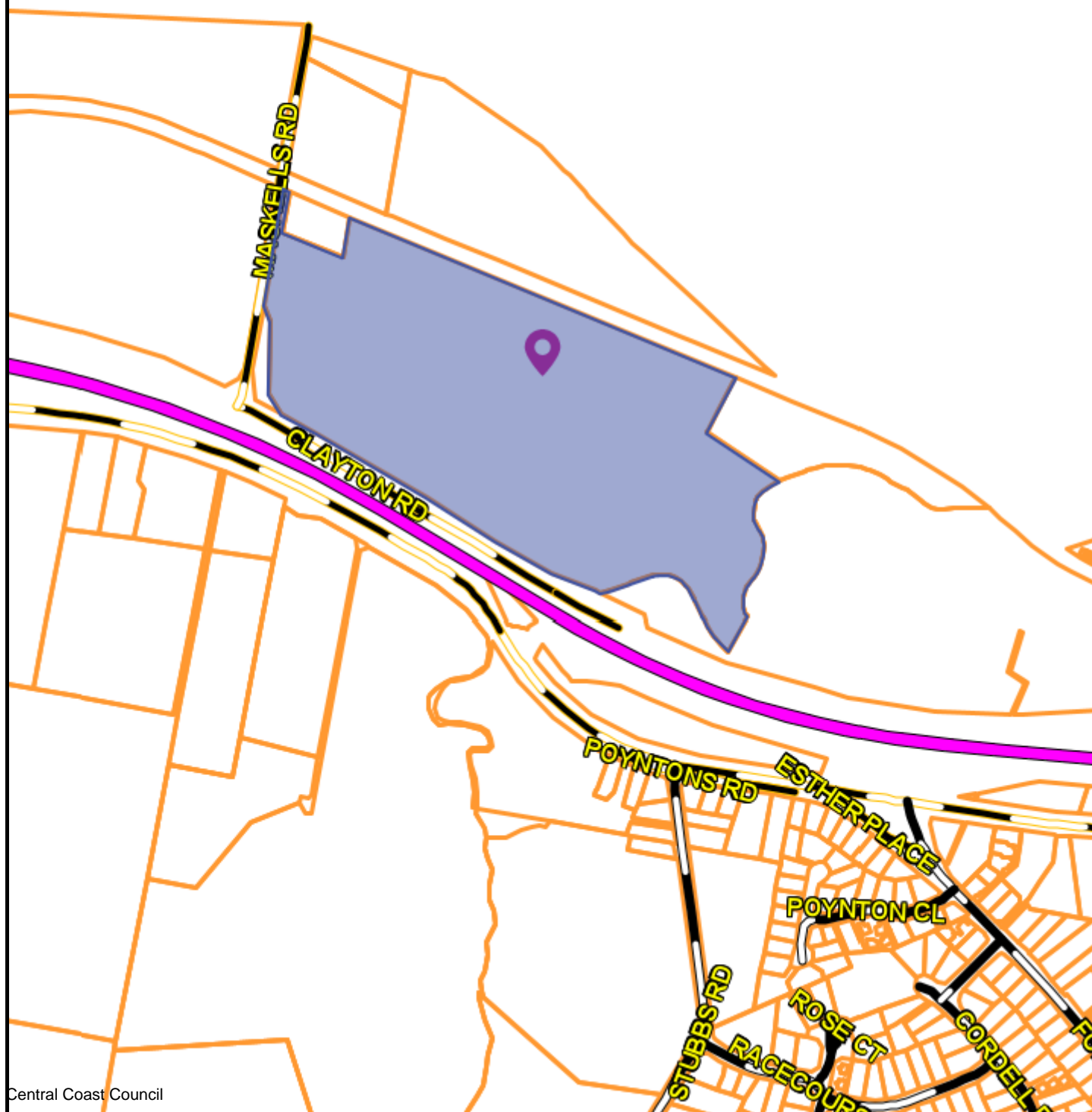
### *Agreements*

- . Residential Tenancy Agreement  
Unit 14 – Cooina  
35–37 Main Street Ulverstone  
Commencement date: 20 July 2021
- . Part 5 Agreement  
19 Chamberlain Street Ulverstone  
Application No. DA2019001  
Register Vol: 162512 Folio 1
- . Deed of Renewal of Lease  
Telstra Corporation Limited and Central Coast Council  
Telecommunication Facility – Telecommunication Tower  
12 The Quadrant Ulverstone – Ulverstone Central CMTS –  
Expires: 14 March 2022
- . Lease Agreement  
North West Environment Centre and Central Coast Council  
207 Ironcliffe Road and 45 Montgomery Road, Penguin (Jaro Park)  
Expires: 01 March 2026

- 
- . Lodgement Form – Memorandum of Lease  
Optus Mobile Pty Ltd and Central Coast Council  
12 The Quadrant, Ulverstone  
Volume 66284 – Folio 6  
Expires: 06 May 2031
  - . Lease agreement  
Central Coast Council and Kim Phillips-Haines  
Grazing land at 83 Henslowes Road, Ulverstone  
Lease commencement: 1 January 2021  
Expiry 31 December 2022

  
Sandra Ayton  
GENERAL MANAGER

# Annexure 1



Central Coast Council

200 m



Central Coast Council  
9109 Evans St  
Ulverstone  
TAS 7515  
Telephone: 08 4259 9000  
Fax: 08 4259 9001  
www.centralcoastcouncil.nsw.gov.au

5-Jul-2021

**Important**  
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**41 CLAYTON ROAD,  
ULVERSTONE  
DA2021067**



**CENTRAL COAST COUNCIL**

PO Box 220

49 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)**Land use Planning and Approvals Act 1993****Central Coast Interim Planning Scheme 2013****PLANNING PERMIT APPLICATION**

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

41 Clayton Road

Certificate of  
Title Reference

136455

Land Area

17.94 ha.

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Melle

Surname(s)

Zweever

Company name  
(if applicable)

Camp Clayton

Contact No:

6425 1893

Postal Address:

PO Box 3184  
Ulverstone, TAS 7315

Email address:

admin@campclayton.org.au

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

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

First Name(s)

Middle Names(s)

Surname(s)

Company name (if applicable)

Christian Youth Centre Inc.

Postal Address:

PO Box 3184  
Ulverstone, TAS 7315.

**PERMIT APPLICATION INFORMATION**

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

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

Proposed Use

Advertisement signage

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

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

Installation of advertisement signage.

The proposed sign will be 50%

Camp Clayton advertisement and 50% third party.

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

\$ 25000 ..... Estimate/ ~~Actual~~

Total floor area of the development ..... 7.2 .....m<sup>2</sup>

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

I, \_\_\_\_\_, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

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

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

Signature of Applicant

 CEO Camp Clayton

Date

3/5/21

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

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

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

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

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

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

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

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

**Applicants Declaration**

I/ we Melle Zuwever  
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 3/5/21

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

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
136455		1
EDITION	DATE OF ISSUE	
1	26-Oct-2001	
Page	1	of 1

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

*Alice Kawa*

Recorder of Titles.



### DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON

Lot 1 on Plan 136455

Being part of the land formerly described Secondly in Indenture of Conveyance No. 47/1249

Excepting thereout Lot 2 on Diagram 25293, Lot 1 on Plan 25657 and Lot 1 on 454/3D

Derivation : Part of Lot 463, 484A 2R 0P Granted to William Titley  
Derived from A18013

### SCHEDULE 1

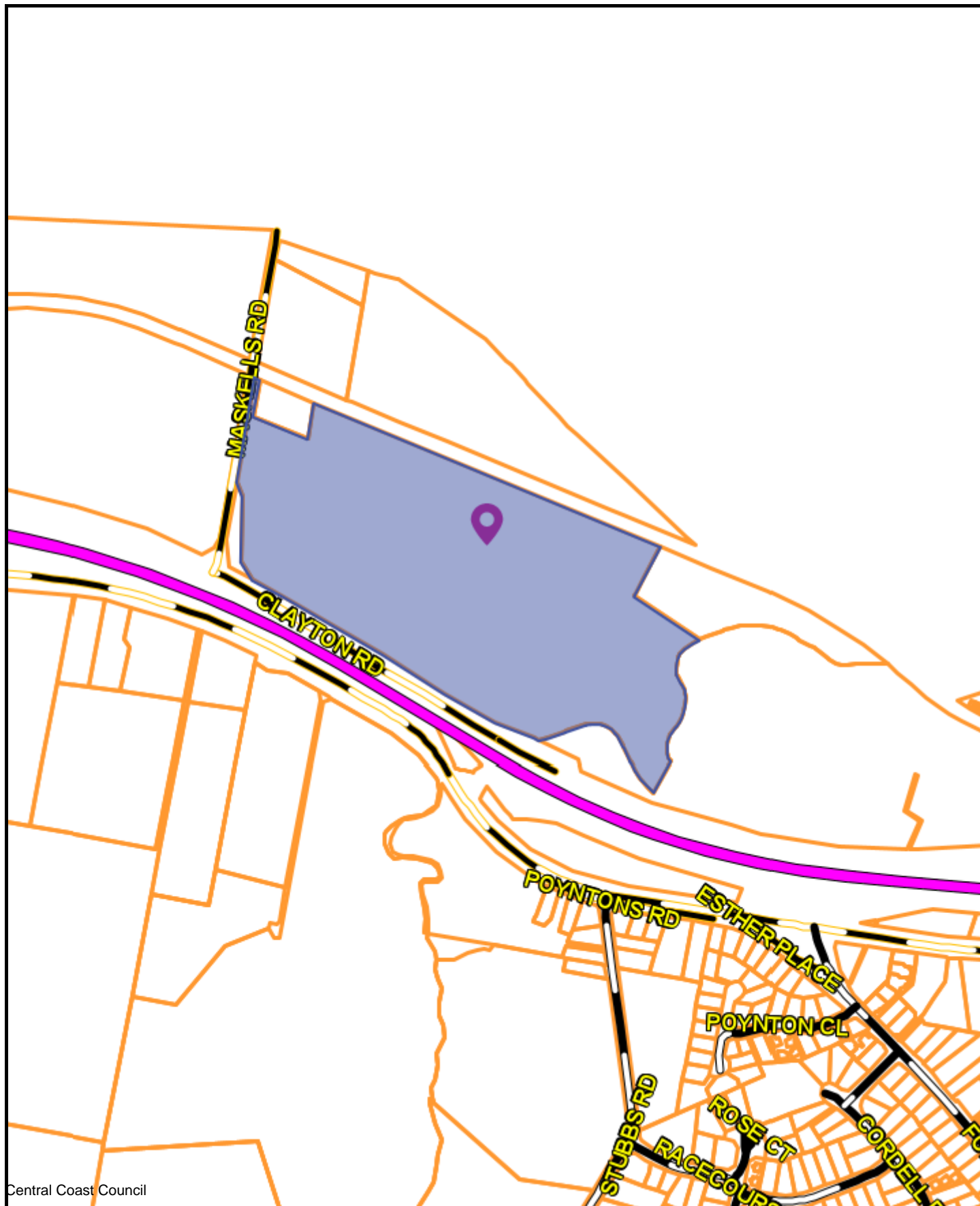
CHRISTIAN YOUTH CENTRE INC.

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

26/9085 CONVEYANCE: Burdening Easement: Right for David Roy O'Neill his heirs and assigns and their agents servants and workmen to pass and repass along and over Right of Way 3.05 wide shown passing through Lot 1 on Plan 136455





Central Coast Council

200 m



Central Coast Council  
9109 Evans St  
Ulverstone  
TAS 7515  
Telephone: 08 4529 9000  
Fax: 08 4529 9001  
www.centralcoastcouncil.nsw.gov.au

5-Jul-2021

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**41 CLAYTON ROAD,  
ULVERSTONE  
DA2021067**

Camp Clayton  
41 Clayton Road, Ulverstone  
Tasmania 7315  
Ph. 03 6425 1893  
Email. admin@campclayton.org.au



1<sup>st</sup> July, 2021

Planning Authority  
Centra Coast Council

Sent by email to: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

Your reference: DA2021067

Dear Planning Authority,

**DA2021067 – COMMUNITY MEETING AND ENTERTAINMENT – ADVERTISING/THIRD PARTY BILLBOARD SIGN – RELIANT ON E7 SIGN CODE - 41 CLAYTON ROAD, ULVERSTONE**

As part of the marketing strategy and promotion for the not for profit youth organisation of Camp Clayton. Camp Clayton is making an application for an advertising billboard sign on its property located at 41 Clayton Road, Ulverstone. Camp Clayton was established 70 years ago as a community organisation and has been part of the Ulverstone community ever since. To be able to fund a development project like that of a professional advertisement sign Camp Clayton approach Claude Advertising. The attached application is therefore for a sign that has 50% Camp Clayton advertisement and 50% third party associated with the values of and use of Camp Clayton. This will over time pay for the establishment cost of approximately \$20,000 of such a sign, and provide funds for the ongoing cost of changing of signage for Camp Clayton at about 4x times a year.

**Development Standards**

In accordance with the *Central Coast Interim Planning Scheme 2013* purpose of the code section E7.1.1.a(iv) 50% of the proposal of the advertising sign is to reasonably promote the activities, brand, events, products and services of the youth organisation of Camp Clayton and 50% third party.

As 50% are used for third party advertisement the performance criteria E7.6.1 P1 are considered below:

- a. 50% of the sign will be used to directly promote activities, products or services provided on the site. The other 50% will be used to promote and advertise third party advertisement associated with the activities and values of / use of Camp Clayton. The advertisement will be in accordance with Claude advertisement rules as per attached proposed sign designer images.

- b. Camp Clayton is a not for profit youth community organisation located on 70 acres, with various group accommodation buildings, offices, outdoor and indoor adventure activities. The proposed sign is located in a rural resource zone, and therefore;
  - a. In accordance with A1 (c)(i) the sign is only comprised of 2 panels which is less than the max of 5 panels
  - b. In accordance with A1 (c)(ii) the combined area is 36m<sup>2</sup> being below the max of 50m<sup>2</sup>
  - c. In accordance with A1 (c)(iii) there are no other signs on the site. There are signs on adjacent properties for "The Berry Patch", and on the other side of the Bass Highway on Westella Drive, Turners Beach for of "Pedros" and "Windows on Westella" (image 2)
  - d. In accordance with A1 (c)(iv) & (v) are not applicable as the proposed sign is a free standing structure similar to image 5
  - e. In accordance with A1 (c)(vi) is not applicable as the proposed sign is located on agricultural land similar to image 5
  - f. In accordance with A1 (c)(vii) the proposed sign will be a static sign and not be animated, scrolling or otherwise continuously or intermittently changing, flashing or rotating as part of the operation similar to image 5
  - g. In accordance with A1 (c)(viii) as per attached drawings the proposed sign will not resemble any air or marine navigation device, or railway or road traffic control or directional device or sign
  - h. In accordance with A1 (c)(ix) will be located on private property as per site plan and will not visually obscure any sign or device required for the convenience and safety of air or marine navigation or for use of a railway or a road similar to image 5
  - i. In accordance with A1 (c)(x) the proposed illumination of the sign will be directed onto the sign only and will not cause it to overspill the boundaries of the site
- c. In accordance with (c) the proposed sign's purpose, location, number, size, style, and configuration consist with existing signs as can be seen by image 1, 2, and 5 of similar signs along the Tasmanian Highways.
- d. In accordance with (d) the sign is consistent with the predominant streetscape. The sign is consistent with adjacent streetscape of industrial developments located on Industrial Drive to its west, which has far more development. The sign is also in context with the activities and business that Camp Clayton operates at the location
- e. In accordance with (e) there are no other signs in the area and therefore does not obstruct any other signage.
- f. In accordance with (f) the sign is only visible from the immediate location as, as it is obscured by large shrubs in the median strip of the Bass Highway when travelling west, and only visible from just before Maskells Road when travelling east.



- g. In accordance with (g) & A1 (c)(viii) as per attached drawings the proposed sign will not resemble or impact on any air or marine navigation device, or railway or road traffic control or directional device or sign
- h. In accordance with (h) there is no likelihood impacting on the amenity of a habitable room or private open space in a residential development
- i. In accordance with (i) the sign is being erected to promote the services and business of Camp Clayton and that of a third party. Camp Clayton has no other advertisement/promotional signs on its site. Except for 2x signs, one being an outdated directional sign for the business on the westbound lane (image 3), and the wooden entrance sign at the front gate of the property (image 4).



Image 1 - Bass Highway Lillico



Image 2 – Bass Highway / Westella Drive



Image 3 – Directional Sign at Maskells Road



Image 4 – Camp Clayton – Entrance sign/name



Image 5 – Similar Claude Advertisement Signage – Bass Highway Latrobe

### Development standards

As per the attached site plan for the effectiveness and general purpose of a sign, it will be located within 20m to the front boundary and 50m of the Bass Highway. The sign is not within 30m of a watercourse.

Therefore performance criteria of 26.4.2 P1 and A1 are considered below:

- a. As per image 1,2,3 the proposed sign is consistent with similar signs and the location of them within 20m of a front boundary or within the 50m corridor of the Bass Highway or Tasmanian Highways in general. It is also located on the private property of Camp Clayton a not-for-profit youth organisation that provides group accommodation and activities to the community.
- b. The location of the proposed sign has been carefully considered by Camp Clayton management and Claude Advertisement to be most effective, consistent with streetscape, and as outlined below is required in its proposed location as it is constrained by that:
  - i. Camp Clayton is located on 70 acres, but its front boundary is located along Clayton Road and Maskells Road. As the proposed development is an advertisement sign the visibility of the sign is essential and is constrained but the slight angle of the Bass Highway just before Maskells Road. The proposed sign's location is limited to its current position.
  - ii. Camp Clayton property is predominately flat but along the front has a slight elevation, and for the reasons outlined in P1 (b)(i) the proposed location is essential as it otherwise would be not be completely visible.

Further to performance Criteria 26.4.2 and E7.6 the sign is not 100% third party. The sign is only 50% third partly to fund the establishment of the sign and ongoing cost, and allow for advertisement diversity in line with the values and use of Camp Clayton.

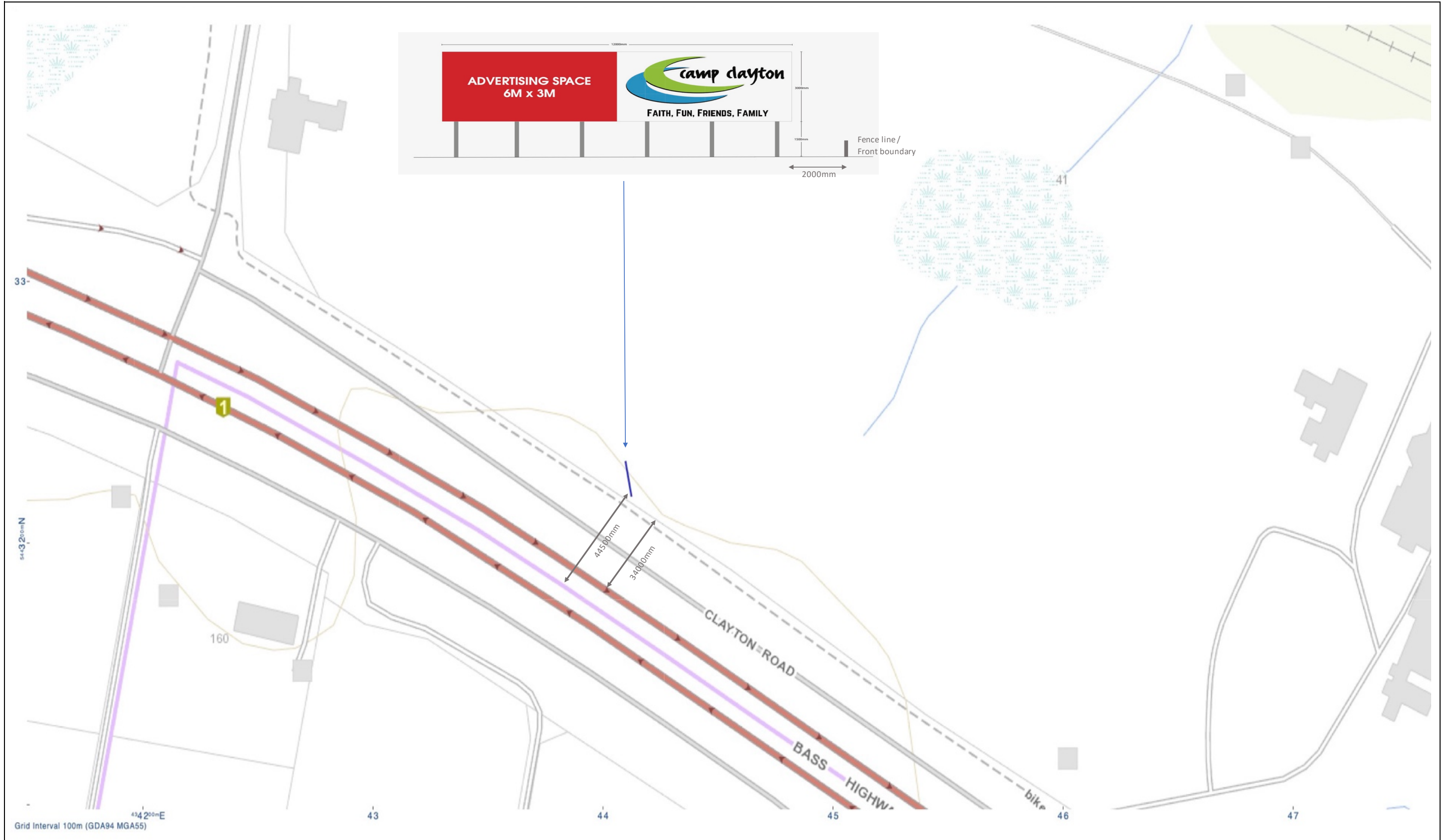
Thank you for your consideration of this application. Please contact me on 6425 1893 if you have any questions.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'M Zwerver', with a long, sweeping horizontal line extending to the right.

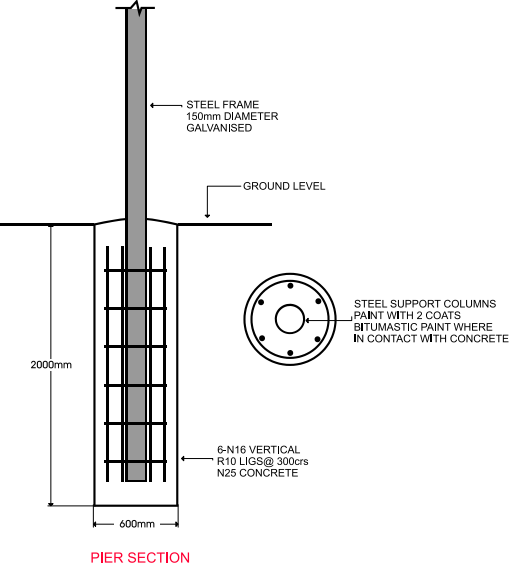
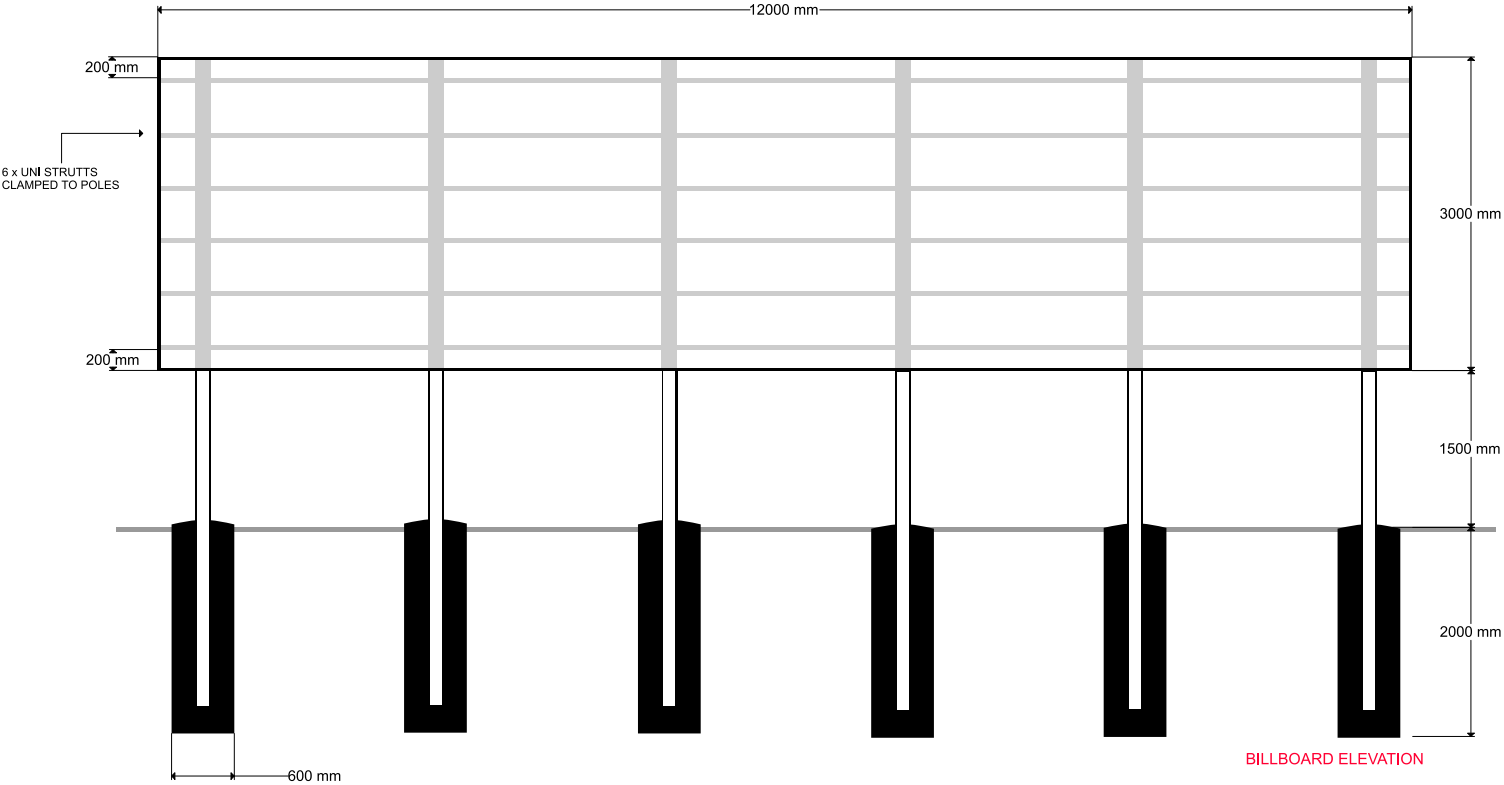
**M Zwerver**

CEO Camp Clayton.



Drawing Revision				ADVERTISMENT SIGNAGE				SITE PLAN			
				41 CLAYTON ROAD							
				ULVERSTONE 7315							
				CONTRACT TITLE				Drawing title			
A	Planning Approval	20/4/21	Ph	AS SHOWN				20/4/21			
Rev	Details	Date	Email	SCALE	SIZE	SHEET NO.	Date	Project No.	Rev	A	

SINGLE FACED STATIC BILLBOARD











# Connect with Classifieds

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## Local Government



**DEVONPORT CITY COUNCIL**  
137 Rooke Street, Devonport TAS 7310  
Phone: 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

### APPLICATION FOR PLANNING PERMITS

Planning applications have been made for the following proposals:

Application No.: PA2021.0088  
Proposal: Storage  
Address: 5 Luck Street, Spreyton

Application No.: PA2021.0093  
Proposal: 2 lot subdivision  
Address: 41 Hiller Street, Devonport

The applications can be viewed at the planning 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, Devonport or [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) by 5pm on Tuesday 20 July 2021.

Matthew Atkins  
GENERAL MANAGER

## 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 2021/058
Location	18 Ferryman Terrace, Arthur River
Applicant/Owner	Zender J G / Zender J G & C M
Use Class	Residential
Proposal	Outbuilding (Shed)
Discretionary Matter	12.4.3 (P2) Setback

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@circularchealth.tas.gov.au](mailto:council@circularchealth.tas.gov.au) and received by 5.00pm 21/07/2021.

Scott Riley  
GENERAL MANAGER  
Ph: 03 6452 4800  
[www.circularchealth.tas.gov.au](http://www.circularchealth.tas.gov.au)



## Local Government



**CENTRAL COAST COUNCIL**  
19 King Edward Street  
Ulverstone Tasmania 7315  
Tel: 03 6429 8900  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)  
[www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au)

### APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.: DA2021067  
Location: 41 Clayton Road, Ulverstone  
Proposal: Community meeting and entertainment - advertising/third party billboard sign  
Performance: E7 Sign Code  
Criteria:

Application No.: DA2021164  
Location: 6 Phoenix Court, Ulverstone  
Proposal: Residential - shed  
Performance: Setbacks and building envelope for all dwellings  
Criteria:

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@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) by no later than 21 July 2021.

Date of notification: 7 July 2021.

SANDRA AYTON  
General Manager

With our **Price Estimator** tool, [realestateview.com.au](http://realestateview.com.au) is the trusted source for house value estimates & property data.

**realestateview.com.au**

## Public Notices

### Public Notice ~ Transfer of Ownership Elderslie Uniting Cemetery

This notice serves to inform members of the public that Ms Shedden and Mr Trella are the owners of the Elderslie Uniting Cemetery, Elderslie Road, Elderslie, 7030. This transferred from Mr and Mrs Chilton following the sale of property on 7 June 2021.



**DEVONPORT CITY COUNCIL**  
137 Rooke Street, Devonport TAS 7310  
Phone: 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

### TEMPORARY CLOSURE OF PUBLIC STREET CHARLES STREET - 14 JULY 2021

The following closure will apply for the conduct of asphalt resurfacing works on 14 July 2021, between 7:30am-5:30pm:

- Charles Street (between William Street and Victoria Street).

It would be appreciated if this closure could be noted.

Matthew Atkins  
GENERAL MANAGER

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## Public Notices

### NOTICE FOR CLAIMS



**RONALD MAX WALTERS** late of Coroneagh Park Home, 50 Ironcliff Road, Penguin in Tasmania, Retired Soldier, Married, Deceased.

Creditors, next of kin and others having claims in respect of the property or estate of the deceased, **RONALD MAX WALTERS** who died on 24<sup>th</sup> day of March 2021, are required by the Executor, **TPT WEALTH LTD** of Level 2 137 Harrington Street, Hobart in Tasmania, to send particulars to the said Company by the 7<sup>th</sup> day of August 2021, after which date the Executor may distribute the assets, having regard only to the claims of which it then has notice.

Dated this 7<sup>th</sup> day of July 2021

KAY PHILPOTT  
Trust Administrator  
PH: (03) 6348 1156

[www.tptwealth.com.au](http://www.tptwealth.com.au)  
TPT Wealth Limited  
ABN 93 008 414 629 AFSL 234630  
is a wholly owned subsidiary of  
TPT Group Limited ABN 26 133 623 963

## Adult Services

**JENNY** working lady, size 8, good service, busty EFT avail., D'port area. ☎ 0426 883 822

**MALE** to male available all week till late. D'port. ☎ 0470 265 212 - no Text.



**NEW BURNIE** 19yo hot, gorgeous, best, happy, 100% 24hr Phone 0447 498 541.



**WOW** 19yo, hot pretty, body rub, best service, 24/hr Burnie in/out. Ph. 0447 079 396.



**NEW** 19yo sexy hot mixed arrived D'port Good massage top service ☎ 0416 299 477.

## Positions Vacant



### PROJECT MANAGER (2 POSITIONS) - Department of Primary Industries, Parks, Water and Environment

**Salary:** \$114,077 to \$120,116 per annum  
**Location:** Strategic Services, Project Management Office, Hobart, Launceston, Devonport (subject to negotiation)  
**Enquiries:** Richard Mitchell, 0448 339 280, [richard.mitchell@dpipwe.tas.gov.au](mailto:richard.mitchell@dpipwe.tas.gov.au) **Closing:** 16/07/2021

### SENIOR PROJECT MANAGER (2 POSITIONS) - Department of Primary Industries, Parks, Water and Environment

**Salary:** \$124,222 to \$132,672 per annum  
**Location:** Strategic Services, Project Management Office, Hobart, Launceston, Devonport (subject to negotiation)  
**Enquiries:** Richard Mitchell, 0448 339 280, [richard.mitchell@dpipwe.tas.gov.au](mailto:richard.mitchell@dpipwe.tas.gov.au) **Closing:** 16/07/2021

Explore these and other job opportunities at [www.jobs.tas.gov.au](http://www.jobs.tas.gov.au)

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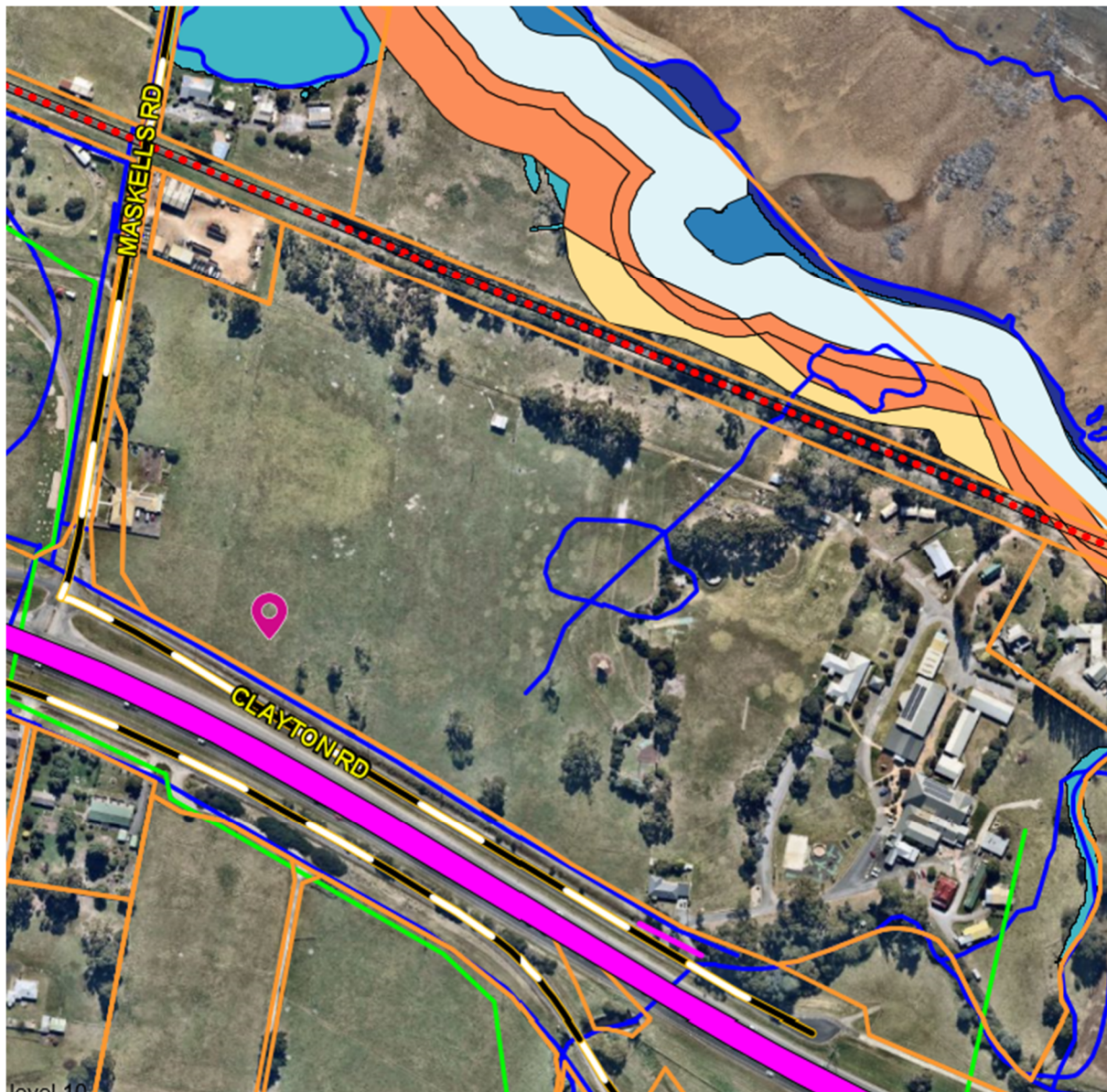
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on our Business Listings directory all for **under \$2 a day**

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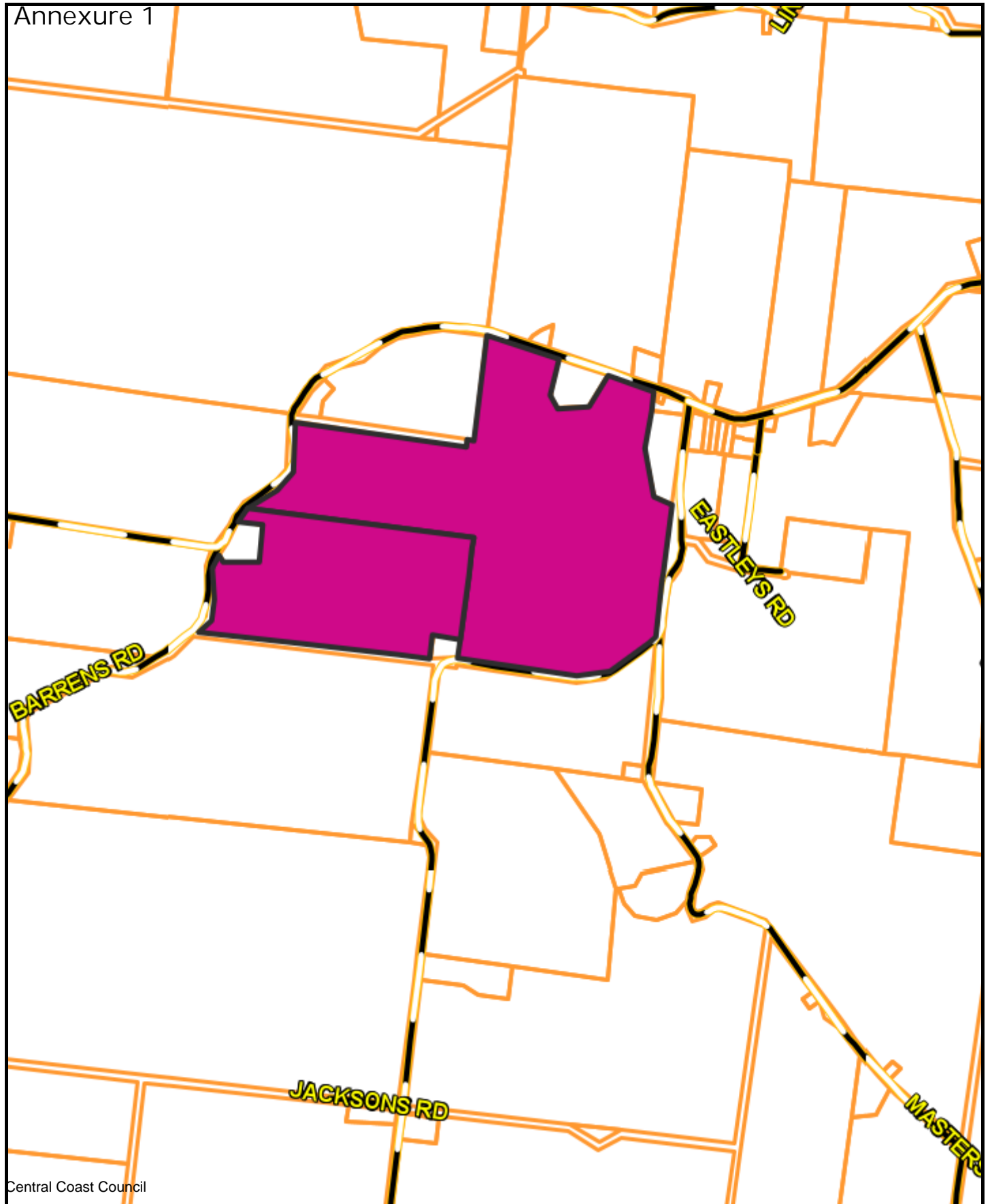


"Camp Clayton" at 41 Clayton Road, Ulverstone.



View from Clayton Road of proposed sign location with view of shared coastal pathway.





Central Coast Council

500 m



Scale =  
1:14209.020



24-Jun-2021

**Important**  
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**862 SOUTH RIANA ROAD AND  
SOUTH RIANA ROAD (CT250528/1)  
SOUTH RIANA  
DA2020239**

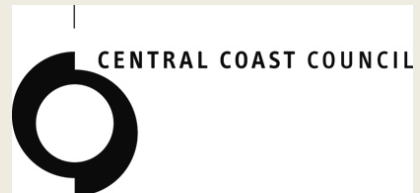
**CENTRAL COAST COUNCIL**

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)**Land Use Planning and Approvals Act 1993****Central Coast Interim Planning Scheme 2013****PLANNING PERMIT APPLICATION****Office Use Only**

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Zone \_\_\_\_\_

Fee \$ \_\_\_\_\_

Permitted ☐Discretionary ☐NPR ☐**Use or Development Site:**

Site Address

862 South Riana Road &amp; South Riana Road, South Riana

Certificate of  
Title Reference

176331/2 &amp; 250528/1

Land Area

77.96 ha

Heritage Listed Property

NO

☒☐**Applicant/s**

First Name

Micheal

Middle  
NameSurname or  
Company name

Wells (Enviroplan)

Mobile

Postal Address:

PO Box 546

Phone No:

6411 1931

Somerset

7322

Email address:

admin@enviropianaustralia.com.au

☒

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

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

Stephen

Middle  
Name

Surname

Carr

Phone No

0400 963 266

Postal Address:

862 South Riana Road

South Riana

7316

**PERMIT APPLICATION INFORMATION**

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

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

**Proposed Use**

Agricultural

**Use Class**

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

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

Proposed subdivision

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

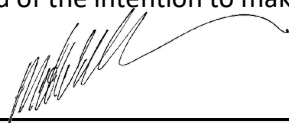
\$ 15,000 ..... Estimate/~~Actual~~

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

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

I, Micheal Wells (EnviroPlan) , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 20/08/2020

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

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

Signature of Applicant

Date

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

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

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

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

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

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

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

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

**Applicants Declaration**

I/ we Micheal Wells (EnviroPlan)

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s



Date 20/08/2020

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

### SEARCH OF TORRENS TITLE

VOLUME 250528	FOLIO 1
EDITION 6	DATE OF ISSUE 06-Jan-2017

SEARCH DATE : 20-Aug-2020

SEARCH TIME : 04.48 PM

### DESCRIPTION OF LAND

Parish of RIANA, Land District of DEVON  
 Lot 1 on Plan 250528  
 Derivation : Part of Lot 13261 Gtd to W Riding  
 Prior CT 3951/59

### SCHEDULE 1

E27734 TRANSFER to STEPHEN DALE CARR Registered  
 03-Nov-2016 at 12.03 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 BURDENING EASEMENT: the right (appurtenant to Lot 2 on Sealed  
 Plan No. 5492)

- (a) To lay pipes of a diameter of not more than 0.0318  
 metres at a depth of not less than 0.4572 metres  
 through the strip of land marked pipeline easement on  
 Sealed Plan No. 5492
- (b) To erect a pump on the said pipeline easement
- (c) To erect poles or affix wires thereto on the said  
 pipeline easement for the purpose of supply of  
 electricity to the bore and pump house on the said  
 pipeline easement and,
- (d) To enter upon the said pipeline easement with workmen  
 and others at all times for the purpose of inspecting,  
 replacing, repairing or maintaining the pump, pipes,  
 poles and wires without doing unnecessary damage to  
 the said strip of land

E69209 MORTGAGE to Dale Leslie Carr and Suzanne Lillian Carr  
 Registered 03-Nov-2016 at 12.05 PM

E76412 APPLICATION by surviving Mortgagee Suzanne Lillian  
 Carr is now registered as proprietor by survivorship  
 of the above Mortgage No. E69209 Registered  
 06-Jan-2017 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## SEARCH OF TORRENS TITLE

VOLUME 176331	FOLIO 2
EDITION 1	DATE OF ISSUE 02-May-2019

SEARCH DATE : 20-Aug-2020

SEARCH TIME : 04.49 PM

DESCRIPTION OF LAND

Parish of RIANA Land District of DEVON

Lot 2 on Sealed Plan 176331

Derivation : Part of Lot 9507, (154A-3R-0P) Arthur Rivers

Ellis Pur. & Part of Lot 19583 (30 Acres) Charles Arthur Plapp  
Pur.

Prior CTs 129011/1 and 233686/1

SCHEDULE 1

C783203, M347710 &amp; M740933 TRANSFER to STEPHEN DALE CARR

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP176331 EASEMENTS in Schedule of Easements

D50661 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 06-Mar-2012 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

3951

FOL.

59



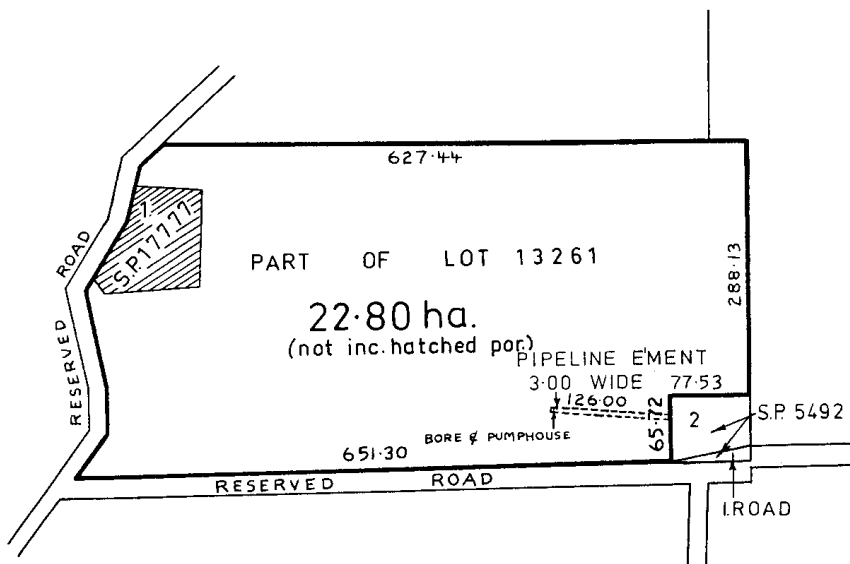
**ACTING** Recorder of Titles

REGISTERED NUMBER

**250528**

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

PH. RIANA  
MEAS. IN METRES  
§L



<p>OWNER B.R. &amp; R.M. FIELDING S.D. &amp; J.E. CARR</p> <p>FOLIO REFERENCE F.R. 233686/1 F.R. 129011/1</p> <p>GRANTEE PART OF LOT 9507 (154-3-0) ARTHUR RIVERS ELLIS PUR. WHOLE OF LOT 19583 (30-0-0) CHARLES ARTHUR PLAPP PUR.</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR G.A. DEEGAN</p> <p>LOCATION <b>LAND DISTRICT OF DEVON PARISH OF RIANA</b></p> <p>SCALE 1:5000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP176331</b></p> <p>APPROVED EFFECTIVE FROM 2 MAY 2019</p> <p>DEPUTY Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No 104	LAST UPI No	LAST PLAN No P129011	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM P129011, P233686 AND THIS SURVEY

ENLARGEMENT

PIPELINE EASEMENT		
NUM	BEARING	DISTANCE
L1	187°05'40"	7.32
L2	277°05'40"	10.57
L3	187°05'40"	2.00
L4	97°05'40"	15.27
L5	7°05'40"	10.19

*Sandra Sykes* 27-11-18  
COUNCIL DELEGATE DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number  <b>SP 176331</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with: -

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

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

Each lot on the plan is subject to: -

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

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

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

### EASEMENTS:

Lot 2 on the plan is subject to a pipeline, pump and powerline easement over the areas shown on the plan marked L1, L2, L3, L4 and L5 as shown on the plan. *(as defined herein)*

Lot 1 on the plan is together with a pipeline, pump and powerline easement over the areas shown on the plan marked L1, L2, L3, L4 and L5 as shown on the plan. *(as defined herein)*

### INTERPRETATION: *Pipeline Easement* Pipeline, Pump and Powerline Easement -

Is a right to lay pipes of a diameter of not more than 100 millimetres in, over, along or through the areas of land marked 'pipeline easement L1, L2, L3, L4 and L5' on the plan for the purpose of conveying water through the pipes and a right to erect a pole and fixed wires thereto for the purpose of conveying electricity in, over, along or through the said land and the right from time to time and at all times to enter into and along the said land to inspect, replace, repair or amend any such pole or pipe without doing unnecessary damage to the said land provided that any such pipes shall be laid at a depth of not less than 30 centimetres below the natural surface of the soil.

Executed by:  
**BRUCE RAYMOND FIELDING** and  
**ROBYN MAUREEN FIELDING** the  
 Registered Proprietors of  
 the land comprised in Folio of the  
 Register Volume 233686 Folio 1

*Bruce Fielding*  
**BRUCE RAYMOND FIELDING**  
*Robyn Fielding*  
**ROBYN MAUREEN FIELDING**

in the presence of:

Witness signature..... *Jason Rodney Dolbel*

Witness full name..... Jason Rodney Dolbel

28A King Edward St, Ulverstone

Witness address..... Barrister, Solicitor

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RB & RM FIELDING and SD CARR FOLIO REF: 233686/1 SOLICITOR & REFERENCE: JRD:170427 FRIEND & EDWARDS LAWYERS	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 27-11-18 DA217119 REF NO. <i>Sandra Nyka</i> Council Delegate
---	---

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

<b>ANNEXURE TO</b> <b>SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 176331</b>
---	---------------------------------------

Executed by: )  
**STEPHEN DALE CARR** )  
 the Registered Proprietor of )  
 the land comprised in Folio of the )  
 Register Volume 129011 Folio 1 )

  
**STEPHEN DALE CARR**

in the presence of:

Witness signature: 

Witness full name: Karen Lea Jurgens

Witness address: 4 Maitland St West L'ton

**SIGNED, SEALED and DELIVERED for }**  
**Australia and New Zealand Banking }**  
**Group Limited ABN 11 005 357 522 }**  
 under power of attorney 684 and the }  
 attorney declares that the attorney has }  
 not received any notice of the  
 revocation of such power of attorney, in  
 the presence of: **EXECUTED by**  
**AUSTRALIA AND NEW ZEALAND**  
**BANKING GROUP LIMITED**  
 by being signed by its Attorney

**AUSTRALIA AND NEW ZEALAND**  
**BANKING GROUP LIMITED**  
 by its attorney



Signature of Witness

Jacob Camac

Name

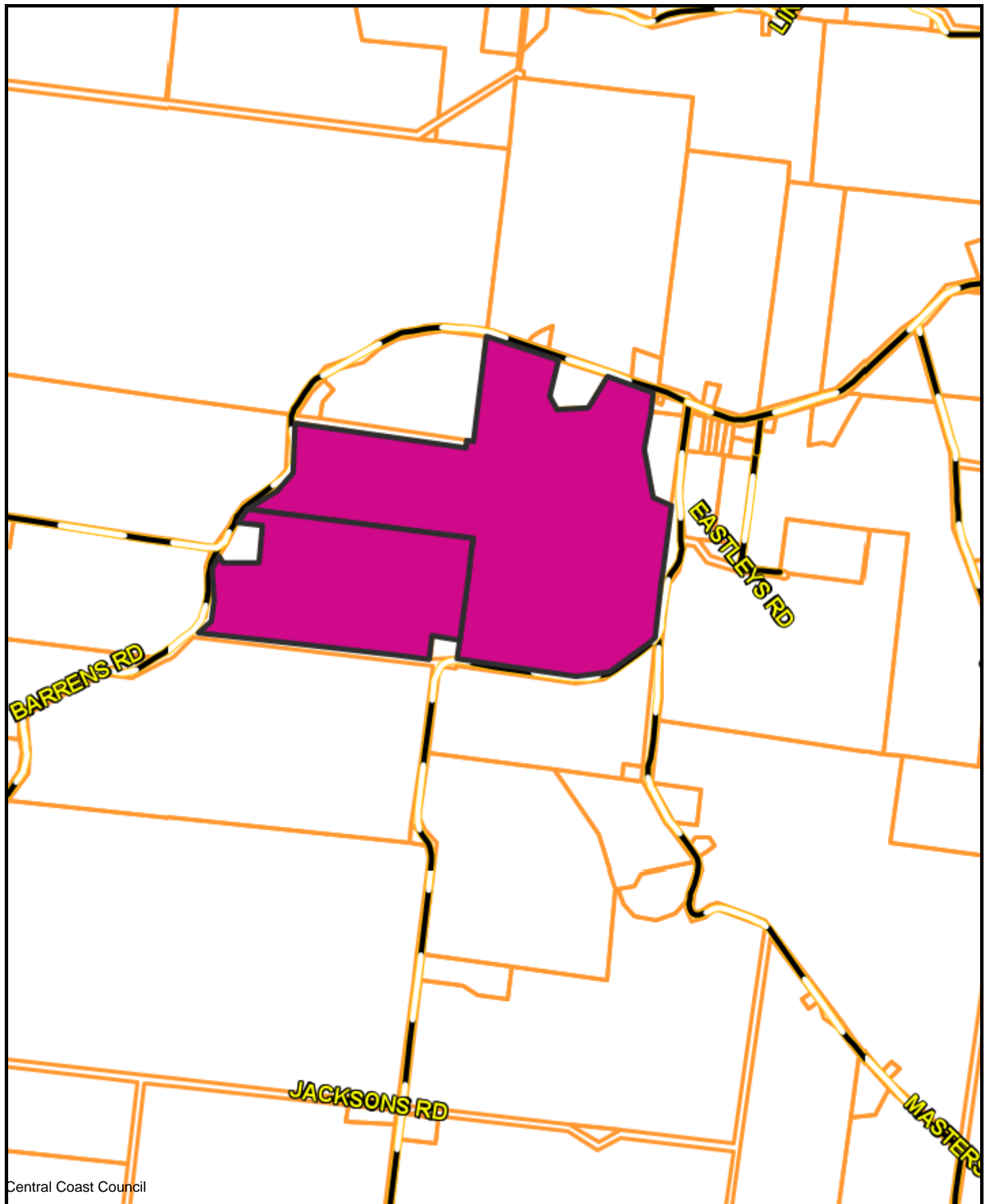


Signature of Attorney

Adrian Dixon

Name

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Central Coast Council

500 m



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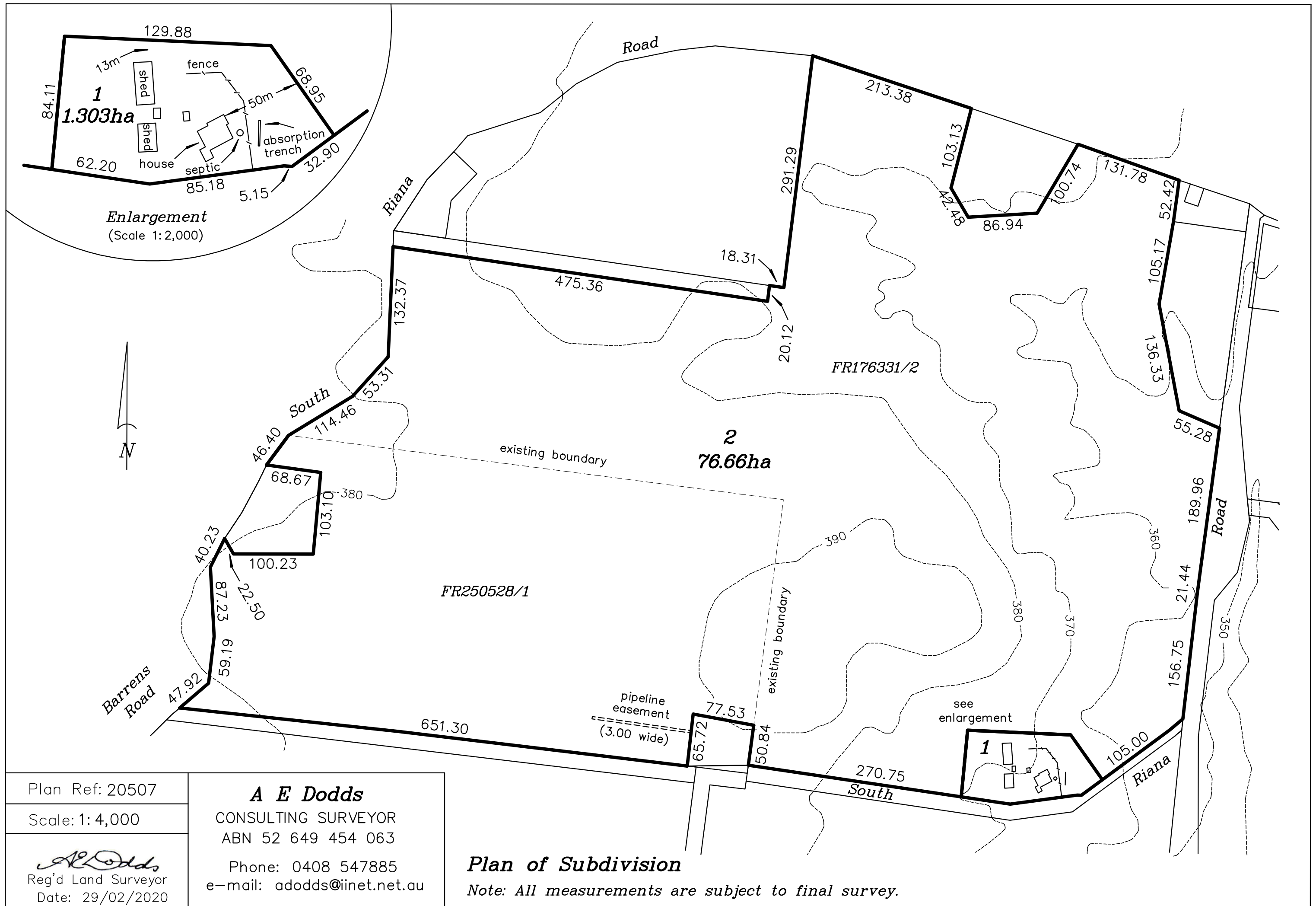
Central Coast Council  
9100 Evans St  
Lismore  
NSW 2557  
Telephone: 02 6559 0000  
Facsimile: 02 6559 0001  
www.centralcoastcouncil.nsw.gov.au

Scale =  
1:14209.020



24-Jun-2021

**862 SOUTH RIANA ROAD AND  
SOUTH RIANA ROAD (CT250528/1)  
SOUTH RIANA  
DA2020239**





Application for Planning Permit  
**PROPOSED SUBDIVISION**  
In the  
**RURAL RESOURCE ZONE**  
**862 South Riana Road & South Riana Road, South Riana**

Supporting Documentation  
JULY 2020



## CONSULTANT DETAILS



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: BFP-128

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### Document Status

Revision No	Author	Signature	Date
1	M. Wells		JULY 2020

### Engagement & Invoicing Directions

EnviroPlan Australia (*the Agent*) has been engaged by Steve Carr (the *Permit Holder*) to prepare documentation for a planning permit for a Proposed Subdivision located on land known as 862 South Riana Road & South Riana Road, South Riana. Any Permit issued is affixed to land and not an individual.

The services rendered by *the Agent* are strictly limited to the preparation of documentation in order to obtain planning permissions only. *The Agent* is not to be considered as the "permit holder" as part of any permit condition issued by any Authority and is not responsible for any costs incurred through a *Permit Holder* enacting a permit condition.

In such circumstances where the primary *Permit Holder* named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs and invoices incurred by enacting any permit issued that is affixed to the land.

Under **no circumstances** is EnviroPlan Australia (*the Agent*) to be invoiced as 'the responsible party for payment' for any invoice issued by the Planning Authority or TasWater (including any other referral agency) either as part of this primary planning application or at any stage thereafter.

## **The Land – Site**

### **Title & Description**

The Certificate of Title for the subject site is C/T: 176331/2 & 250528/1, PID: 9691811 & 6776950 . A copy of the title is provided as Annexure A.

The street address is 862 South Riana Road & South Riana Road, South Riana and Steve Carr is the owner.

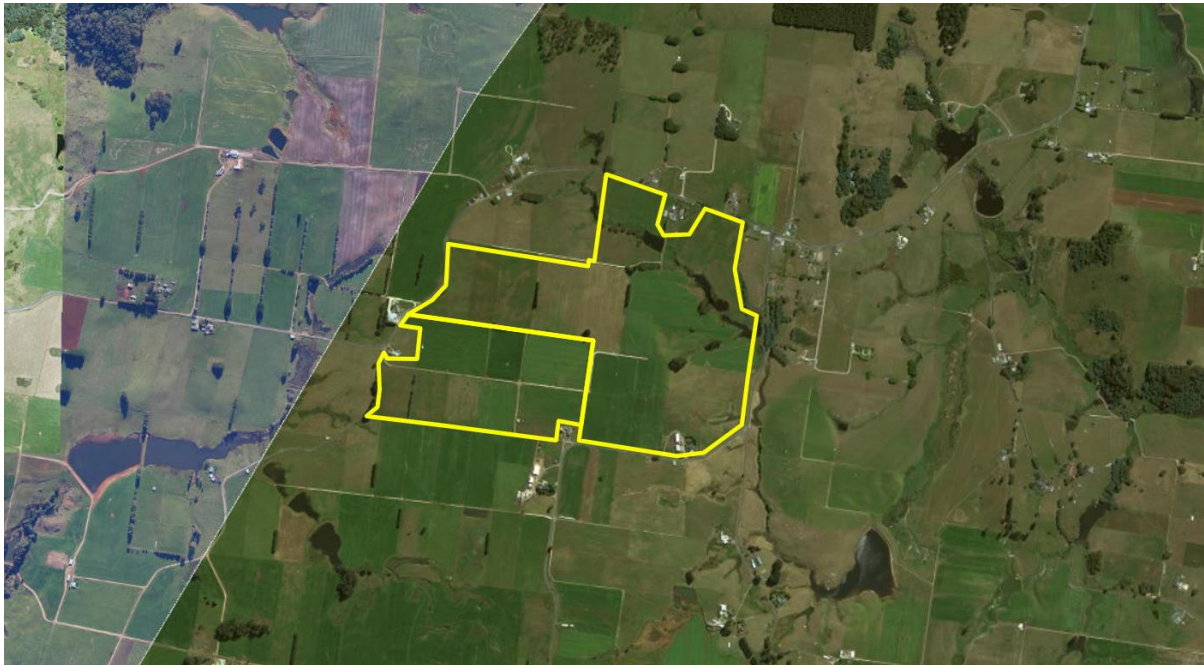


Figure 1 – Location of land 862 South Riana Road & South Riana Road, South Riana

The 77.963 ha property fronts onto South Riana Road and is located on northern side of the road.

### **Existing Use and Development**

The current use of land is residential and agricultural uses. Currently there is a dwelling and associated sheds located on the property.

### **Site Analysis**

#### **Topography**

The land is relatively flat on the western side of the subject land. Then the land generally falls from the centre of the allotment to the to east.

#### **Drainage**

Drainage to the site is via the following method:

- Stormwater is disposed of through on site tanks with an overflow that is distributed throughout a soakage area within the allotment
- The site has an existing waste water treatment system

## Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 3+4, 4 and 5**.

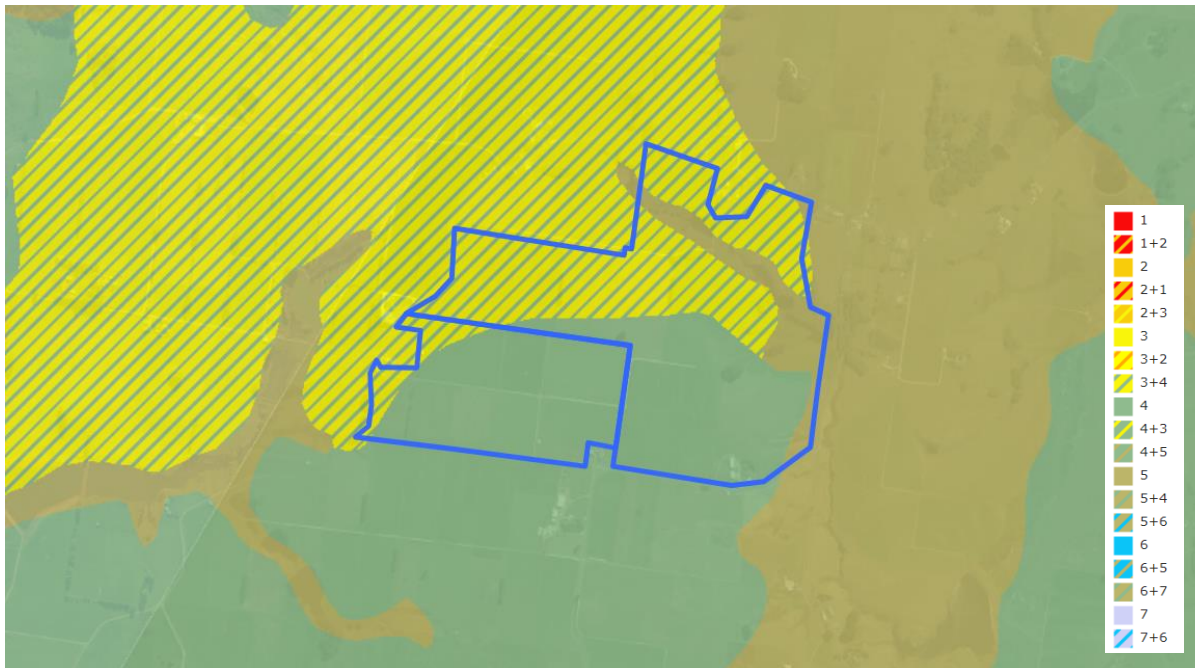


Figure 2 – Land Capability of site 862 South Riana Road & South Riana Road, South Riana – source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

## Access

Access to the site is via the following method:

- Access to the subject land is off South Riana Road via a formed rural crossover.

## Reticulated Services

The following describes the reticulated services that service the immediate area:

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area

## Surrounding Property Use

The surrounding land use is described as:

- North – residential and agricultural uses;
- East - residential and agricultural uses;
- South - residential and agricultural uses; and
- West - residential and agricultural uses.

## Lands Limitations

Minor limitations have been identified within the subject site. The limitations are described as:

- Minor risk which is exempted from the Code under Section E6.4.4(j) as it is a subdivision of land located in a Low Landslide Hazard Area shown on the planning scheme map

## Landslide Layer

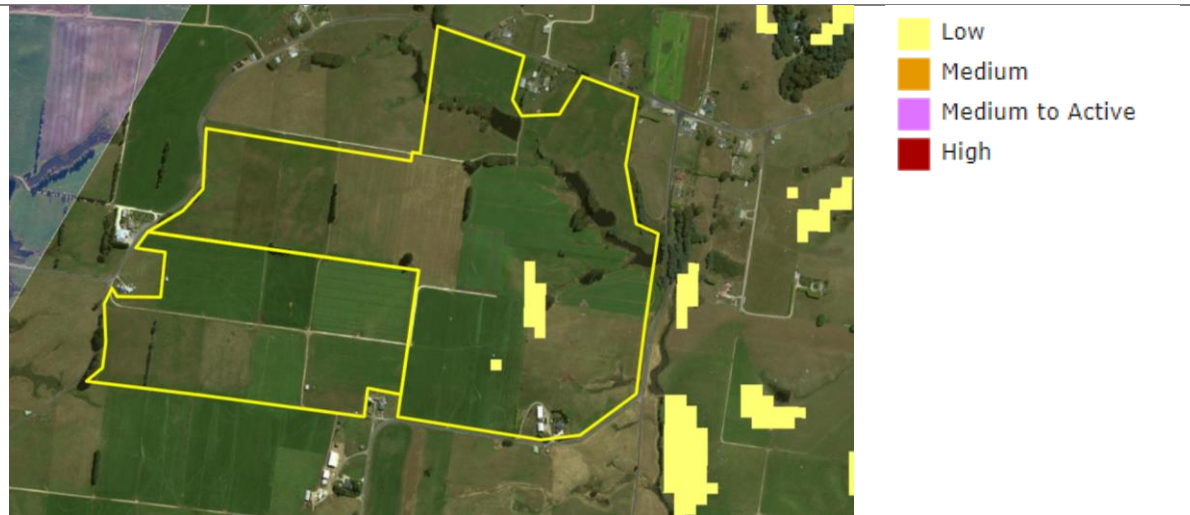


Figure 3 – Landslide Layer of land 862 South Riana Road & South Riana Road, South Riana (source: [www.theLIST.tas.gov.au](http://www.theLIST.tas.gov.au))

## Proposal

The applicant, Landowner is seeking to construct a Proposed Subdivision under the Central Coast Interim Planning Scheme 2013.

The proposal seeks to reconfigure boundaries to facilitate the existing agricultural uses on lot 2.

A copy of the proposal plans is included as **Annexure B**.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of **Section 57** of the Land Use Planning and Approvals Act 1993.

## Planning Scheme Provisions

The applicable planning instrument is the Central Coast Interim Planning Scheme 2013 and the subject land is zoned as Rural Resource.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Rural Resource Zone are described in the following relevant sections of the Central Coast Interim Planning Scheme 2013:

### 26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements

- 26.2 Use Table
- 26.3 Use Standards
- 26.4 Development Standards
- 26.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 26.4.2 Location and configuration of development
- 26.4.3 Location of development for sensitive uses
- 26.4.4 Subdivision

## **Part E Codes**

- E1 Bushfire-Prone Areas Code
- E9 Traffic Generating Use and Parking Code
- E10 Water and Waterways Code

## **Part F Special Area Plans**

- There are no specific area plans in relation to the *Central Coast Interim Planning Scheme 2013*

## **26.1 Zone Purpose**

### **26.1.1 Zone Purpose Statements**

#### **26.1.1.1**

*To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*

#### **26.1.1.2**

*To provide for other use or development that does not constrain or conflict with resource development uses.*

### **26.1.2 Local Area Objectives**

- a) *The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;*
- b) *Air, land and water resources are of importance for current and potential primary industry and other permitted use;*
- c) *Air, land and water resources are protected against –*
  - i. *permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and*
  - ii. *use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;*
- d) *Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;*
- e) *All agricultural land is a valuable resource to be protected for sustainable agricultural production;*
- f) *Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;*
- g) *Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry*
- h) *Residential use and development on rural land is appropriate only if –*
  - i. *required by a primary industry or a resource based activity; or*
  - ii. *without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes*

### **26.1.3 Desired Future Character Statements**

*Use or development on rural land –*

- a) *may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –*
  - i. *expansive areas for agriculture and forestry;*
  - ii. *mining and extraction sites;*
  - iii. *utility and transport sites and extended corridors; and*

- iv. *service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency*
- b) *may be interspersed with –*
  - i. *small-scale residential settlement nodes;*
  - ii. *places of ecological, scientific, cultural, or aesthetic value; and*
  - iii. *pockets of remnant native vegetation*
- c) *will seek to minimise disturbance to –*
  - i. *physical terrain;*
  - ii. *natural biodiversity and ecological systems;*
  - iii. *scenic attributes; and*
  - iv. *rural residential and visitor amenity;*
- d) *may involve sites of varying size –*
  - i. *in accordance with the type, scale and intensity of primary industry; and*
  - ii. *to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;*
- e) *is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems*

## 26.2 Use Table

## 26.3 Use Standards

## 26.4 Development Standards

### 26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

#### Objective:

*The minimum properties of a site and of each lot on a plan of subdivision are to –*

- a) *provide for 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 sewerage and stormwater*

#### Acceptable Solution – A1

*A site or each lot on a plan of subdivision must –*

- a) *unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and*
- b) *if intended for a building, contain a building area –*
  - i. *of not more than 2000m<sup>2</sup> or 20% of the area of the site, whichever is the greater;*
  - ii. *clear of any applicable setback from a frontage, side or rear boundary;*
  - iii. *clear of any applicable setback from a zone boundary;*
  - iv. *clear of any registered easement;*
  - v. *clear of any registered right of way benefiting other land*
  - vi. *clear of any restriction imposed by a utility;*
  - vii. *not including an access strip;*
  - viii. *accessible from a frontage or access strip*

#### Discussion:

The subject land provides a lot size greater than minimum 1ha required and the proposal is not intended for any new buildings. The proposal is for a reconfiguration of farming land by adhering a large portion of land to an existing farm and reorganising lots complying with A1 above.

#### Acceptable Solution - A2

*A site or each lot on a subdivision plan must have a separate access from a road –*

- a) *across a frontage over which no other land has a right of access; and*
- b) *if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- 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) 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 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.

#### **Discussion:**

The existing crossover remains in accordance with Standard Drawing *TSD-R04.v1 – Rural Roads Typical Property Access* and *TSD-RF01.v1 Guide to Intersection and Domestic Access Sight Distance Requirements* (both dated 30/11/2013)

The relevant road authority in accordance with the Local Government (Highways) Act 1982 has previously approved the crossover locations evidencing that it is satisfied with the arrangements between the carriageway and frontage. No changes to existing circumstances are proposed through this application.

#### **Acceptable Solution - 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 Water and Sewerage Industry Act 2008; or
- b) from a rechargeable drinking water system R31 with a storage capacity of not less than 10,000 litres if–
  - 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

#### **Discussion:**

The existing dwelling has a rechargeable drinking water supply and is not proposed to be modified as part of this development. The remainder of the development is for agricultural purposes and is not subject to the provision.

#### **Acceptable Solution - 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
- 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/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip

#### **Discussion:**

The existing dwelling has an on-site sewerage disposal system and is not proposed to be modified as part of this development. The remainder of the development is for agricultural purposes and is not subject to the provision.

### Acceptable Solution - 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 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 5000m<sup>2</sup>;
    - 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

#### Discussion:

The existing dwelling has an existing stormwater system and is not proposed to be modified as part of this development. The remainder of the development is for agricultural purposes and is not subject to the provision.

### 26.4.4 Subdivision

#### Objective:

*The division and consolidation of estates and interests in rural resource land is to create lots that are consistent with the purpose of the Rural Resource zone*

#### Performance Criteria – P1

- a) A plan of subdivision to reconfigure land must –
  - i. be required to restructure, re-size, or reconfigure land for primary industry use; and
  - ii. not create an additional lot;
- b) A plan of subdivision to create a new lot must –
  - i. be required for a purpose permissible in the zone;
  - ii. be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;
  - iii. retain the balance area for primary industry use;
  - iv. minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;
  - v. minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and
  - vi. minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; or
- c) A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must –
  - i. not be land containing a residential use approved by a permit granted under the Land Use Planning and Approvals Act 1993 as a required part of a permitted use;
  - ii. incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles R32;
  - iii. minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and
  - iv. retain a lot with a size and shape that –
    - a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or
    - b. does not further increase any non-compliance for use or development on the existing lot

#### Discussion:

The proposal plan demonstrates the required reconfiguration of allotments for an increase of the existing farming operation on the subject land. Additionally, the proposal does not create any new allotments on the subject land satisfying P1 a) above.



## **Part E Codes**

### **E1 Bushfire-Prone Areas Code**

*The proposal is a subdivision and therefore is subject to the provisions of the Code. A bushfire hazard management plan accompanies the application.*

### **E2 Airport Management Code – Not Applicable**

*The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.*

### **E3 Clearing and Conversion of Vegetation Code – Not Applicable**

*The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.*

### **E4 Change in Ground Level Code – Not Applicable**

*The proposal does not alter any ground levels to existing or natural ground levels and therefore this Code is not applicable to this application.*

### **E5 Local Heritage Code – Not Applicable**

*The proposal does not contain any heritage issues and therefore this Code is not applicable to this application.*

### **E6 Hazard Management Code – Not Applicable**

*Whilst the land contains a landslide hazard; a Minor risk which is exempted from the Code under Section E6.4.4(j) as it is a subdivision of land located in a Low Landslide Hazard Area shown on the planning scheme map.*

### **E7 Sign Code – Not Applicable**

*The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.*

### **E8 Telecommunication Code – Not Applicable**

*The proposal is for a subdivision and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.*

## E9 Traffic Generating Use and Parking Code

### E9.5 Use Standards

#### E9.5.1 Provision for parking

**Objective:**

*Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road*

**Acceptable Solution – 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;*

**Discussion:**

Each allotment has sufficient area to provide 2 car parking spaces for each allotment complying with A1 above.

#### E9.5.2 Provision for loading and unloading vehicles

**Objective:**

*Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles*

**Acceptable Solution – 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*
- b) *passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces*

**Discussion:**

Not applicable – there is no requirement in the Table to this Code for on-site loading area for residential uses in rural resource zone.

#### 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 Solution – A1.1**

*All development must provide for the collection, drainage and disposal of stormwater; and*

**Acceptable Solution – A1.2**

*Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –*

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

**Discussion:**

The proposal collects, stores and disposes of stormwater through tanks and dedicated soakage areas complying with A1.1. Each allotment provides sufficient parking, access, circulation and movement which is contained within each allotment and is in accordance with AS/NZS 2890.1 (2004) – Parking

Facilities - Off Street Car Parking and AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles. Both driveways are constructed in an all-weather surface complying with A1.2 above.

### **Acceptable Solution – A2**

*Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB*

### **Discussion:**

The existing / proposed driveways are and will be constructed in accordance with the relevant sections of the ARRB guidelines (chapters 1 to 11) satisfying A2 above.

## **E10 Water and Waterways Code – Not Applicable**

### **E10.6.1 Development in proximity to a water body, watercourse or wetland**

#### **Objective:**

*Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –*

- a) *the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;*
- b) *the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;*
- c) *function and capacity of a water body, watercourse or wetland for recreation activity; and*
- d) *aesthetic features of a water body, watercourse or wetland in the landscape*

#### **Performance Criteria – P1**

*Development must –*

- a) *minimise risk to the function and values of a water body watercourse or wetland<sup>R37</sup>, including for –*
  - i. *hydraulic performance;*
  - ii. *economic value;*
  - iii. *water based activity;*
  - iv. *disturbance and change in natural ground level;*
  - v. *control of sediment and contaminants;*
  - vi. *public access and use;*
  - vii. *aesthetic or scenic quality;*
  - viii. *water quality management arrangements for stormwater and sewage disposal;*
  - ix. *modification of a natural drainage channel;*
  - x. *biodiversity and ecological function;*
  - xi. *level of likely risk from exposure to natural hazards of flooding and inundation; and*
  - xii. *community risk and public safety; and*
- b) *be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –*
  - i. *impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and*
  - ii. *any condition or requirement for protection of the water body, water course or wetland*

E10.6.1 Regard is to be had to the level of compliance to the methodologies and recommendations of the current edition of Wetlands and Waterways Works Manual DPIPWE 2003

### **Discussion:**

Whilst the subdivision is deemed “development” it is without any soil disturbance. It therefore will have no effect on any waterbody, water course or wetland on the subject land and therefore minimises any adverse effect on the water ways complying with P1 above.

## Conclusion

This supporting documentation demonstrates that the proposal of a Proposed Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Rural Resource Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a Proposed Subdivision at 862 South Riana Road & South Riana Road, South Riana is respectfully sought from the Planning Authority.



Please quote our ref: 220044 PID  
Your ref: DA2020239  
Enquiries to: Micheal Wells  
6411 1931



14/06/2021

Central Coast Council  
Planning Department  
via Email

Dear Sir/Madam

**PROPOSED SUBDIVISION, 862 SOUTH RIANA ROAD & SOUTH RIANA ROAD, SOUTH RIANA.**

It is noted that your correspondence dated 25 August 2020 incorrectly cites Section 51(1AC) and requires addition information supposedly to make the application “valid” even though fees have been paid. Usually, such information is requested under Section 54 of the Land Use Planning and Approvals Act 1993.

In response to your request please find the following:

- *The subdivision, as proposed, will result in a new lot accommodating a non-required residential use. A suitably qualified person is to address each of the Central Coast interim Planning Scheme 2013 (the Planning Scheme), Performance Criteria 26.3.3 -(P1) and 26.4.3-(P1), including each of the Zone's Local Area Objectives and Desired Future Character Statements.*

An Urban and Regional Planner is a person who develops and implements plans and policies for the controlled use of urban and rural land, and advises on economic, environmental and social factors affecting land use. As such the author is considered a suitably qualified person to address land use and shall address the provision above.

The planning scheme provides for both / either use or development as seen in the 7.2.1 Operation of Zones. Further “subdivision” is not defined by the planning scheme as a “Use”; it is defined as “Development” in Part 1(3)(1) of the Land Use Planning and Approvals Act 1993 (LUPAA). Hence why it is not listed in the Use Tables of the relevant zones of the Planning Scheme.

The existing uses of the site are “residential” and “resource development” as described in section 26.2 of the Planning Scheme. The proposal seeks to adjust a boundary through “subdivision” and does not create a new lot. The application starts with 2 titles and finishes with 2 titles.

The application is a “Development” application – not a “Use” application as the Use's of the site are already established and are a continuation of existing Use.

As the application is for development only (with no new use proposed) the application must only address the Development Standards of the scheme for which the proposal relates. A continuation of an existing lawful and previously approved use of land is not up to Discretionary approvals or refusals once again through a “development only” application.

The proposed subdivision (adjustment of a boundary) seeks to reduce an area of Lot 1 of the Plan favouring the land area for resource development on lot 2 of the plan. The development application that was submitted to Council provides an address to the development clauses seen under section 26.4.4 P1(a) as a consequence. The existing Uses of the site remain unchanged as part of this development and the primary purpose of the application remains as “primary industry”.

The application is for a development only (subdivision) and no new use is proposed (residential) as asserted by Council. "Residential Use" of the existing 'residential use' is not being applied for within this application.

The discretion being enacted by the proposal is that "subdivision" is listed as a Development Standard within the Scheme and the Performance Criteria has been addressed within this application.

As the existing Uses of the site are already established the application is not seeking install a new use and as such will not be addressing 26.3.3. Further 26.3.3 P1 directly conflicts with the provisions seen in 26.4.4 (P1)(a).

### **26.4.3 Location of New Sensitive Use Development**

#### **Objective:**

*The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –*

- a) agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;*
- b) agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;*
- c) use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;*
- d) conservation management;*
- e) extractive industry;*
- f) forestry; and*
- g) transport and utility infrastructure*

#### **Performance Criteria – P1**

*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 minimise –*

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

#### **Discussion:**

The proposal is a subdivision of land which is considered new development (not use) and therefore is subjected to the provisions above.

The subject land contains an existing dwelling which is intended to be incorporated into lot 1 and no new buildings are part of this application. Furthermore, the proposal does not create a further loss of land for existing and potential primary industry uses as the existing dwelling in question is a continuation of existing land uses being a residential use with no changes to this use and therefore the proposal remains consistent with P1 (a).

The proposal does not create a further constraint or interference to existing or potential primary industry uses on the subject site or adjacent land as the proposal is a subdivision of land and the current interference/constraints does not change as part of this application as no new sensitive uses or buildings are proposed. In addition, the proposal provides the continuation of existing sensitive uses on the land with no change in impact to the site or adjacent lands and therefore remains consistent with P1 (b).

The subject land is within an irrigation district, however, as stated above, the proposal is a subdivision (adjustment of a boundary) of land which provides the continuation of existing land uses. The development does not propose any new buildings as part of this application and therefore the proposal does not provide a permanent loss of land which remains consistent with P1 (c).

Furthermore, the proposal does not create an adverse effect on the operability and safety of a major road, railway or utility and therefore remains consistent with P1 above.

- *The proposal satisfies Performance Criteria 26.4.4-(P1)(a) and must also satisfy either 26.4.4-(P1)(b) or (c). The dwelling on proposed Lot 1 was constructed in 2008 and as such, the proposal cannot satisfy (c). The application is to address each of the mandatory Performance Criteria under 26.4.4-(P1)(b), including satisfying (b)(ii):*

*"be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use". This includes the required setbacks for a sensitive use.*

As stated in the above – the proposal complies with 26.4.4 (P1)(a) which relates to the adjustment of a boundary that does not create a new lot. The development cannot comply with P1(a) if also relying on P1(b) as it is physically IMPOSSIBLE to not create a new lot whilst creating a new lot.

The information being sort is nonsensical, is not a shopping list of items and will not be addressed.

- *Payment of the required planning fee (see invoice enclosed). Please ensure you reference the DA number when making payment.*

Payment of fees has been made by the landowner which has activated the application. It is noted that there was no 'stop clock' issued under s. 54 of LUPAA either and therefore the application exceeds 42 days.

Yours sincerely



Micheal Wells  
**Town Planning & Development Consultant**  
Bushfire Accreditation No: BFP-128



# Bushfire Risk

## Assessment Report & Certificates

*for*

**Steve Carr**

862 South Riana Road & South Riana  
Road

**Date of Plan**

14/06/2021

**EnviroPlan Australia**

**Micheal Wells**

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: [admin@enviropianaustralia.com.au](mailto:admin@enviropianaustralia.com.au)





## Consultant Details

**Mr. Micheal Wells** GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer, (IFE) Forest Botanist (FPA)

Bushfire Accreditation No: **BFP-128**

## Scope of Assessors Accreditation

*Micheal Wells (BFP-128)* is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. Certify a Bushfire Attack Level Assessment for **Building Work**
- 3A. Certify Acceptable Solutions for **Buildings or Extensions**
- 3B. Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)
- 3C. Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)

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

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## Document Status

Revision No	Author	Signature	Date
1	M. Wells		21/08/2020
2	M. Wells		14/06/2021



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## Section 1

### BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

#### 1. Land to which certificate applies

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

**Street address:**

862 South Riana Road & South Riana Road, South Riana,  
Tasmania 7316

**Certificate of Title / PID:**

CT: 176331/2 & 250528/1, PID: 9691811 & 6776950

#### 2. Proposed Use or Development

**Description of proposed Use  
and Development:**

Proposed Subdivision

**Applicable Planning Scheme:**

Central Coast Interim Planning Scheme 2013

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	Alan Dodds Designs and Surveying	29/02/2020	

#### 4. Nature of Certificate

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

## 5. Bushfire Hazard Practitioner

Name:

Micheal Wells

Phone No:

03 6411 1931

Postal  
Address:

PO Box 546 , Somerset TAS 7322

Email Address:

admin@enviropianaustralia.com.au

Accreditation No:

BFP – 128

Scope:

1, 3A, 3B & 3C

## 6. Certification

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

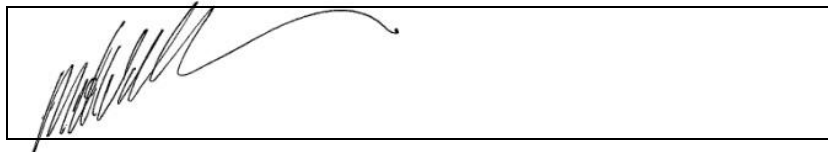
☐

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Micheal Wells

Date:

14/06/2021

Certificate  
Number:

220044 – 5

(for Practitioner Use only)

## The Land – Site

### Title & Description

*Phone Contact:* 0400 963 266  
*Land Owners:* Steve Carr  
*Owners Agent:* Alan Dodds Designs and Surveying  
*Property Location:* 862 South Riana Road & South Riana Road, South Riana Tasmania 7316  
*Property ID:* 9691811 & 6776950  
*Certificate of Title:* CT: 176331/2 & 250528/1  
*Lot Size:* 77.963 ha (779630 m<sup>2</sup>)  
*Council:* Central Coast Council  
*Class of Building:*  
*Type of Building:*  
*Description of Work:* Proposed Subdivision  
*Referenced Documents:*



<i>Drawn By</i>	<i>Plan No</i>	<i>Revision No</i>	<i>Date</i>
Alan Dodds Designs and Surveying	20507		29/02/2020

### Aerial Image of Site



Figure 1 – Location of land 862 South Riana Road & South Riana Road, South Riana

The 77.963 ha (779630 m<sup>2</sup>) property fronts onto South Riana Road and is located on the northern side of the road.

The current use of land is residential and agricultural uses with a house and associated sheds located on the property.

# Site Analysis

## Topography

The land is relatively flat and sits on a plateaued area.

## Access

The existing site access to the subject land is off South Riana Road via a formed urban crossover and does not require further upgrades as part of this development.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

### Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

#### 4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

#### 4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

#### 4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

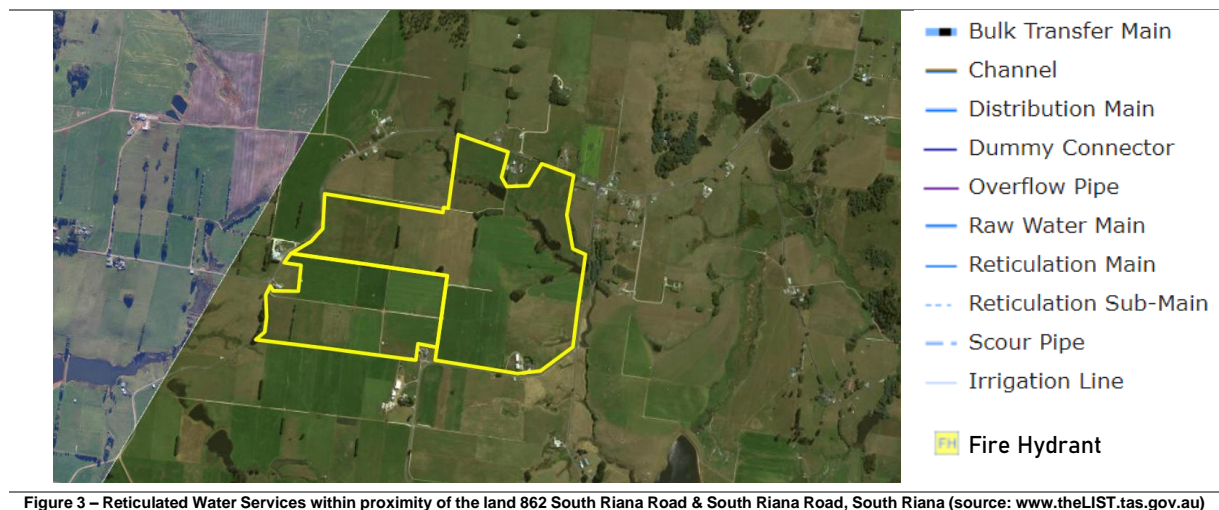
The road corridor width is 19 m with a formed construction of 6 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

## Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storage facilities are required for this proposal in accordance with the Schedule 1 of this Plan.
- The site is already connected to these services and no modifications or extensions are proposed as part of this development. are required by this development.



## Surrounding Property Use

- Lands to the north are residential and agricultural uses;
- East are residential and agricultural uses;
- South are residential and agricultural uses; and
- West are residential and agricultural uses.

## TasVeg Overlay



The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

### ***Vegetation Group***

Agricultural, Urban and Exotic Vegetation

### ***Fire Sensitivity / Flammability***

MH Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

# Grassland

## **Generalised Description of the types of vegetation:**

<b>Forest:</b>	<i>Open tree canopy dominated by eucalypt species (typically &gt;10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.</i>
<b>Woodland:</b>	<i>Dominated by an open to sparse layer of eucalypts with the crowns rarely touching. Typically 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground.</i>
<b>Tall Heath (Scrub):</b>	<i>Shrubby vegetation greater than 2 metres tall. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semi arid locations. Includes Hawkesbury Sandstone vegetation with scattered over-storey trees and predominantly healthy understorey and coastal heath. May include some mallee eucalypts in coastal locations.</i>
<b>Short Heath (Open Shrub):</b>	<i>Shrubby vegetation less than 2 metres in height. Often more open in canopy. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semiarid locations.</i>
<b>Rainforest:</b>	<i>Closed and continuous complex tree canopy composed of relatively soft, horizontally-held leaves. Generally lacking in eucalypts. Understorey typically includes ferns and herbs. Vines often present in canopy or understorey. Occur mainly in areas that are reliably moist, mostly free of fire and have soils of moderate to high fertility. Typically coastal and escarpment locations.</i>
<b>Grassland:</b>	<i>Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.</i>
<b>Managed Land:</b>	<i>Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.</i>



## Proposal

The developer/s, Steve Carr seeks to construct a Proposed Subdivision.

The proposal seeks to reconfigure boundaries to adhere land to lot 2 of the plan for agricultural purposes.

## Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2019.

## Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 & 2018 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009 & 2018, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2019 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

## General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.

The **FDI** in Tasmania is **50**.



## Applicable Standard to which the plan relates

### E1.6.1 / C13.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<b>Objective</b> <i>Subdivision provides for hazard management areas that:</i> <ul style="list-style-type: none"> <li>a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i></li> <li>b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i></li> <li>c) <i>provide protection for lots at any stage of a staged subdivision.</i></li> </ul>	
<b>Acceptable Solutions</b> <b>A1</b> <ul style="list-style-type: none"> <li>(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i></li> <li>(b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> <li>i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i></li> <li>ii. <i>shows the building area for each lot;</i></li> <li>iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i></li> <li>iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i></li> </ul> </li> <li>(c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i></li> </ul>	<b>Performance Criteria</b> <b>P1</b> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the dimensions of hazard management areas;</i></li> <li>(b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i></li> <li>(c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i></li> <li>(d) <i>the topography, including site slope;</i></li> <li>(e) <i>any other potential forms of fuel and ignition sources;</i></li> <li>(f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i></li> <li>(g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i></li> <li>(h) <i>any advice from the TFS.</i></li> </ul>
<b>Performance:</b> <b>Discussion:</b> Complies with A1(b) above.	<b>Acceptable Solution Satisfied</b>

## E1.6.2 / C13.6.2 Subdivision: Public and Fire Fighting Access

<b>Objective</b> Access roads to, and the layout of roads, tracks and trails, in a subdivision: <ul style="list-style-type: none"> <li>(a) allow safe access and egress for residents, firefighters and emergency service personnel;</li> <li>(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;</li> <li>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</li> <li>(d) provide access to water supplies for fire appliances; and</li> <li>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</li> </ul>	
<b>Acceptable Solutions</b> <b>A1</b> <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</li> <li>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> <li>i. Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</li> <li>ii. Is certified by the TFS or an accredited person.</li> </ul> </li> </ul>	<b>Performance Criteria</b> <b>P1</b> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> <li>(a) appropriate design measures, including: <ul style="list-style-type: none"> <li>i. two way traffic;</li> <li>ii. all weather surfaces;</li> <li>iii. height and width of any vegetation clearances;</li> <li>iv. load capacity;</li> <li>v. provision of passing bays;</li> <li>vi. traffic control devices;</li> <li>vii. geometry, alignment and slope of roads, tracks and trails;</li> <li>viii. use of through roads to provide for connectivity;</li> <li>ix. limits on the length of cul-de-sacs and dead-end roads;</li> <li>x. provision of turning areas;</li> <li>xi. provision for parking areas;</li> <li>xii. perimeter access; and</li> <li>xiii. fire trails;</li> </ul> </li> <li>(b) the provision of access to: <ul style="list-style-type: none"> <li>i. bushfire-prone vegetation to permit the undertaking of hazard management works; and</li> <li>ii. fire fighting water supplies; and</li> </ul> </li> <li>(c) any advice from the TFS.</li> </ul>
<b>Performance:</b>	<b>Acceptable Solution Satisfied</b>
<b>Discussion:</b> Complies with A1(b) above and Table E2.	

**Table E2 / C13.2 – Standards for Property Access**

Element	Requirement
<b>A</b> Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There are no specified design and construction requirements.
<b>B</b> Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>a) All-weather construction;</li> <li>b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>c) Minimum carriageway width of 4 metres;</li> <li>d) Minimum vertical clearance of 4 metres;</li> <li>e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>f) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>h) Curves with a minimum inner radius of 10 metres;</li> <li>i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> </ul>

	<p>j) Terminate with a turning area for fire appliances provided by one of the following:</p> <ul style="list-style-type: none"> <li>i. A turning circle with a minimum inner radius of 10 metres; or</li> <li>ii. A property access encircling the building; or</li> <li>iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long</li> </ul>
<p><b>C</b> Property access length is 200 metres or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>a) The Requirements for B above; and</li> <li>b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
<p><b>D</b> Property access length is greater than 30 metres, and access is provided to 3 or more properties.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>a) Complies with Requirements for B above; and</li> <li>b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>

### E1.6.3 / C13.6.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

<p><b>Objective</b> Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</li> <li>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</li> <li>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</li> </ul>	<p><b>P1</b> No Performance Criteria</p>
<b>Performance:</b>	<b>Not Applicable</b>
<p><b>Discussion:</b> The proposal is not in a reticulated area and therefore the provision is not applicable.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A2</b> In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or</li> <li>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</li> </ul>	<p><b>P2</b> No Performance Criteria</p>

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
<b>Performance:</b>	<b>Acceptable Solution Satisfied</b>
<b>Discussion:</b> Complies with A1 (b) above and Table E5.	

**Table E5 / C13.5 – Static Water Supply for Fire Fighting**

Element	Requirement
<b>A</b>  Distance between building area to be protected and water supply	The following requirements apply: <ol style="list-style-type: none"> <li>The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</li> </ol>
<b>B</b>  Static Water Supplies	A static water supply: <ol style="list-style-type: none"> <li>May have a remotely located offtake connected to the static water supply;</li> <li>May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ol style="list-style-type: none"> <li>Metal;</li> <li>Non-combustible material; or</li> <li>Fibre-cement a minimum of 6mm thickness.</li> </ol> </li> </ol>
<b>C</b>  Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ol style="list-style-type: none"> <li>Have a minimum nominal internal diameter of 50mm;</li> <li>Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>Be metal or lagged by non-combustible materials if above ground;</li> <li>Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Plumbing and Drainage, Part 1 Water Services Clause 5.23);</li> <li>Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>Ensure the coupling is accessible and available for connection at all times;</li> <li>Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>Where a remote offtake is installed, ensure the offtake is in a position that is: <ol style="list-style-type: none"> <li>Visible;</li> <li>Accessible to allow connection by firefighting equipment;</li> <li>At a working height of 450 – 600mm above ground level; and</li> <li>Protected from possible damage, including damage by vehicles.</li> </ol> </li> </ol>
<b>D</b>  Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: <ol style="list-style-type: none"> <li>Comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>Comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</li> </ol>
<b>E</b>  Hardstand	A hardstand area for fire appliances must be: <ol style="list-style-type: none"> <li>No more than 3 metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>No closer than 6 metres from the building area to be protected</li> <li>With a minimum width of 3 metres constructed to the same standard as the carriageway; and</li> <li>Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ol>



**EnviroPlan Australia**  
**Micheal Wells**  
Bushfire Accreditation No: **BFP-128**

## Section 3

### **Bushfire Attack Level (BAL) Assessment**

Property Address: 862 South Riana Road & South Riana Road, South Riana, Tasmania 7316

Municipality: Central Coast

Date of Assessment: 14/06/2021

### **Type of Work**

Building Class Adopted: Not Applicable

Proposal Description: Proposed Subdivision

### **Fire Danger Index**

FDI Adopted: **50**

### **Vegetation Type**

Classification Adopted: **Grassland**

# BAL Assessment

## BAL Determination Sheet – Lot 1

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

Scope of Accreditation: 1, 3A, 3B & 3C

Parent Title - CT: 176331/2 & 250528/1, PID: 9691811 & 6776950



### Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N 16	S 16	E 16	W 16

**Closest Exposure: 16 metres**

**Note:** If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

### Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	<b>Upslope</b>			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	<b>Downslope</b>			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	12.5	12.5	12.5	12.5

### Site BAL Assessment

**BAL classification adopted for site is: BAL - 12.5**

**Note 1:** Site BAL is adopted from the highest BAL rating on any single exposure.

**Note 2:** BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

# BAL Assessment

## BAL Determination Sheet - Lot 2

EnviroPlan Australia  
Micheal Wells

Bushfire Accreditation No: BFP-128

Scope of Accreditation: 1, 3A, 3B & 3C

Parent Title - CT: 176331/2 & 250528/1, PID: 9691811 & 6776950



### Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H - Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N 16	S 16	E 16	W 16

**Closest Exposure: 16 metres**

**Note:** If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

### Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	<b>Upslope</b>			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	<b>Downslope</b>			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	12.5	12.5	12.5	12.5

### Site BAL Assessment

**BAL classification adopted for site is: BAL - 12.5**

**Note 1:** Site BAL is adopted from the highest BAL rating on any single exposure.

**Note 2:** BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone).





# Bushfire Hazard Management Plan

## Acceptable Solutions



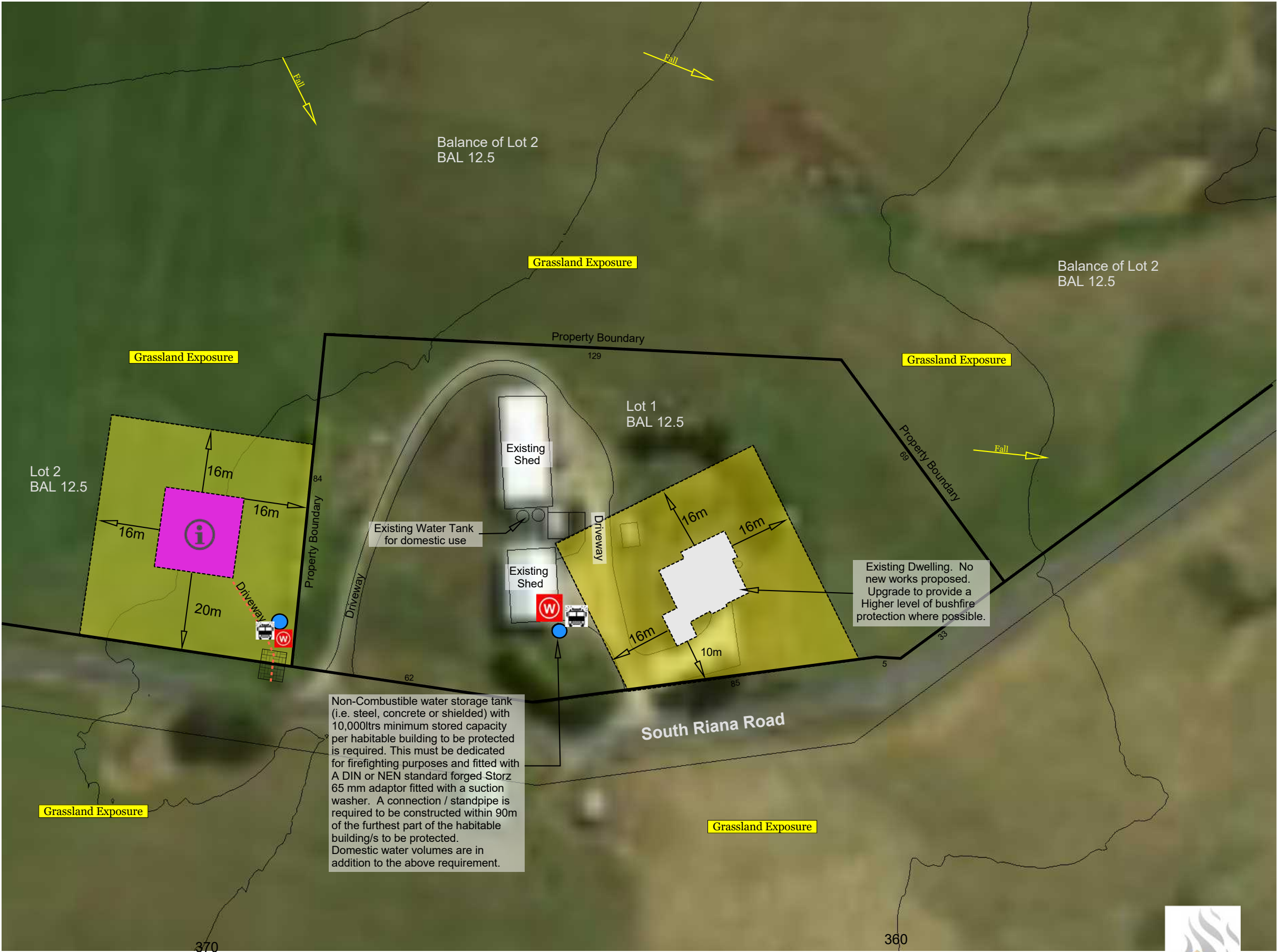
Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report

**GENERAL**  
This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

**CLASSIFICATION**  
This development has BAL separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 & 2018 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

**SPECIFICATIONS TO BE FOLLOWED**  
The Specifications featured as an annexure to this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

**NOTE:**  
All works required by this Bushfire Plan must be completed prior to the Sealing of the Final Plan of Survey



**Indicative Compliance Only**  
Lots featuring this sign do not require physical construction works to be installed on the identified lot prior to the Sealing of the Final Plan of Survey. Areas, envelopes, tanks and hard stand areas and driveways are for demonstration purposes only in regard to the Bushfire Prone Areas Code of the Planning Scheme.

**Certified Plan**  
**BAL-As**  
**Shown**

**Micheal Wells**  
Scope: 1, 3A, 3B & 3C  
BFP-128

**EnviroPlan Office - 71a Bass Highway, Somerset TAS 7322 - PO Box 546, Somerset - E: admin@enviropianastralia.com.au - P: 6411 1931**

**PID:**  
9691811 & 6776950

**CT:**  
176331/2 & 250528/1

**DRAWN BY**  
M Wells

**ISSUE**  
14/06/2021

**SCALE @ A3**  
1:1000

**DESIGNERS DESCRIPTION:**  
A E Doods

**DESIGNERS REFERENCE NUMBERS:**  
20507

Lot Number	Assessed BAL	Zoning	Existing Use	Proposed Use & Development	Hazard Management Area (marked yellow) to be in accordance with specifications pages. Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year
1 & 2	12.5	Rural Resource	Residential / Primary Industry	Uses permissible in the zone <b>Use Table</b> described in the Planning Scheme.	

**KEY INDEX - BULK WATER STORAGE REQUIREMENTS**

HMA	Existing Building	Water Main	Remote Off-Take
Building Area	Fire Hydrant	Water Tank	Passing Bay
			Hard Stand Area
			Water Sign

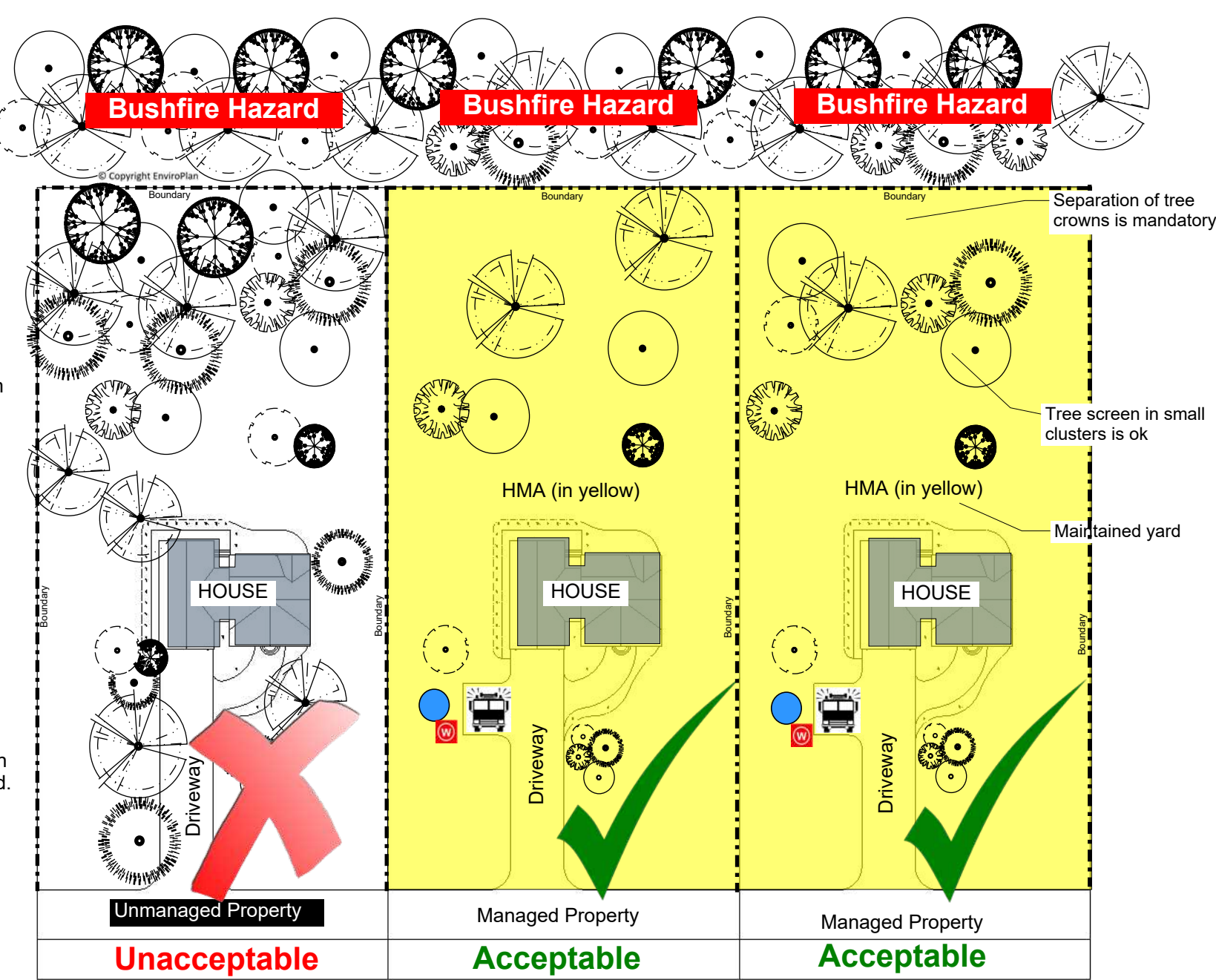
**DESCRIPTION**  
Bushfire Hazard Management Plan



Specifications - General for Hazard Management Areas (HMA)

The following Specifications Pages detail works required to achieve compliances to the Bushfire Prone Areas requirements for Planning and Building Permits within the State of Tasmania and may differ to existing site conditions. Modifications to existing site conditions will be required in order to achieve compliance to any habitable buildings featured on the proposal plans.

- A Hazard Management Area (HMA) must be established around the habitable structure/s to be protected in accordance with the distances specified on B0.1 of this plan.
- Lawns within the HMA must be well maintained during the fire season from September through to March and kept as 'short cropped'.
- Paths and driveways must be constructed of non-combustible materials.
- Dams, uncovered water storages, orchards, vegetable gardens, waste water systems and tanks etc. should be located on the fire prone site of the proposed structure.
- Only fire retardant plants of the low flammability type (fire resisting garden plants - TFS) should be planted in the HMA.
- No vegetation must be able to fall onto the proposed structure.
- The owner/s must maintain tree crowns within the HMA to have a horizontal separation of 5m from each crown.
- Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer and ember attack.
- The HMA must be located in accordance with the provisions of this plan.
- It is the responsibility of the land owner to maintain the landscaping in accordance with this Bushfire Hazard Management Plan.
- All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc).
- Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Service's brochure - Fire Retardant Garden Plants. Plants that produce a lot of debris should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.
- Vines on walls or tree canopies over roofed areas should be avoided.
- Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.
- Total shrub cover should be kept to a maximum of 20% of the available area.
- Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted.
- Shrubs must not be planted in cluster forms or clumps within the HMA.
- Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m from ground level.
- Minimise ground level fuels wherever possible.



SPECIFICATIONS PAGE





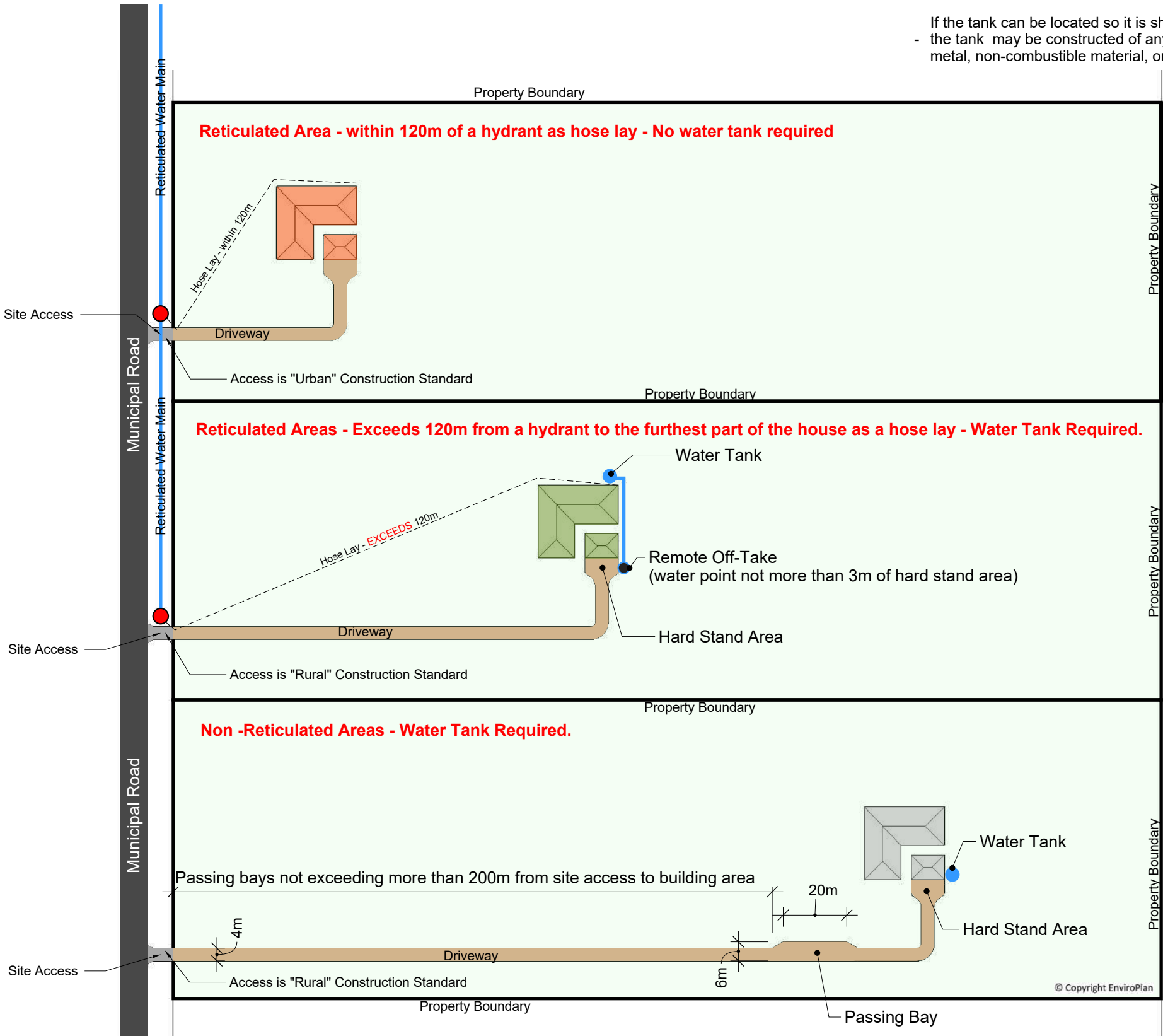
Water Supply & Access Details

Specifications - Static Water Supplies

Specifications - Static Water Supply - Distance to Building Area

- A static water connection point must be located within 90m of the building area
- The distance between the static water connection and the furthest part of the habitable building must be measured as a hose lay and must not exceed 120m.

- The bulk water supply (dam, tank, pool etc) required by this development may have a remotely located off-take that is connected to the static water supply.
- The water supply can be used for a combination use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times.
- The static water supply must be a minimum of 10,000 litres per habitable building to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems - domestic supply is in addition to this amount.
- The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground.
- If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009 / 2018;
- the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by metal, non-combustible material, or fibre-cement sheet of a minimum of 6mm thickness.



Example Lot 1 - Bushfire Prone Area

- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling



Example Lot 2 - Bushfire Prone Area

Requires additional works

- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling
- Bulk water storages are required
- Can position tank elsewhere (conditions apply)
- Can use a remote off-take (conditions apply)



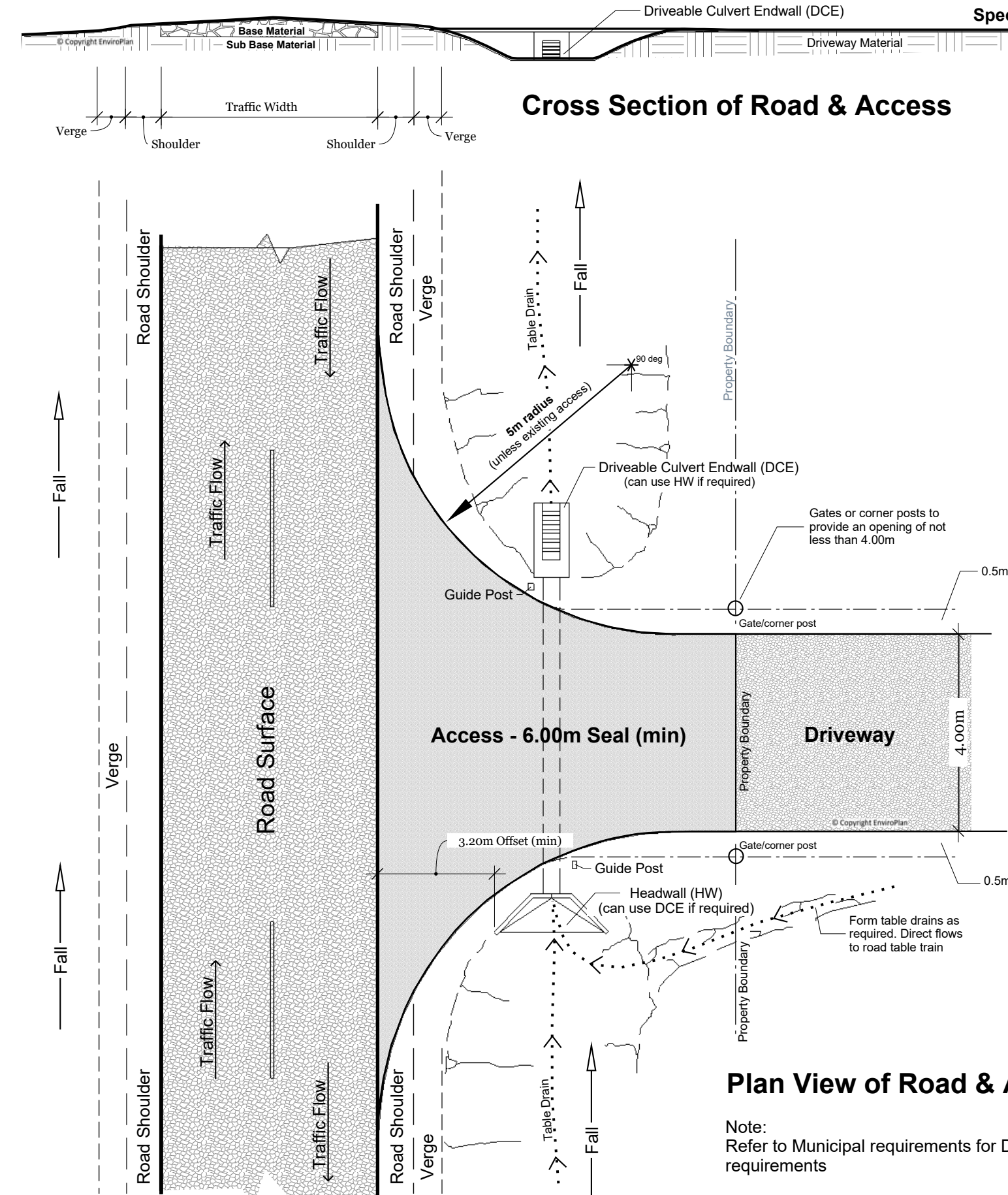
Example Lot 3 - Bushfire Prone Area

Requires additional works

- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling
- Bulk water storages are required
- Can position tank elsewhere (conditions apply)
- Can use a remote off-take (conditions apply)
- Requires passing bay/s if very long driveway

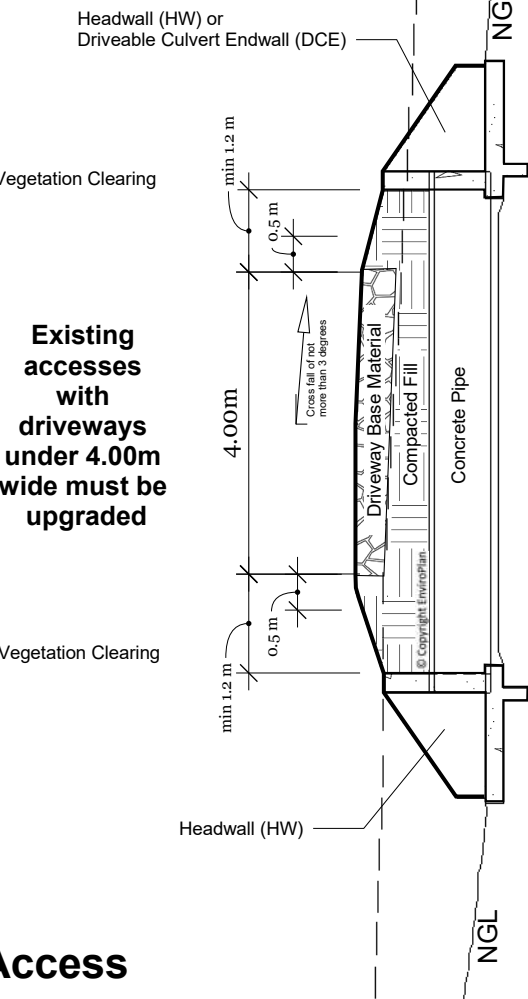
NOTE: Multiple passing bays may be required

Bushfire Prone Areas Property Access Detail - Rural Construction Standard



Specifications - Property Access Exceeding 30m to Building Area

- The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridge or culverts if applicable.
- The driveway from the access to the building area must be a minimum of 4m wide with a vertical clearance of 4m.
- The driveway must have a minimum horizontal vegetation clearance of 0.5m.
- The driveway must have cross falls of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1.8 or 12.5%) from an entry and exit angle.
- All curves on the driveway must contain a minimum inner radius of 10 meters.
- The driveway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads.
- All terminations of driveways must be provided with a turning area for fire appliances by either a turning circle with a minimum radius of 10m, a property access encircling the habitable building or a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
- Any carriageway accessing up to 2 properties that exceeds 200m in length must provide passing bay/s with a minimum additional 2m carriageway width (6m total) and 20m in length and must not exceed 200m in separation between the site access to the building area.
- Any carriageway accessing 3 or more properties must be provided with passing bay/s with a minimum 2m carriageway width (6m total) and 20m in length and shall not exceed 100m in separation from the site access to the building area.



Cross Section of Culvert & Access

Existing accesses with driveways under 4.00m wide must be upgraded

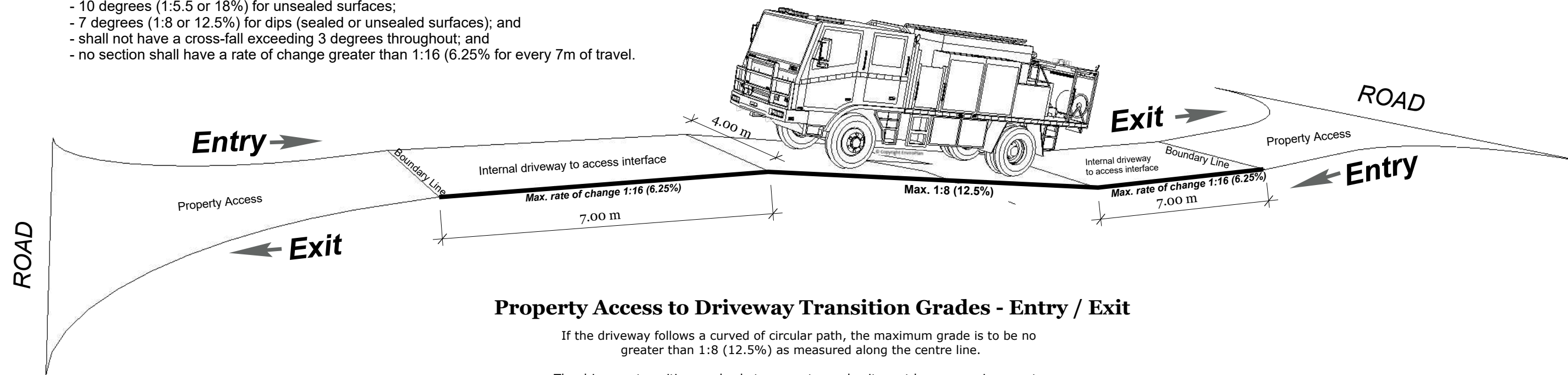
Plan View of Road & Access

Note:  
Refer to Municipal requirements for DCE or HW requirements

# Bushfire Prone areas Property Access / Driveway Interface (Rural Access) - Maximum Gradient Details

NOTE: Assessed or indicative driveway angle/s many be improved at time of construction through minor land modifications to enable greater vehicular access

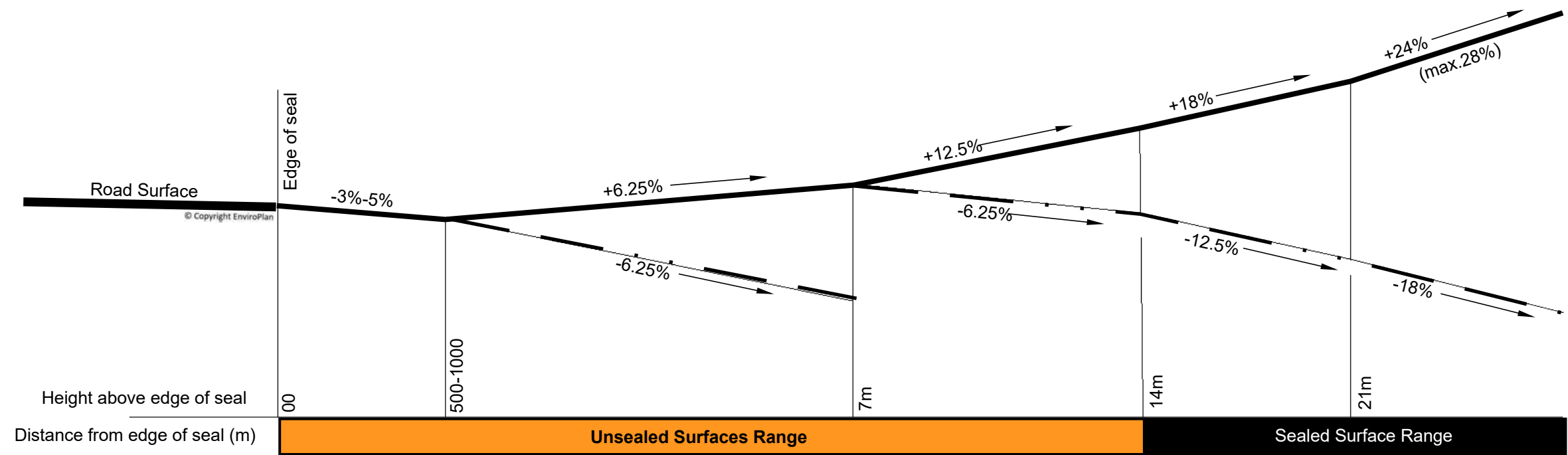
- The grade of the driveway is to be no steeper than:
- 15 degrees (1:3.5 or 28%) for sealed surfaces;
  - 10 degrees (1:5.5 or 18%) for unsealed surfaces;
  - 7 degrees (1:8 or 12.5%) for dips (sealed or unsealed surfaces); and
  - shall not have a cross-fall exceeding 3 degrees throughout; and
  - no section shall have a rate of change greater than 1:16 (6.25% for every 7m of travel).



## Property Access to Driveway Transition Grades - Entry / Exit

If the driveway follows a curved or circular path, the maximum grade is to be no greater than 1:8 (12.5%) as measured along the centre line.

The driveway transition grades between entry and exit must have a maximum rate of change of 1:16 (6.25%) for every 7m of travel.

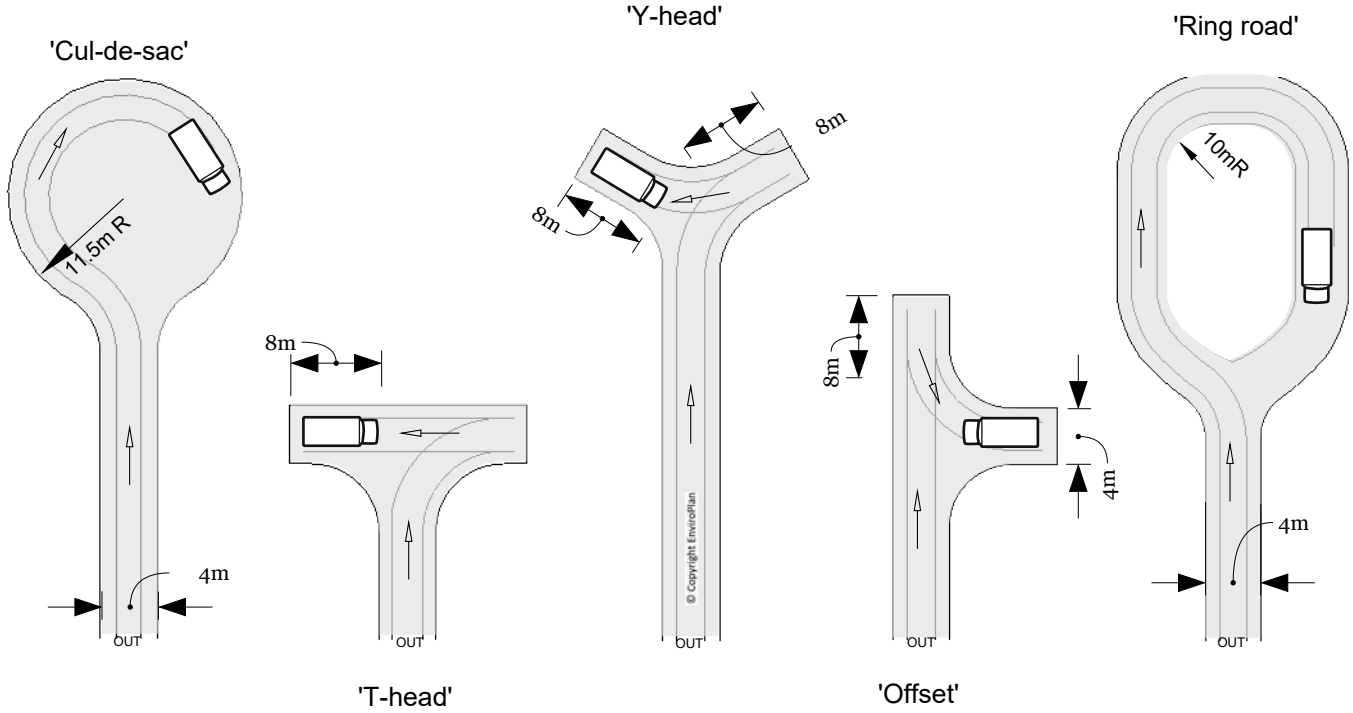


## Rural Driveway Profile - Max. Gradients

Culvert removed for clarity



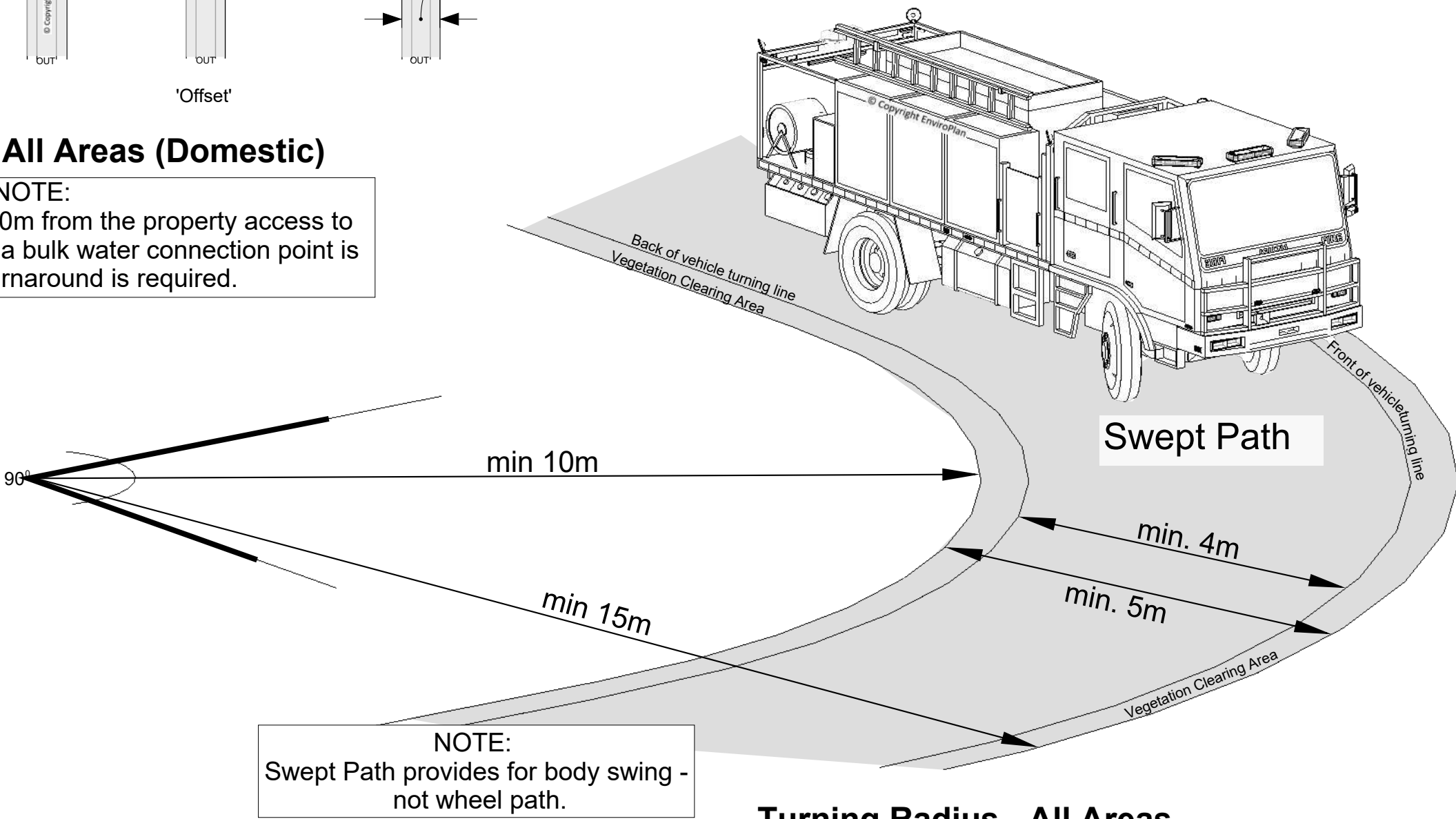
# Bushfire Prone Areas Property Driveways & Fire Trails



- Appropriate turning areas for all internal access driveways
- min 4m driveway width
  - min 8m long turning head
  - min 10m inner radius on all driveway turns

## Turnaround - All Areas (Domestic)

**NOTE:**  
All driveways exceeding 30m from the property access to the building area or where a bulk water connection point is stipulated - a turnaround is required.



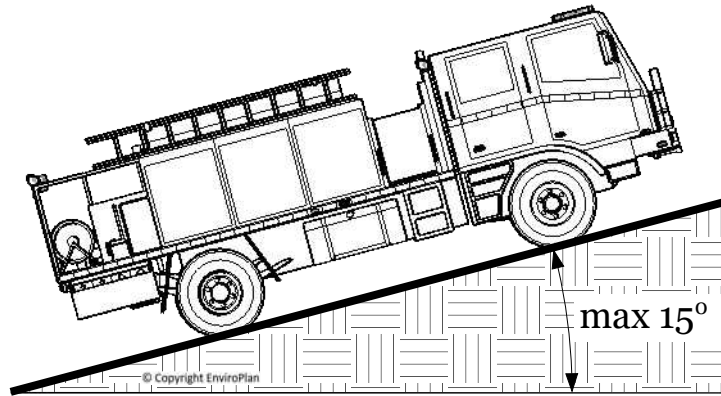
**NOTE:**  
Swept Path provides for body swing - not wheel path.

## Turning Radius - All Areas

Turning Radius for all internal access driveways

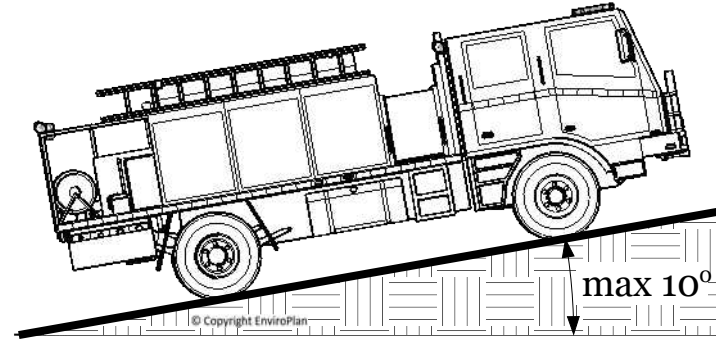


## Bushfire Prone Areas Property Driveways & Fire Trails (cont)



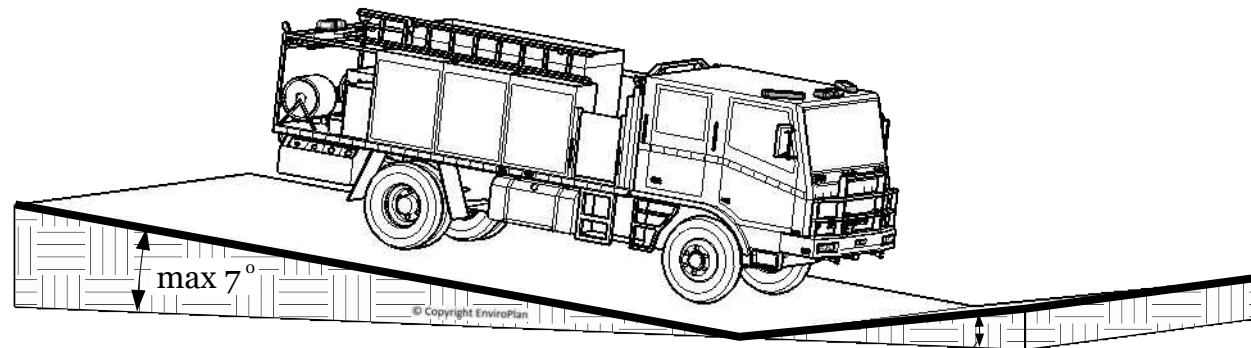
## Sealed Surface Gradient

sealed driveways & roads shall not exceed a maximum grade 15 degrees (1:3.5 or 28%)



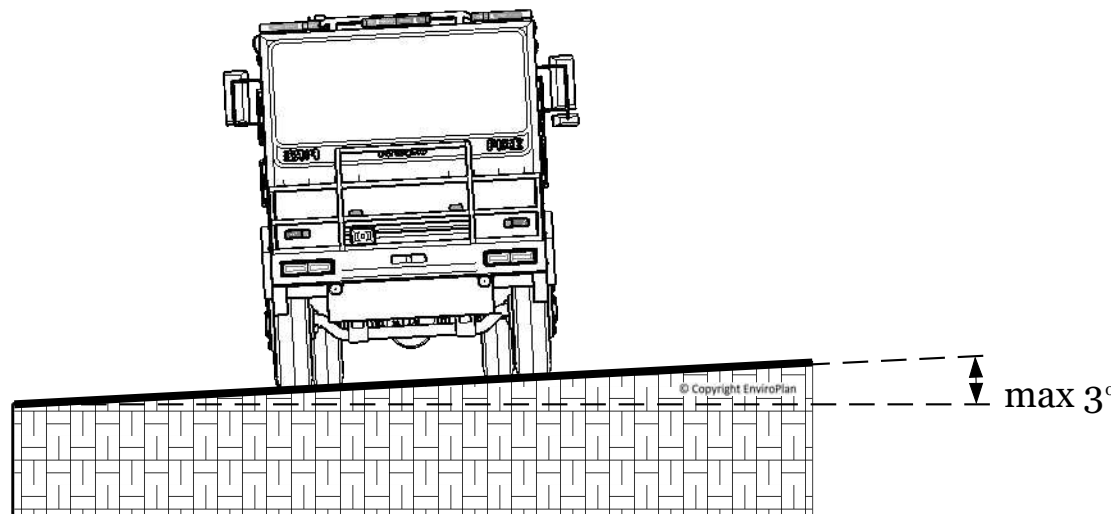
## Un-sealed Surface Gradient

unsealed driveways & roads shall not exceed a maximum grade 10 degrees (1:5.5 or 18%)



## Dips Gradient

dips shall not exceed a maximum entry and exit angle of 7 degrees (1:8 or 12.5%)  
and the cross-fall gradient shall not exceed a maximum grade 3 degrees (1:20 or 5%)



### Cross-fall Gradient

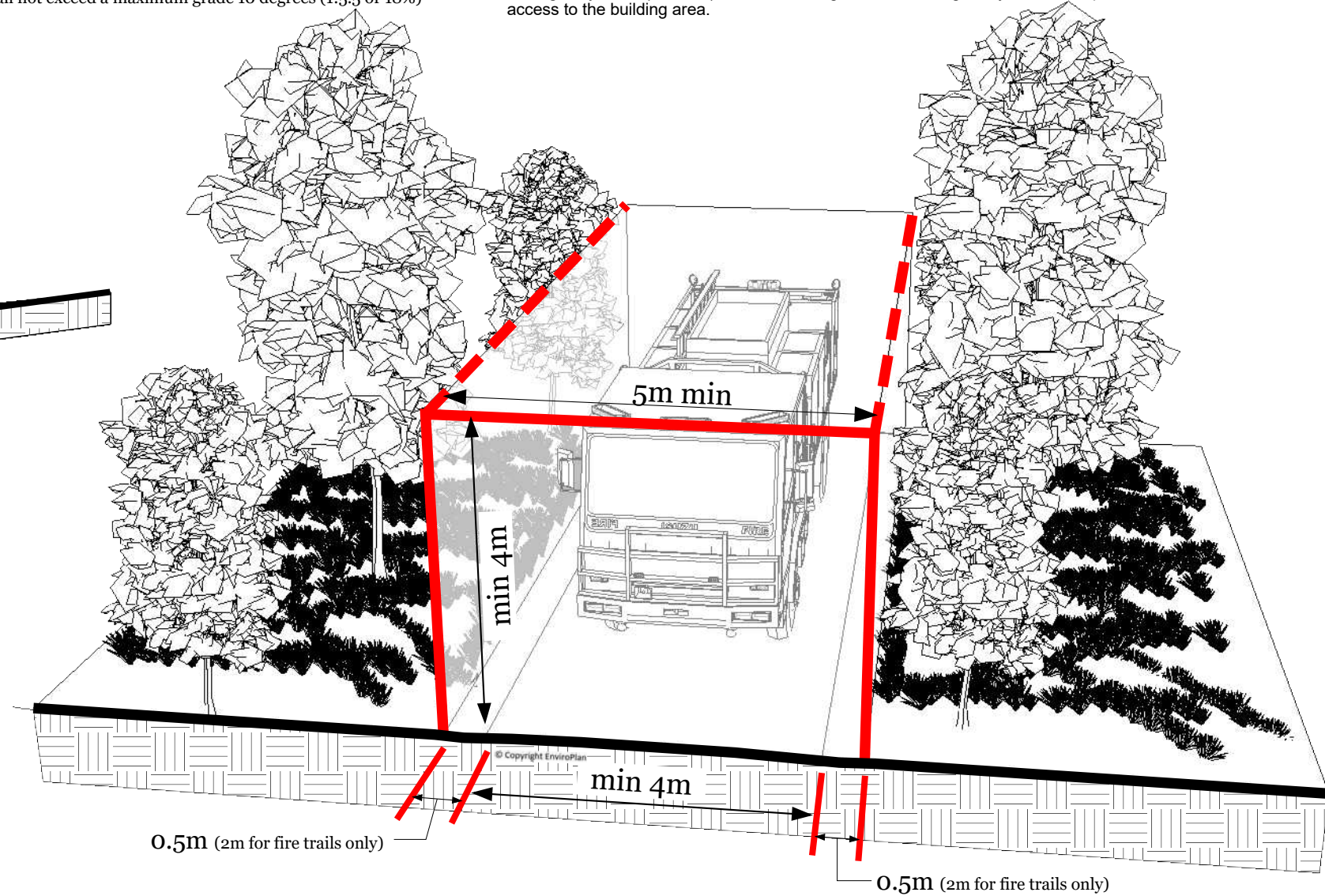
the cross-fall gradient shall not exceed a maximum grade 3 degrees (1:20 or 5%) (all seals)

### Specifications - Fire Trails

- Fire trails shall be constructed to a four-wheel drive all-weather construction with a load capacity of 20 tonnes including bridges and culverts if applicable.
- The fire trail carriage width must be a minimum of 4m wide with a 4m vertical clearance.
- The fire trail must have a horizontal vegetation clearance of 2m from the edge of the carriageway
- All roads must have a cross fall of less than 3 degrees (1:20 or 5%) and a maximum dip of 7 degrees (1:8 or 12%) for sealed fire trails and / or 10 degrees (1:1.5 or 18%) for unsealed driveways.
- All curves must have a minimum inner radius of 10 meters.
- If gates are installed at the fire trail entry the minimum width of the gate must be 3.6m and if locked keys must be provided to the TFS.

- All terminations of carriageways must be provided with a turning area for fire appliances by either a turning circle with a minimum radius of 10m, a property access driveway encircling the habitable building or a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

- Any fire trial exceeding 200m in length must provide passing bay/s at a minimum additional 2m carriageway width (6m total) and 20m in length not exceeding every 200m in separation from the site access to the building area.



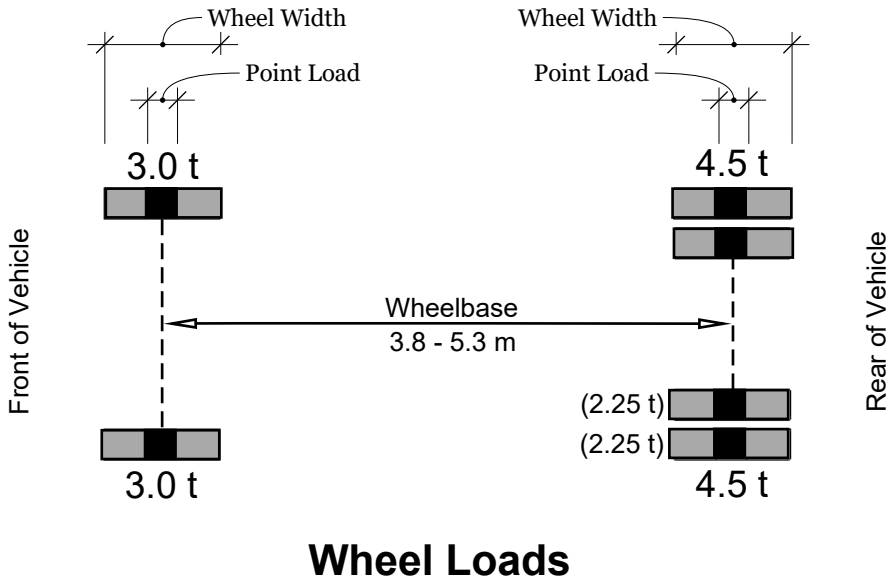
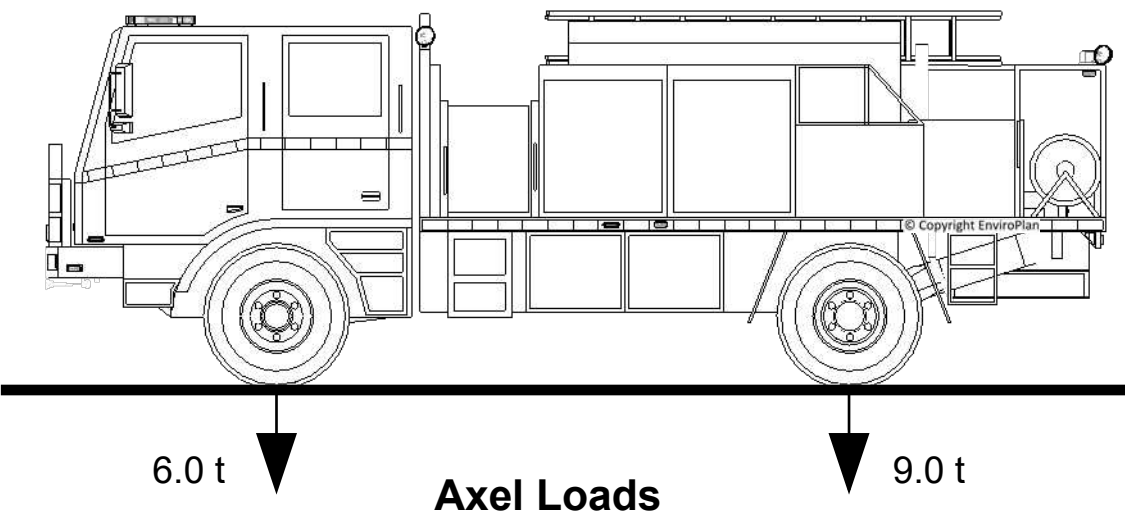
## Vegetation Clearance & Property Access Driveway Construction

The property driveway must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts (if applicable)



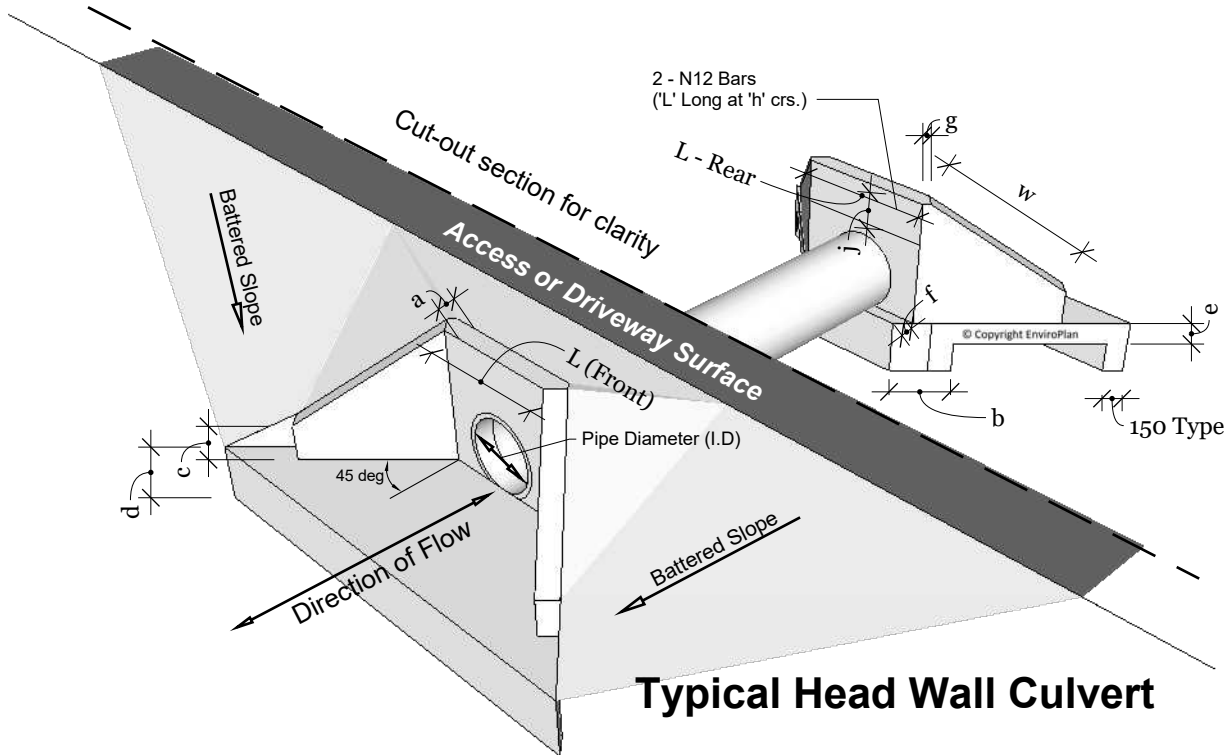
Bushfire Prone Areas - Culverts / Bridges and Load Capacities

The maximum weight of a general fire appliance is 15 tonnes. The static load should be used when determining forces acting through load bearing structures and surfaces. The minimum design requirement for loading capacities for any road, bridge or culvert is 20 tonnes which allows for an adequate safety margin.



Point Load Construction Notes

- 1 Hardstand areas must be founded on solid ground and are not to be located over culverts or bridges, suspended floors or wharf areas (or the like).
- 2 Hardstand areas must not be located over municipal reticulation mains (water, sewer, stormwater or gas mains)
- 3 The driveway surface and hardstand area/s are to have a binding and hardness to withstand point loads exerted through each tyre (seen in black above).
- 4 Tyres are typically inflated around 850 kPa pressure. If the driveway or hardstand areas has insufficient surface integrity, the point load will result in localised damage to the trafficable surface
- 5 Access or Driveway surface must maintain cover of 1/2 the diameter of the pipe measured from the top of the culvert pipe to finished surface level.



Pipe Diameter (I.D)	300	375	450	525	600	675	750	825	900
Headwall Dimensions (mm)									
a	150	150	150	150	175	175	200	200	225
b	300	300	300	300	375	375	400	400	425
c	300	300	300	300	350	350	350	350	350
d	375	375	375	375	530	530	530	530	530
e	150	150	150	150	175	175	200	200	225
f	75	75	75	75	100	100	100	100	100
g	40	40	40	40	50	50	50	50	50
h	70	70	70	70	75	75	100	100	125
j	200	200	200	200	300	300	300	300	300
w	700	700	850	1000	1100	1300	1450	1600	1750
vol. of Concrete (m3)	0.329	0.375	0.485	0.621	0.981	1.220	1.483	1.702	2.027
Reinforcing (all bars N12)									
L - (Rear)	845	921	1017	1099	1204	1287	1388	1470	1575
L - (Front)	803	880	975	1057	1140	1223	1305	1387	1471
Reo. Length (mm)	1648	1801	1992	2156	2344	2510	2693	2857	3046
Reo. Mass (kg) *	1420	1509	1687	1776	1954	2131	2220	2398	2486
* Does not include SL82 mesh to slab									

For further details refer to TSD-SW17-v1 of IPWEA Standard Drawings

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## SPECIFICATIONS PAGE



**NOTE:**  
A 'Low-Risk' backflow prevention device of not less than 50mm ID (min) should be fitted between the tank and the Storz fitting to protect any potable water supply.

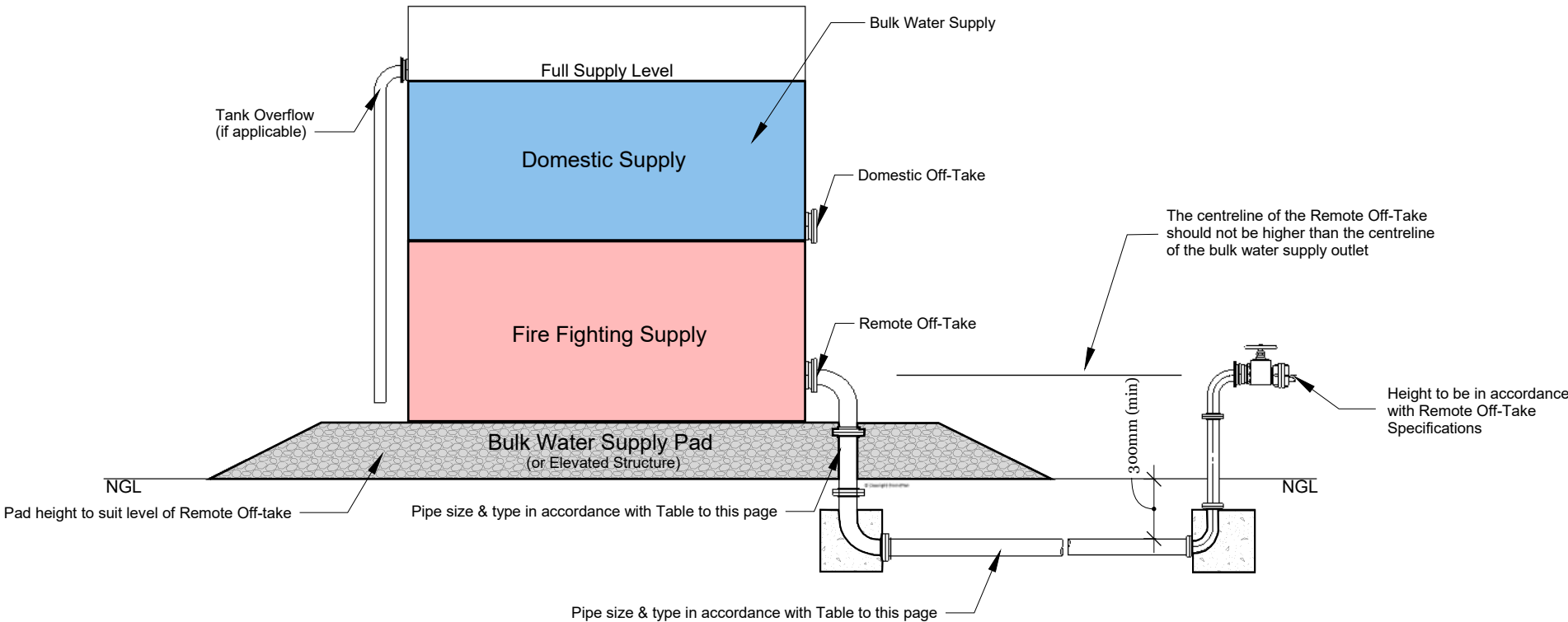
Pipe Sizes & Classes Required for Remote Off-Take's

The following pipe sizes from the water supply outlet to the remote off-take have been calculated based on a fire truck drawing water from the water supply outlet at a rate of 20L/s and represents the minimum sizes and classes of pipe to be used to avoid negative pressure from the pump damaging the pipe. The calculations also assume that a 64mm diameter coupling is being used at the outlet.

NOTE: Remote Off-Take's cannot exceed 100m in separation from the water outlet.

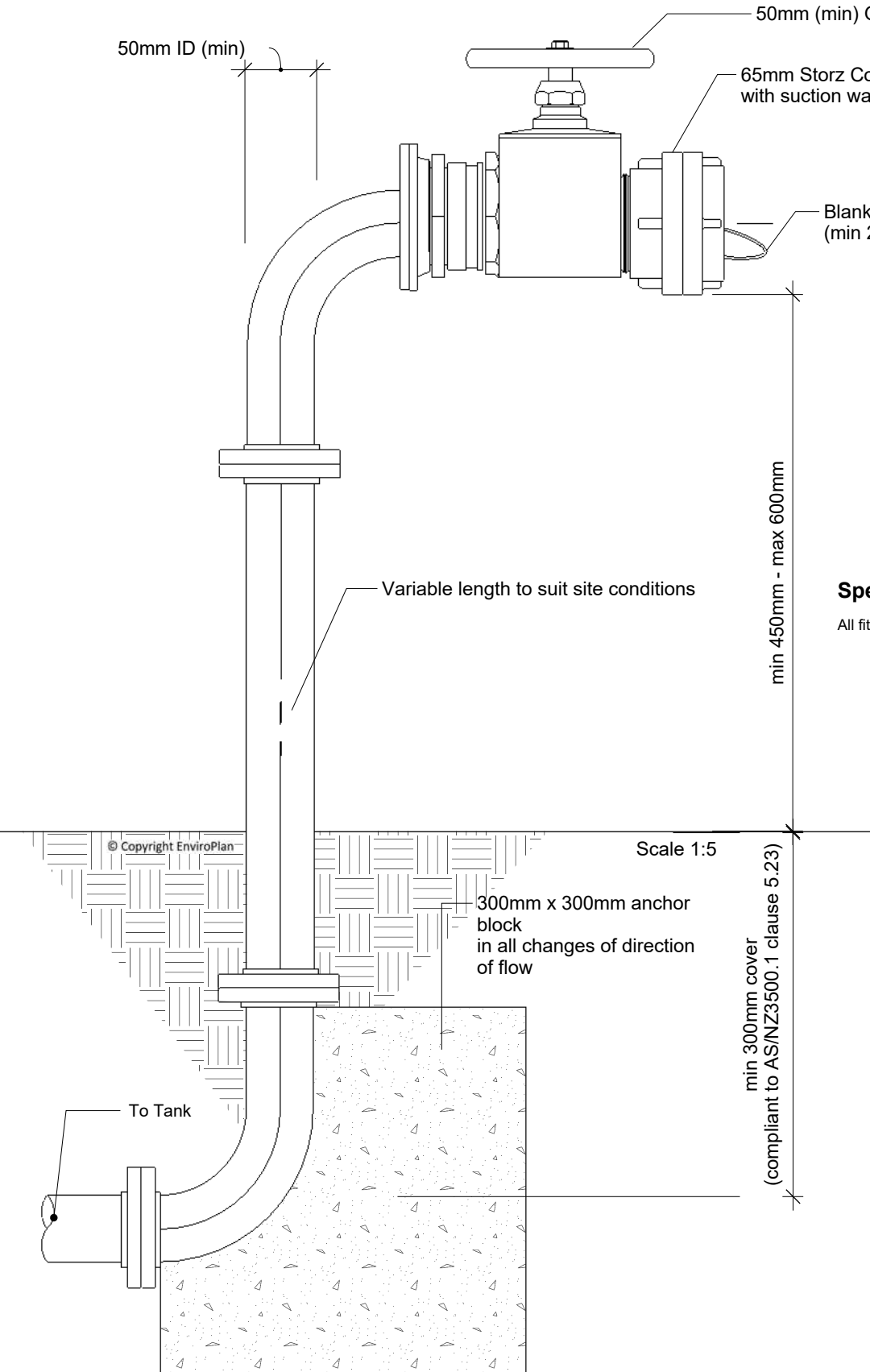
Length of pipe between outlet & off-take	10m		20m		30m		40m		50m		60m to 79m		80m to 99m		100m (capped)	
Pipe Type	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE	PVC/Cu	HDPE
Vertical Height between water supply outlet & remote off-take (om)	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	150mm	180mm	150mm	180mm
Remote Off-Take 1m below water supply outlet	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	150mm	180mm
Remote Off-Take 2m below water supply outlet	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 3m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 4m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 5m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm

- NOTES:
- 1. **PVC** pipe is to be **Class 12**
  - 2. **Copper** Pipe is to be **Class A**
  - 3. **HDPE** pipe is to be **PN 12.5**



Remote Off-Take Height in Relation to Bulk Water Supply Outlet

# Remote Off-Take & Sign Installation Details



Standard Remote Off-Take (If Applicable)

## Specifications - Tank Fittings, Pipework & Accessories

All fittings and pipework associated with a water connection point must:

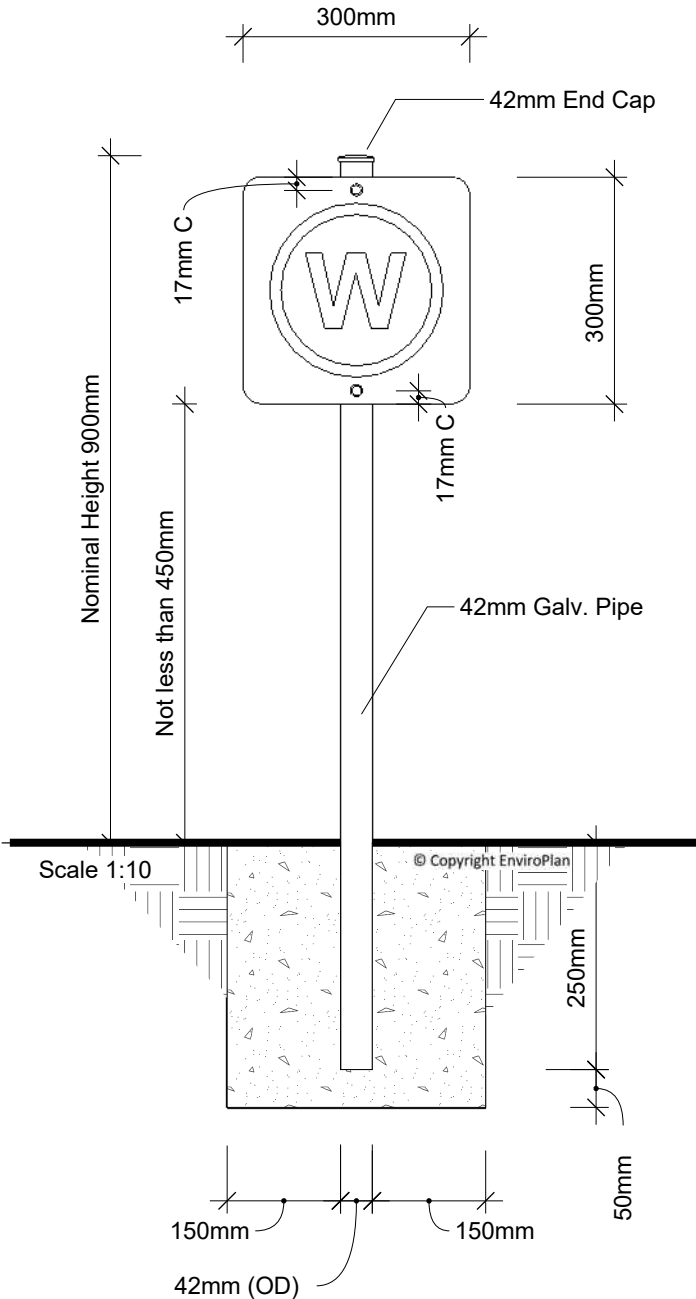
- Have a minimum nominal internal diameter of 50mm.
  - Be fitted with a valve with a minimum nominal internal diameter of 50mm.
  - Be metal or lagged by non-combustible material if above ground.
  - Where buried, have a minimum depth of 300mm (compliant with AS/NZS3500.1 2003 Clause 5.23).
  - Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment.
  - Ensure the coupling is accessible and available for connection at all times.
  - Ensure the coupling is fitted with a blank cap and securing chain (min 220mm length).
  - Ensure underground tanks have an opening at the top of not less than 250mm diameter.
- Where remote off-take is installed; ensure the off-take is in a position that is visible and accessible to allow connection by firefighting equipment and is at a working height of 450mm - 600mm above ground level and protected from damage (bollards or the like) including damage by vehicles.

**NOTE:**  
A 'Low-Risk' backflow prevention device of not less than 50mm ID (min) should be fitted between the tank and the Storz fitting to protect any potable water supply.

## Specifications - Signage for Static Connections

The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:

- Water tank signage requirements within AS2304 2011 Water Storage Tanks for Fire Protection Systems; or
- Be marked with the letter "W" contained within a circle with the letter in upper case and not less than 100mm in height; and
- Be fade resistant material with white reflective letting and circle on a red background; and
- Be located within 1 meter of the water connection point in a situation which will not impede access or operation; and
- Be not less than 400mm above the ground.



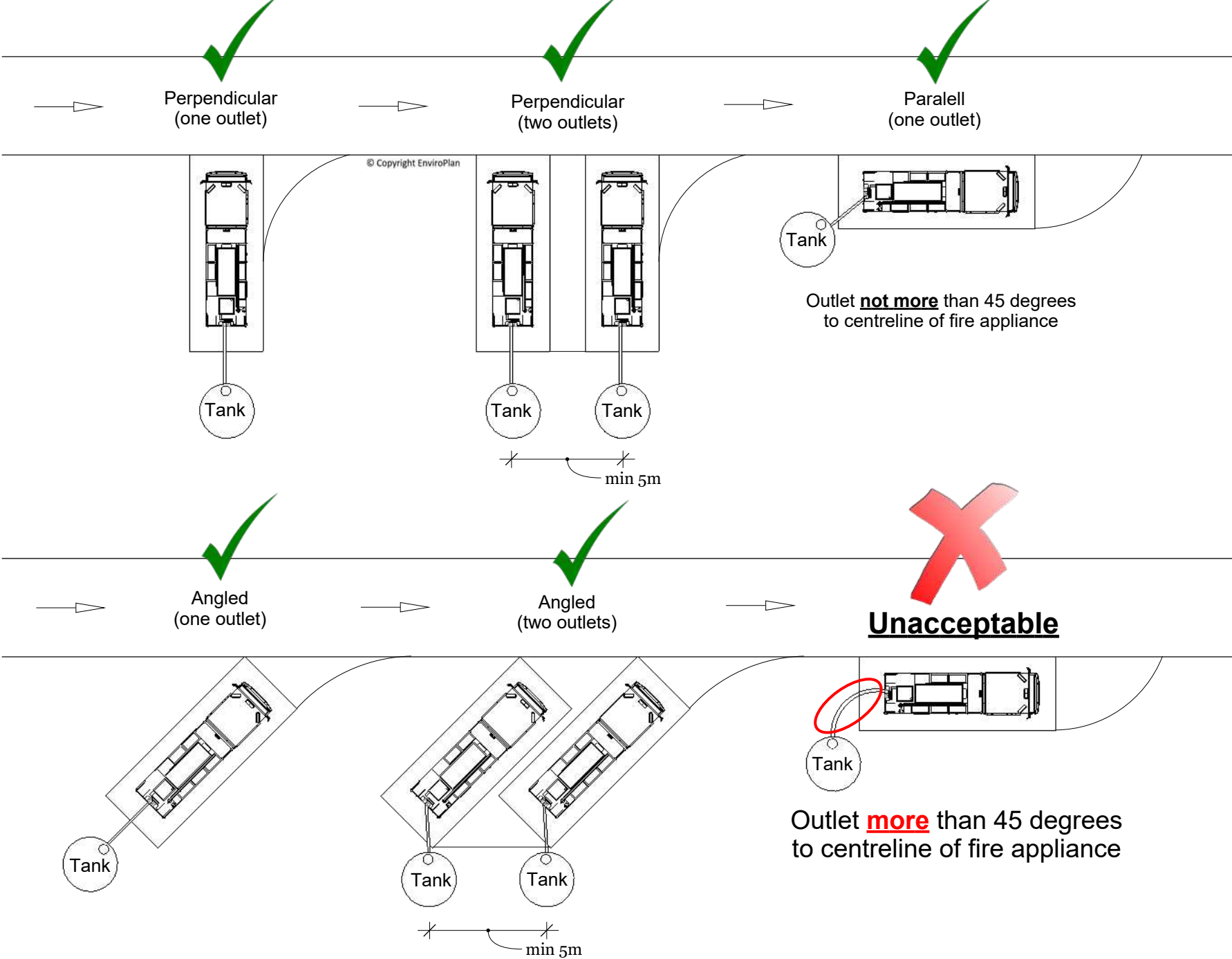
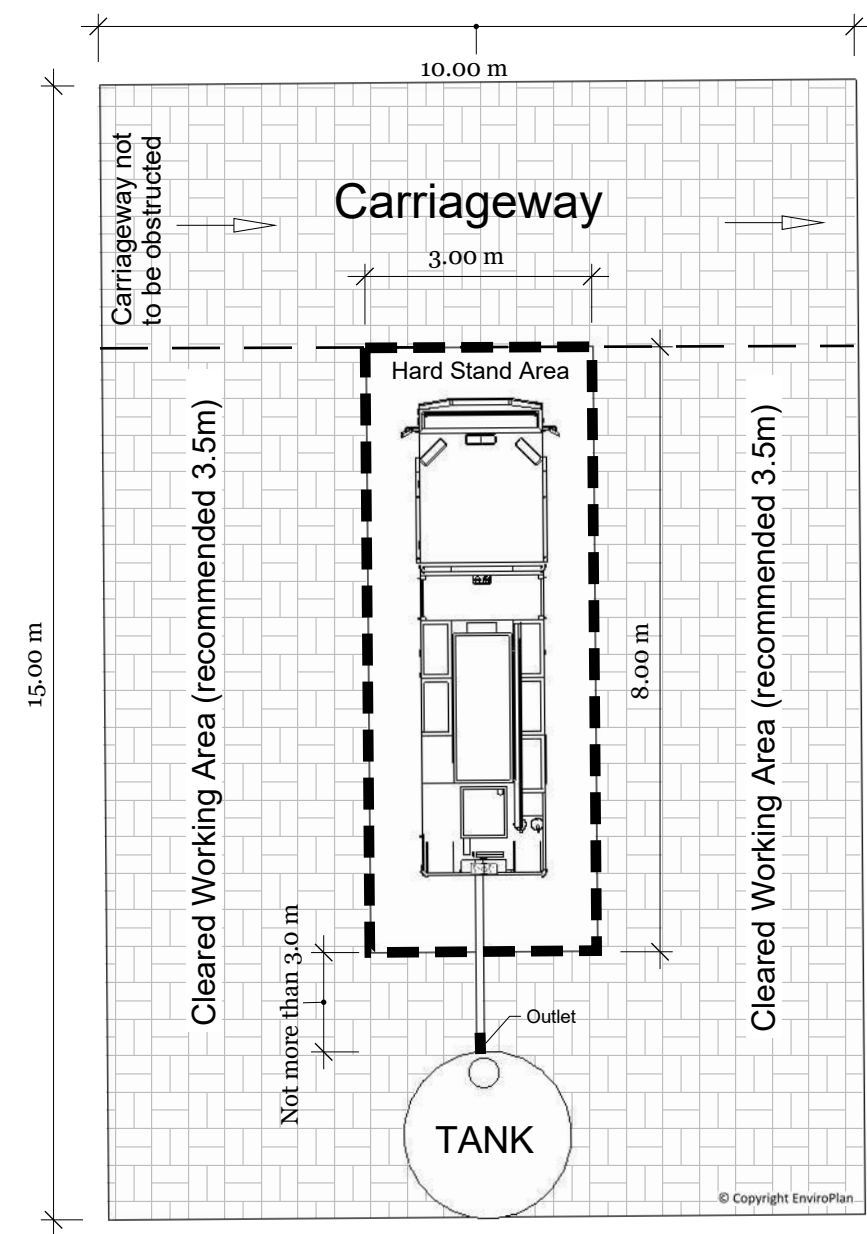
Signage Installation - Post Assembly



# Hard Stand Details

## Hardstand area serving a suction - connection outlet

A minimum clearance of 3.5m should be provided. A turnaround area may be used as a hardstand area only when another fire appliance can safely turn around.



### Specifications - Hard Stand Areas for Static Water Supplies

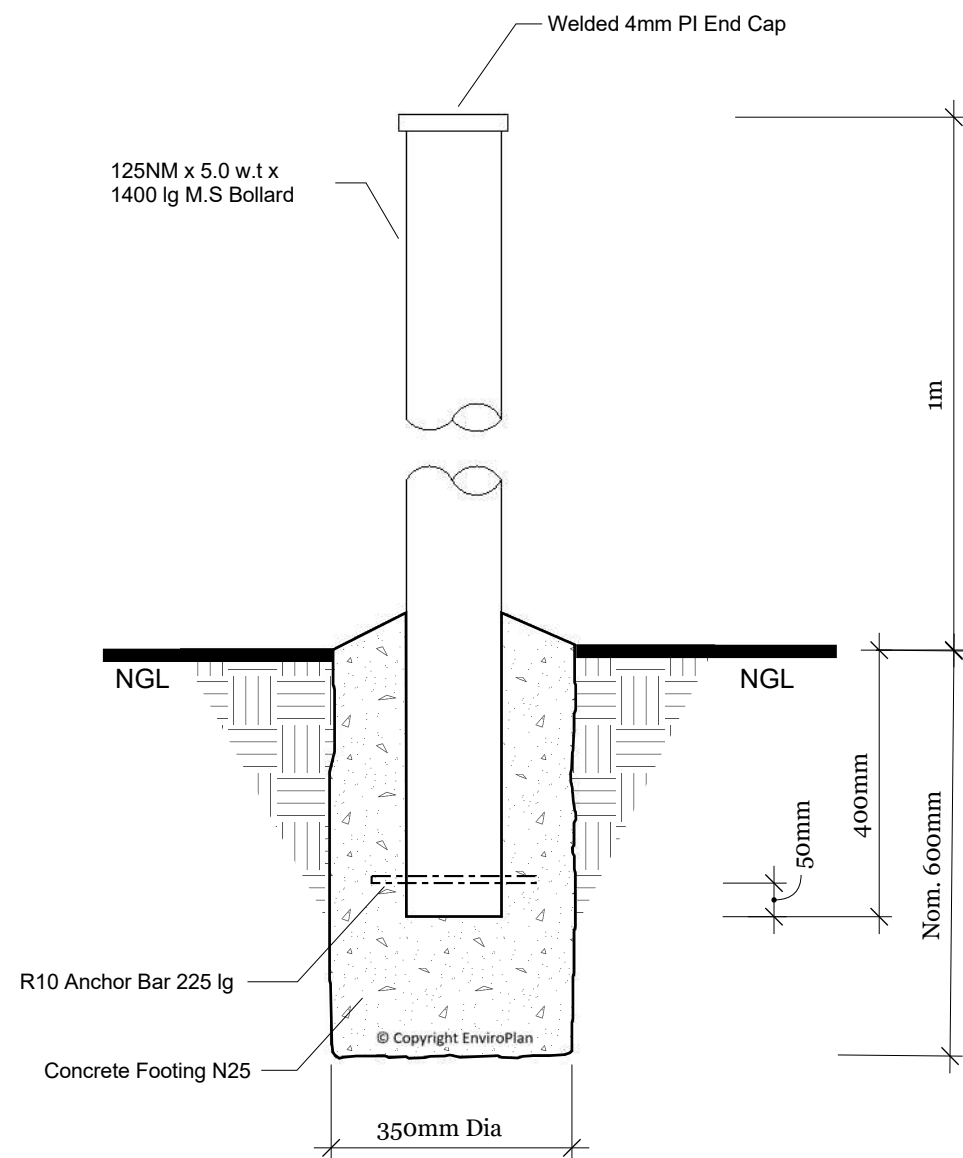
A hard stand area for fire appliances must be provided:

- No more than 3m from the water from the water connection point measured as a hose-lay (including the minimum water level in dams, swimming pools and the like); and
- No closer than 6m from the building area to be protected; and
- With a minimum width of 3m constructed to the same standard as the driveway; and
- Connected to the property access by a driveway equivalent to the standard of the property access.

### Orientation of hardstand area for suction - connection outlets

Suction - connection outlets are not to be located within 5m of each other

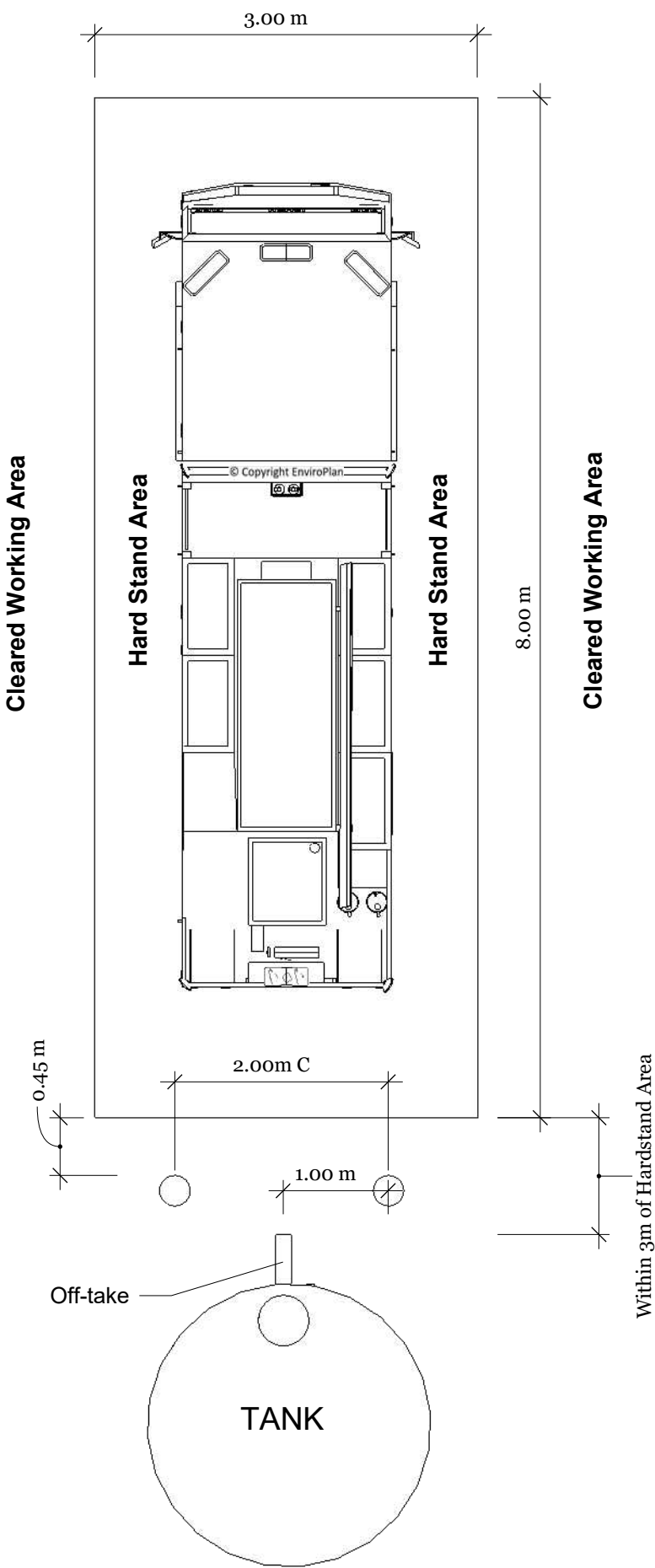
Bollard Construction & Off-take Protection Detail



Remote Off-Take Protection Bollard

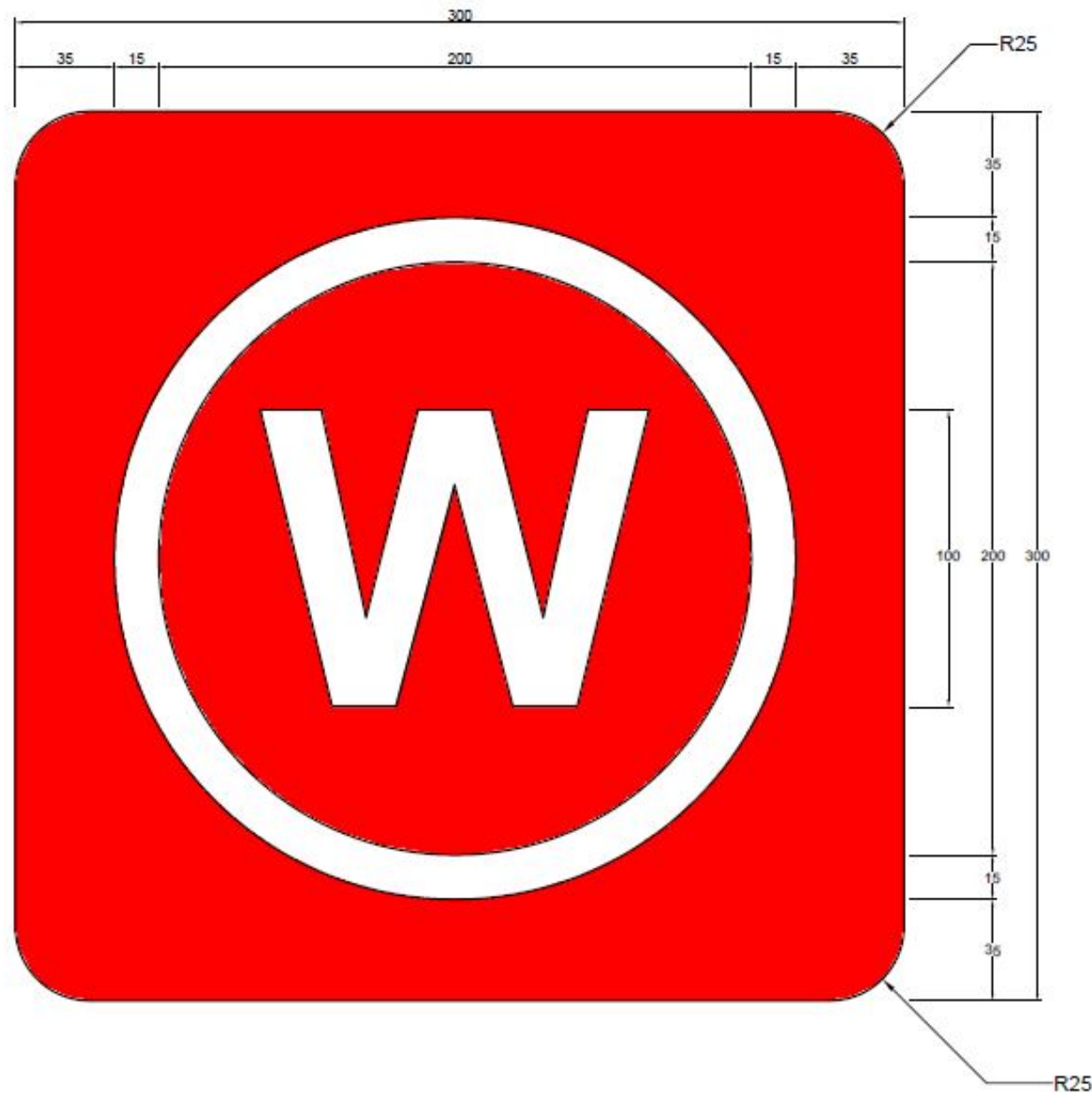
Or similar solid protection method

Protection Bollard Height Table			
Soil Type	Hole Depth (mm)	25MPa Concrete Bags (per hole)	Post Height (mm) above NGL
Clay/ Firm Earth	600	2	1000
Sand/ Loose Fill	1000	3	1000



Positioning of Protection Bollard



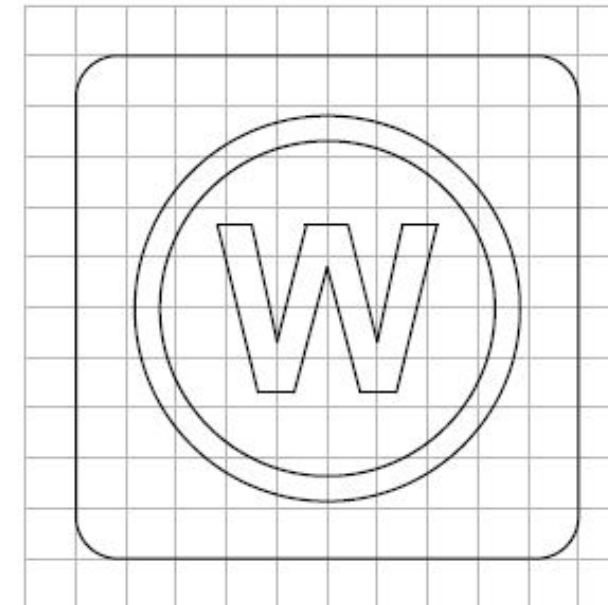


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
SURFACE AREA OF SIGN (sq m) : 0.0895


LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,  
WITH A RETROREFLECTIVE SURFACE FINISH  
BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO  
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm

 Tasmania Fire Service	ISSUE	APPR'D	DATE	AMENDMENT	NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements			TITLE TASMANIA FIRE SERVICE WATER SUPPLY SIGN		
	A									
	B									
	C									
	D				DRWN	WH	APPR'D	CC	DATE	2/2/2017
					FILE	BPP	DWG NO.	TFS-WS01	SCALE	1:2



## Local Government



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

## NOTIFICATION OF MAKING RATES

Notice is hereby given that in accordance with the provisions of the *Local Government Act 1993*, the following Rates and Charges be and are made for the year ending 30 June 2022:

## 1 General Rate

- (a) A General Rate of 8.835 cents-in-the-dollar based on the assessed-annual-value and is payable on all rateable land within the Central Coast municipal area, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$310.00 otherwise payable in respect of that rate.

## 2 Service Rates and Charges

- (a) A Fire Protection Service Rate of 0.426 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Penguin Urban Fire District and the Ulverstone Urban Fire District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.

- (b) A Fire Protection Service Rate of 0.426 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.

- (c) A Fire Protection Service Rate of 0.474 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land outside the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District, the Penguin Urban Fire District, the Ulverstone Urban Fire District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.

- (d) A Waste Management Service Charge of \$270.00 for each tenement is payable in respect of all rateable land to which there is a supplying, or making available, of waste management services.

## 3 Payment

- (a) All Rates and Charges shall be payable in one payment on or before the 30th day of September 2021.

## 4 Discount for early payment

- (a) A discount of 5% is offered to all ratepayers for payment of Rates and Charges in total on or before the 31st day of August 2021 provided that no such discount shall be offered if there are at any time any arrears of Rates and Charges owing.

## 5 Supplementary Valuation Rate

- (a) If a supplementary valuation is made of any land prior to 30 June 2022 the Council may adjust the amount payable in respect of any rate for that land for the 2021-2022 financial year.

- (b) If an adjusted rate is made of any land, a rate notice must be issued by the General Manager, with the amount shown as credited or payable on that notice due to be paid within 30 days of the date on which that notice issued.

## 6 Definition

For the purposes of this resolution:

- (a) 'tenement' being rateable land for which a waste management service is supplied or is made available, includes: each separate residential use on that rateable land including each lot or block of land, each house, moveable dwelling unit, flat, home unit or self contained holiday apartment or holiday unit located on the rateable land.

## WASTE MANAGEMENT FEES AND CHARGES

Effective from Thursday 1 July 2021 the following site entry and miscellaneous fees at the Resource Recovery Centre will change.

## Central Coast Resource Recovery Centre

Sedan, hatch or station wagon (seats up to 4)	\$10.00
Van, ute or single axle trailer	\$17.00
Dual axle trailer	\$22.00
Small truck up to 3.0 tonne GVM	\$27.00

## Loads not requiring on-site separation

Truck, 3.1 tonne GVM - 5 tonne GVM	\$52.00
Truck, 5.1 tonne GVM - 9 tonne GVM	\$82.00
Truck, 9.1 tonne GVM - 15 tonne GVM	\$134.00
Truck, 15.1 tonne GVM - 19 tonne GVM	\$206.00
Truck, 19.1 tonne GVM and over	\$246.00
Truck, with pig or dog trailer	\$492.00
Semi-trailer	\$736.00
Bin up to 4m³	\$124.00
Bin up to 10m³	\$246.00
Bin up to 20m³	\$492.00
Bin up to 30m³	\$736.00
Bin up to 40m³	\$982.00

## Loads requiring on-site separation

Dual axle trailer	\$42.00
Small truck up to 3.0 tonne GVM	\$52.00
Truck, 3.1 tonne GVM - 5 tonne GVM	\$104.00
Truck, 5.1 tonne GVM - 9 tonne GVM	\$164.00
Truck, 9.1 tonne GVM - 15 tonne GVM	\$266.00
Truck, 15.1 tonne GVM - 19 tonne GVM	\$410.00
Truck, 19.1 tonne GVM and over	\$492.00
Truck, with pig or dog trailer	\$982.00
Semi-trailer	\$1,472.00
Bin up to 4m³	\$246.00
Bin up to 10m³	\$492.00
Bin up to 20m³	\$982.00
Bin up to 30m³	\$1,472.00
Bin up to 40m³	\$1,964.00

## Tyres off rims

Motorcycle and passenger vehicle tyre	\$6.00
Light truck tyres and 4WD tyre	\$12.00
Truck tyre	\$22.00
Tractor tyre - small	\$120.00
Tractor tyre - medium	\$210.00
Tractor tyre - large	\$360.00

## Tyres on rims

Motorcycle and passenger vehicle tyre	\$16.00
Light truck tyres and 4WD tyre	\$31.00
Truck tyre	\$65.00
Tractor tyre - small	\$120.00

## Domestic Waste, Recyclable and FOGO collection

Replacement of waste MGB	\$81.00
Replacement of recycling MGB	\$91.00
Additional 140L waste collection (p/a)	\$81.00

## Non-residential Waste, Recyclable and FOGO collection

## Voluntary Service Charge (per annum)

(a) 140L waste + 240L recycle	\$169.00
(b) 240L waste + 240L recycle	\$250.00
(c) 140L waste + 240L recycle + 240L FOGO	\$270.00
(d) 240L waste + 240L recycle + 240L FOGO	\$351.00
(e) 240L recycling only	\$102.00
(f) 240L FOGO only	\$102.00

Dated at Ulverstone this 24th day of June 2021.

SANDRA AYTON  
General Manager

## 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 40/2021  
Address: 161 Last Street, Latrobe  
Proposal: Residential - proposed Subdivision (1 lot)

Application No.: DA 109/2021  
Address: 6 River Road, Latrobe  
Proposal: Residential - proposed Multiple Dwelling Development (5 Units)

Application No.: DA 124/2021  
Address: Unit 12, 21A Stanley Street, Latrobe  
Proposal: Residential - proposed Awning

Application No.: DA 127/2021  
Address: 61 Hamilton Street, Latrobe  
Proposal: Residential - proposed Dwelling Extension, Ancillary Dwelling and Poolhouse

Application No.: DA 128/2021  
Address: 18 Hampden Street, Latrobe  
Proposal: Residential - proposed Demolition of existing dwelling, Development of proposed Dwelling and Ancillary Dwelling

Application No.: DA 130/2021  
Site: 50 Calthorpe Street, Latrobe  
Proposal: Residential - proposed Dwelling

Application No.: DA 131/2021  
Site: 51 Annes Lane, Northdown  
Proposal: Utilities - proposed Extension of existing Telecommunications Tower.

Application No.: DA 135/2021  
Site: 65 Moorings Drive, Squeaking Point  
Proposal: Residential - proposed Dwelling and Outbuilding

The applications and associated materials will be available for inspection at the Council office during normal office hours or at [www.latrobe.tas.gov.au](http://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](mailto:council@latrobe.tas.gov.au) by 12 July 2021.

Dated at Latrobe this 26 June 2021.

Gerald Monson  
GENERAL MANAGER



## Public Notices

## BURNIE CITY COUNCIL

## NOTICE OF DISPOSAL (Via a Lease) OF PUBLIC LAND

Burnie City Council determined at its meeting on 22 June 2021 its intention to dispose by a lease a portion of land contained within part of CT Volume 13555, Folio 1, located at 15 Fidler Street, Cooeo to the Burnie Concert Band. This process supports the renewal of an existing lease. The land is "public land" for the purposes of Section 178 *Local Government Act 1993*.

A plan detailing the land can be viewed at Customer Services at the City Offices, 80 Wilson Street, Burnie or online at [www.burnie.net](http://www.burnie.net)

Submissions regarding the disposal of the land by a lease are to be made in writing to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or [burnie@burnie.net](mailto:burnie@burnie.net) to be received no later than 4pm on Monday, 19 July 2021. Council will consider submissions before making a final decision on disposing of the land.

Dated: 26 June 2021

Simon Overland  
GENERAL MANAGER

[www.burnie.net](http://www.burnie.net)



With our  
**Price Estimator tool**,  
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is the trusted source for  
house value estimates  
& property data.

realestate  
**view**  
.com.au

## Local Government



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

## REMINDER - DOG REGISTRATIONS NOW DUE

Dog owners are reminded that dog registration fees are due at the end of June. Discounts apply if fees are paid on or before 30 June 2021.

## Payment options are as follows:

- In person at either the Administration Centre, Ulverstone or Service Centre, Penguin;
- Online renewals can be paid by 8Point via the Council's website - select the Pay Your Bill option on the home page (have your renewal notice handy);
- Online new dog registrations can be made by selecting the Register Your New Dog Online button from the Community Information panel on the Council's website;
- By phoning 1300 886 451 (have your renewal notice handy).

Enquiries regarding dog registrations can be directed to the Customer Service Officers on tel. 6429 8900.

## LOAD LIMIT - ADAMS CREEK BRIDGE, STOTTS ROAD, RIANA

Motorists are reminded that a 5-tonne load limit has been applied to the Adams Creek bridge, Stotts Road, Riana due to defects identified during a routine bridge inspection.

Works to rectify the defects are planned to commence shortly.

Vehicles exceeding 5-tonne must use the detour available through Midgley Road. A plan can be viewed on the Council's website.

Failure to adhere to this notice endangers all bridge users and potentially prolongs the length of time the load limit is in place.

The Council regrets any inconvenience caused by the load limit.

## LOAD LIMIT - LAUREL CREEK BRIDGE, LOYETEA ROAD, LOYETEA

Notice is given to all motorists that a 5-tonne load limit has been applied to the Laurel Creek bridge, Loyetea Road, Loyetea due to defects identified during a routine bridge inspection.

Works to rectify the defects are planned to commence shortly.

For further information, please contact the Council's Infrastructure Services Assistant on tel. 6429 8970.

The Council regrets any inconvenience caused by the load limit.

## APPLICATIONS FOR PLANNING PERMITS

## S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.: DA2020239  
Location: 862 South Riana Road and South Riana Road (CT250528/1), South Riana

Proposal: Resource development - Subdivision - excision of a dwelling and consolidation of titles

Performance Criteria: Subdivision; Suitability of a site or lot on a plan of subdivision and location of development for sensitive use

Application No.: DA2021140 (re-advertised)  
Location: 21 Ris by Street, Ulverstone

Proposal: Residential - demolition of existing building and construction of nine dwellings

Performance Criteria: Residential density for multiple dwellings; Site coverage and private open space for all dwellings; Setbacks and building envelope for all dwellings and reliance on E9 Traffic Generating Use and Parking 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@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) by no later than 12 July 2021.

Date of notification: 26 June 2021.

SANDRA AYTON  
General Manager

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Submit your classified ad anytime 24/7  
adirect.com.au

Save time, submit online

Contact your local classified team for the same results

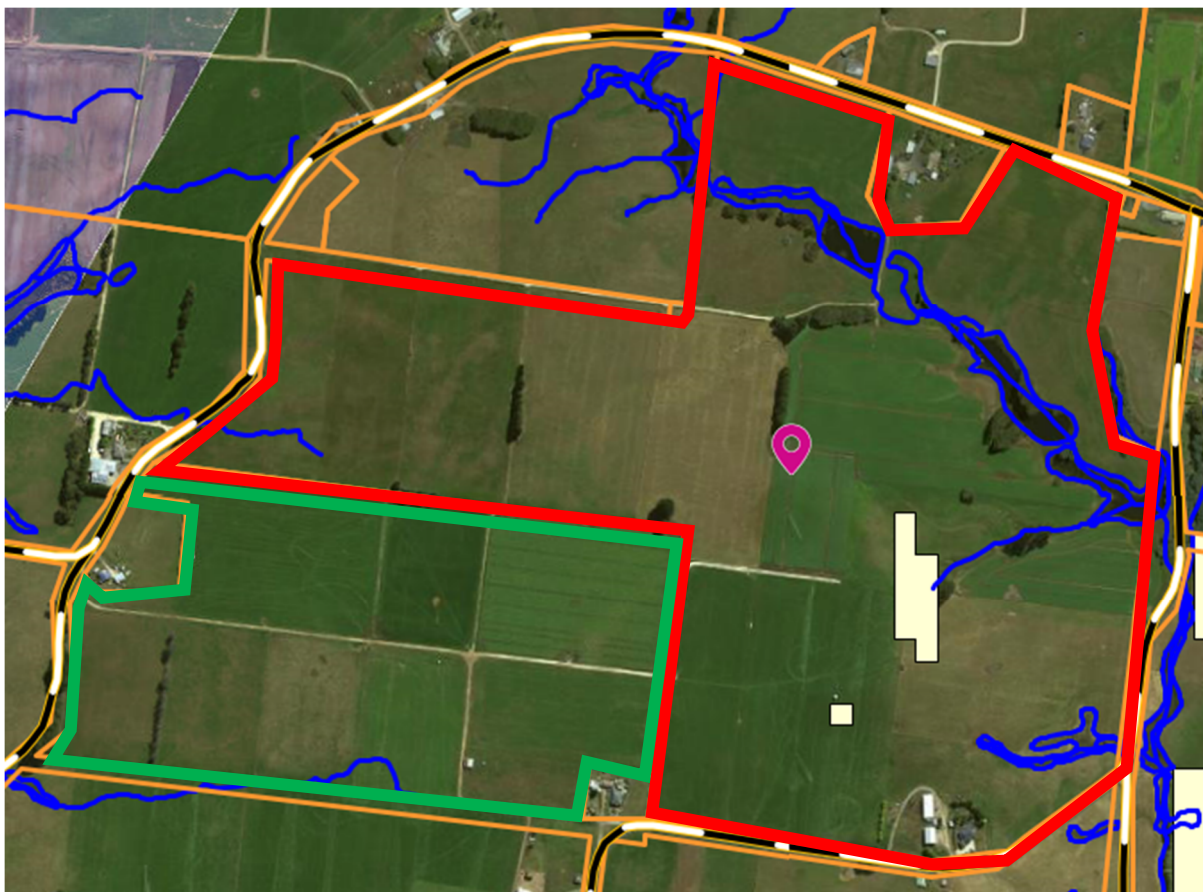


**SAVE TIME,  
SUBMIT ONLINE**

Place your classified ad anytime 24/7  
[adirect.com.au](http://adirect.com.au)



## Annexure 3



862 South Riana Road, South Riana and adjoining CT250528/1.



Dwelling at 862 South Riana Road, South Riana.





Shed at 862 South Riana Road, South Riana.



Dwelling at 862 South Riana Road, South Riana.





862 South Riana Road, South Riana.



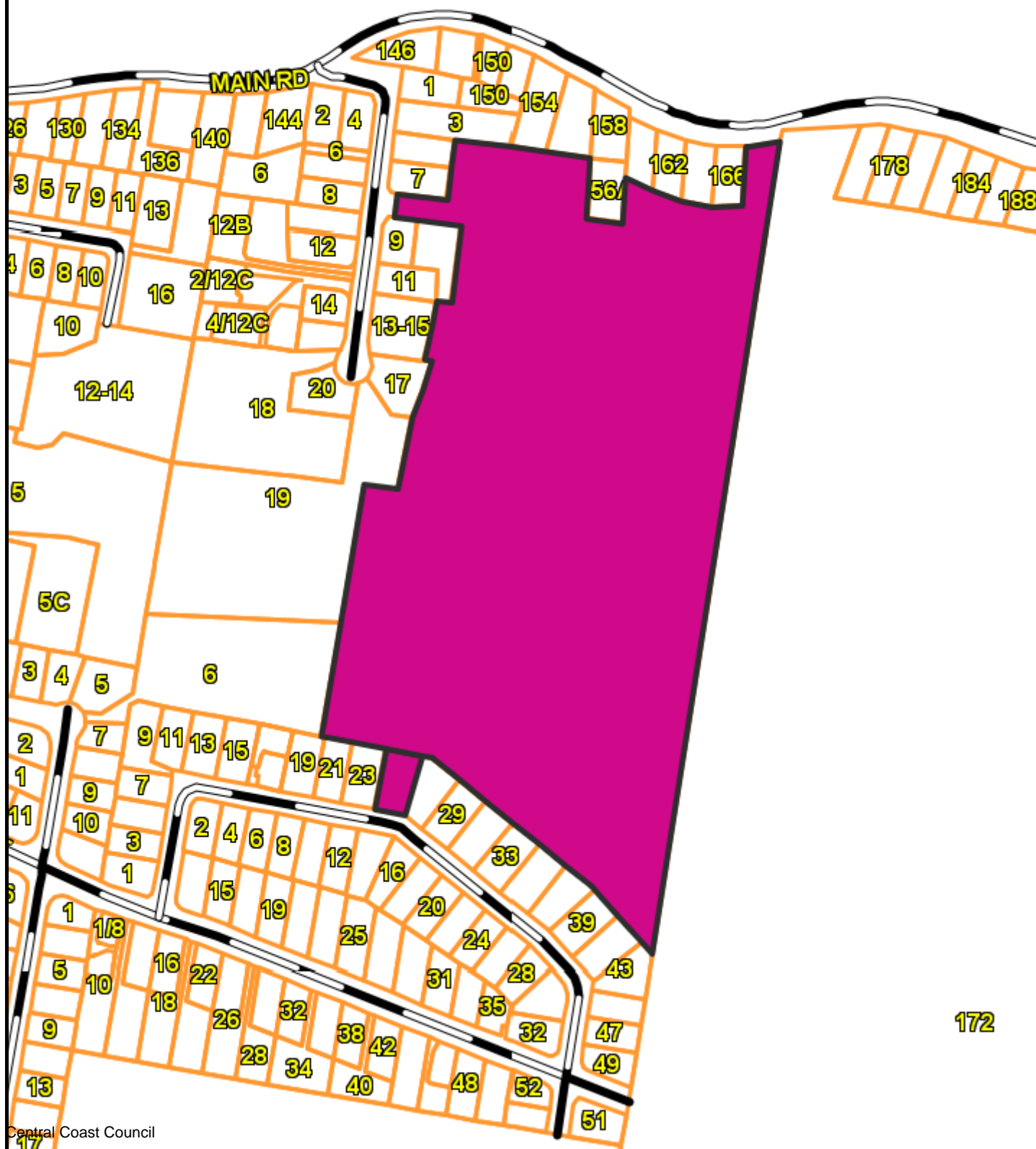
862 South Riana Road, South Riana.



862 South Riana Road, South Riana.



# Annexure 1



Central Coast Council

100 m



CENTRAL COAST COUNCIL

Central Coast Council  
900g Street 2  
Urethra  
VIC 3155  
Telephone: 03 4379 9000  
Fax: 03 4379 9001  
www.centralcoastcouncil.vic.gov.au

**Important**  
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has been replaced by the Australian Geodetic Datum 2020 (GDA2020). All maps and documents produced by the GDA84 datum should be replaced by the GDA2020 datum. For more information, please contact the Australian Geodetic Datum (AGD) website: <http://www.ga.gov.au/geodetic-datum>

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

**170 MAIN ROAD AND  
25 BOWMAN DRIVE,  
PENGUIN  
DA2021137**

Scale =  
1:3553.200



15-Jun-2021

# Annexure 2

## CENTRAL COAST COUNCIL

PO Box 220

749 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

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

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



**Land use Planning and Approvals Act 1993**

**Central Coast Interim Planning Scheme 2013**

### PLANNING PERMIT APPLICATION

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

#### Use or Development Site:

Site Address

170 Main Road and 25 Bowman Drive, Penguin, 7316

Certificate of  
Title Reference

177445/1 (170 Main Road)  
173209/13 (25 Bowman Drive)

Land Area

9.4 ha +/-

Heritage Listed Property

NO



YES



#### Applicant(s)

First Name(s)

Georgia May

Surname(s)

Cooper

Company name  
(if applicable)

PDA Surveyors

Contact No:

6431 4400

Postal Address:

6 Queen Street, Burnie TAS 7320

Email address:

georgia.cooper@pda.com.au

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



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

First Name(s)

Tana

Middle Names(s)

Surname(s)

McMullen


Company name (if applicable)

Postal Address:

170 MAIN RD PENGUIN TAS 7316

<b>PERMIT APPLICATION INFORMATION</b>	(If insufficient space for proposed use and development, please attach separate documents)
<i>"USE" is the purpose or manner for which land is utilised.</i>	
<b>Proposed Use</b>	<div style="border: 1px solid black; padding: 2px;">4 Lot Subdivision</div>
<b>Use Class</b> <i>Office use only</i>	<div style="border: 1px solid black; height: 20px;"></div>
<i>"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.</i>	
<b>Proposed Development</b> (please submit all documentation in PDF format to <a href="mailto:planning@centralcoast.tas.gov.au">planning@centralcoast.tas.gov.au</a> separating A4 documents & forms from A3 documents).	
Refer to cover letter <div style="border-bottom: 1px solid black; height: 10px; width: 100%; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%; margin-top: 10px;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%; margin-top: 10px;"></div>	

<b>Value of the development</b> — (to include all works on site such as outbuildings, sealed driveways and fencing)
\$ 20,000 ..... Estimate/ Actual
Total floor area of the development N/A ..... m <sup>2</sup>

<b>Notification of Landowner</b>
<b>If land is NOT in the applicant's ownership</b>
I, Georgia May Cooper, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.
Signature of Applicant  Date 18/05/2021
<b>If the application involves land within a Strata Corporation</b>
I, , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.
Signature of Applicant Date

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

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

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

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

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

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

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

*NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

**Applicants Declaration**

I/ we Georgia Cooper (PDA) on behalf of client Tana McMullen

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

georgialooper

Date

18/05/2021

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



## INFRASTRUCTURE SERVICES INFORMATION REQUEST

### Site of Proposed Development

Street Address

170 Main Road and 25 Bowman Drive

Certificate of Title  
Reference

177445/1 (170 Main Road)  
173209/13 (25 Bowman Drive)

### Applicant

Contact Name

Georgia Cooper

Company

PDA Surveyors

Postal Address

6 Queen Street, Burnie TAS 7320

Phone No.

6431 4400

Mobile No.

Email Address

georgia.cooper@pda.com.au

Does the development propose to construct a new crossover?

YES NO  
☒ ☐

Does the development propose to increase existing crossover width to more than 3.6m?

☒ ☐

Does the development require removal of any vegetation from within the road reserve or outside the property boundary?

☐ ☒

### Applicant Declaration

I, Georgia Cooper (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

*georgialcooper*

Date

18/05/2021

### SEARCH OF TORRENS TITLE

VOLUME 177445	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Apr-2021

SEARCH DATE : 18-May-2021

SEARCH TIME : 02.02 PM

### DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Plan 177445

Being in part derived from the land secondly described

Conveyance No. 51/9337

Excepting thereout Lot 1 (SP13005) 9374m<sup>2</sup>, Lot 2 (SP19805) 2.027ha, Lot 1 (SP143949) 1103m<sup>2</sup>, Part of Lot 1 (P130534) 109m<sup>2</sup> & Part of Lot 1 (SP177444) 59.1m<sup>2</sup>

Derivation : Part of Lot 2524, 100 Acres Gtd. to James Hales  
Prior CT 143950/1

### SCHEDULE 1

C232770 & M883646 TANA MCMULLEN Registered 22-Apr-2021 at  
12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
RESERVING TO the registered proprietor his successors and assigns and the owner or occupier for the time being of the said land within described or any portion or portions thereof a right of drainage (including the right of construction of drains) for the purpose of carrying away storm water or other surplus water from the said land within described or any portion or portions thereof over or under the strips of land marked Drainage Easement 1.52 wide A.B. and H.J. on Plan No. 177445 and through all sewers and drains which may hereafter be made or passing under through along and upon the said strips of land and the right of the said registered proprietor owner or occupier and his and their surveyors and workmen from time to time and at all times hereafter if they or he should think fit to enter upon the said strips of land and to inspect repair cleanse and amend any such sewer or drain without doing unnecessary damage to the said strips of land

BENEFITING EASEMENT: Right of drainage over the Drainage

Easement 2.00 wide marked F.G. on Plan No. 177445

BURDENING EASEMENT: Right of drainage (appurtenant to Lots 1 to 4 on Deeds Office Diagram No. 71/75) over the Drainage Easement 1.52 wide marked C.D.E. on Plan No. 177445

SP 143949 BURDENING EASEMENT:a Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 143949) over the Right of Way, Water Supply Easement and Drainage Easement 7.20 wide on Plan 177445

SP 143949 BURDENING EASEMENT:a Water Supply Easement (appurtenant to Lot 1 on Sealed Plan 143949) over the Right of Way, Water Supply Easement and Drainage Easement 7.20 wide on Plan 177445 (more fully defined in SP 143949)

SP 143949 BURDENING EASEMENT:a Right of Drainage (appurtenant to Lot 1 on Sealed Plan 143949) over the Right of Way, Water Supply Easement and Drainage Easement 7.20 wide on Plan 177445

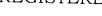
SP 143949 BURDENING EASEMENT:a Powerline Easement (appurtenant to Lot 1 on Sealed Plan 143949) over the Powerline Easement 1.50 wide on Plan 177445 (more fully defined in SP 143949)

SP 143949 BENEFITING EASEMENT:a Right of Drainage over the land marked Drainage Easement passing through Lot 1 on Sealed Plan 143949 as shown on Plan 177445

SP177444 BURDENING EASEMENT: a power supply easement (appurtenant to Lot 1 on Sealed Plan 177444) over the land marked Power Supply Easement 3.00 wide on Plan 177445

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

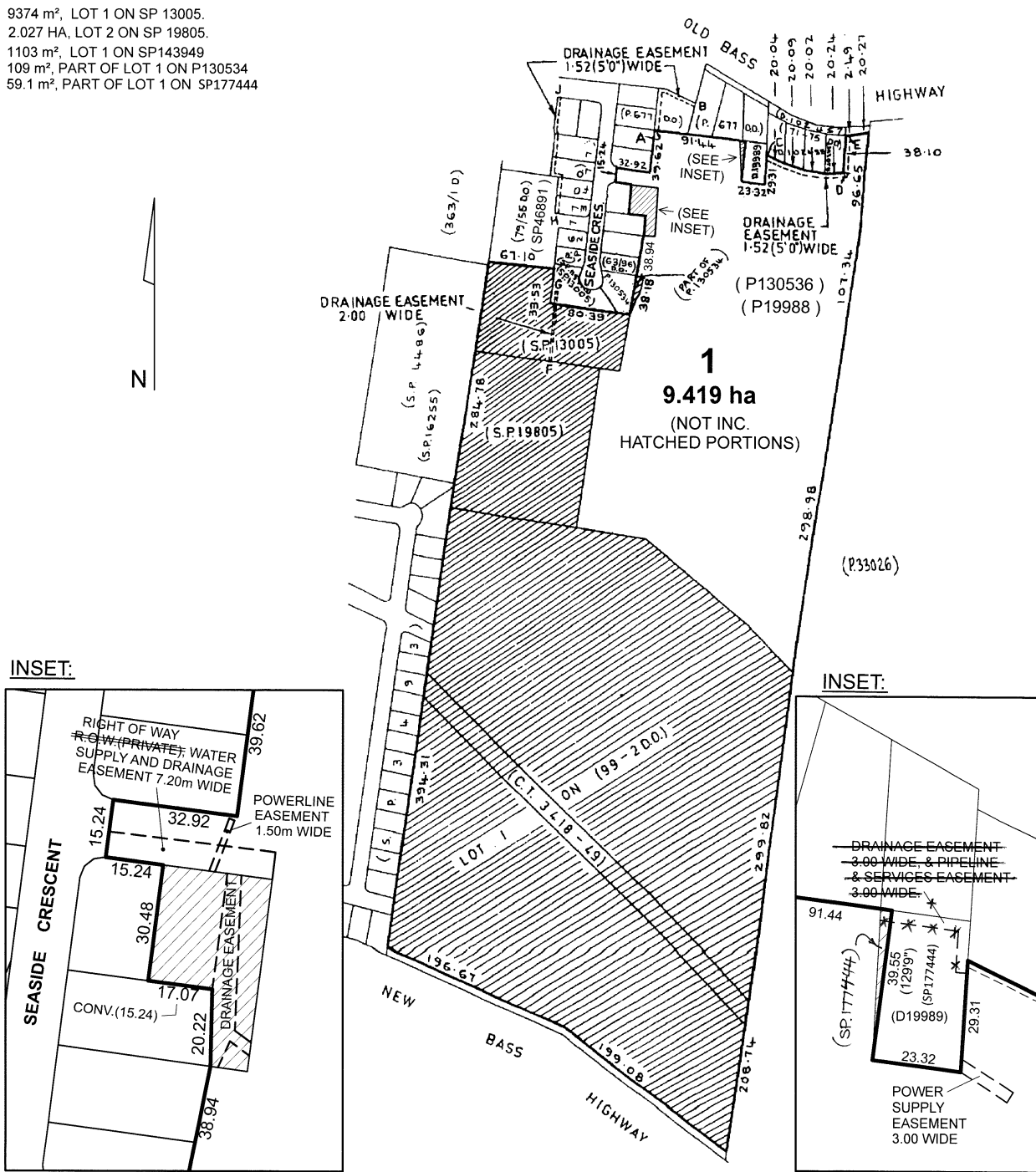
OWNER: P.H. & T. MCMULLEN	<h1 style="text-align: center;">PLAN OF TITLE</h1> <p>LOCATION: TOWN OF PENGUIN</p> <p>CONVERTED BY PLAN No. P 19988</p> <p>COMPILED BY : MICHAEL WARD of LAND &amp; SEA SURVEYS, EUGENANA</p> <p>NOT TO SCALE                      LENGTHS IN METRES</p>	REGISTERED NUMBER <b>P177445</b>
FOLIO REFERENCE: 143950-1  GRANTEE: PART OF LOT 2524, 100A-0R-0P GRANTED TO JAMES HALES.		APPROVED                      28 JUN 2019   Deputy Recorder of Titles
SKETCH BY WAY OF ILLUSTRATION ONLY		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY

'EXCEPTED LANDS'

9374 m<sup>2</sup>, LOT 1 ON SP 13005.  
2.027 HA, LOT 2 ON SP 19805.  
1103 m<sup>2</sup>, LOT 1 ON SP143949  
109 m<sup>2</sup>, PART OF LOT 1 ON P130534  
59.1 m<sup>2</sup>, PART OF LOT 1 ON SP177444

## BALANCE PLAN



## SEARCH OF TORRENS TITLE

VOLUME 173209	FOLIO 13
EDITION 6	DATE OF ISSUE 22-Apr-2021

SEARCH DATE : 18-May-2021

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 13 on Sealed Plan 173209

Derivation : Part of Lot 2524, 100 Acres, James Hales, Pur.

Prior CT 172055/101

SCHEDULE 1M873292 & M883644 TANA MCMULLEN Registered 22-Apr-2021 at  
noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP173209 EASEMENTS in Schedule of Easements

SP173209 COVENANTS in Schedule of Easements

SP173209 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER AUSTRALASIAN CONFERENCE ASSOCIATION LTD  FOLIO REFERENCE FR.172055/101  GRANTEE PART OF LOT 2524, 100A-OR-OP JAMES HALES, PUR		<b>PLAN OF SURVEY</b>  BY SURVEYOR MR M.A.C. LESTER LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD LOCATION <b>TOWN OF PENGUIN</b>  SCALE 1: 750 LENGTHS IN METRES		REGISTERED NUMBER <b>SP173209</b>  APPROVED EFFECTIVE FROM - 3 MAY 2017 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4244-21)	LAST UPI No.	LAST PLAN <b>SP147092</b> No. <b>P172055</b>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

The map shows a series of land parcels. Parcel 13 (880m²) is located at the top left, with dimensions 100'58" (23.90m) and 190'58" (54.20m). It has a drainage easement 1.00 wide. Parcel 62 (646m²) is located at the bottom center, with dimensions 308'52" (18.00m) and 218'52" (10.00m). It has a drainage easement 2.00 wide. The map includes Bowman Drive, Hales Street, and various survey numbers (SP) and plan numbers (P). A north arrow is located at the top right.

*Sandra Aylen* 24/4/17  
 COUNCIL DELEGATE DATE



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 173209</b>

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 13 on the Plan is together with a Right of Drainage over the "Drainage Easement 'A' 2.00 wide" shown passing through Lot 101 on SP 172055, Lot 5 on SP 147092, Lot 7 on SP163620 and Lot 6 on SP159794.

Lot 13 on the Plan is subject to a Right of Drainage (appurtenant to Lot 15 on SP 172054, Lot 16 on SP170723, Lot 17 on SP 152661. Lot 18 on SP 158472, Lot 19 on SP151856, Lot 20 on SP149054, Lot 22 on SP153177 and the balance) over the "Drainage Easement 'A' 2.00 wide (SP147092)" shown on the Plan.

Lot 13 on the Plan is subject to to a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Drainage Easement 'A' 2.00 wide (SP147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("the Easement Land").

62

Lot ~~13~~ on the Plan is together with a Right of Drainage over the "Drainage Easement 'B' 2.00 wide (SP147092)" shown passing through Lot 56 on SP 166222, Lot 55 on SP 158472 and Lot 54 on SP169260. & Lot 101 on P172055.

COVENANTS

Lot 62 on the Plan is subject to a right of drainage (appurtenant to Lot 66 on SP147092) over the Drainage Easement 2.00 wide shown on the Plan.

1. The owner of each lot on the plan covenants with the Vendor Australasian Conference Association Ltd and the owners for the time being of every other lot shown on the plan and the balance to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan and the balance to observe the following stipulations, namely:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Australasian Conference Association Ltd FOLIO REF: 172055/101 SOLICITOR Walsh Day James Mihal & REFERENCE: E. James 160658	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 24 April 2017 SUB2003-20 <i>Sandra Sykes</i> REF NO. Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

eej:#austr\_c1\_160658\_5.DOC

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 173209</b></p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 172055/101</p>	

- A. Not to erect or maintain or permit to be erected or maintained on a lot:
- (a) any building other than a single private dwelling and outbuildings usually appurtenant thereto;
  - (b) a relocated existing building, any kit home or a dutch or similar type barn or other portable or easily removable building;
  - (c) a building consisting principally of second hand materials other than cleaned and washed bricks;
  - (d) a dwelling externally finished using galvanised iron, colourbond or similar material;
  - (e) an outbuilding externally finished using galvanised iron or similar material;
  - (f) a building using galvanised iron or similar material as roof cladding;
  - (g) any fence of any type constructed within 5 metres of any road shown on the plan.
- This provision does not prohibit:
- a fence on a boundary which is an external boundary between land shown on the plan and adjoining land not included in the plan, or
  - a fence on a boundary which is a boundary with lot 77;
  - the erection of a retaining wall for the purpose of maintaining the natural level of such lot.

- B. Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property.

BUT nothing above contained or implied will prevent the subdividers from:

- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants; and
- (b) modifying, waiving or releasing or allowing any departure from any of the restrictive covenants and stipulations contained in the above Covenants in relation to any lot or portion of any lot.

**NO OTHER** easements, covenants or profits a prendre are hereby created to benefit or burden the lots on the Plan.

#### **FENCING PROVISION**

In respect of each lot on the plan the Vendors Australasian Conference Association Ltd shall not be required to fence.

#### **INTERPRETATION**

1. The "subdividers" means Australasian Conference Association Ltd.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 3 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 173209</b></p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 172055/101</p>	

2. The balance means the balance of land comprised in Folio of the Register Volume 172055 Folio 101 at the date of acceptance hereof after excepting thereout lot 13 and 62 on the Plan.

3. The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 4 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 173209</b></p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 172055/101</p>	

- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace any thing that supported, protected or covered the Infrastructure.
4. "Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:
- (a) sewer pipes and water pipes and associated valves;
  - (b) telemetry and monitoring devices;
  - (c) inspection and access pits;
  - (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
  - (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
  - (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
  - (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
  - (h) where the context permits, any part of the Infrastructure.

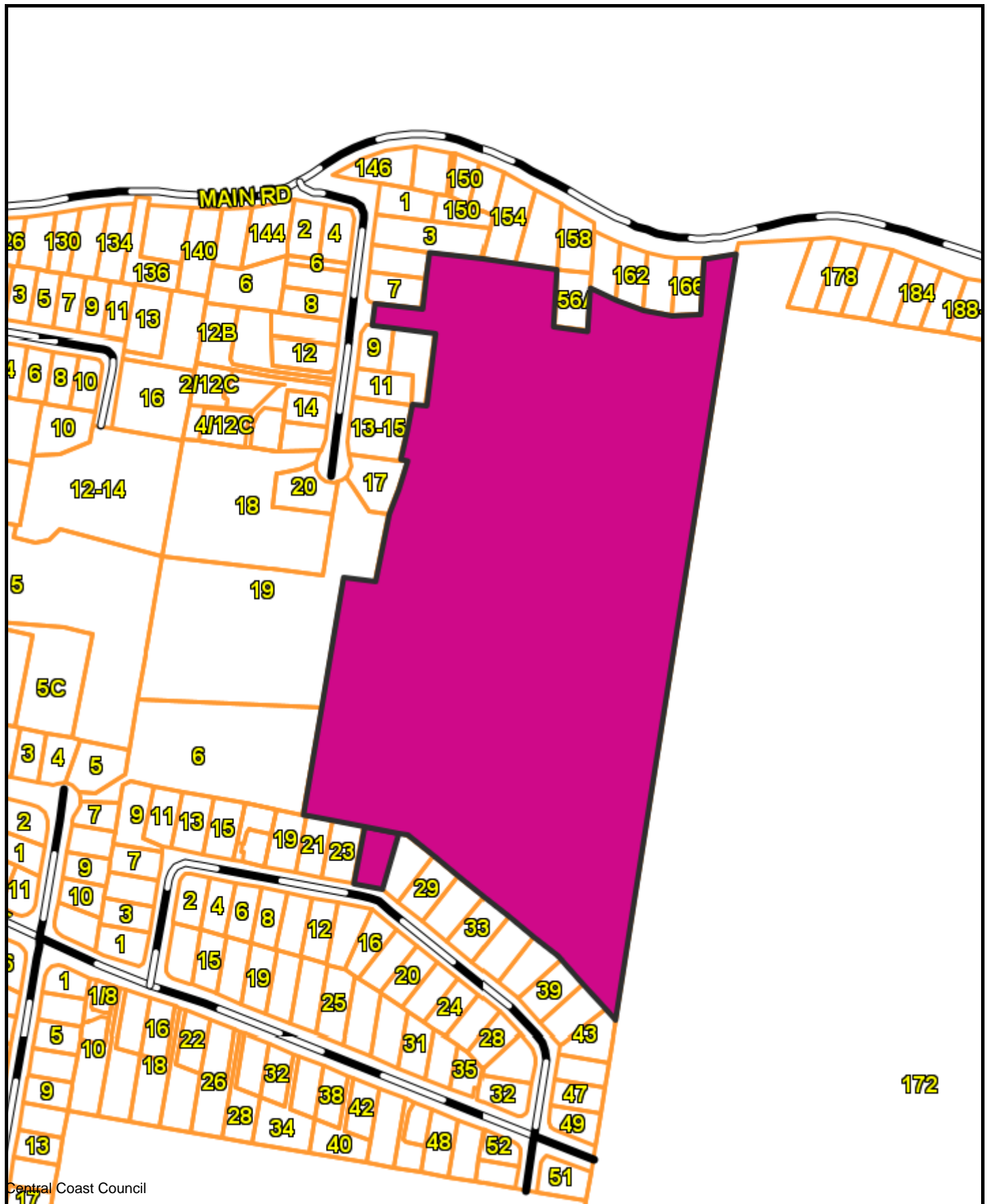
The Common Seal of **AUSTRALASIAN** )  
**CONFERENCE ASSOCIATION LTD** )  
 Being the registered proprietor of )  
 Folio of the Register Volume 172055 )  
 Folio 101 was affixed in the presence of: )



Director **JOHN STILINOVIC**

Secretary **JANNIE FRANCOIS KEET**

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Central Coast Council

100 m



Scale =  
1:3553.200



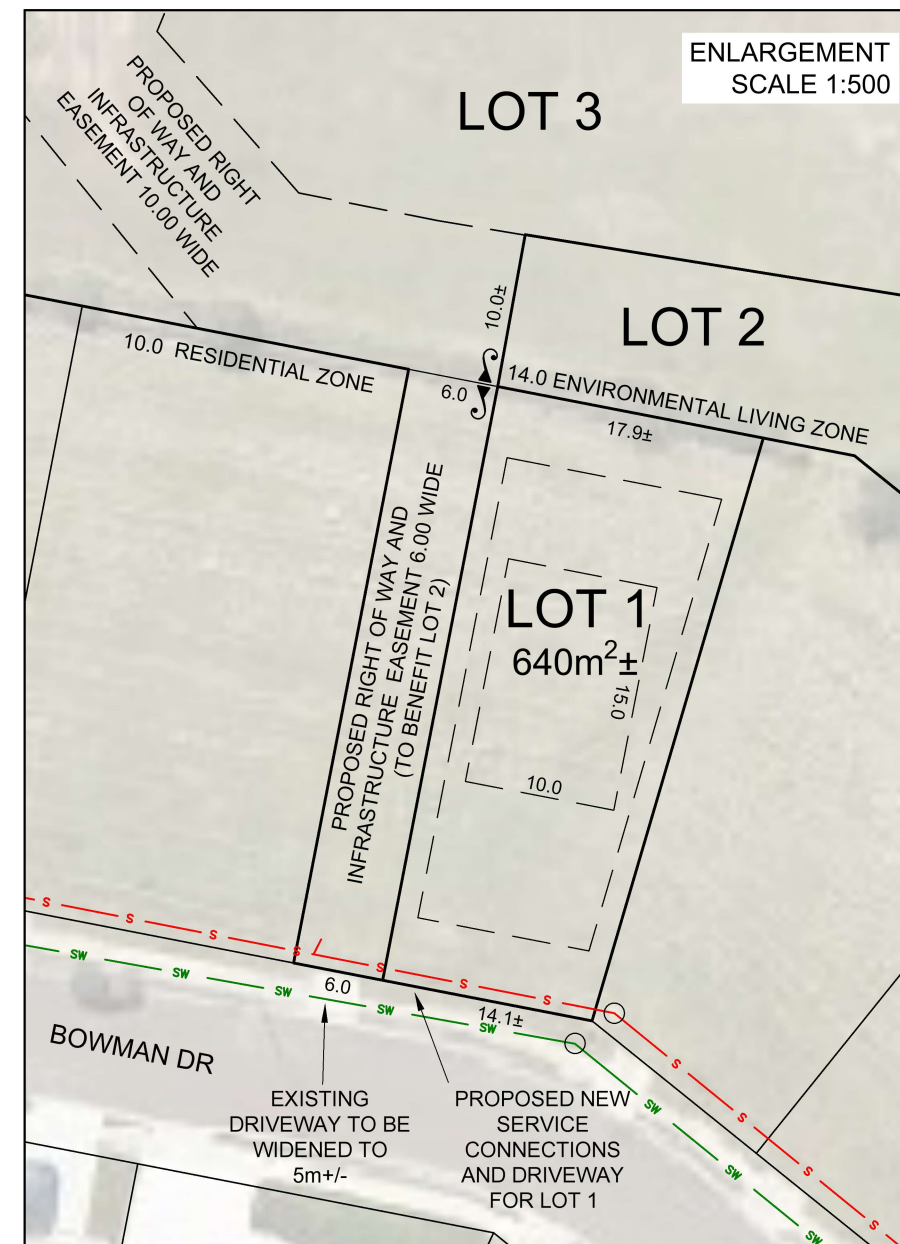
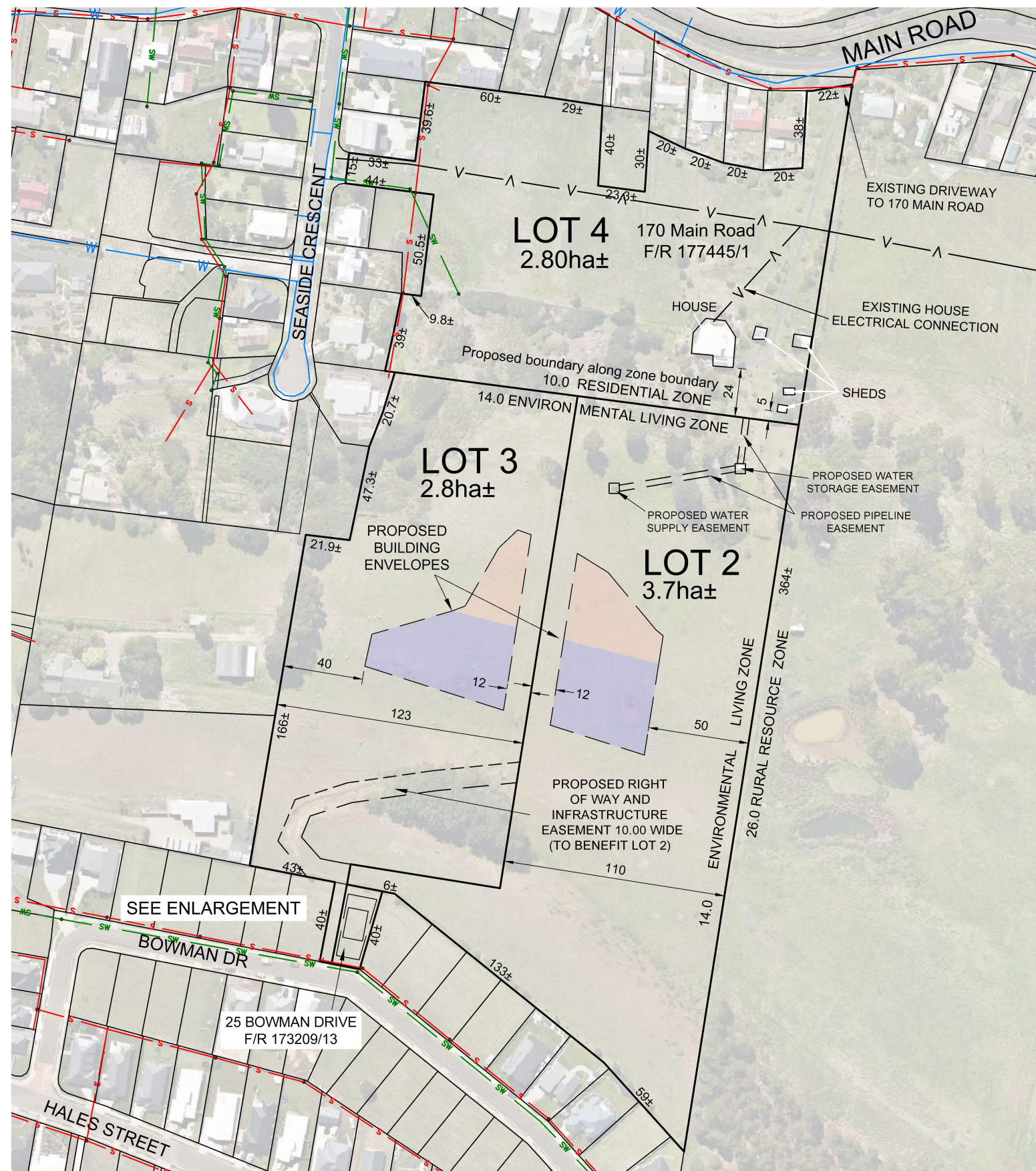
15-Jun-2021

**Important**  
This map was produced by the GEODETIC DATUM OF AUSTRALIA 1984 (GDA84), which has been replaced by the Australian Geodetic Datum 2020 (GDA2020). All maps and documents produced by the Central Coast Council are based on the GDA2020 datum. For more information, please visit the Central Coast Council website.

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

**170 MAIN ROAD AND  
25 BOWMAN DRIVE,  
PENGUIN  
DA2021137**





## PLAN OF SUBDIVISION

Owners  
T McMullen  
Title References  
FR 177445/1 & 173209/13

Address  
170 Main Road and 25 Bowman  
Drive, Penguin 7316

Council  
Central Coast Council

Planning scheme  
Central Coast Interim Planning  
Scheme 2013

Zone  
General Residential and  
Environmental Living


Code Overlay  
Bushfire Prone Areas  
Landslip Hazard

Point of interest GDA2020 MGA55  
422984E, 5447676N

*Proposed Easements*  
Right of Way and Infrastructure  
Easements in favour of Lots 2 and 3.  
Pipeline and Water Supply  
Easement in favour of Lot 4.

LEGEND

— S — Sewer  
— W — Water  
— v — Overhead Electricity  
— SW — Stormwater

 Area suitable for building but not AWTS

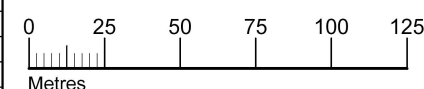
Area suitable for building and AWTS

## NOTES

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

E				
D				
C				
B				
A	Change to Lots 2 and 3 access and improve clarity in relation to Council RPI (dated 27/05/21)	DRAWN	DATE	APPROVED
REV	AMENDMENTS	DRAWN	DATE	APPROVED

SCALE 1: 2500 (A3)



SURVEYOR ----	GEOCIVIL 46906
DRAWN CB	CHECKED AE
DATE 4/05/2021	

PLAN OF SUBDIVISION  
170 MAIN ROAD AND 25 BOWMAN DRIVE  
PENGUIN  
FOR TANA MCMULLEN



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

6 Queen Street  
Burnie, Tasmania, 7320  
www.pda.com.au  
Also at: Launceston, Devonport,  
Hobart & Kingston

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**Planning** PHONE: +61 03 6431 4400  
FAX: +61 03 6431 6663  
EMAIL: pda.bne@pda.com.au

SCALE	PAPER
1:2500	(A3)
JOB NUMBER	DRAWING
46906-1A	



**BURNIE/DEVONPORT**

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

**HOBART**

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

**KINGSTON**

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

**LAUNCESTON**

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



**PDA Surveyors**

Incorporating  
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 SURVEYS**

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ABN 71 217 806 325

6 Queen Street  
 Burnie Tasmania, 7320  
 Phone (03) 6431 4400

ABN 71 217 806 325  
 Email: [pda.bne@pda.com.au](mailto:pda.bne@pda.com.au)  
[www.pda.com.au](http://www.pda.com.au)

Central Coast Council

PO Box 220

ULVERSTONE 7315

Emailed to: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

Our Ref: 46906

10 June 2021

**RE: DA2021137 – 170 MAIN ROAD AND 25 BOWMAN DRIVE, PENGUIN**

Dear Carolyn,

In response to your letter dated 27 May 2021, please find our responses below.

1. The Plan of Subdivision has been adjusted to show the setback for the existing buildings to the proposed new boundary.
2. Due to the size of the proposed lots and the relatively large area that is able to be developed in accordance with the geotechnical report, it is our preference not to have to limit the building envelope to one area measuring only 500m<sup>2</sup>. As such, the application will address the performance criteria and the compliance assessment has been amended.
3. The shading on the Plan of Subdivision has been cropped to the envelope and the wording amended. The shading represented the area suitable for AWTS, which extends beyond the 50m setback for a building.
4. The Plan of Subdivision has been amended to change notation from septic to AWTS in accordance with the geotechnical report.
5. Refer to amended Geoton report.
6. The compliance assessment has been adjusted to reflect that residential use is a permitted use within the Environmental Living Zone.
7. The original intent was to share ownership access so the maintenance was not solely one owners' responsibility. Given it is only for Lot 2, The Plan of Subdivision has been amended to simplify the shared access.
8. Noted
9. Noted. The developer purchased the property for the purpose of access.

Yours faithfully

**PDA SURVEYORS**

Georgia Cooper

OFFICES ALSO AT:

- 77 Gunn Street, Devonport, 7310 (03) 6423 6875
- 3/23 Brisbane Street, Launceston, 7250 (03) 6331 4099
- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 10/16 Main Road, Huonville, 7109 (03) 6264 1277
- 3 Franklin Street, Swansea, 7190 (03) 6130 9099



## *- Compliance Submission -*

*PDA Surveyors reference: 46906*

*Document version: 1.1*

*Date: 10 June 2021*

### *Central Coast Interim Planning Scheme 2013*

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

<i>7.0 Planning Scheme Operation</i>	Yes	Yes	In accordance with 7.2.1, the land on which the activity would occur is in the General Residential Zone.
<i>8.1 Application Requirements</i>	Yes	Yes	In accordance with 8.1.2, the application documentation includes: <ul style="list-style-type: none"> <li>(a) details of the location of the proposed use or development (please see Plan of Subdivision);</li> <li>(b) a copy of the certificates of title, title plans and schedule of easements (enclosed);</li> <li>(c) a full description of the proposed use or development (below and enclosed);</li> <li>(d) a description of the manner in which the proposed use or development will operate (below and enclosed).</li> </ul>
<i>9.0 Special Provisions</i>	No	N/A	No special provisions apply.

**Lots 1 and 4 are assessed under 10.0 General Residential Zone**

<i>10.1.1 Zone Purpose Statements</i>	Yes	Yes	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
<i>10.1.2 Local Area Objectives</i>	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.
<i>10.1.3 Desired Future Character Statements</i>	No	N/A	The proposed use is Residential, which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.
<i>10.2 Use Table</i>	Yes	Yes	The proposed use is residential, which is a no permit required use.
<i>10.3.1 Discretionary use</i>	No	N/A	The proposed use is residential, which is a no permit required use.
<i>10.3.2 Impact of use</i>	No	N/A	No non-residential use is proposed.

<i>10.4.1 Multiple dwellings</i>	No	N/A	No new dwellings proposed.
<i>10.4.2 Frontage setback and building envelope</i>	Yes	Yes	A1/A2/A3 is compliant  Proposed lots 1 and 4 will be in the general residential zone. Lot 4 contains a previously approved lawful dwelling. No changes to existing dwelling and no new dwellings have been proposed for Lot 1.
<i>10.4.3 Site coverage and private open space for all dwellings</i>	No	N/A	A1 (a)  Existing dwelling on Lot 4 is a previously approved lawful dwelling. Site coverage does not exceed 50%. No new dwellings have been proposed for Lot 1.  A2  No new dwellings are proposed. However, the site complies with the private open space requirements on Lot 4.
<i>10.4.4 Sunlight and overshadowing for all dwellings</i>	No	N/A	No new or multiple dwellings proposed.
<i>10.4.5 Width of openings for garages and carports for all dwellings</i>	No	N/A	No new dwellings proposed. Existing garage on Lot 4 does not open onto the frontage.
<i>10.4.6 Privacy for all dwellings</i>	Yes	Yes	A1/A2 is compliant  The existing dwelling on Lot 4 is single storey and offset sufficiently from the proposed boundary to comply with this clause. No new dwellings proposed however provided that care is taken in the design of any future dwellings, an acceptable degree of privacy would be achievable.



		<p>A3 is compliant</p> <p>No shared driveway or parking space has been proposed for Lot 1 or Lot 4.</p>
No	N/A	No new fencing proposed
No	N/A	No new or multiple dwellings proposed.
Yes	Yes	<p>A1 (a) &amp; (b) is compliant</p> <p>As per the Plan of Subdivision, each lot would have an area greater than 330m<sup>2</sup>. Lot 1 contains a building area of at least 10.0m x 15.0m as shown on the Plan of Subdivision.</p> <p>Lot 4 contains a previously approved legal dwelling.</p> <p>A2 (a), (e) is compliant</p> <p>Lot 4 has an existing driveway from Main Street. A new driveway is proposed for Lot 1 from Bowman Drive. In each case, access would be across a frontage over which no other land has a right of access. Each crossover would be constructed in accordance with the requirements of the Road Authority.</p> <p>A3 is compliant</p> <p>Lot 4 has an existing water supply connection. A new connection has been proposed for Lot 1 as per the plan of subdivision.</p>

		<p>A4 is compliant</p> <p>Lot 4 has an existing sewerage connection. A new connection has been proposed for Lot 1 as per the plan of subdivision.</p> <p>A5 is compliant</p> <p>Lot 4 has an existing stormwater connection. A new connection has been proposed for Lot 1 as per the plan of subdivision.</p>
Yes	Yes	<p>A1 is compliant</p> <p>Each lot would be at least 330m<sup>2</sup>. The subdivision would provide for typical urban density.</p>
No	N/A	<p>Lot 4 contains exiting, previously approved developments. No new developments have been proposed.</p>
Yes	Yes	<p>A1 is compliant</p> <p>Lot 4 contains an existing dwelling which has been previously approved. No changes have been proposed to the existing structures of Lot 4. Lot 1 is not within the required setback distance to any zone boundaries as shown in table to clause 10.4.12 A1.</p> <p>A2 is compliant</p> <p>Both Lot 1 and Lot 4 are not within 50.0m a major road, railway, wharf, or area designated for future road or rail purposes.</p>
Yes	Yes	<p>A1 (a) is compliant</p> <p>Each lot is intended for Residential use and development.</p>

		<p>A2 is compliant</p> <p>Lot 4 and Lot 1 are not proposed to be internal lots. Given the widths of the frontage and the size of the lot, Lot 4 would not be considered an internal lot.</p>
10.4.14 Reticulation of an electricity supply	Yes	<p>Yes</p> <p>A1 is compliant</p> <p>As per the plan of subdivision both Lot 4 and Lot 1 contain existing electrical connections.</p>

**Lots 2 and 3 are assessed under 14.0 Environmental Living Zone**

14.1.1 Zone Purpose Statements	Yes	Yes	The proposed use is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
14.1.2 Local Area Objectives	No	N/A	The proposed use is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.
14.1.3 Desired Future Character Statements	No	N/A	The proposed use is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.
14.2 Use Table	Yes	Yes	The proposed use is residential, which is a permitted use.
14.3 Use Standards	Yes	Yes	The proposed use is residential, which is a permitted use.
14.4.1 Suitability of a site or lot for use or development	Yes	Yes	<p>P1 is compliant</p> <p>(a)</p> <p>The intended use is residential and will require/result in the construction of a residential dwelling. Given there are several areas on the site that would be suitable to construct a dwelling, the performance criteria pathway has been chosen to provide potential future</p>

	<p>owners the option to select a building envelope of their choice within the parameters set by the geotechnical investigation and the various clauses of the planning scheme.</p> <p>(b)</p> <p>Access to the site is shown on the plan and designed in accordance with the geotechnical report.</p> <p>(c)</p> <p>No adjoining uses will be impacted by the proposal of residential use and development on the proposed new lots. All surrounding lots are currently developed for residential purposes.</p> <p>(d)</p> <p>The area of the proposed new lots is sufficient to accommodate required utilities</p> <p>(e)</p> <p>The lot layout provides an access to the proposed new lots and does not restrict the lawful access of any adjoining parcels of land.</p> <p>P2 (a) is compliant</p> <p>(iii)</p>
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Lots 2 and 3 are proposed to have shared access via right of way. Lot 3 has frontage on Bowman Drive via an access strip. Due to geotechnical constraints, Lot 2 and 3 will share their access to the bottom of the escarpment.

(iv)

Proposed access off Bowman Drive will be 6m wide to minimise loss of land in the residential zone. 6 meters is wide enough to allow 2-way traffic flow internally and is sufficient for 2 residential dwellings. The physical access will then widen for the corners to the top of the escarpment. The driveway down the escarpment (approximately 80 meters) will be limited to one way traffic. Through design it is possible to have sight distances before traffic is restricted to one way making it a safe egress. The modifications required are achievable given the geotechnical constraints. Access will be limited to Lots 2 and 3 and is sufficient for the volume as described above.

A3 (a) is compliant

Lot 2 is proposed to connect to existing water supply connection.

(b) is compliant

Lot 3 has been proposed to connect to a water supply via a rechargeable drinking water system, however Lot 3 has the potential to connect to water infrastructure should the future owners decide they would like to connect to the existing network.

A4 (b) is compliant

It has been proposed that both Lots 2 and 3 will dispose of sewerage by on-site disposal as sewerage waste cannot be drained to a reticulated sewer system. The site has the capacity for on-site disposal of domestic waste water as shown on the plan of subdivision.

		<p>A5 (b) (ii) is compliant</p> <p>It has been proposed that both Lots 2 and 3 will dispose of stormwater on site with water to be captured into water tanks. Any overflow will be disposed of on site and there is sufficient site area for it to be compliant with this clause. Refer to Geoton report dated 11 May for preliminary on-site stormwater disposal evaluation.</p>
No	N/A	No new dwellings have been proposed.
Yes	Yes	<p>A1/A2 is compliant</p> <p>No new dwellings or developments have been proposed. As shown by the building envelope on the plan of subdivision there is a sufficient site area to be compliant with all frontage and setback clauses.</p> <p>A3 is compliant</p> <p>No new dwellings have been proposed. The building area on the plan of subdivision shows the maximum area suitable for building. Any future development will need to be compliant with site coverage requirements.</p> <p>A4 is compliant</p> <p>No new buildings or development of electrical infrastructure has been proposed.</p>

		<p>A5 is compliant</p> <p>No replanting of vegetation will be required.</p>
No	N/A	No new dwellings proposed however provided that care is taken in the design of any future dwellings, an acceptable degree of privacy would be achievable.
No	N/A	No new or multiple dwellings have been proposed, however there is sufficient site area for any future developments to be compliant with the acceptable solutions.
Yes	Yes	<p>A1 (a) is compliant</p> <p>No dwellings have been proposed however both Lots 2 and 3 contain a building envelope which would be at least 50.0m from the nearest zone boundary as shown on the plan of subdivision.</p> <p>(b) is compliant</p> <p>There is sufficient building area as shown on the plan of subdivision to construct a building within the building envelope.</p> <p>A2 is compliant</p> <p>Lots 2 and 3 are not within 50.0m a major road, railway, wharf, or area designated for future road or rail purposes.</p>
Yes	Yes	<p>A1 (a) is compliant</p> <p>Each lot on the plan of subdivision is intended for residential use.</p>

		<p>P2 (i) is compliant</p> <p>(a), (b), (c), (f)</p> <p>As per the plan of subdivision, proposed lots 2 and 3 will be internal lots. An internal lot is required for the efficient use of land as a result of restricted access caused by both the current pattern of lots developed and geotechnical restraints. Internal lots have been proposed to not restrict or waste residential land on Bowman Drive. Given land stability the preferred access to Lots 2 and 3 is shown on the plan of subdivision on Bowman Drive.</p> <p>(ii) is compliant</p> <p>Although the land area is large enough to subdivide further, we have proposed only 2 lots to reduce the impact of amenity on the adjacent land. As a result, the volume of traffic entering the site will be minimal and without likely impact on the amenity of adjacent land.</p>
Yes	Yes	<p>A1 is compliant</p> <p>It has been proposed to connect Lots 2 and 3 via underground network connection. See attached letter from TasNetworks.</p>

<i>E1 Bushfire-Prone Areas Code</i>	Yes	Yes	Refer to Bushfire Hazard Report prepared by ES&D.
<i>E2 Airport Impact Management Code</i>	No	N/A	The site is not within an ANEF area and not within prescribed airspace.
<i>E3 Clearing and Conversion of Vegetation Code</i>	No	N/A	No vegetation removal is proposed.



<i>E4 Change in Ground Level Code</i>	Yes	Yes	Only minor changes in ground level are proposed to form the driveway access to both Lots 2 and 3 as per 8.5 of the Geoton report.
<i>E5 Local Heritage Code</i>	No	N/A	There are no local heritage areas listed in the Code.
<i>E6 Hazard Management Code</i>	Yes	Yes	<p>Medium land slide hazard risk identified. Refer to report prepared by Geoton dated 11 May 2021 (Lots 2 and 3)</p> <p>No building development proposed for Lot 4 so there will be no increased risk to the existing lawful dwelling. Geoton report dated 20 March 2019 for the risk of Lot 4 has been provided for information only.</p> <p>No contamination is known to be present.</p> <p>No flooding is known to occur on the site that would place development at risk.</p>
<i>E7 Sign Code</i>	No	N/A	No signage proposed.
<i>E8 Telecommunication Code</i>	No	N/A	The site is not near and the proposal does not involve telecommunications infrastructure of the type covered by the Code.
<i>E9 Traffic Generating Use and Parking Code</i>	Yes	Yes	In accordance with section 8.5 of the Geoton report, a cut off drain is proposed to be installed above the cut batter to prevent surface flows discharging over the cut batter. No dwellings have been proposed however there is sufficient site area to comply with parking requirements.
<i>E10 Water and Waterways Code</i>	No	N/A	No water courses within 30m.

**GEOTECHNICAL INVESTIGATION  
AND LANDSLIDE RISK  
ASSESSMENT**

Ms Tana McMullen

Proposed Subdivision

170 Main Road, Penguin

GL21101Ab  
11 May 2021

11 May 2021

Reference No. GL21101Ab

Ms Tana McMullen  
170 Main Road  
PENGUIN TAS 7316

Dear Madam

**RE: Geotechnical Investigation and Landslide Risk Assessment  
170 Main Road, Penguin**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Matthew Street or the undersigned on (03) 6326 5001.

For and on behalf of

**Geoton Pty Ltd**



**Tony Barriera**

Director – Principal Geotechnical Engineer

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## **Limitations of Report**

### **Figures**

Figure 1: Site Geology

Figure 2: Geomorphology

Figure 3: Shallow Slide and Flow Susceptibility

Figure 4: Deep-Seated Landslide Susceptibility

Figure 5: Site Plan

Figure 6: Slope Stability Analysis

Site Photographs

### **Appendices**

Appendix A – Borehole Logs & Explanation Sheets

Appendix B – Qualitative Terminology for Use in Assessing Risk to Property

Appendix C – Some Guidelines for Hillside Construction

Appendix D – Certificate Forms

## 1 INTRODUCTION

A limited scope investigation has been conducted for Ms Tana McMullen at the site of a proposed 4 lot residential subdivision at 170 Main Road, Penguin.

It is understood that the Council has indicated that the site is located within an area of doubtful stability, and as such a landslide risk assessment is required to satisfy ground hazard code requirements (Code E6) for the Central Coast Interim Planning Scheme.

The investigation has been conducted for Lot 2 and Lot 3 of the proposed subdivision to provide the following:

- A landslide risk assessment;
- An assessment of the general subsurface conditions at Lot 2 and Lot 3 and consequently assigning a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- A preliminary on-site wastewater disposal assessment for Lot 2 and Lot 3 to determine if each lot can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”); and
- A preliminary on-site stormwater disposal assessment.

It should be noted that this is a preliminary on-site wastewater/stormwater disposal assessment and that a specific wastewater/stormwater design will be required once the actual location and size of each residential development is known.

### 1.1 Proposed Development

A preliminary subdivision plan was provided, prepared by PDA Surveyors (Drawing No.46906-1, dated 4/05/2021). We understand that the proposed subdivision development is as follows:

- Lot 1 is the existing lot of 25 Bowman Drive, Penguin. Along the western boundary of 25 Bowman Drive it is proposed to form a 6m wide right of way and infrastructure easement for servicing the proposed new Lot 2 and Lot 3;
- Lot 2 is approximately 3.7 hectares and will require an access/infrastructure easement within Lot 1 and proposed Lot 3.
- Lot 3 is approximately 2.8 hectares and contains the proposed access/infrastructure easement for Lot 2.
- Lot 4 is approximately 2.8 hectares and contains an existing dwelling.

### 1.2 Assessment Methodology

The assessment presented herein is based on the methodology promoted by the Australian Geomechanics Society, AGS (2007) Landslide Risk Management.

By way of an extract from AGS (2007a) “Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning”:

***“Landslide Risk Assessment takes the outcomes of hazard mapping and assesses the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vulnerability.”***

The methodology adopted for this assessment was to:

- Develop a landslide inventory for the site, employing the publicly available landslide mapping carried out by the Mineral Resources Tasmania (MRT);
- Undertake assessments of the landslides relating to the site in terms of historical likelihood; and
- Undertake risk assessments, in terms of both risk-to-property and risk-to-life for critical structures within the site and relevant surrounding areas.

### **1.3 Previous Landslide Risk Assessment**

Geoton previously conducted a landslide risk assessment for the existing development on proposed Lot 4 at 170 Main Road, Penguin (Report No. GL18595Ab, dated 20 March 2019). This report included a review of geomorphological features, subsurface conditions and historical photographs. The assessment concluded that the risk from landslides for the proposed building envelopes within the site was LOW.

## **2 BACKGROUND**

### **2.1 Geology**

The MRT Digital Geological Atlas, 1:25,000 Series, indicates that the majority of the proposed Lot 2 and Lot 3 (including the proposed development areas) is underlain by Quaternary period Landslide deposits predominantly derived from weathered Tertiary rocks. The southernmost portion of Lot 2 and Lot 3 (including the proposed access road) is underlain by Cretaceous Period deeply-weathered basalt.

North of the site (along the foreshore) is mapped as Cambrian Period chert, quartzite, limestone, siltstone and mudstone.

An extract of the Geology Map is provided as Figure 1.

### **2.2 Landslide Hazards**

Examination of the Land Information System Tasmania (LIST) Landslide Planning Map – Hazard Bands Overlay, indicates that the majority of proposed Lot 2 and Lot 3 (including the proposed development areas) is mapped within a medium Landslide Hazard Band.

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Landslide Inventory Map, 1:25,000 scale, indicates that the mid to southern portion of proposed Lot 2 and Lot 3 is mapped within a large soil landslide with an unknown activity (Landslide ID No.583). The north western portion of Lot 3 is mapped as a soil slide with an unknown activity (Landslide ID No.2848). In addition, the north eastern portion



of Lot 3 is mapped as a possible landslide with an unknown activity (Landslide ID No.2849).

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Geomorphology Map, 1:25,000 scale, indicates that the southernmost portion of Lot 2 and Lot 3 is mapped as an elevated semiplanar landscape surface of uncertain origin directly above the headscarp of a mapped past landslide. The remainder of Lot 2 and Lot 3 (including the proposed development areas) is mapped as a large bench feature being the displaced mass of a past landslide. The slopes within Lot 4 are typically mapped as colluvial footslopes. Four springs/seeps are located within the southern portion of Lot 2 and Lot 3. An extract of the Geomorphology Map is provided as Figure 2.

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Shallow Slide and Flow Susceptibility Map, indicates that the southern portion of Lot 2 and Lot 3 (including the mapped headscarp) is mapped within a low to moderate susceptibility zone for shallow landslides. The remainder of Lot 2 and Lot 3 (including the proposed development areas) contains minor areas with a low susceptibility for shallow landslides. The steep slopes directly to the north of Lot 2 and Lot 3 (within Lot 4) are predominantly zoned as having a moderate to high susceptibility for shallow landslides. An extract of the Shallow Slide and Flow Susceptibility Map is provided as Figure 3.

Examination of the MRT Tasmanian Landslide Map Series, Ulverstone – Deep Seated Landslide Susceptibility Map, indicates that the majority of Lot 2 and Lot 3 is mapped within a susceptibility zone for landslide reactivation. In addition, the southern portion of Lot 2 and Lot 3 (including the mapped headscarp) is mapped within a source area susceptibility zone for first time failure and a runout area susceptibility zone for first time failure. An extract of the Deep-Seated Landslide Susceptibility Map is provided as Figure 4.

## 2.3 MRT Reports

The MRT database indicates that Landslide ID No.583 is mapped as a rotational slide and has an unknown activity. The landslide was mapped through air photo interpretation and has a geological setting of predominantly deeply weathered Tertiary basalt interbedded with sediments.

A search of the MRT database was conducted with a review of the reports pertaining to the site and surrounding area. There were no reports of the subject site, however, there were reports of general landslides in the Penguin area. The reports provide a good historical background to the area in addition to their technical content. Data and findings of the reports relevant to this study are summarized in point form below:

- Landslides in the Penguin district are an exclusive feature of Tertiary rocks. Three types of movement have been noted (Matthews TR9):
  1. Earth flows - very common and occur on the face of the scarp. They may originate as rotational slides in some cases but the end product is a flow with a long narrow path of movement;
  2. Large rotational sliding; and

3. Soil creep - a feature on steep slopes.

- Historically, much of the escarpment in the Penguin region has been subjected to landslide activity at one time or another, although there have been few movements in recent years (Donaldson UR1981\_55).
- Investigations have indicated that Tertiary basalt slopes underlain by Tertiary sediments are prone to instability at slopes greater than about 14° (Donaldson UR1981\_55).
- Tertiary basalt clays underlain by Tertiary clays are a potent cause of landslip where they are exposed to springs (Stevenson UR1971\_07).

### **3 FIELD INVESTIGATION**

The field investigation was conducted on 23 February and 2 March 2021 and involved the drilling of 11 boreholes by 4WD mounted auger rig to the investigated depths or auger refusal depths of 0.8m to 8.2m.

Insitu vane shear strength tests and pocket penetrometer tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

The results of the field and laboratory tests are shown on the borehole logs, whilst the laboratory tests are also summarised in Table 1 within Section 4.3 below.

The logs of the boreholes are included in Appendix A with their locations shown on Figure 5 attached.

## **4 SITE CONDITIONS**

### **4.1 Site Description**

The overall site (Lot 1 to Lot 4) is a large 9.35-hectare block with an existing dwelling within the north-eastern portion of the site (Lot 4). The proposed development areas for Lot 2 and Lot 3 (building & wastewater envelopes) are to be located in the mid portion of the site, located on a large bench feature of a past (ancient) landslide (see Figure 5).

The ground surface within the proposed development areas for Lot 2 and Lot 3 is gently undulating and generally has a fall of between 2° and 7° towards the north with a ground surface of thick grass (see Plates 1 & 2). There is a minor east-west trending ridge within the development area of Lot 3 (see Figure 5). The ridge has been built up slightly with the placement of shallow fill consisting of cobbles, boulders and soil. No springs or seeps were identified within the proposed development areas. Lot 2 contains a minor drainage depression that discharges towards the northeast (see Figure 5). Lot 3 contains a minor drainage depression that discharges towards the northwest (see Figure 5). Lot 3 also contains a poorly drained depression to the south of the proposed development area (see Figure 5). The proposed development areas did not show obvious signs of any recent significant landslide activity.

The southern uphill portion of Lot 2 and Lot 3 forms the headscarp of the past (ancient) landslide (ID No. 583) with slopes of between 16° and 27° down towards the north. The slopes within the headscarp are typically smooth and convex (see Plate 3) except for a minor area of soil creep and shallow slumping within Lot 3 (see Plate 4). The area of soil creep and shallow slumping is heavily vegetated with semi mature trees (see Plate 4 and Figure 5).

There is an existing farm track on Lot 3 that runs diagonally down the steep slopes that form the interpreted headscarp of the past (ancient) landslide. The existing farm track provides access to both proposed Lot 2 and Lot 3 and is of cut to fill construction. The cut batter for the farm track is typically over-steepened, showing evidence of past erosion and minor slumping. The soil profile of the cut batter typically consists of shallow residual soil (basalt derived) overlying extremely/highly weathered rock. We consider that the existing farm track is well positioned, being located within the area with gentler slopes (approximately 16°) and avoiding the area of soil creep and shallow slumping.

Within the northern portion of Lot 2 and Lot 3 there is sharp concave break in slope (see Figure 5). Directly below the sharp concave break in slope to the north are several springs and saturated ground (with reeds). Minor soil creep/shallow slumping is located within this saturated zone.

Below the sharp concave break the slopes are typically steep and slightly undulating with slope angles of 16° to 26° down to the north, and vegetated with scattered trees and grass.

## **4.2 Subsurface Conditions**

The investigation indicated that the subsurface conditions varied slightly across the site.

Borehole BH1 located in the drainage depression within Lot 3 encountered clayey silt topsoil to depths of 0.2m, overlying high plasticity clayey silt (landslide deposits) to depths of 4.4m, underlain by high plasticity silty clay (residual soil) to the investigated depth of 8.0m.

Boreholes BH2 and BH3 located on the ridge within Lot 3 encountered fill of clayey silt with some cobbles/boulders to the auger refusal depth of 0.8m.

Boreholes BH4, BH9 and BH10 encountered clayey silt topsoil to depths of 0.2m, underlain by high plasticity clayey silt (landslide deposits) to the auger refusal depth of 1.0m and 1.6m on inferred cobbles/boulder.

Boreholes BH5, BH6, BH7, BH8 and BH11 encountered clayey silt topsoil to depths of 0.2m, overlying high plasticity clayey silt (landslide deposits) to depths of 2.8m to 7.6m, overlying sandy clay/clayey sand (residual soils – quartzite derived) to the investigated depths or auger refusal depths of 8.0m to 8.2m. Boreholes BH6 and BH7 were terminated at the auger refusal depths of 8.2m on inferred rock.

All soils encountered were either stiff/very stiff or medium dense/dense.

Groundwater seepage was encountered in Boreholes BH5, BH6, BH7, BH8 and BH11 at depths between 2.0m to 5.4m. Generally, groundwater was encountered at shallower depths downslope to the north. The groundwater seepage was consistently located at the interface between the landslide deposits and residual soils. Furthermore, the groundwater seepage depths generally correspond with the elevation of the observed springs/seeps located downslope to the north.

Full details of soil conditions encountered are presented on the borehole logs.

### 4.3 Laboratory Testing

The laboratory test results are summarised in Table 1 below:

**Table 1: Summary of Laboratory Test Results**

Sample Identifications	BH5 4.0-4.2m	BH5 6.0-6.2m	BH8 1.0-1.2m	BH8 4.0-4.2m
Liquid Limit (%)	62	63	53	87
Plastic Limit (%)	32	28	23	44
Plastic Index (%)	30	35	30	43
Linear Shrinkage (%)	16.5	14.0	15.5	17.5
Classification	MH	CH/SC	MH	MH
Soil Category	Clayey Silt (Landslide Deposits)	Sandy Clay/Clayey Sand (Residual Soils)	Clayey Silt (Landslide Deposits)	Clayey Silt (Landslide Deposits)

The soil samples returned Liquid Limits of 53% to 87%, which indicates that they possess a high shrink/swell potential.

Published correlations between Plastic Index and angle of internal friction indicate that the laboratory tested soils would have peak strength angle of internal friction values as follows:

- Clayey Silt (Landslide Deposits) – 25°; and
- Sandy Clay/Clayey Sand (Residual Soils - quartzite derived) – 30°.

The moisture contents of the clayey silt (landslide deposits) above the groundwater seepage depths were typically equal to or less than the plastic limit.

## 5 GEOLOGICAL MODEL

A geological model of the site has been developed from the geological maps and the findings of the field investigation and is presented in Figure 6.

From the MRT database the proposed development areas within Lot 2 and Lot 3 is mapped within the displaced mass of a past ancient landslide feature. The gentle slopes within the proposed development areas are interpreted as forming the undulating terrain of a past landslide and from the subsurface investigation and site observations, the steeper slopes to the north (shallow residual soils and springs) are considered to be the toe of the past landslide (interpreted to be further south than the MRT mapped landslide). The headscarp of the landslide is located approximately 20m to the south of the proposed development area and has a typical amphitheatre shape.

From the site observations and subsurface investigation at the site, the site is typically characterised as having basalt derived landslide deposits (Quaternary Period), overlying quartzite derived residual soils, underlain by a basement rock of quartzite (Cambrian Period).

Perched groundwater occurs at the interface between the landslide deposits (clayey silt) and residual soils being a hydro-geological boundary. The perched groundwater table within the proposed development area was identified as only having a very gentle gradient. The groundwater gradient is significantly less than the gradient of the surface topography. Furthermore, the gradient of the perched groundwater table correlates with the level of the springs located within the northern portions of Lot 2 and Lot 3 (see Figures 5 and 6).

## 6 SLOPE STABILITY ANALYSIS

Slope stability analysis was conducted in the two-dimensional, limited equilibrium based computer program SLOPE/W, utilising Morgenstern-Price method and circular slip surface entry and exit search method based on introduced entry and exit failure surfaces.

The adopted material parameters for stability analyses are summarised in Table 2 below.

**Table 2: Material Parameters for Stability Analyses**

Material	Effective Strength		Unit Weight (kN/m <sup>3</sup> )
	$\phi'$ (°)	$c'$ (kPa)	
Clayey Silt	25	5	18.5
Clayey Sand	28	0	18
Weathered Rock	20	45	20

## 6.1 Acceptance Criteria

Given that the element at risk is a proposed low-rise residential development located on an existing slope considered for long term stability, the design acceptance criteria will be for permanent slopes.

The corresponding minimum acceptable factors of safety (FOS) adopted as acceptance criteria are as follows.

**Table 3: Analysed Scenarios and Acceptance Criteria**

Analysed Scenario	Minimum Acceptable FOS
Long-term residential	1.5

## 6.2 Analysis and Design

The analysis was carried out using a cross-section A-B through Boreholes BH11, BH9 and BH8 shown on Figure 5 with natural ground slopes extracted from LiDAR data.

## 6.3 Results of Analysis and Safety Map

Graphical output of the stability analyses is provided in Figure 6, with the FOS summarised in the following table.

**Table 4: Minimum Factors of Safety from Stability Analyses**

Conditions		FOS
Long-term	Natural ground slopes	1.95

The FOS value in the above table indicates the acceptance criteria achieved for natural ground slopes for long-term residential conditions.

However, due to the surcharge load introduced by the development, fluctuation of the natural groundwater table or instability due to natural hazards like seismic loading (National Seismic Hazard – Geoscience Australia indicates Peak Ground Acceleration with a 2% chance of exceedance in 50 years is 0.04-0.06g in the area), possible failure surfaces and a slope safety map have been created as a result of the slope stability analysis. Based on the observed results, we recommend that building envelopes should have a setback of at least 60m from the sharp break-in slope in the north portion of Lot 2 and Lot 3 (Figure 5 & 6).

## 7 LANDSLIDE RISK ASSESSMENT

The landslide hazards of the site (Lot 2 and Lot 3) will be discussed in two parts:

- The pre-existing landslide hazard prior to development; and
- The incremental landslide hazard due to the proposed development.

## 7.1 Potential Pre-existing Landslide Hazard Scenarios

The qualitative likelihood, consequence and risk terms sourced from AGS (2007c) used in this report for assessing risk to property are given in Appendix B. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables, terms and the comments in response to risk in Appendix B are intended to help explain the risk assessment and management process.

From the MRT database, the general understanding of landslide potential within the region is that Tertiary basalt weathers deeply to a clay soil, the basalt develops jointing which allows zones of weathering to form, thus producing the requirements for a rotational slip within a nearby scarp, and the probable control of drainage to some extent by the pre-Cretaceous surface (Cambrian Period basement rock).

It is deemed that for landslides or slumping to occur within the existing Quaternary aged landslide deposits, the soils would need to become saturated or over-steepened. This would require extreme weather events greater and more frequent than those recorded in modern history, or continuous water flow (such as leaking pipes from the existing residence) over an extended period.

Based on the geological and geomorphological settings of the site, the following possible landslide scenarios are identified for Lot 2 and Lot 3:

- Deep-seated/large-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development; and
- Shallow/small-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development.
- Runout failure from large soil landslide with an unknown activity (Landslide ID No.583) occurs affecting the proposed development.

The findings of the investigation relevant to assessing the above landslide scenarios are as follows:

- The proposed development areas (building and wastewater disposal fields) did not contain any recent landslide features;
- The proposed development areas are relatively well drained;
- The proposed development areas are to be set back 60m from the steep northern downhill slopes (as determined by the slope stability analysis). In addition, the proposed development areas are to be setback 20m from the steep southern uphill slopes that form the headscarp of the past (ancient) landslide;
- The clayey silt landslide deposits were typically stiff to very stiff with the moisture content being equal to or less than the plastic limit;
- No springs or seeps were observed upslope of the proposed development areas;

- The residual soils only have a very gentle gradient (see Figure 6);
- The groundwater table only has a very gentle gradient (see Figure 6); and
- The average slopes within the proposed development areas (approximately 2° to 7°) are significantly less than the determined peak strength angle of internal friction value of the natural soils (approximately 25° to 30°).

Accordingly, the likelihoods estimated for the possible landslide scenarios are summarised in Table 5 as follows.

**Table 5: Summary of Estimated Pre-existing Landslide Hazard**

Possible Landslide Scenarios	Indicative Annual Probability (pa)	Indicative Recurrence Interval (yrs)	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	10 <sup>-5</sup>	100,000	Rare
Shallow/small-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	10 <sup>-4</sup>	10,000	Unlikely
Runout failure from large soil landslide with an unknown activity (Landslide ID No.583) occurs affecting the proposed development	10 <sup>-5</sup>	100,000	Rare

## 7.2 Incremental Landslide Hazards

The alterations to the site as a result of the proposed development can generally be classified into two categories:

- Disturbance to the site due to the proposed development; and
- Introduction of additional water into the ground affecting the groundwater regime.

It is considered that proposed developments on Lot 2 and Lot 3 would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that the developments adhere to the principles of good hillside practice and the recommendations provided in Section 8.

The site is not within a sewer serviced subdivision and domestic effluent shall be disposed of via Aerated Wastewater Treatment Systems and subsurface irrigation as described in Section 8 below to minimise the introduction of water into the ground at the site.

## 7.3 Landslide Consequences

The proposed development is the element at risk for this assessment.



The landslide consequences for different scenarios are summarised in Table 6 as follows.

**Table 6: Summary of Consequences for Different Landslide Scenarios**

Possible Landslide Scenarios	Assessed Landslide Consequences	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	The landslide may significantly displace the footing system of the proposed development causing major damage	Major
Shallow/small-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	The landslide may displace the footing system of the proposed development causing minor to medium damage	Minor to Medium
Runout failure from large soil landslide with an unknown activity (Landslide ID No.583) occurs affecting the proposed development	The run out failure occurring on the steeper slopes may displace the footing system of the proposed development causing insignificant to minor damage	Insignificant to Minor

## 7.4 Landslide Risk to Property

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above, the assessed landslide risks to property are summarised in Table 7 as follows.

**Table 7: Summary of Assessed Landslide Risks to Property (AGS 2007c)**

Possible Landslide Scenarios	Assessed Landslide Hazards	Assessed Landslide Consequences	Qualitative Landslide Risk to Property
Deep-seated/large-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	Rare	Major	Low
Shallow/small-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	Unlikely	Minor to Medium	Low
Runout failure from large soil landslide with an unknown activity (Landslide ID No.583) occurs affecting the proposed development	Rare	Insignificant to Minor	Very Low to Low

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**, given that the element at risk is a proposed low-rise residential development located on an existing slope.

Therefore, subject to compliance with the recommendations within Section 8 of this report, the landslide risks to property are assessed as **acceptable** for the identified elements at risk.

## 7.5 Landslide Risk to Life

The person considered most at risk is a resident living in the proposed development.

The landslide risk to life for the identified person most at risk is calculated in Table 8 as follows.

**Table 8: Landslide Risk to Life for Person Most at Risk**

Possible Landslide Scenarios	Adopted Annual Landslide Probability, P(H)	Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H)	Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S)	Vulnerability of Person Most at Risk, V(D:T)	Risk to Life, R(LoL)
Deep-seated/large-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	10 <sup>-5</sup>	1.0 (Spatial Probability has been considered in the landslide hazards)	0.67 (16hrs/day)	0.5 (Building suffers major damage but is unlikely to collapse, may cause injury but death is unlikely)	3.3 x 10 <sup>-6</sup>
Shallow/small-scale landslide occurs within the Quaternary Period landslide deposits affecting the proposed development	10 <sup>-4</sup>			0.005 to 0.05 (Building suffers minor to medium damage but is highly unlikely to collapse, may cause injury but death is highly unlikely)	3.3 x 10 <sup>-7</sup> to 3.3 x 10 <sup>-6</sup>
Runout failure from large soil landslide with an unknown activity (Landslide ID No.583) occurs affecting the proposed development	10 <sup>-4</sup>			0.0005 to 0.005 (Building suffers insignificant to minor damage but is highly unlikely to collapse, may cause injury but death is highly unlikely)	3.3 x 10 <sup>-8</sup> to 3.3 x 10 <sup>-7</sup>
Total: 3.7 x 10 <sup>-6</sup> to 6.9 x 10 <sup>-6</sup>					

The tolerable risk to life criteria for the person most at risk suggested by AGS is  $10^{-5}$ , given that the development is a new development located on an existing slope. Acceptable risks are usually considered to be one order of magnitude lower than the tolerable risks, which in this case is  $10^{-6}$ . However, AGS suggests that for most developments in existing urban areas, criteria based on Tolerable Risk Level is applicable. Given that the site is mapped within a Low-Density Residential Zone, the above criteria is also considered applicable.

Therefore, subject to compliance with the recommendations within Section 8 of this report, the landslide risks to life are assessed as **tolerable** for the identified person most at risk.

## 8 DISCUSSION AND RECOMMENDATIONS

***The outcomes of the assessments for landslide risk to property (Section 7.4) and landslide risk to life (Section 7.5) only apply if the principles of good hillside practice and the recommendations provided herein are adhered to.***

An information sheet entitled “Some Guidelines for Hillside Construction” adapted from the Journal of the Australian Geomechanics Society, volume 42, Number 1, dated March 2007, is presented in Appendix C.

Therefore, provided the development of Lot 2 and Lot 3 is in accordance with the recommendations within our report, then we consider that a tolerable level of risk can be achieved for the development of the site in accordance with section E6.6.2 (Development on land exposed to a natural hazard) of the Hazard Management Code of the Interim Planning Scheme 2013. An Engineering Certificate addressing the Hazard Management Code is provided in Appendix D.

### 8.1 Buildings

- All buildings must be located within the building envelopes shown on Figure 5 (the building envelopes are setback a minimum of 60m from the sharp break-in slope as shown on Figure 5). Any development outside of the proposed building envelopes will require additional more-detailed geotechnical investigation;
- Flexible lightweight construction is preferred on this site, such as pole frame buildings, however brick veneer can be considered provided the building is well articulated on a stiffened footing system;
- The footing system should be designed by a suitably qualified engineer with consideration of the possible lateral loading of moving soil and the structure; and
- Surface water cut off drains should be provided uphill of any building.

### 8.2 Cuts and Fills

- Cuts and fills where less than 1.5m in height may be battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) for fill and 1V:2.5H for cuts, or alternatively these should be retained;

- Proposed cuts and fills greater than 1.5m in height should be reviewed by a qualified geotechnical engineer;
- All retaining walls greater than 1m in height shall be designed by a suitably qualified structural engineer;
- Adequate subsurface and surface drainage should be provided behind all retaining walls;
- Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation and control of drainage; and
- Additional recommendations regarding cuts for the proposed access road are outlined in Section 8.5 below.

### **8.3 Drainage**

- All wastewater is to be disposed of using Aerated Wastewater Treatment Systems (AWTS) and subsurface irrigation. All wastewater is to be disposed of within the areas shown on Figure 5;
- Cut-off drains are to be installed above the proposed wastewater disposal areas;
- Collected stormwater drainage should be disposed of within the areas shown on Figure 5; and
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided to discharge to the stormwater system.

### **8.4 Vegetation and Erosion Control**

- Maintain vegetation on the surrounding slopes, in particular the downhill slopes of the proposed building envelopes;
- Minor clearing of vegetation for the access road is permitted provided the majority of the trees on the southern uphill side of the access road remain (in particular the trees located within the area of minor soil creep/slumping as shown on Figure 5); and
- Any other clearing of vegetation on the site shall be reviewed by an experienced geotechnical practitioner (in particular the steep slopes within the northern portions of Lot 2 and Lot 3) and if approved, clearing should be done during the summer, incrementally and revegetated immediately. Shrubs (not necessarily trees) should be planted within the cleared areas. The shrubs/trees are required to be suitable for water transpiration.

## 8.5 Access Road and Infrastructure

- The cut batter along the existing farm track (proposed access road for Lot 2 and Lot 3) consists of residual clayey silt to depths of approximately 1m overlying highly/extremely weathered rock to the toe of the cut batter. The existing cut batter is over steepened showing evidence of past erosion and minor slumping. As such, to provide the necessary access to Lot 2 and Lot 3 we propose the following earthworks recommendations:
  - Cuts within the residual clayey silt soils (located from the surface to an approximate depth of 1m) should be battered at slope angles no steeper than 1 vertical to 2.3 horizontal (1V:2.3H) or alternatively shall be retained;
  - Cuts within the highly/extremely weathered rock (below 1m depth) should be battered at slope angles no steeper than 1 vertical to 1.5 horizontal (1V:1.5H) or alternatively shall be retained; and
  - A cut-off drain is to be installed above the cut batter to prevent surface flows discharging over the cut batter.
- All service trenches located within the steep southern slopes of Lot 2 and Lot 3 (within the interpreted headscarp of a past landslide) are to be located within the proposed infrastructure easement as shown on Figure 5. Additional service trenches are to run up and down the slope at every opportunity. No cross-slope trenches >1m deep in areas with ground slopes greater than 10° are permitted without specific geotechnical design and specification (which would address issues such as minimum grade for base of trench, backfilling in short sections across the slope and subsoil drain requirements).

## 8.6 Proposed Development Review

As the proposed lots contain a medium landslide risk band, Council may require that the plans of proposed residential developments be reviewed by a qualified geotechnical practitioner to ensure that the proposed plans are in keeping with the general recommendations of this report.

In addition, it may be a requirement of the building permit that Geoton carry out site inspections during the earthworks and foundations excavation and at the end of construction to provide a final geotechnical certificate.

## 9 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the building envelopes for Lot 2 and Lot 3 have been classified as follows:

### **CLASS H1 (AS 2870)**

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the foundations section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classification will need to be re-assessed, and possibly changed.

## 10 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

**Clayey SILT (MH) – high plasticity, brown, dark brown or dark grey encountered beneath the topsoil below 0.2m from the existing ground surface**

An allowable bearing pressure of **100kPa** is available for edge beams, strips, pads and bored piers founded as above.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

## 11 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the building envelopes within Lot 2 and Lot 3 have been classified as follows:

### WIND CLASSIFICATION N3 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC1.5	NS	T2

## 12 PRELIMINARY ON-SITE WASTEWATER DISPOSAL EVALUATION

The preliminary on-site wastewater disposal evaluation is to determine if the proposed Lot 2 and Lot 3 can support on-site wastewater disposal systems (in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”).

It should be noted that this is a preliminary assessment and that a site-specific assessment for each proposed development will be required by the developer/owner once the actual location and size of residential development is known.

### 12.1 Permeability of Soil and Soil Classification

The soil has been classified as follows:

- Texture – Clayey Silt (Table 5.1 from AS1547-2012);
- Structure - Weakly Structured (Table 5.1 from AS1547-2012);
- Category - 4 (Table 5.1 from AS1547-2012);

The average permeability ( $K_{sat}$ ) across the site was measured at 0.2m/day. For weakly structured Category 4 soils the indicative permeability from AS/NZS1547 Table 5.1 is 0.12 to 0.5m/day. Therefore, the permeability is within the range for weakly structured Category 4 soils.

- Adopted Permeability – 0.2m/day.

### 12.2 Disposal and Treatment Method

**As the proposed Lot 2 and Lot 3 is mapped within a landside hazard band, the disposal of effluent via absorption trenches or beds is not permitted.** Introducing fluids into the soil mass via traditional absorption trenches or beds is not advisable due to the associated landslide risk.

Based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the proposed Lot 2 and Lot 3 are suitable for the disposal of secondary treated effluent by way of Aerated Wastewater Treatment Systems (AWTS) and sub-surface irrigation.

### 12.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016*: Director’s Guidelines for On-site Wastewater Management Systems. The following setbacks are required for secondary treated effluent:

- 29.0m from downslope sensitive features such as watercourses;
- 8.5m from downslope property boundaries;
- 6.0m from downslope buildings;
- 3.0m from upslope or level buildings; and

- 1.5m from cross slope or up-slope property boundaries.

## **12.4 Aerated Wastewater Treatment System (AWTS)**

Based on the findings of the field investigation, each lot (Lot 2 and Lot 3) would require an approximate area of about **300m<sup>2</sup>** for an AWTS and subsurface irrigation to support a standard 4 bedroom dwelling. An additional 150m<sup>2</sup> would be required for a reserve area.

Lot 2 contains a minimum of 2,600m<sup>2</sup> area suitable for the disposal of on-site wastewater via subsurface irrigation. Lot 3 contains a minimum of 2,350m<sup>2</sup> area suitable for the disposal of on-site wastewater via subsurface irrigation.

## **12.5 Conclusions**

The results of the investigation indicate that Lot 2 and Lot 3 have sufficient suitable area available (including sufficient reserve area) for the disposal of secondary treated domestic effluent via an AWTS. Indicative suitable areas are shown on Figure 5.

Careful consideration will be required in the planning of each development as the location of the dwelling and paved areas may significantly decrease the area available for wastewater disposal.

# **13 PRELIMINARY ON-SITE STORMWATER DISPOSAL EVALUATION**

## **13.1 Development Standards**

Each lot on a plan of subdivision must be capable of draining and disposing of stormwater as follows:

- For discharge to a stormwater system provided in accordance with the Urban Drainage Act 2013; or
- 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 5,000m<sup>2</sup>;
    - b. the disposal area is not within any defined building area;
    - c. the disposal area is not within any area required for the disposal of sewage;
    - d. the disposal area is not within any access strip; and
    - e. not more than 50% of the site is impervious surface; and
  - (iii) the development is for a single dwelling

## **13.2 Assessment Against Acceptable Solutions**

There are no natural drainage lines within the proposed Lot 2 and Lot 3 that are suitable for stormwater disposal, as such stormwater disposal through sub-surface



trenches will be required. Stormwater from the roof and driveway can be directed to on-site sub-surface trenches for disposal.

Each proposed lot (Lot 2 and Lot 3) has sufficient area for stormwater disposal. Lot 2 has a suitable area of approximately 4,100m<sup>2</sup>, whereas Lot 3 has a suitable area of approximately 4,150m<sup>2</sup>. The areas suitable for Lot 2 and Lot 3 have been assessed as part of the Landslide Risk Assessment (see Section 8.3 above) and are appropriately setback from the steep northern slopes. Furthermore, the area suitable for stormwater disposal is sufficiently large enough to ensure the disposal area will be clear of wastewater disposal areas, defined building areas and accesses. Collected stormwater drainage should be disposed of within the areas shown on Figure 5.

As such, Lot 2 and Lot 3 have the capability to meet the requirements of section 13.4 clause A5 (b) (i) of the Central Coast Interim Planning Scheme 2013.

### 13.3 Conclusions

The proposed subdivision is capable of complying with the Acceptable Solutions of the Central Coast Council Interim Planning Scheme 2013 section 13.4 Development Standards as described in clause A5.

#### References:

- Donaldson R C (1981) – Landslide at “Springfield”, Hampson Street, Penguin, *MRT UR1981\_55*.
- Matthews W L (1963) – Geology of the Penguin Area, *MRT TR9\_96\_101*.
- Stevenson P C (1971) – The landslip potential of a proposed subdivision at Penguin, *MRT UR1971\_07*.
- Australian Geomechanics Society (2007) – Practice note guidelines for landslide risk management 2007, Australian Geomechanics Journal, Vol 42, No. 1
- AS 1726 - 2017 Geotechnical Site Investigation
- AS 2870 - 2011 Residential Slabs and Footings Construction
- AS 4055 - 2012 Wind Loads for Housing
- AS/NZS 1547- 2012 On-site domestic-wastewater management
- Building Act 2016: Director’s Guidelines for On-site Wastewater Management Systems*

## **Geotechnical Consultants - Limitations of report**

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

### **Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

### **Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

### **Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

### **Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

### **Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

### **Interpretation by others**

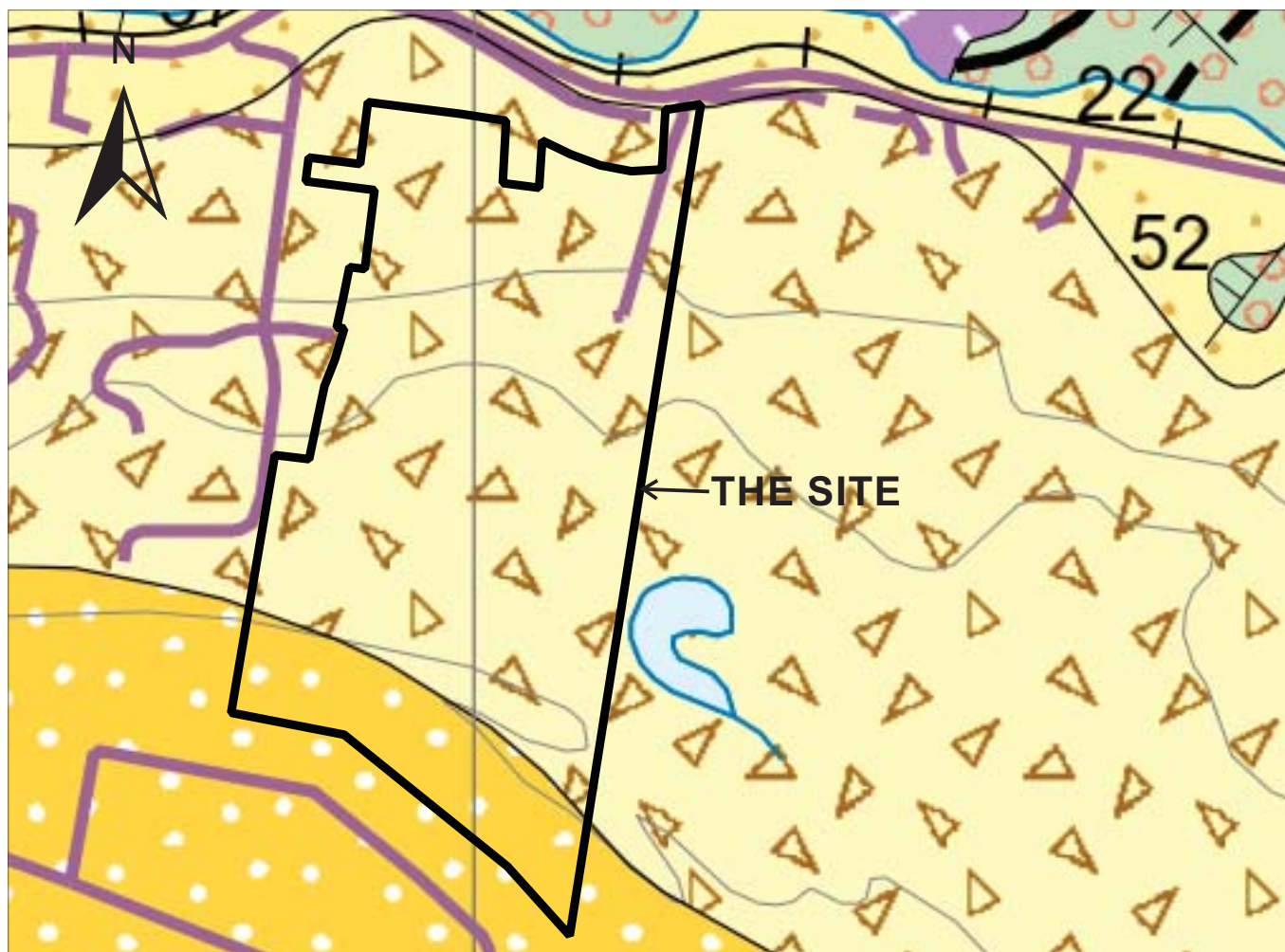
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

### **Report integrity**

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

### **Geoenvironmental issues**

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



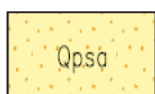
Approximate Scale (m)



MAP EXTRACT FROM - MRT TASMANIAN  
LANDSLIDE MAP SERIES : ULVERSTONE -  
GEOLOGY



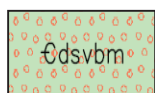
Landslide deposits, predominately derived from weathered Tertiary rocks (Qxt).



Older stabilised aeolian sand of coastal plain (Qpsa)



Basalt, predominately deeply-weathered (Tbw).



Large blocks of chert, quartzite, basalt, limestone, siltstone, mudstone in a matrix of lithicwacke, mudstone and conglomerate (Cdsvbm)



Massive plagioclase-hornblende phyric dioritic, andesite and dacite intrusives (Cdaid)

**GEOTON** Pty Ltd

client: **MS TANA McMULLEN**

project: **170 MAIN ROAD  
PENGUIN**

date: **25/03/2021** drawn: **SS**

scale: **As Shown** approved: **TB**

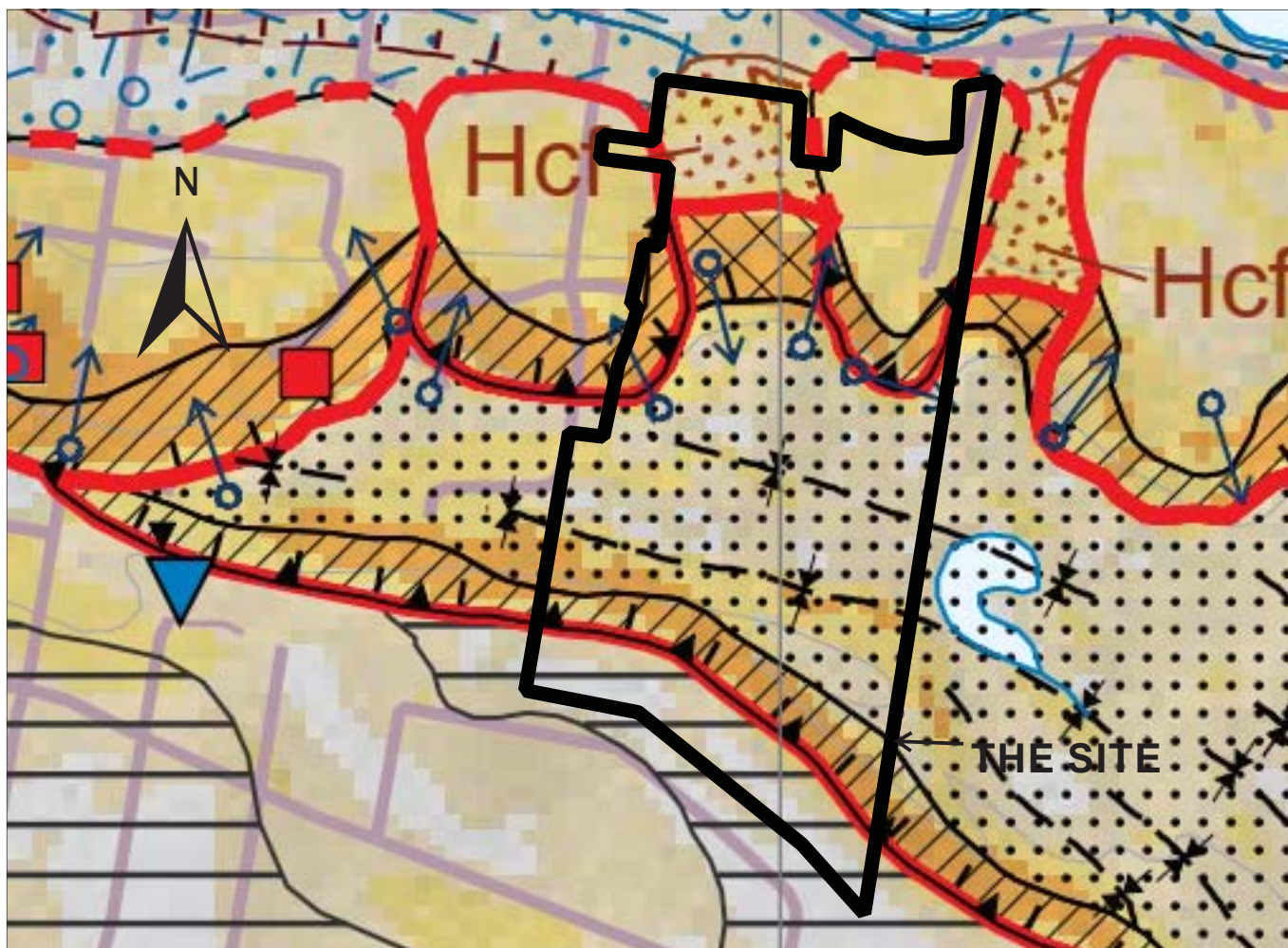
title: **GEOLOGY SHEET**

original size: **A4** rev:

project no: **GL21101A**

figure no. **1**

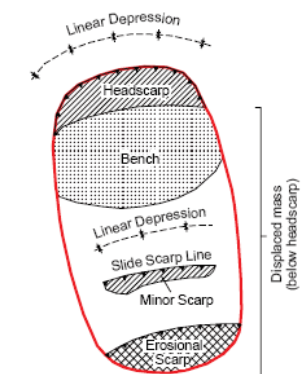




Approximate Scale (m)

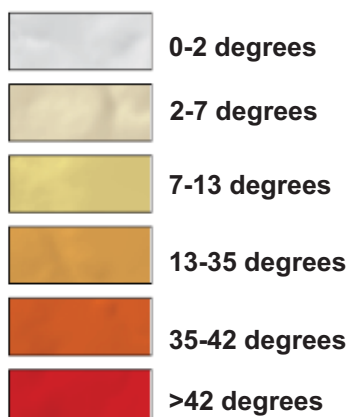


### Landslide Components



- Affected area of landslide
- Affected area of Possible Landslide
- Landslide shown as a point where too small for map's scale (eg. small earth and debris flows)

### Slope Categories



MAP EXTRACT FROM - MRT TASMANIAN  
LANDSLIDE MAP SERIES : ULVERSTONE -  
GEOMORPHOLOGY

### Linear Geomorphic Features

- Major convex break in slope
- Minor or rounded convex break in slope
- Spring or seep (may be concealed under dam or fill)

**GEOTON** Pty Ltd

client: MS TANA McMULLEN

project: 170 MAIN ROAD  
PENGUIN

date: 25/03/2021 drawn: SS

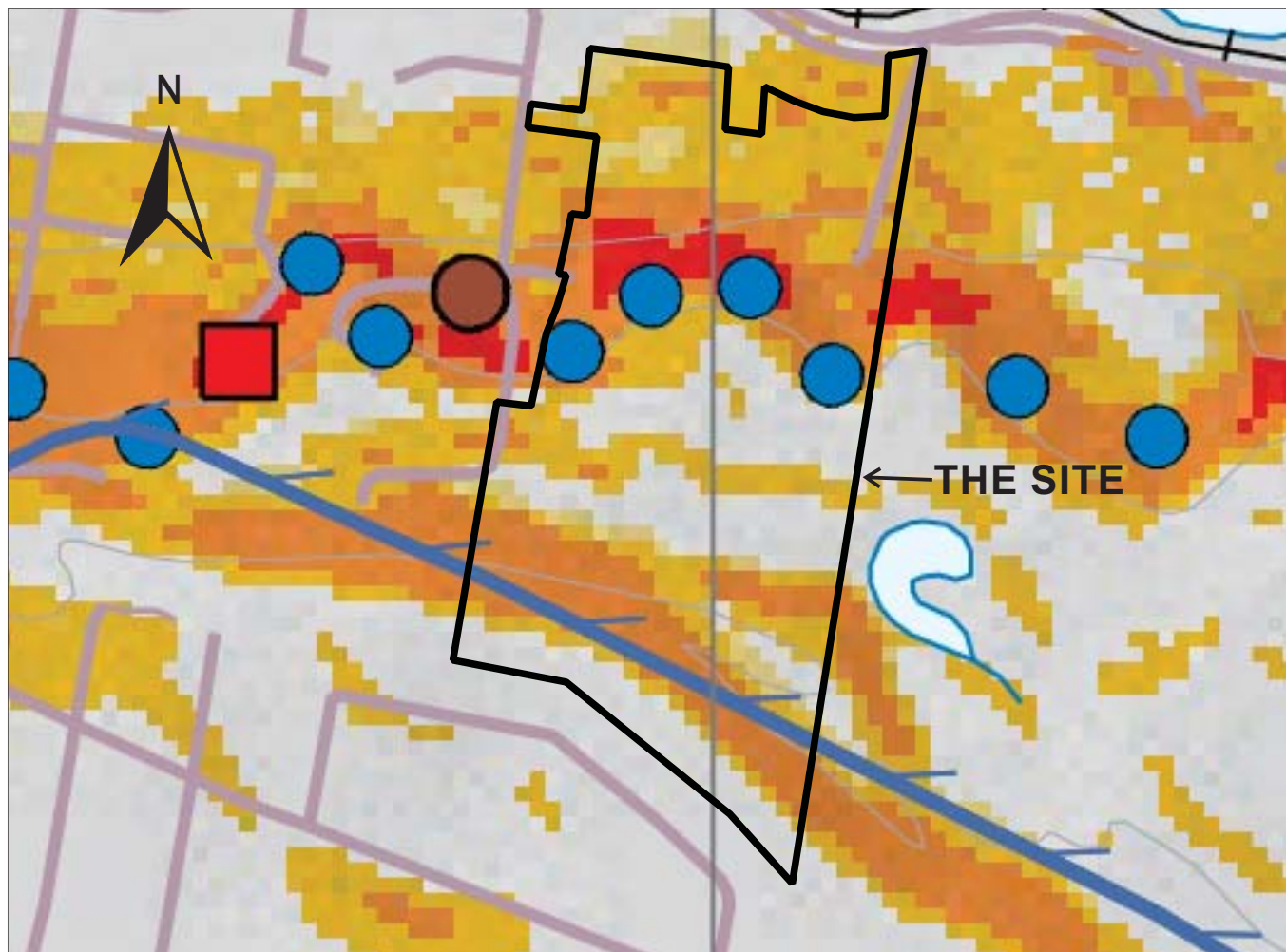
scale: As Shown approved: TB

original size: A4 rev:

title: GEOMORPHOLOGY

project no: GL21101A

figure no. 2



Approximate Scale (m)



MAP EXTRACT FROM - MRT TASMANIAN  
LANDSLIDE MAP SERIES : ULVERSTONE -  
SHALLOW SLIDE AND FLOW SUSCEPTIBILITY

### Susceptibility Zones

- High susceptibility source area
- Moderate susceptibility source area
- Low susceptibility source area
- Flow runout area

**Source area:** An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology

**Runout area:** An area down-slope of a source area where the moving earth, debris or rock can potentially travel

### Shallow Slide or Flow Features

- Shallow slide or flow affected area
- Shallow slide, recent or active
- Shallow slide, activity unknown
- Earth or debris flow, recent or active
- Earth or debris flow, activity unknown
- Unclassified shallow slides or flows
- Spring or seep - which have a known association with landslides in many cases

**GEOTON** Pty Ltd

client: MS TANA McMULLEN

project: 170 MAIN ROAD  
PENGUIN

date: 25/03/2021 drawn: SS

scale: As Shown approved: TB

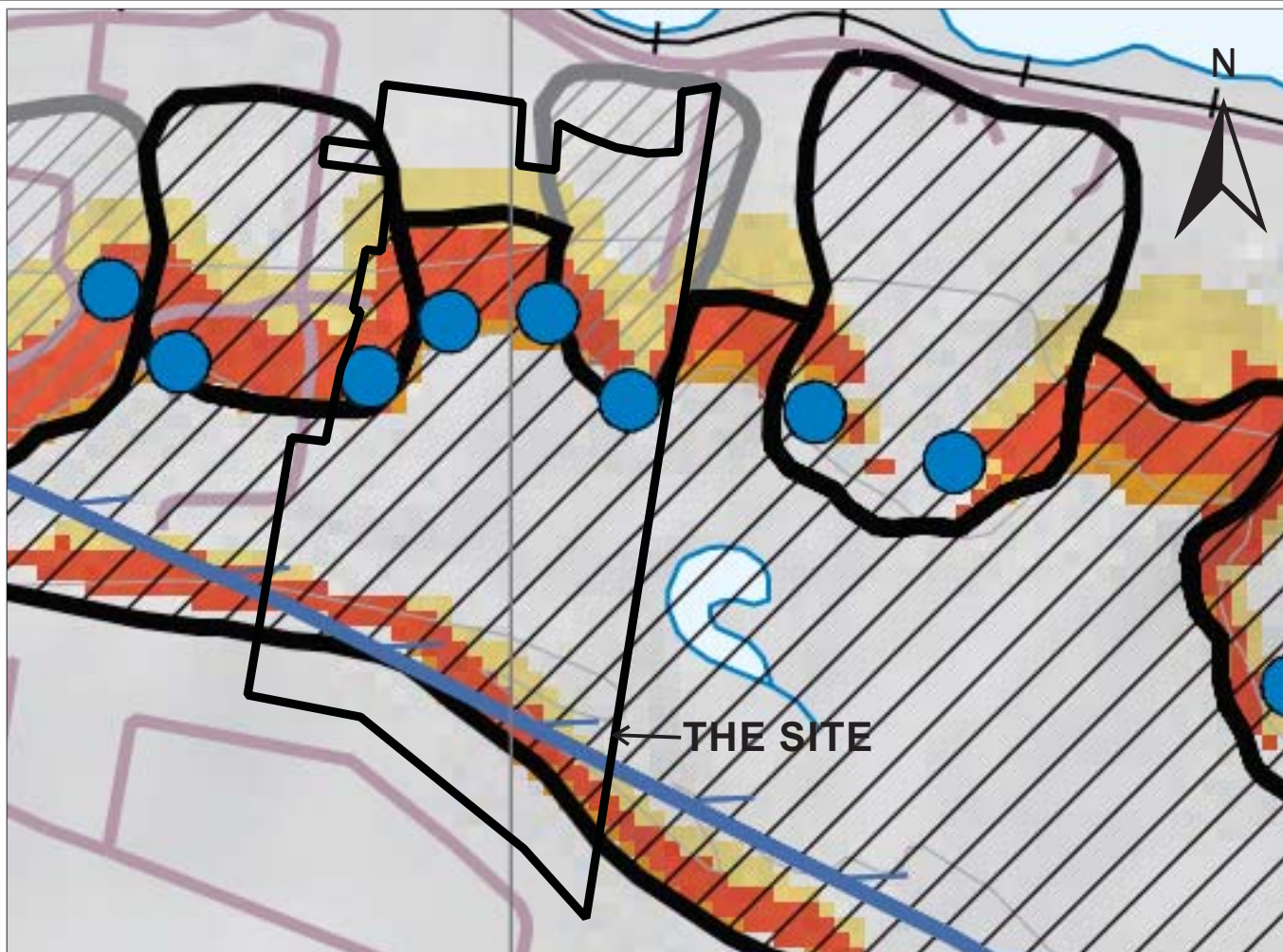
original size: A4 rev:

title: SHALLOW SLIDE AND FLOW SUSCEPTIBILITY

project no: GL21101A

figure no. 3





Approximate Scale (m)



MAP EXTRACT FROM - MRT TASMANIAN  
LANDSLIDE MAP SERIES : ULVERSTONE -  
DEEP-SEATED LANDSLIDE SUSCEPTIBILITY

### Susceptibility Zones for First Time Failure

 Regression area

 Source area

 Runout area

Regression area: An area up-slope of a source area that could fail following a deep-seated landslide movement (a.k.a retrogression or set-back area)

Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology

Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel

### Susceptibility Zones for Landslide Reactivation

 Landslide, recent or active

 Landslide, activity unknown

 Possible landslide, activity unknown

**GEOTON** Pty Ltd

client: MS TANA McMULLEN

project: 170 MAIN ROAD  
PENGUIN

date: 25/03/2021 drawn: SS

scale: As Shown approved: TB

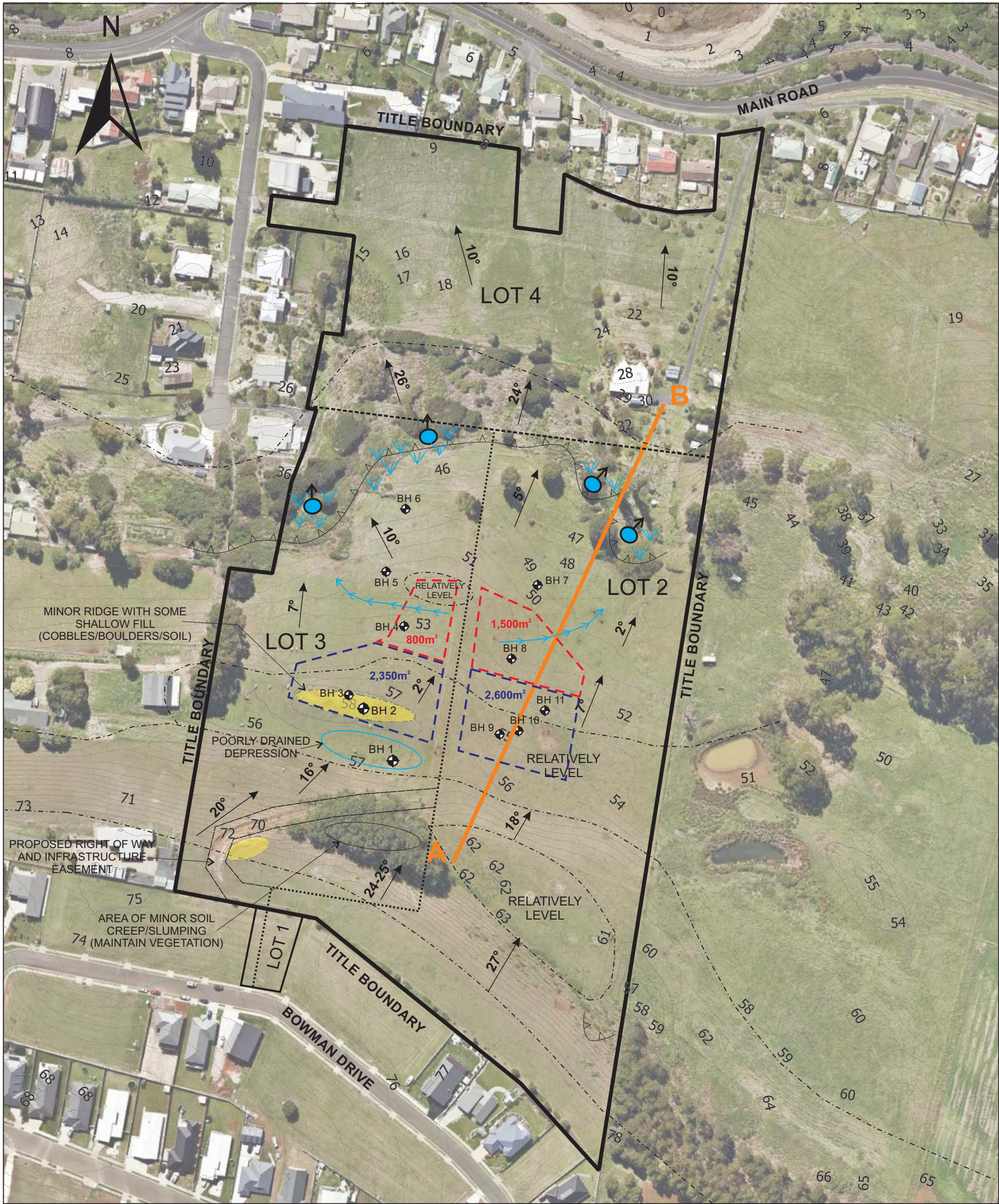
original size: A4 rev:

title: DEEP-SEATED LANDSLIDE SUSCEPTIBILITY

project no: GL21101A

figure no. 4





**Legend**

- BH 1  
Approximate Borehole Location
- 5°  
Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- [Blue dashed box]  
Proposed building, wastewater & stormwater envelope
- [Red dashed box]  
Proposed additional building & stormwater envelope
- ▽▽▽  
Sharp break of slope (concave)
- Change in slope (convex)
- .....  
Proposed subdivision boundary

- [Blue circle with arrow]  
Spring/seep
- [Blue arrow]  
Minor drainage depression
- [Blue arrow with V]  
Reeds/wet saturated ground
- [Yellow box]  
Area of identified shallow uncontrolled fill

Approximate Scale (m)

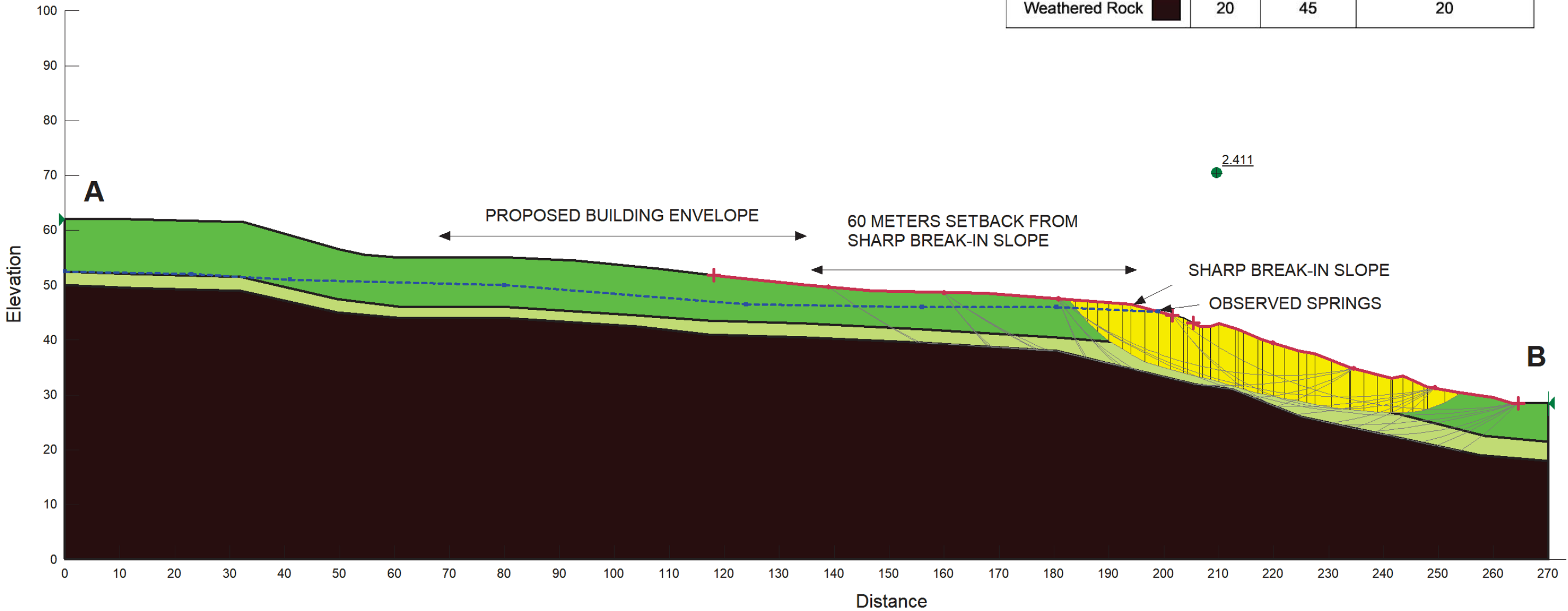


<b>GEOTON</b> Pty Ltd				client: <b>MS TANA MCMULLEN</b>	
				project: <b>170 MAIN ROAD PENGUIN</b>	
date	<b>11/05/21</b>	drawn	<b>SS</b>	title: <b>SITE PLAN</b>	
scale	<b>As Shown</b>	approved	<b>TB</b>		
original size	<b>A3</b>	rev		project no: <b>GL21101A</b>	figure no. <b>5</b>



Material Parameters for Stability Analyses

Material	Effective Strength		Unit Weight (kN/m³)
	$\phi'$ (°)	$c'$ (kPa)	
Clayey Silt	25	20	18.5
Clayey Sand	30	0	18
Weathered Rock	20	45	20



Legend

- PHREATIC SURFACE
- POSSIBLE SLIPE SURFACES - SLOPE SAFETY MAP
- 0.984 FACTOR OF SAFETY (FOS)

<b>GEOTON</b> Pty Ltd				client: <b>MS TANA MCMULLEN</b>	
				project: <b>170 MAIN ROAD PENGUIN</b>	
date	<b>25/03/21</b>	drawn	<b>SS</b>	title: <b>SLOPE STABILITY ANALYSIS</b>	
scale	<b>As Shown</b>	approved	<b>TB</b>		
original size	<b>A3</b>	rev		project no: <b>GL21101A</b>	figure no. <b>6</b>





**PLATE 1 - Looking north from the crest of the headscarp at the proposed building envelope within Lot 2.**



**PLATE 1 - Looking north from the crest of the headscarp at the proposed building envelope within Lot 3.**

<b>GEO TON</b> Pty Ltd				client:	MS TANA McMULLEN	
				project:	170 MAIN ROAD PENGUIN	
title: PHOTOGRAPH				project no:	GL21101A	figure no. PLATES 1 & 2
date:	23/02/2021	original size	A4			



**PLATE 3 - Looking west along the smooth convex slopes forming the headscarp of Landslide ID No.583**



**PLATE 4 - Looking south at an area of minor soil creep/slumping within the headscarp of Landslide ID No.583.**

<b>GEO TON</b> Pty Ltd				client:	MS TANA McMULLEN	
				project:	170 MAIN ROAD PENGUIN	
title: PHOTOGRAPH				project no:	GL21101A	figure no. PLATES 3 & 4
date:	23/02/2021	original size	A4			





**PLATE 5 - Looking east down the existing access road to Lot 2 and Lot 3.**



**PLATE 6 - Looking south at the cut batter of the existing access road to Lot 2 and Lot 3. Soil profile consists of shallow residual soil overlying extremely/highly weathered rock.**

<b>GEO TON</b> Pty Ltd				client:	MS TANA McMULLEN	
				project:	170 MAIN ROAD PENGUIN	
title: PHOTOGRAPH				project no:	GL21101A	figure no. PLATES 5 & 6
date:	23/02/2021	original size	A4			

# Appendix A

## Borehole Logs

# ENGINEERING BOREHOLE LOG

Geotechnical Consultants  
PO Box 522 Prospect TAS 7250  
Unit 24, 16-18 Goodman Court, Invermay TAS  
T (03) 6326 5001

Borehole no. BH1  
Sheet no. 1 of 1  
Job no. GL21101A

[illegible]

## ENGINEERING BOREHOLE LOG

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 23/02/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: -90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	FILL - Clayey SILT, low plasticity with cobbles	D	Fr	FILL
					1.0			Borehole BH2 auger refusal @ 0.8m on inferred cobbles/boulder			FILL
					2.0						
					3.0						
					4.0						
					5.0						
					6.0						
					7.0						
					8.0						
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL21101A

Client : Ms Tana McMullen Date : 23/02/2021  
Project : Landslide Risk Assessment Logged By : SS  
Location : 170 Main Road, Penguin

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
Hole diameter : 150mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						ML	FILL - Clayey SILT, low plasticity with cobbles	D	Fr	FILL
					1.0			Borehole BH3 auger refusal @ 0.8m on inferred cobbles/boulder			FILL
					2.0						
					3.0						
					4.0						
					5.0						
					6.0						
					7.0						
					8.0						
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH4

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 23/02/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: 90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				1.0		MH	TOPSOIL - Clayey SILT, dark brown Clayey SILT - high plasticity, brown	D M	Fr St	W < PL V = 95kPa <b>Landslide deposits</b>
					2.0			Borehole BH4 auger refusal @ 1.6m on inferred cobbles/boulder	M	VSt	W ≈ PL V = Refusal
					3.0						
					4.0						
					5.0						
					6.0						
					7.0						
					8.0						
					9.0						
					10.0						



## ENGINEERING BOREHOLE LOG

Borehole no. BH5

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 23/02/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: 90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	Z						MH	TOPSOIL - Clayey SILT , dark brown Clayey SILT - high plasticity, brown/red trace gravel	D	Fr	<b>Landslide deposits</b> R = Refusal  V = 110kPa  W ≈ PL  PP = 350 - 380 kPa LL=62% PL=32% PI=30% LS=16.5%  Groundwater @ 5.2m 2/03/2021
					1.0				D/M	VSt	
					2.0				M	VSt	
					3.0						
					4.0			With sub round gravel	M	VSt	
					5.0						
					6.0			With medium to coarse grained sand with sub round gravel  Slight increase in moisture	M/W		
					7.0		CH/ SC	Sandy CLAY/Clayey SAND - high plasticity fines, medium grained sand, light brown	M/W	MD/ VSt	
					8.0		SC	Clayey SAND, fine to medium grained light grey/brown	W	M/D	
					9.0						
					10.0			Borehole BH5 terminated at 8.0m			

## ENGINEERING BOREHOLE LOG

Borehole no. BH6

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 23/02/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: 90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						TOPSOIL - Clayey SILT, dark grey/brown	D	Fr	<b>Landslide deposits</b>
					1.0	MH	Clayey SILT, high plasticity, dark brown red, trace gravel	D/M	St	
					2.0		becoming light grey	M	VSt	
					3.0	CH	Sandy CLAY - high plasticity, light grey, trace gravel	W	St	
				U <sub>63</sub>	4.0			M/W	St	<b>Residual soil</b> PP = 200kPa W > PL
					5.0	SW/SC	SAND/Clayey SAND, medium grained medium plasticity fines, light grey	W	M	
					6.0	SC	Clayey SAND - fine to medium grained, medium plasticity fines, light grey	W	MD	
				D	7.0		Becoming yellow/orange			
					8.0	CL	Sandy CLAY - medium plasticity, light grey/yellow, weak rock fabric	M	St	W ≈ PL
					9.0		Borehole BH6 auger refusal @ 8.2m on inferred highly weathered rock			
					10.0					

## ENGINEERING BOREHOLE LOG

Borehole no. BH7

Sheet no. 1 of 1

Job no. GL21101A

Client : Ms Tana McMullen Date : 02/03/2021  
Project : Landslide Risk Assessment Logged By : SS  
Location : 170 Main Road, Penguin

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
Hole diameter : 150mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N							TOPSOIL - Clayey SILT, dark grey	D	Fr	<b>Landslide deposits</b> W < PL
					1.0		MH	Clayey SILT - high plasticity, dark grey/ dark brown/red, trace gravel	M	St	
								With cobbles		VSt	
					2.0			Becoming brown Trace medium gravel			
					3.0			Becoming light grey	W	St	W > PL Groundwater @ 3.2m
					4.0						PP = 120 - 160kPa
					5.0			Becoming grey			
							CH	Sandy CLAY - high plasticity, medium grained sand, light brown, trace fine gravel	M/W	St	<b>Residual soil</b>
					6.0						
					7.0						
							SC	Clayey SAND - fine to medium grained, medium plasticity fines, orange	W	MD	
					8.0						
								Borehole BH7 auger refusal @ 8.2m on inferred highly weathered rock			
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH8

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 02/03/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: 90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				1.0		MH	TOPSOIL - Clayey SILT, dark grey	D	Fr	<b>Landslide deposits</b> W < PL <div>LL=53%</div> PL=23% PI=30% LS=15.5% W < PL PP > 450kPa
								Clayey SILT - high plasticity, dark grey	M	St	
								Trace of fine to medium gravel		VSt	
					2.0			Becoming red/brown, trace of sand			
					3.0						
					4.0						
					5.0		MH	Clayey SILT, high plasticity, brown/red mottled grey, trace fine to medium gravel, trace fine grained sand	M	VSt	
											<div>LL=87%</div> PL=44% PI=43% LS=17.5% W < PL PP = 260 - 280kPa W > PL Groundwater @ 5.2m W > PL W > LL
								Trace cobbles	M/W		
					6.0			Trace gravel/sand	M/W	VSt	
					7.0			With sand	W	St	
					8.0		SW	Clayey SAND - fine to medium grained medium plasticity fines, orange/yellow	W	MD	<b>Residual soil</b>
								Borehole BH8 terminated @ 8.0m			
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH9

Sheet no. 1 of 1

Job no. GL21101A

Client :	Ms Tana McMullen	Date : 02/03/2021
Project :	Landslide Risk Assessment	Logged By : SS
Location :	170 Main Road, Penguin	

Drill model :	Drilltech	Easting:	Slope: 90°	RL Surface :
Hole diameter :	150mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				1.0		MH	TOPSOIL - Clayey SILT, dark grey Clayey SILT - high plasticity, brown With cobbles	D M	Fr VSt	Landslide deposits V = Refusal V = Refusal
					2.0			Borehole BH9 auger refusal @ 1.6m on inferred cobbles/boulder			
					3.0						
					4.0						
					5.0						
					6.0						
					7.0						
					8.0						
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH10

Sheet no. 1 of 1

Job no. GL21101A

Client : Ms Tana McMullen Date : 02/03/2021  
Project : Landslide Risk Assessment Logged By : SS  
Location : 170 Main Road, Penguin

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
Hole diameter : 150mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				1.0		MH	TOPSOIL - Clayey SILT, dark grey/brown Clayey SILT - high plasticity, brown trace medium gravel	D M	Fr VSt	Landslide deposits V = Refusal
					2.0			Borehole BH10 auger refusal @ 1.6m on inferred cobbles/boulder			
					3.0						
					4.0						
					5.0						
					6.0						
					7.0						
					8.0						
					9.0						
					10.0						

## ENGINEERING BOREHOLE LOG

Borehole no. BH11

Sheet no. 1 of 1

Job no. GL21101A

Client : Ms Tana McMullen Date : 02/03/2021  
Project : Landslide Risk Assessment Logged By : SS  
Location : 170 Main Road, Penguin

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
Hole diameter : 150mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N					MH	TOPSOIL - Clayey SILT, dark grey	D	Fr	<b>Landslide deposits</b> W < PL  V = Refusal  W < PL V = Refusal  W ≈ PL  W > PL  Groundwater @ 5.4m
					1.0		Clayey SILT - high plasticity, dark brown	M	VSt	
					2.0					
					3.0		With cobbles			
					4.0		No Cobbles			
					5.0					
					6.0		With cobbles			
					7.0		Trace gravel, trace fine to medium grained sand			
					8.0		Becoming grey	W	St	
					9.0		No cobbles			
					8.0	SC	Clayey SAND - fine to medium grained, medium plasticity fines, orange/yellow	W	MD	<b>Residual soil</b>
					10.0		Borehole BH11 terminated @ 8.0m			

## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

\* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator

### SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

### PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

### WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

### NOTES, SAMPLES, TESTS

TERM	Description
U <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N <sub>c</sub>	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B <sub>s</sub>	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

### CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense



## Soil Description Explanation Sheet (1 of 2)

### DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

### CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

### PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

### MOISTURE CONDITION

#### Coarse Grained Soils

**Dry** Non-cohesive and free running.

**Moist** Soil feels cool, darkened in colour.  
Soil tends to stick together.

**Wet** As for moist but with free water forming when handling.

#### Fine Grained Soils

**Moist, dry of Plastic Limited –  $w < PL$**

Hard and friable or powdery.

**Moist, near Plastic Limit –  $w \approx PL$**

Soils can be moulded at a moisture content approximately equal to the plastic limit.

**Moist, wet of Plastic Limit –  $w > PL$**

Soils usually weakened and free water forms on hands when handling.

**Wet, near Liquid Limit -  $w \approx LL$**

**Wet, wet of Liquid Limit -  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH $s_u$ (kPa)	FIELD GUIDE
Very Soft	$\leq 12$	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

### RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	$\leq 15$
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	$\leq 5$	$\leq 15$	$\leq 15$	Trace
	>5, $\leq 12$	>15, $\leq 30$	>15, $\leq 30$	With
Secondary	>12	>30	>30	Prefix

### SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

### GEOLOGICAL ORIGIN

#### WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

#### TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

## Soil Description Explanation Sheet (2 of 2)

### SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		• LL – Liquid Limit.					

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

# Appendix B

## **Qualitative Terminology for Use in Assessing Risk to Property**

## QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

### QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10 <sup>-1</sup>	5x10 <sup>-2</sup>	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 <sup>-2</sup>		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 <sup>-3</sup>	5x10 <sup>-3</sup>	1000 years	200 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 <sup>-4</sup>	5x10 <sup>-4</sup>	10,000 years	2000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 <sup>-5</sup>	5x10 <sup>-5</sup>	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 <sup>-6</sup>	5x10 <sup>-6</sup>	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

**Note:** (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

### QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%		Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	40%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	10%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%	1%	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

- Notes:**
- (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
  - (3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
  - (4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*

## QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

### QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	$10^{-1}$	VH	VH	VH	H	M or L (5)
B - LIKELY	$10^{-2}$	VH	VH	H	M	L
C - POSSIBLE	$10^{-3}$	VH	H	M	M	VL
D - UNLIKELY	$10^{-4}$	H	M	L	L	VL
E - RARE	$10^{-5}$	M	L	L	VL	VL
F - BARELY CREDIBLE	$10^{-6}$	L	VL	VL	VL	VL

- Notes:**
- (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
  - (6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

### RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

- Note:**
- (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

# Appendix C

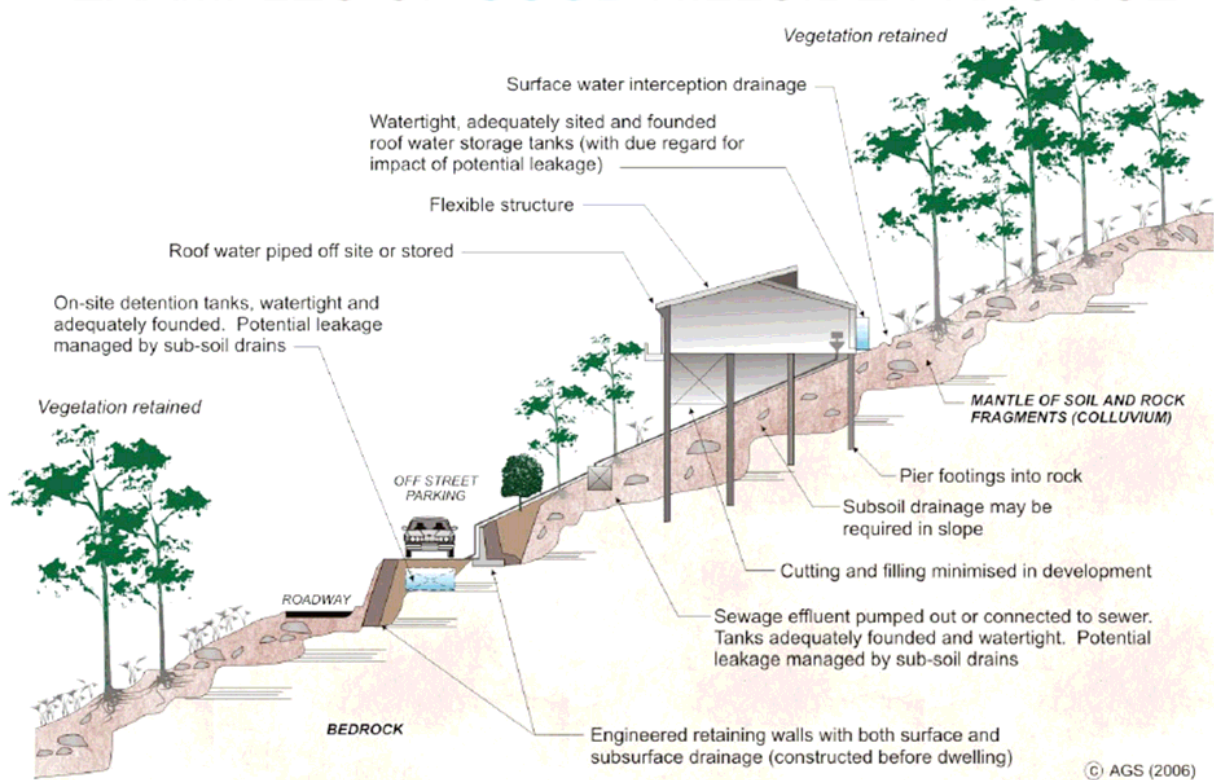
## **Some Guidelines for Hillside Construction**

# PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

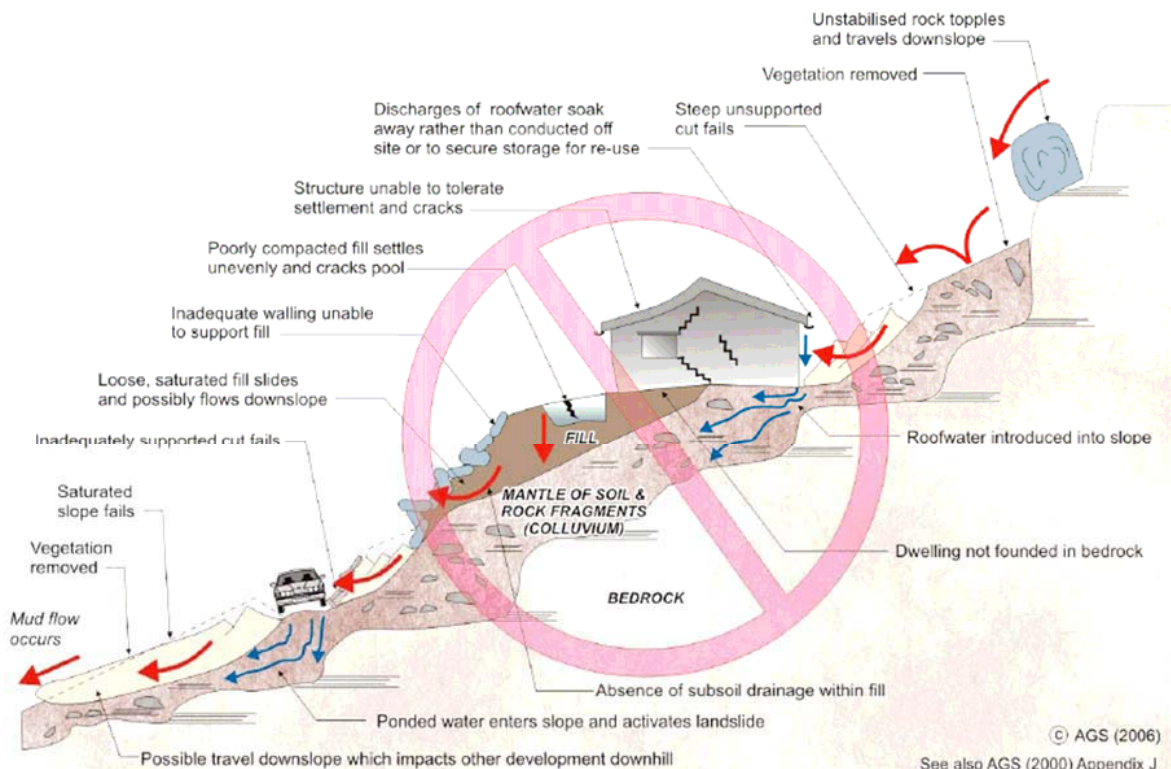
## APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

<b>ADVICE</b>		<b>GOOD ENGINEERING PRACTICE</b>	<b>POOR ENGINEERING PRACTICE</b>
GEOTECHNICAL ASSESSMENT		Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
<b>PLANNING</b>			
SITE PLANNING		Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
<b>DESIGN AND CONSTRUCTION</b>			
HOUSE DESIGN		Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING		Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS		Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS		Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS		Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS		Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS		Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS		Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS		Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SURFACE			
SUBSURFACE		Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE		Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING		Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
<b>DRAWINGS AND SITE VISITS DURING CONSTRUCTION</b>			
DRAWINGS		Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS		Site Visits by consultant may be appropriate during construction/	
<b>INSPECTION AND MAINTENANCE BY OWNER</b>			
OWNER'S RESPONSIBILITY		Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

## EXAMPLES OF **GOOD** HILLSIDE PRACTICE



## EXAMPLES OF **POOR** HILLSIDE PRACTICE





# Appendix D

## **Certificate Forms**

## Engineering Certificate

To:  Owner /Agent  
 Address  
  Suburb/postcode

### Certifier details:

From:   
 Address:  Phone No:   
  Fax No:   
 Accreditation No:  Email address:   
 (if applicable)  
 Or qualifications and Insurance details:  (description from Column 4 of the Director of Building Control's determination)  
 Speciality area of expertise:  (description from Column 5 of the Director of Building Control's determination)

### Details of work:

Address:  Lot No:   
  Certificate of title No:   
 The work related to this certificate:  (description of the work or part work being certified)

### Certificate details:

Certificate type:  (description from Column 2 of the Director of Building Control's determination)

In issuing this certificate the following matters are relevant –

Documents:   
 Relevant calculations:   
 References:

*Substance of Certificate:*

Findings and recommendations of report (Report Reference No. GL21101Ab).

From the Interim Planning Scheme 2013 the site is partially mapped within a Medium landslide hazard zone. As such, a landslide risk assessment is required to determine if the level of risk from exposure to the landslide hazard is to be tolerable for the type, form, scale and duration of the development.

The landslide risk assessment was conducted in accordance with Australian Geomechanics Society (AGS) – Practice Note Guidelines for Landslide Risk Management, 2007. Our report concluded that the qualitative landslide risk for the site is at worst a LOW risk provided the development of the site is in accordance with the recommendations within our report. In our experience, regulating authorities allow developments to proceed with VERY LOW to LOW risk.

Therefore, provided the development of the site is in accordance with the recommendations within our report, then we consider that a tolerable level of risk can be achieved for the development of the site in accordance with section E6.6.2 (Development on land exposed to a natural hazard) of the Hazard Management Code of the Interim Planning Scheme 2013. That is, the level of likely risk from exposure to the natural hazard (landslide) is considered to be tolerable for the proposed residential development.


*Scope or Limitations*

The report provides a qualitative landslide risk assessment which identifies the landslide risks at the site and provides recommendations to maintain, improve and possibly reduce the risk of landslides so as not cause or contribute to the risk of landslides on the site and lands in the locality.

The site is within an area of inherent doubtful slope stability and landslides are a natural ongoing geological process. There will be always some level of landslide risk within an area of inherent doubtful slope stability. The recommendations of the report are provided to maintain, improve and possibly reduce the risk of landslides on the site and lands in the locality.

The recommendations for the design of the proposed works are in accordance with prevailing geological conditions described in the report for the site, assessed landslide risks and recommended good hillside practices.

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		<b>11/05/2021</b>	<b>GL21101Ab</b>

---

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:  Phone No:   
Address:  Fax No:   
   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

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

## Certificate details:

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

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: ☒

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL21101Ab,  
dated 11/05/2021

Relevant  
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction  
AS 4055 – 2012 Wind Loads for Housing  
CSIRO Building Technical File 18

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

Site Classification in accordance to AS2870 - 2011  
Wind Loading in accordance to AS 4055 - 2012  
Findings and recommendations of report

*Scope and/or Limitations*

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

**I certify the matters described in this certificate.**

*Signed:*

Qualified person:



*Certificate No:*

GL21101Ab

*Date:*

11/05/2021

Ask for: Kerry Smith – Customer Supply Team  
Telephone: (03) 6324 7583  
Fax: (03) 6324 7528  
Email: Kerry Smith@tasnetworks.com.au



**Tasmanian Networks Pty Ltd**  
ABN 24 167 357 299

PO Box 419  
Launceston Tas 7250

17 May 2021

Adrian Eberhardt  
6 Queen Street  
Burnie Tasmania 7320

Dear Adrian,

**RE: 4 LOT SUBDIVISION DA46906 - 170 MAIN ROAD AND 25 BOWMAN DRIVE,  
PENGUIN**

Thank you for your enquiry in relation to the above proposed subdivision.

I would like to confirm that TasNetworks has assessed the distribution infrastructure that supplies lots 2 & 3 and has determined that the existing network is capable of providing basic connections to the proposed new lots via an underground network extension from TasNetworks Cabinet (ID 5814266) and turret installation. These works would be completed as a negotiated project which can be submitted via our online portal.

TasNetworks do not require the above mentioned works to be completed before the development application is approved. However, it should be completed prior to sealing of the final plan of survey.

If you have any questions regarding your application please contact me on (03) 6324 7501.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kerry Smith', is positioned above the printed name.

Kerry Smith  
Customer Supply  
TasNetworks

## Bushfire Hazard Management Report

**170 Main Road and 25 Bowman Drive PENGUIN**



Applicant:

**Tana McMullen**  
**170 Main Road**  
**PENGUIN TAS 7316**

Prepared by:

Bruce Harpley  
Environmental Service and Design Pty Ltd  
Version 2: 29 June 2021

Contact Phone Number:

0429 355 259

E- Mail:

[bharpley@esandd.com.au](mailto:bharpley@esandd.com.au)

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 1. Land to which certificate applies

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

**Street address:**

170 Main Road and 25 Bowman Drive PENGUIN

**Certificate of Title / PID:**

177445/1 PID 9462829 & 173209/13 PID 3510022

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision of 2 lots to create 4 lots. 3 vacant lots and lot 4 containing an existing dwelling

**Applicable Planning Scheme:**

Central Coast Interim Planning Scheme 2013

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision (ref 46906-1)	PDA Surveyors	4/5/2021	
Bushfire Hazard Management Plan	Bruce Harpley	29/06/2021	2

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

## 5. Bushfire Hazard Practitioner

Name:

Bruce Harpley

Phone No:

0429 355 259

Postal  
Address:

PO Box 651  
BURNIE TAS 7320

Email  
Address:

bharpley@esandd.com.au

Accreditation No:

BFP – 140

Scope:

1, 2, 3a and 3b

## 6. Certification

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

☐

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Bruce Harpley

Date:

29/06/2021

Certificate  
Number:

002/7816/001

(for Practitioner Use only)

## Scope of Assessors Accreditation

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

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

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

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

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

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

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## Re-Certification – Ability to Re-Evaluate

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

## Section 1

### 1. Introduction

Environmental Services and Design Pty Ltd has been engaged by PDA Surveyors, on behalf of the owners, to complete a bushfire hazard management assessment for a proposed 4 lot subdivision of 170 Main Road and 25 Bowman Drive Penguin.

The proposal consists of excision of the existing dwelling (lot 4) and creation of 2 vacant lots plus reduction in the area of 25 Bowman Drive (lot 1) to create a right-of-way benefiting lots 2 and 3.

Building envelopes are shown on the plan of subdivision for lot 1 to 3. For assessment purposes the building envelope will be used to assess and demonstrate the ability of each lot to comply with the requirements.

The existing dwelling on lot 4 will be used to assess the bushfire risk and any hazard management requirements.

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

## Section 2

### 2.1 Property Details

Property Address	170 Main Road and 25 Bowman Drive Penguin
Certificate of Title	177445/1 and 173209/13
Type of Application	Subdivision
Area	Lot 1 – 640m <sup>2</sup> , lot 2 – 3.7ha, lot 3 – 2.8ha and lot 4 2.8ha
Zoning	General residential and Environmental Living
Surrounding Zoning	General residential, Rural resource and Environmental Living
Planning Scheme	Central Coast Interim Planning Scheme 2013
Existing land Use	Developed and vacant residential

## 2.2 Surrounding land use

Surrounding land uses consist of:

- North – developed residential lots and road a rail line,
- South – predominantly developed residential lots,
- East – agriculture,
- West – developed residential and environmental living lots.

## 2.3 Vegetation Assessment

### Lot 1

Vegetation from the existing dwelling within lot 1 is assessed as:

- North – grassland 11.5m from building envelope,
- South – low threat developed residential and road for over 170m,
- East – low threat developed residential and gardens for over 150m,
- West – low threat access and developed residential and gardens and roadway for over 200m.

### Lot 2 and 3

Vegetation external to lot 2 is assessed as:

- North - grassland,
- South – grassland,
- East – grassland,
- West – grassland.

### Lot 4

Vegetation external to lot 3 is assessed as:

- North – grassland 76m then low threat residential,
- South – grassland,
- East – grassland,
- West – grassland.

Site assessment noted scattered areas of bushes and trees to the west within lot 4 all less than 20m in width and less than 40m in length with separation between. These areas are not considered assessable vegetation and the predominant vegetation is grassland.

## 2.4 Topography

### Lot 1

There is a steep bank approximately 20m from the northern boundary of the lot. The overall slopes over 100m from the boundaries are:

- North – 6° down slope,
- South – level,
- East – level,
- West – Level

### Lot 2 and 3

Both lots undulate downslope to the north with steep banks to the southern and the northern boundary. Overall slopes relative to the building envelopes over 100m being:

- North – 8° down slope,
- South – up slope,
- East – across slope,
- West - across slope.

### Lot 4

There is a steep bank at the southern boundary leading up towards lots 2 and 3. Slope over 100m from the existing dwelling is:

- North - 8° down slope,
- South – up slope,
- East – across slope,
- West – across slope.

It was noted during the site assessment that the existing garage is closer than 6m to the existing dwelling. Bushfire risk assessment must be conducted from the garage and any hazard management areas must be implemented to include the garage.

## 2.5 Water Supply

### Lot 1

There is a reticulated water supply available to the lot and fire hydrants were observed on the southern side of Bowman Drive east and west of the lot.

Both hydrants are within a 120m hose lay of the furthest portion of the building envelope shown on the plan of subdivision.

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



## Lot 2 and 3

Hydrants located within Bowman Drive are more than a 120m hose lay from the building envelopes noted on the plan of subdivision. Both lots will require a static water supply tank for firefighting purposes.

The subdivision does not include a proposal to construct dwellings on either lot so the exact location of a dwelling cannot be determined.

An indicative location for the static water supply will be included in the hazard management plan within the proposed building envelopes for each lot to demonstrate the capability to comply.

The final location of the static water supply for any future proposed dwelling must be greater than 6m from the dwelling and within 3m of the access hardstand.

For future development on each lot the static water supply for firefighting purposes must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of Table E5 is included in, and forms part of, the hazard management plan specification.

Static water supply for firefighting has the capability to comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

## Lot 4 (existing dwelling)

There is a reticulated water supply available for connection to the lot however this is not connected. The water supply is serviced by a spring to fill the existing domestic water tanks. The location of the water supply and storage easement is shown on lot 2.

During the site assessment no suitable tanks for a static water supply were observed. A non-combustible static water supply tank with a minimum capacity of 10,000L is required.

A location for the static water supply was identified during the site assessment. Locating the tank on the southern edge of the existing hardstand area is within a 90m hose lay of the furthest portion of the building to be protected and is within 3m of the existing access and hardstand.



Proposed static water supply location – lot 4

Location of the static water supply tank will be shown on the hazard management plan and must be installed and comply with the requirements of Table E5 element B to E of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of Table E5 is included in, and forms part of, the hazard management plan specification.

Static water supply for firefighting purposes has the capability to comply with the requirements of Table E5 element B to E of Planning Directive 5.1 – Bushfire-Prone Areas Code.

## 2.6 Access

### Lot 1

The cross-over from Bowman Drive is to be relocated. The proposed building envelope is 13.5m from the southern front boundary and the length of the side boundaries is 40m. Overall length of the access to a dwelling within the building envelope is less than 30m.

Access will be less than 30m and as noted in section 2.5 there is no requirement for fire appliances to access a static water supply. Therefore, there are no specified design and construction requirements.

Access complies with Table E2 element A of Planning Directive 5.1 – Bushfire-Prone Areas Code.

## Lot 2

The plan of subdivision shows a 6m access from Bowman Drive which is also a right-of-way benefiting lot 3. Access to lot 2 from the Bowman Drive right-of way joins a 10m wide right-of-way through lot 3.

The first 80m of the right-of-way through lot 3 is to be two lanes to the top of the embankment to allow for vehicles from both lots to see incoming and outgoing vehicles.

From the end of the two-lane portion of the right-of-way remains 10m wide until the property boundary. Access from the boundary of lot 2 must then comply with the minimum width of 4m and additional 0.5m width both sides of the carriageway.

The overall length of the access to the centre of the building envelope is approximately 240m. The 80m long two-lane portion of the right-of-way is 10m wide and meets the requirements as a passing area.

The construction method of the right-of-way and access to lot 2 are not noted on the plan of subdivision. Construction of the access and both right-of-way must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Access has the capability to comply with Table E2 elements B & C of Planning Directive 5.1 – Bushfire-Prone Areas Code.

## Lot 3

The plan of subdivision shows a right-of-way from Bowman Drive over lot 2 benefiting lot 3 with a width of 6m. Access to lot 3 from the Bowman Drive right-of way joins a 10m wide right-of-way through lot 3 that benefits lot 2.

The first 80m of the right-of-way through lot 3 is to be two lanes to the top of the embankment to allow for vehicles from both lots to see incoming and outgoing vehicles.

From the end of the two-lane portion of the right-of-way the access to the lot 3 building envelope will head directly north towards the building envelope.

The overall length of the access to the centre of the building envelope is approximately 220m. The 80m long two-lane portion of the right-of-way is 10m wide and meets the requirements as a passing area.

The construction method of the right-of-way and access to lot 3 are not noted on the plan of subdivision. Construction of the access and both right-of-way must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Access has the capability to comply with Table E2 elements B & C of Planning Directive 5.1 – Bushfire-Prone Areas Code.



## Lot 4

The existing access is all-weather construction, the width of the carriageway was measured at 3m and the length including the hardstand to the northern boundary is 160m.



Existing access - lot 4



Lot 4 – existing hardstand

The existing access width must be increased to the required 4m. There is adequate width both sides of the existing access for addition of gravel or road base and still maintain the .5m additional width both sides of the carriageway.

The access terminates at the hardstand in front to the garage and consists of a bitumen area measuring 12m x 7m. There is a gravel and grassed area measuring 18m x 5m that creates a 'Y' turning area at the end of the access.

Existing access is less than 200m length, therefore a passing bay is not required.

As noted in section 2.5 access to a static water supply is required.

The existing access width must be increased to a minimum 4m and must comply with the requirements of Table E2 element B of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of Table E2 is included in, and forms part of, the hazard management plan specification.

Access has the capability to comply with Table E2 element B of Planning Directive 5.1 – Bushfire-Prone Areas Code.

### 3.0 Site Assessment

A site assessment was carried out on 13 May 2021 and a desk top study was carried out on 14 May 2021. The proposed plan of subdivision, prepared by PDA Surveyors, is at attachment A. Relevant site photographs showing the surrounding vegetation are below.



Lot 1 - north to lots 2 and 3





Lot 1 - south



Lot 1 - east





Lot 1 - west



Lot 2 – grassland behind lot 1





Lot 3 – west



Lot 4 - east





Lot 4 - north



Lot 4 – south to lots 2 and 3

### 3.1 Fire Danger Index

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

### 3.2 BAL Assessment – Lot 1

Vegetation classification (refer Table 2.3)	North North East	<input checked="" type="checkbox"/> <input type="checkbox"/>	South South West	<input checked="" type="checkbox"/> <input type="checkbox"/>	East South East	<input checked="" type="checkbox"/> <input type="checkbox"/>	West North West	<input checked="" type="checkbox"/> <input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	X							
Low threat vegetation			X (road & residential)		X (developed residential)		X (developed residential)	
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
			e & f		f		f	
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	11.5m		>170m		>150m		>200m	
Effective Slope	Upslope							
Slope under the classified vegetation	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input checked="" type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	29		Low		Low		Low	

### 3.2 BAL Assessment – Lot 2

Vegetation classification (refer Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South West <input type="checkbox"/>	South East <input type="checkbox"/>	North West <input type="checkbox"/>
Group A Forest				
Group B Woodland				
Group C Scrub land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G Grassland	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Low threat vegetation				
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2			
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	Show distance in metres			
	19m	14m	14m	10m
Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South West <input type="checkbox"/>	South East <input type="checkbox"/>	North West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input checked="" type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>	<b>12.5</b>	<b>12.5</b>	<b>19</b>

### 3.2 BAL Assessment – Lot 3

Vegetation classification (refer Table 2.3)	North North East	<input checked="" type="checkbox"/> <input type="checkbox"/>	South South West	<input checked="" type="checkbox"/> <input type="checkbox"/>	East South East	<input checked="" type="checkbox"/> <input type="checkbox"/>	West North West	<input checked="" type="checkbox"/> <input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
Low threat vegetation								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	19m		14m		10m		14m	
Effective Slope	Upslope							
Slope under the classified vegetation	Upslope/0° <input type="checkbox"/>		Upslope/0° <input checked="" type="checkbox"/>		Upslope/0° <input checked="" type="checkbox"/>		Upslope/0° <input checked="" type="checkbox"/>	
	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>				
	North East <input type="checkbox"/>	South West <input type="checkbox"/>	South East <input type="checkbox"/>	North West <input type="checkbox"/>				
	Downslope							
	>0 to 5 <input type="checkbox"/>		>0 to 5 <input type="checkbox"/>		>0 to 5 <input type="checkbox"/>		>0 to 5 <input type="checkbox"/>	
	>5 to 10 <input checked="" type="checkbox"/>		>5 to 10 <input type="checkbox"/>		>5 to 10 <input type="checkbox"/>		>5 to 10 <input type="checkbox"/>	
	>10 to 15 <input type="checkbox"/>		>10 to 15 <input type="checkbox"/>		>10 to 15 <input type="checkbox"/>		>10 to 15 <input type="checkbox"/>	
	>15 to 20 <input type="checkbox"/>		>15 to 20 <input type="checkbox"/>		>15 to 20 <input type="checkbox"/>		>15 to 20 <input type="checkbox"/>	
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>19</b>		<b>12.5</b>	

### 3.2 BAL Assessment – Lot 4 (existing dwelling)

Vegetation classification (refer Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South West <input type="checkbox"/>	South East <input type="checkbox"/>	North West <input type="checkbox"/>
Group A Forest				
Group B Woodland				
Group C Scrub land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G Grassland	X	X	X	X
Low threat vegetation				
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2			
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	Show distance in metres			
	19m	14m	14m	14m
Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South West <input type="checkbox"/>	South East <input type="checkbox"/>	North West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input checked="" type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL Value for each side of site	12.5	12.5	12.5	12.5

### 3.3 Risk Assessment

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

- Assessed grassland to the north results in an assessment of BAL 29,
- Assessed risk is BAL Low to the south, east and west,
- Reticulated water supply for firefighting complies with requirements,
- Access is not required for firefighting vehicles to access a static water point.

Overall BAL assessment is BAL 29.

#### Risk Mitigation

A hazard management area equivalent to BAL 19 is required to the north to comply with Planning Directive 5.1 – Bushfire-prone Areas Code.

To reduce the bushfire risk to BAL 19 the building envelope shown on the plan of subdivision must be repositioned to be a minimum of 13.5 from the northern boundary.

The position of the building envelope will reduce the setback to the southern boundary but will ensure the lot can comply with the requirements for BAL 19 and result in a tolerable risk.

The location of the re-positioned building envelope and the associated hazard management areas are shown on the hazard management plan.

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

- Based on the potential building area shown on the plan of subdivision the risk is assessed as BAL 19 to the west and BAL 12.5 to the north, south and east,
- A static water supply is required,
- Access is required to a static water supply for firefighting purposes.

Location of the building envelope relative to the proposed boundaries achieves the required hazard management distances for a subdivision of BAL 19 or greater.

Overall BAL assessment is BAL 19.

#### Risk Mitigation

A hazard management area equivalent to BAL 19 is required to the West. Hazard management areas equal to BAL 12.5 to the north, south and east are also required and will be shown on the hazard management plan.

A non-combustible static water supply with a minimum capacity of 10,000L is required and a potential location within the proposed building envelope will be shown on the hazard management plan.

Static water supply, when installed, must be at least 6m from the dwelling and within 3m of the access hardstand area.

Static water supply must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of Table E5 is included in, and forms part of, the hazard management plan specification.

Access from the two-lane portion of the right-of way over lot 3 must be all-weather construction and a minimum 4m with an additional .5m clearance both sides of the carriageway.

Access must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of table E2 is included in and forms part of the hazard management plan specification.

In relation to lot 3 the following factors have been considered:

- Based on the potential building area shown on the plan of subdivision the risk is assessed as BAL 19 to the east and BAL 12.5 to the north, south and west,
- Astatic water supply for firefighting purposes is required,
- Access is required to the static water supply.

Location of the building envelope relative to the proposed boundaries achieves the required hazard management distances for a subdivision of greater than BAL 19.

#### Risk Mitigation

A hazard management area equivalent to BAL 19 is required to the east. Hazard management areas equal to BAL 12.5 to the north, south and west are also required and will be shown on the hazard management plan.

A non-combustible static water supply with a minimum capacity of 10,000L is required and a potential location within the proposed building envelope will be shown on the hazard management plan.

Static water supply, when installed, must be at least 6m from the dwelling and within 3m of the access hardstand area. Static water supply must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of Table E5 is included in, and forms part of, the hazard management plan specification.



Access from the two-lane portion of the right-of way must be all-weather construction and a minimum 4m with an additional .5m clearance both sides of the carriageway. Access must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A copy of table E2 is included in and forms part of the hazard management plan specification.

In relation to lot 4 the following factors have been considered:

- Based on the location of the existing dwelling and garage shown on the plan of subdivision the risk is assessed as BAL 12.5 in all directions,
- A static water supply for firefighting purposes is required,
- Access is required to the static water supply.

#### Risk Mitigation

A hazard management area equivalent to BAL 12.5 is required and will be shown on the hazard management plan.

A non-combustible static water supply with a minimum capacity of 10,000L is required and a potential location adjacent to the existing access and hardstand will be shown on the hazard management plan.

Static water supply, when installed, must be at least 6m from the dwelling and within 3m of the access hardstand area.

Static water supply must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code. A copy of Table E5 is included in, and forms part of, the hazard management plan specification.

Access width must be upgraded to a minimum 4m width with an additional .5m clearance both sides of the carriageway. Access must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code. A copy of table E2 is included in and forms part of the hazard management plan specification.

### 3.4 Conclusion

Adequate hazard management areas can be created within each lot to meet BAL 19 or greater and comply with the requirements of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Based on the re-positioning of the building envelope proposed for lot 1 the assessment for the northern elevation is reduced from BAL 29 to meet the requirement of BAL 19 or greater hazard management distances.



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

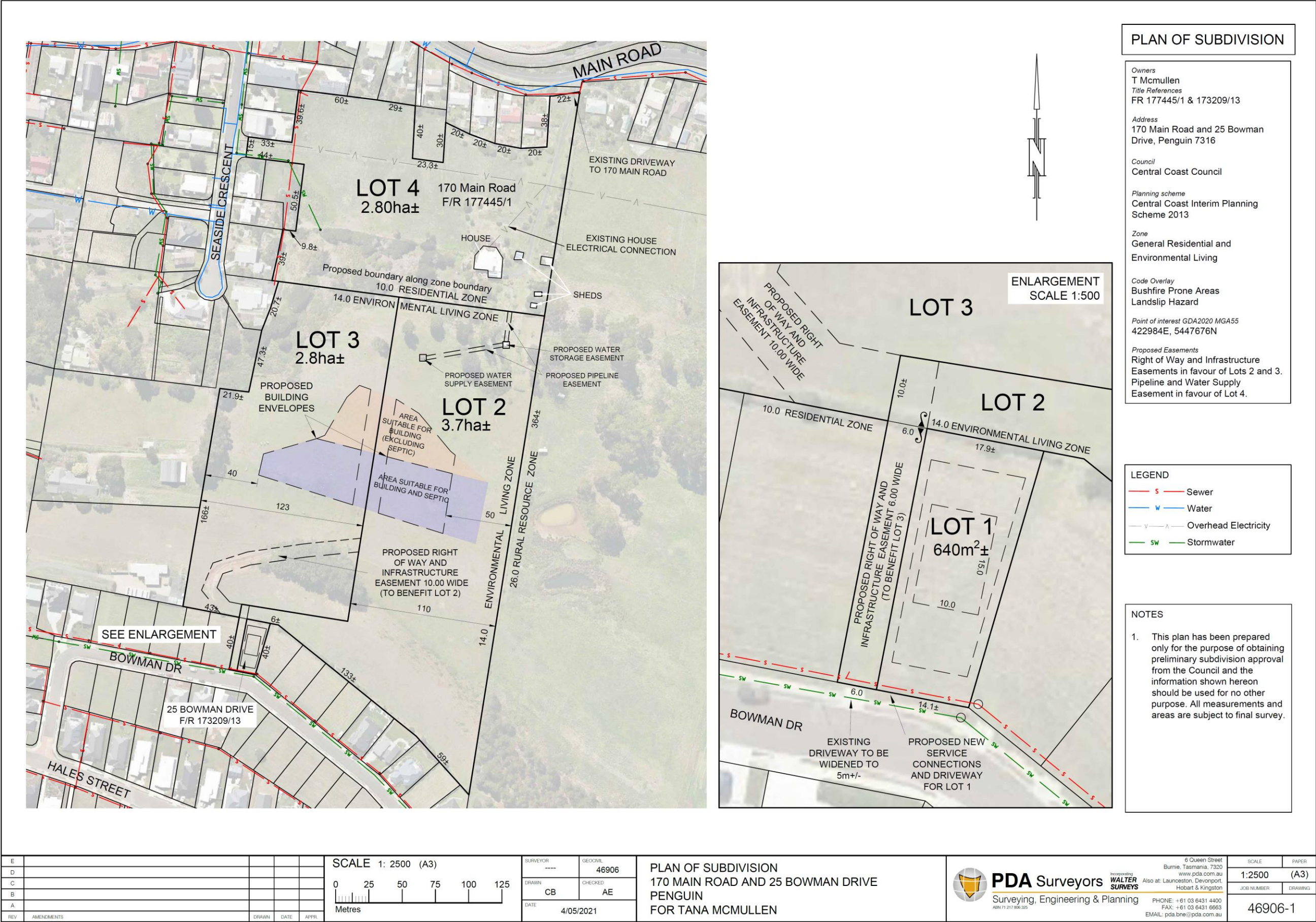
#### 4.0 Bushfire Hazard Management Plan

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

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

The requirements for the hazard management area for lot 4, as noted in the bushfire hazard management plan, must be fully implemented and should be verified by Council prior to sealing of the final plan of subdivision.

The requirements of the hazard management plan for lots 1 to 3 must be fully implemented prior to the issue of the certificate of occupancy for each future dwelling.





# **Bushfire Hazard Management Plan**

## **Hazard management areas and specification**

### **170 Main Road & 25 Bowman Drive PENGUIN**

CT 177445/1 (PID 9462829) & CT 173209/13 (PID 3510022)



**Assessor:** Bruce Harpley BFP-140

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

**Documents:** Plan of Subdivision PDA Surveyors – 46906-1 4/5/2021

**Regulatory Requirement:** Central Coast Interim Planning Scheme 2013 –  
Clause 10 General Residential Zone and Clause 14  
Environmental Living  
Planning Directive 5.1 – Bushfire-prone Areas Code

**Date:** 29 June 2021 – Version 2

**Associated Bushfire Hazard Report:** Version 2 29 June 2021

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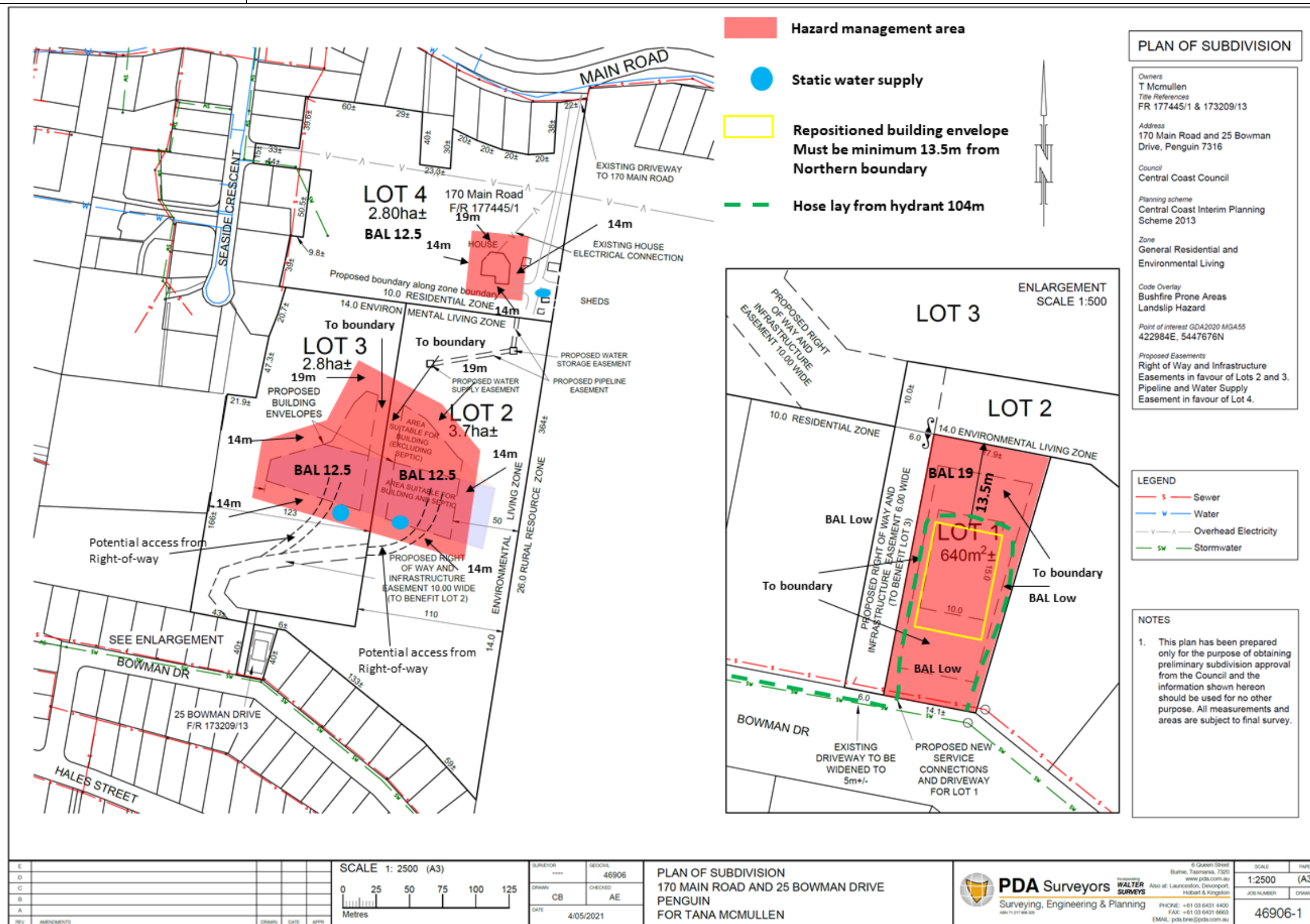
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# Bushfire Hazard Management Plan

## Hazard Management Areas

170 Main Road and 25 Bowman Drive PENGUIN

Title Reference: 177115/1 & 173209/13




This plan has been prepared only for the purpose of complying with E1 Bushfire-Prone Areas Code and the information shown hereon must not be used for any other purpose. All dimensions and areas are in meters.

Scale: NTS

Drawing No: 7816-1

Drawn: Bruce Harpley BFP-140	Date: 29 June 2021	Revision No: 2
This Bushfire Hazard Management Plan must be read in conjunction with the requirements detailed in <b>Attachment B</b> of this plan		

<p>Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 <a href="http://www.esandd.com.au">www.esandd.com.au</a> (03) 6431 2999</p> 	<p align="center"><b>Bushfire Hazard Management Plan</b></p> <p align="center"><b>Specification</b></p>	
	<p align="center"><b>170 Main Road and 25 Bowman Drive PENGUIN</b></p> <p align="center">Title Reference: 177445/1 and 173209/13</p>	
<p><b>1.1 Introduction</b></p> <p>The Bushfire Attack Level (BAL) assessment is for the proposed 4 lot subdivision at <b>170 Main Road and 25 Bowman Drive PENGUIN</b>.</p> <p>The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No: <b>7816-1</b>.</p> <p>Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959 was used to assign a BAL level to the development utilising a range of data specific to the subject lots.</p> <p><b>1.2 Water Supply</b></p> <p>Lot 1 is connected to municipal water supply and there are fire hydrants located within a 120m hose lay of the lot.</p> <p>A static water supply for firefighting is required for lots 2, 3 and 4. Potential location of the static water supply for lots 2 and 3 is shown adjacent to the potential access within the proposed building envelopes.</p> <p>Location of the static water supply for firefighting purposes for lot 4 is shown adjacent to the existing access.</p> <p>Static water supply for lots 2, 3 and 4 must comply with the requirements of Table E5 of Planning Directive 5.1. A copy of table E5 is attached to and forms part of this specification.</p> <p><b>1.3 Access</b></p> <p>Road access is via a new cross-over from <b>Bowman Drive</b> for lot 1. Access to lots 2 and 3 are via a right-of-way from <b>Bowman Drive</b> benefiting lot 3 and from lot 3 right-of-way benefiting lot 2. Access to lot 4 is an existing access from <b>Main Road</b>. Both roads are Council maintained roadways that comply with municipal standards.</p> <p>Access to lots 2 and 3 is required to a static water supply for firefighting. Access and rights-of-way must comply with the proposed plan of subdivision and the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code.</p> <p>Access to lot 4 must be upgraded to a minimum of 4m width and must comply with the requirements of Table E2 element B and C of Planning Directive 5.1 – Bushfire-Prone Areas Code. A copy of Table E2 is included as an attachment to this specification.</p> <p>Egress from the site is via a <b>CLASS 4A</b> road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.</p>	<p><b>1.4 Landscaping</b></p> <p>It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.</p> <p>All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non- combustible materials (i.e. stone, paving, concrete, pebbles etc.).</p> <p>Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services’ brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.</p> <p>Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.</p> <p><b>1.5 Hazard Management Area (HMA)</b></p> <p><b>Lot 1</b></p> <p>A bushfire Hazard Management Area (HMA) will be developed within lot 1 to achieve <b>BAL 19</b> which is greater than the required BAL 19. Refer to the above hazard management plan drawing No <b>7816-1</b>.</p> <p><b>Lots 2, 3 and 4</b></p> <p>A bushfire Hazard Management Area (HMA) is required as the assessment is <b>BAL 12.5</b>. Refer to the above hazard management plan drawing No <b>7816-1</b>.</p> <p>The specified width of the HMA is to enable the existing habitable building within lot 1 to comply as required by Planning Directive 5.1 and AS3959 and future dwellings (within the building envelopes) to comply as required with Planning directive 5.1 and AS3959.</p> <p>This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.</p>	<p>Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.</p> <p>This BHMP is achieved by:</p> <ul style="list-style-type: none"> <li>• Pathways located on the subject land to be of non-combustible materials</li> <li>• Fuel loads to be kept to less than 2 tonnes per hectare</li> <li>• Total shrub cover is to be kept to a maximum of 20% of the available area.</li> <li>• Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted</li> <li>• Shrubs must not be planted in cluster forms or clumps</li> <li>• Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level</li> <li>• Minimise ground level fuels wherever possible.</li> </ul> <p><b>1.6 Maintenance prior to the onset of each fire season</b></p> <ul style="list-style-type: none"> <li>• Guttering on all habitable structures must be inspected and cleared of debris annually</li> <li>• Ensure all hoses and brass connections are in good working order</li> <li>• All valley and wall/roof junctions are inspected and debris removed</li> <li>• Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)</li> <li>• Painted surfaces are in good condition and decaying timbers given particular attention to repair</li> <li>• Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears</li> <li>• Door mats to be of non-combustible materials</li> <li>• Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.</li> </ul>



**Table E2 – Standards for Property Access**

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>

D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>
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**Table E5 – Static water supply for firefighting**

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>

C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm<sup>2</sup>;</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
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D.	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</li> </ul>
E.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>





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Self Service

## Birthdays

HUISMAN  
Rebecca

Heartfelt  
50th  
Birthday Wishes.

From your Dad and family.



## Death Notices

BATCHELOR  
(nee Norris)  
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 Ian (dec.). Much loved nan of all her grandchildren and great grandchildren. So much gratitude is extended to all who cared for her in her final months.

Loving mother of Maureen and mother-in-law of David. Loved nan of Jane and Brian.

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  
Ross Arthur

31.7.1939 - 11.6.2021

Much loved husband 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.

COUZINS  
Doug

Sadly missed and respected Board Member and friend of Roland Childrens Services.



## Death Notices

COUZINS  
Doug

The Burnie Club Inc. would like to express their deepest condolences to 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 and family.

Always known as the "Cruising Knights".

## Death Notices

DRAKE  
Neville Glenn

4.10.1955 - 9.6.2021

Passed away at home. Loved and loving son of Frank Drake (dec.) and Amy Drake.

Beloved husband of 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 at Neville's request.

DELPHIN  
Myrtle 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 Rachael.

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 Nicki.

Mother and mother-in-law to Rodney and Leonie. Nan to Micheal and Christie, Rachael and Kayden. Great-Nan of Jack, Lily, Amaja, and Porter.

At peace.

Dear loved friend and companion of Don. Sadly missed but always in my thoughts and heart.

My family will always remember your love, fun and advice. Love from Karen, Janette, Glen, Adrian and their families.

Rest in peace.

Loved daughter of Nat and Biddy. Loving sister of Dulcie, 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 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 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 are requested to wear polo tops for a guard of honour as per family funeral notice.



## Death Notices

HOW  
John Richard

1943 - 2021

Passed away suddenly at Mole Creek on Friday June 11. Loving partner of Diane Woolnough.

Sadly missed by Lee & 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.



Death Notices

KERGER  
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 Nicole (dec.), Ethan, Sophie, Caitlyn and Zane. Daughter of the late Reginald and Minna Hughes. Loved sister of Theron (dec.), Coral (dec.), Carleen, Wesley (dec.), Cliffe, Zena, Ethel, and Carol.

LAW  
(nee Boulton)  
Joan Norma

Passed away peacefully on June 14, 2021. Aged 93 years. Devoted and loved wife of Stan (dec.). Dearly loved and cherished mother and friend of John and Dianne, Helen Mosley, Barb and Bob Boucher, and Christopher (dec.). Adored and loved nan and great nan of her grandchildren and great grandchildren. Loved daughter of the late Leonard and Gertrude Boulton. Loved sister of Mavis, Max, Winsome, Reginald, Clifford, Peter, Terrance (all dec.), Phillis, Lola, and Graeme.

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 father-in-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 Trivie (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 cremation will follow at the North West Regional Crematorium.

CHAPMAN  
Ross Arthur

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

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 Craig Foundation may be made at the service.

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

LAW  
Joan Norma

Relatives and friends are respectfully invited to attend Joan's funeral at the Devonport Chapel, 117 Forbes Street, Devonport at 10.30 am on FRIDAY, June 18, 2021. The interment will follow at the Mersey Vale Lawn Cemetery.

ROBERTS-THOMSON  
Loris Mary

Relatives and friends are respectfully invited to attend Loris' funeral service at St 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

WILSON  
Shirley

In our hearts  
always ♥

Kay and extended family

## Local Government



## Wanted to Buy

## All old books/comics

estates/downsize, old furniture, shed contents /tools, deer head, antlers, taxidermy, wine /whisky, cellars, bottles, mantelpiece, cash buyer, will visit. 6423 3316.

## LP records/dvds/cds,

stamps/coins, model cars/trains, old cutlery, radios, pocket knives, timber, advert signs, mantelpiece, cash buyer, will visit. 6423 3316.

## Old Military

Uniforms, hats, badges, medals, top prices. Ph. 0439 301 097.

## Beauty Health and Fitness

KAHUNA MASSAGE relax and unwind, Devonport. Shell - 0407 901 125.

## To Let &amp; Wanted

DEVONPORT, CBD, 2 bed. unit, great location, suit seniors \$300 p.w. plus bond, D'port. 0419 103 958.

## Livestock

## Ulverstone Pet Food

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



## APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.:	DA2020423
Location:	4 Turners Avenue, Turners Beach
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
Application No.:	DA2021128
Location:	Bass Highway, Nine Mile Road and Kennaglen Lane, Howth - adjacent to Howth Weighbridge
Proposal:	Utilities - upgrade to transport network - heavy vehicle rest area, bus stop and ablutions building
Performance Criteria:	Requirements for discretionary use to locate on rural resource land; Suitability of site or lot on a plan of subdivision for use or development; Location and configuration of development and reliance on E9 Traffic Generating Use and Parking Code
Application No.:	DA2021137
Location:	170 Main Road and 25 Bowman Drive, Penguin
Proposal:	Residential - subdivision - four lots
Performance Criteria:	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@centralcoast.tas.gov.au by no later than 30 June 2021.

Date of notification: 16 June 2021.

SANDRA AYTON  
General Manager



# Annexure 3

26 July 2021

Ms Sandra Ayton  
General Manager  
Central Coast Council  
19 King Edward Street  
ULVERSTONE 7315

[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Ms Ayton

## **REVISED: DA2021137 170 Main Rd and 25 Bowman Drive**

Further to your letter dated 13 July, 2021, we are writing to you to raise concerns under the *Central Coast Interim Planning Scheme 2013* to the application to subdivide at 170 Main Rd and 25 Bowman Drive, Penguin.

Our interest is as owners and builders at 23 Bowman Drive, the property that adjoins the proposed right of way to access lots 2 and 3 in the application. Our concern is the right of way and shared driveway running along not just our side boundary, but also across the back boundary of our property, with a 90-degree turn will severely affect our amenity and raises other concerns.

Our preference is to have a discussion with the developer and surveyor, or council mediator, about potential solutions that will assist with the application moving forward in a way that is amenable to both parties. We would have no concerns about an accessway for a single property and the resultant lesser traffic, or if there could be some redesign of the driveway location.

## **Assessment of lots 2 & 3 under 14.0 Environmental Living Zone**

### **14.4.1 Suitability of a site or lot for use or development**

P2 (iv) States that the access off 25 Bowman Drive is designed for two-way traffic flow to access two dwellings to minimise loss of residential land in Bowman Drive.

*We argue* that preservation of a single lot is not as important as the amenity of the existing lots, and consideration should be to make the driveway central in the block and not abutting our boundary, or that the right of way be on the *other side* of the currently vacant land (see below plan). The prospective buyers of Lot 1, (25 Bowman Drive) would then have a very clear vision of the block of land being purchased contains an established right of way (on the right-hand side of Lot 1, accessing to Lot 2 & Lot 3),

### **14.4.7 Subdivision**

P2 (ii) Compliance is suggested under the belief that only two lots will reduce the impact of the amenity on adjacent land and there will be a minimum of traffic.

*We disagree.*

The design of the proposed driveway runs up the side boundary and across most of the back boundary of our small block (in comparison to the subdivision), unduly affecting the amenity of our space which will allow access to multiple-site vehicle access and reducing our privacy.

As the subdivided blocks will be large, this increases the likelihood of the new owners storing and using multiple vehicles, including trucks etc on their property - regardless of visitors, and impacts during potential construction.

Given the size of the blocks, there is also potential for further subdivision by future owners who would rely on the right of way and we don't think the council should be creating the potential for this situation.

The proposed driveway design has a 90-degree turn at the corner of our block and we believe will have impact on our quiet enjoyment of our land and surely could be avoided if possible, with redesign. It would help if the driveway could be redesigned to create a lesser angle further from an adjoining boundary which may then eliminate some of our concerns above.

Driveway construction is not specified - we are concerned that our amenity and land will be impacted by the choice of material, particularly if gravel or rock, and that this will be especially an issue as the proposed accessway runs along the side and back boundary of our property and there is potential for run-off as well as dust pollution.

We reiterate that we are not against the land being subdivided or developed in general, but we believe the current application will impact amenity and privacy for 23 Bowman Drive and others nearby. We understand that some redesigning may result in greater cost to the developer, however we believe that cost should be borne as part of the price paid for such a development.

We are both looking forward to moving into our new home in Bowman Drive and joining the Penguin community to enjoy our retirement years ahead of us.

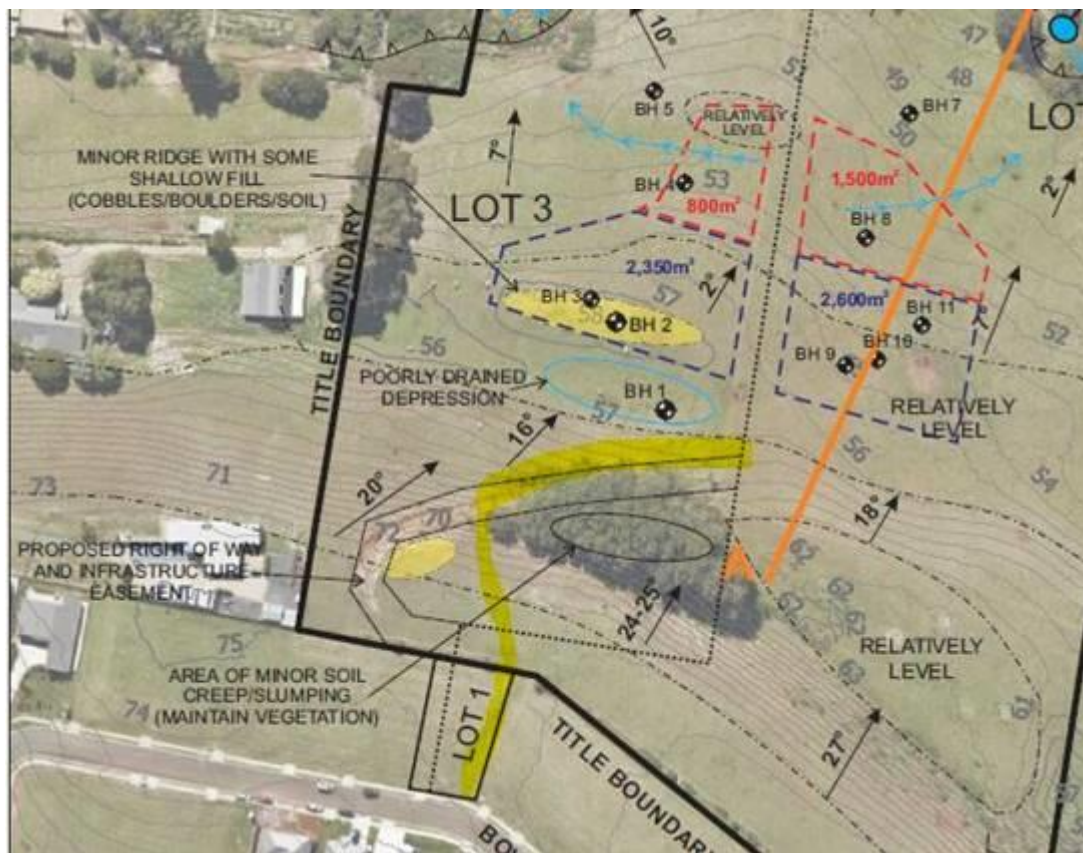
Yours sincerely



Cheryl and Evan Stewart  
595a Natone Road  
NATONE 7320

0400092433

### Preferred Option of Right of Way Entrance to Lot 2 & Lot 3



24 July 2021

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## Kellie Malone

---

**From:** Steve Harris <harrissathome@zoho.com>  
**Sent:** Sunday, 18 July 2021 10:18 AM  
**To:** Planning  
**Subject:** DA 2021137 - 170 Main Road and 25 Bowman Drive, Penguin

Thankyou for you letter of 13 July in regard to re-advertising of the application.  
The revised bushfire report has answered some of our earlier comments and below is a revision of our previous comments.

- Will the current owner be completing the access requirements from Lot 1 to Lots 3 and 2? Is it a council requirement, that whoever undertakes these works, plans must be submitted for approval prior to commencement?

- Is it the case that the DA 'eliminates' what is currently Lot 13?  
Lot 13 on SP173209 has an exisiting Covenant "Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property". All lots in the original subdivision had Schedule 2 items registered on their titles which protect the building standards for the entire subdivision. It does not seem appropriate that these can be 'done away with' for Lot 13 just because it now forms part of an entirely different DA for a different owner and its purchase as Lot 13 was made solely for the purpose of allowing them to lodge the said DA, for their own financial benefit.

- In regard to Lots 2 & 3, the bushfire report states that they are required to be "regularly maintained and managed and in particular between the months of September and March... to a maximum height of 50mm". How is this requirement enforced (and by whom)?

- Section 8.4 of the Geotechnical Report indicates that any clearing, other than minor, on the site shall be reviewed by a geotechnical practitioner. Will this requirement be a part of the DA into the future, i.e. not only during development/construction, but at anytime during any ownership of the land?

- Whilst the report by Geoton Pty Ltd identifies the specific locations for any habitable construction, what will the Councils position be in the event that an owner may wish to erect a non-habitable structure on the uppermost grassland at the Southern boundary? That is, on the land directly in front of the properties along the Northern boundary of Bowman Drive.

We are certain you can understand and appreciate, we are wanting to ensure that there be no impact into the future of any works that will undermine the stability of our current home. I'm sure this also applies to all of the property owners on the Northern boundary of Bowman Drive. Regardless of whether the current, or future owners, carry out any works that could have the slightest impact on the ongoing stability of the land, it should be an ongoing requirement of the DA that they must be subject to a qualified geotechnical report before any works are commenced.

Thank you and regards,

Stephen & Lucia Harris  
31 Bowman Drive, Penguin

Sent using [Zoho Mail](#)





**Kellie Malone**

---

**From:** Jean Harris <jeanharris@zoho.com>  
**Sent:** Sunday, 18 July 2021 11:33 AM  
**To:** Planning  
**Subject:** Re: DA 2021137 - 170 Main Road and 25 Bowman Drive, Penguin

Thank you for your letter of 13th July advising of the re-advertising of the above DA. I have revised my comments given the details available in the revised bushfire report.

Please also include my sons comments (31 Bowman Drive), my comments are in relation to the new Lot 1 (previously Lot 13 on SP173209). This lot is adjacent to mine at 27 Bowman Drive.

- will the new access road on Lot 1 be required to be fenced on its Eastern boundary?
- what is the minimum setback requirement for any dwelling from its Western boundary with the access road?
- due to the reduced lot area of 630m<sup>2</sup>, what is the maximum number of separate dwellings permitted under present guidelines?
- do the original subdivision covenants concerning building materials/construction still apply to the 'new' lot?
- what is the minimum setback requirement on the lots Eastern boundary, for dwelling(s) constructed. This boundary is currently fenced.

Overall, I have concerns about the impact on my property, more particularly in relation to the new Lot 1.

I will be very disappointed if planning exemptions are granted to any future construction on Lot 1 that will result in a detrimental outcome, both financial and liveability, on my property.

Thank you,

Jean Harris  
27 Bowman Drive, Penguin

Sent using [Zoho Mail](#)

We refer to the Development number DA2021137 regarding the use of 25 Bowman Drive, Penguin being used for access in the top blocks of the development under the terms of sales of the blocks refer to Australia Conference Association Ltd. we have enclosed a copy of the land covenant reference no. C. We are not against any development to make Penguin a younger and vibrant place. We would like to see councillors take a drive to Bowman Drive to look at number 25 Bowman Drive before there is a decision regarding this access point at the houses built on the drive. This access will in our opinion spoil the look of Bowman Drive.

We recently received the mayors report and find we do not have a councillor living in Penguin, we are the second largest town in the Central Coast Council area, I always thought Spreyton was in Devenport city area.

Yours Faithfully, Frank and Carol Pearson.

39 Bowman Drive,  
Penguin.



C. A. Pearson.

## SCHEDULE OF EASEMENTS

Registered Number

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 2 PAGE/S

### EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

### EASEMENTS

### COVENANTS

1. The owner of each lot on the plan, other than lots 77 and 100, covenants with the subdividers and the owners for the time being of every other lot shown on the plan to the intent that the benefit thereof may be annexed to and devolve with each and every part of every lot shown on the plan and the balance to observe the following stipulations:

- A. Not to erect or maintain or permit to be erected or maintained on a lot:
  - (a) any building other than a single private dwelling and outbuildings usually appurtenant thereto;
  - (b) a relocated existing building, any kit home or a dutch or similar type barn or other portable or easily removable building;
  - (c) a building consisting principally of second hand materials other than cleaned and washed bricks;
  - (d) a dwelling externally finished using galvanised iron, colourbond or similar material;
  - (e) an outbuilding externally finished using galvanised iron or similar material;
  - (f) a building using galvanised iron or similar material as roof cladding
  - (g) any fence of any type or construction within 5 metres of any road shown on the plan.This provision does not prohibit:
  - a fence on a boundary which is an external boundary between land shown on the plan and adjoining land not included in the plan, or
  - a fence on a boundary which is a boundary with lot 77
  - the erection of a retaining wall for the purpose of maintaining the natural level of such lot.

*Burke*  
DIRECTOR  
(USE ANNEXURE PAGES FOR CONTINUATION)

*R. L. Henley*  
SECRETARY

SUBDIVIDER:

FOLIO REF:

SOLICITOR  
& REFERENCE:

PLAN SEALED BY:

DATE: .....

.....  
REF NO.

.....  
Council Delegate

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

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES

Registered Number

SUBDIVIDER:  
FOLIO REFERENCE:

B. Not to strata title any building on a lot

C. Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property.

BUT nothing above contained or implied will prevent the subdividers from:

- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants; and
- (b) modifying, waiving or releasing or allowing any departure from any of the restrictive covenants and stipulations contained in the above Covenants in relation to any lot or portion of any lot

**FENCING PROVISION**

The subdividers shall not be required to fence.

**INTERPRETATIONS**

1. The "subdividers" means Australasian Conference Association Ltd.
2. The balance means the balance of land comprised in folios of the Register Volume 138834 Folio 4 and Volume 136223 Folio 1 after deletion of the lots shown on the plan, and each and every part thereof.

The Common Seal of  
Australasian Conference Association Ltd.  
being the registered proprietor of  
folios of the register volume 138834 folio 4  
and volume 236223 folio 1 was affixed  
in the presence of -

*Burley*

Director



*R.A. Herbert*

Secretary

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA2021137	<b>Council notice date</b>	27/05/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00869-CC	<b>Date of response</b>	09/06/2021
<b>TasWater Contact</b>	Elio Ross	<b>Phone No.</b>	0467 874 330
<b>Response issued to</b>			
<b>Council name</b>	CENTRAL COAST COUNCIL		
<b>Contact details</b>	planning@centralcoast.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	170 MAIN RD, PENGUIN	<b>Property ID (PID)</b>	9462829
<b>Description of development</b>	Subdivision - 4 Lot		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
PDA Surveyors	46906-1	--	04/05/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <p>Where Planning Scheme zoning requires connection to TasWaters networks the following will apply:</p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot (where zoning requires) of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i></li> <li>5. 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.</li> <li>6. 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,</li> </ol>			

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*

## DEVELOPMENT ASSESSMENT FEES

7. 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.

## 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](http://www.taswater.com.au/Development/Service-location) for a list of companies

- (c) TasWater will locate residential water stop taps free of charge

- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

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

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

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



16 June 2021

Our ref.: DA2021137, ss;tic  
Doc. ID:

Ms G Cooper  
PDA Surveyors  
6 Queen Street  
BURNIE TAS 7316

Dear Ms Cooper

STATEMENT OF COMPLIANCE – 170 MAIN ROAD AND 25 BOWMAN DRIVE, PENGUIN  
FOR RESIDENTIAL SUBDIVISION – FOUR LOTS IN ACCORDANCE WITH *LOCAL  
GOVERNMENT (HIGHWAYS) ACT 1982* AND *URBAN DRAINAGE ACT 2013*

I refer to your application DA2021137 for residential subdivision – four lots at 170 Main Road and 25 Bowman Drive, Penguin and based on the information supplied with the application this Statement of Compliance is issued for vehicular access and stormwater disposal, subject to the following conditions:

**General**

- G1 The development is to be completed, generally, in accordance with the PDA Plan of Subdivision, Job Number 46906-1A, dated 0/05/2021 (enclosed).

**Vehicular Access**

- R1 Existing access and driveway on Main Road is to be retained as access for Lot 4;
- R2 Access Kerb Crossovers
- a) The existing 3.6 m wide access kerb crossover on Bowman Drive is to be extended to form a 6m wide crossover to service Lot 2 and Lot 3;
  - b) A new 3.6m wide access kerb crossover is to be constructed along Bowman Drive frontage to service Lot 1;
  - c) Access kerb crossovers are to be constructed by the Council at owner/developer's cost, in accordance with Tasmanian Standard Drawing TSD-R09-v3 Urban Roads – Driveways (enclosed).

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

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



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

R3 Driveway Aprons

- a) The existing 3.6 m wide driveway apron on Bowman Drive is to be extended to form a 6m wide driveway apron to service Lot 2 and Lot 3;
- b) A new 3.6m wide driveway apron is to be constructed service Lot 1;
- c) Driveway aprons are to be constructed in a plain concrete finish by the owner/developer, in accordance with Tasmanian Standard Drawing TSD-R09-v3 Urban Roads – Driveways (enclosed),

R4 *Prior to commencement of works*, a) submit an application for 'Roadworks Authority' to the Council; and b) 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;

R5 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council, at the developer's cost;

R6 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development is to be rectified to the Council's satisfaction at the developer's cost.

Stormwater Disposal

S1 Relocate the existing stormwater connection for 25 Bowman Drive within the property boundary for Lot 1. *Prior to commencement of works*, submit an application to 'Install Stormwater Connection Point'. Such work is to be undertaken by the Council at the developer's cost, unless alternative arrangements are approved by the Council.

Drainage costings as listed in the Council's Fees and Charges register apply;

S2 *At all times*, stormwater run-off from buildings and hard surfaces on Lot 2, Lot 3 and Lot 4 is to be collected and managed onsite in accordance with GeoTon's assessment GL21101Ab dated 11 May 2021, to ensure it does not cause nuisance to the neighbouring properties;

S3 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development is to be rectified to the satisfaction of the Council, at the developer's cost.

'Statement of Compliance' is not an approval to create an access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the development.

Please contact the Council's Development Officer, Shelly Sharma, on 03 6429 8977 should you have any further enquiries.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Paul Breden', is written above the printed name.

Paul Breden  
DIRECTOR INFRASTRUCTURE SERVICES

Encl.



Owners  
T McMullen  
Title References  
FR 177445/1 & 173209/13

*Address*  
170 Main Road and 25 Bowman  
Drive, Penguin 7316

*Council*  
Central Coast Council

*Planning scheme*  
Central Coast Interim Planning  
Scheme 2013

**Zone**  
**General Residential and**  
**Environmental Living**

Code Overlay  
Bushfire Prone Areas  
Landslip Hazard

Point of Interest GDA2020 MGA55  
422984E, 5447676N

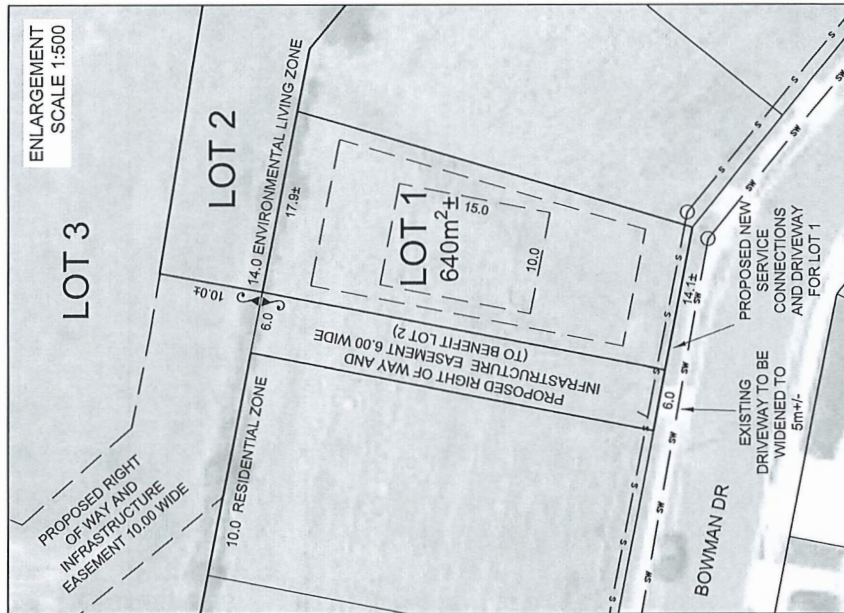
*Proposed Easements*  
**Right of Way and Infrastructure**  
 Easements in favour of Lots 2 and 3.  
**Pipeline and Water Supply**  
 Easement in favour of Lot 4.

— s — Sewer  
— w — Water  
— v — Overhead  
— sw — Stormwater

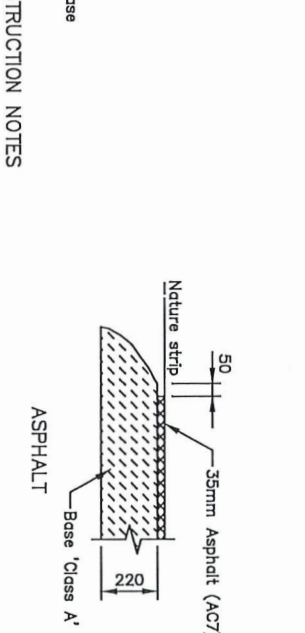
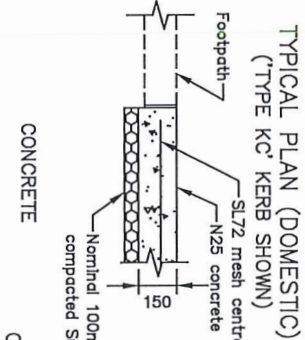
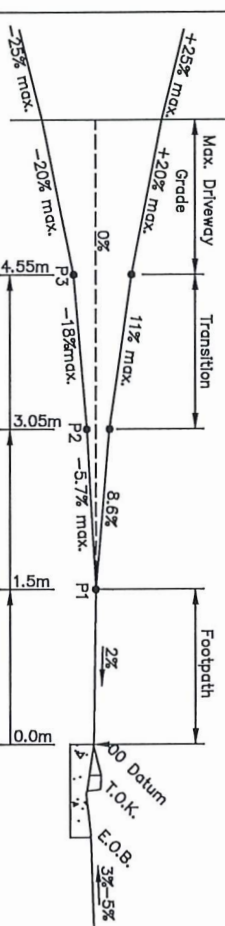
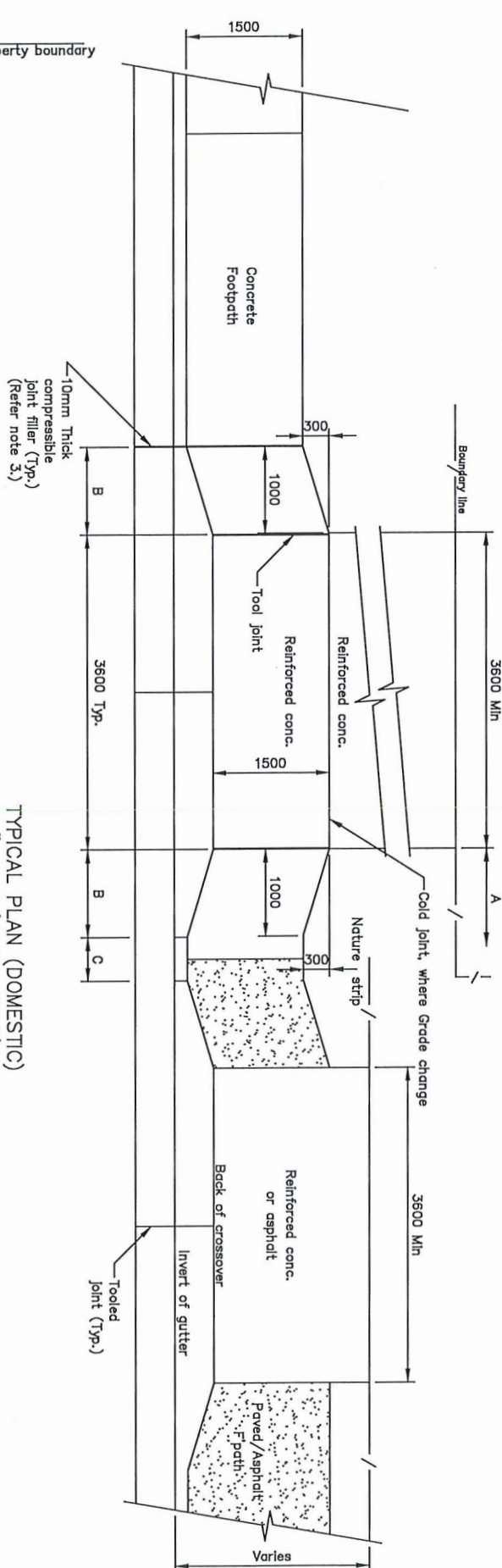
Area suitable for building but not AWTS

Area suitable for building and AWT:

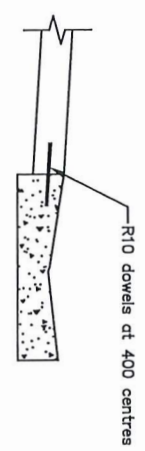
1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

[illegible]





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



Dim.	Description	Notes
A	Boundary Offset	New Subdivisions - 1000mm min. Established areas - Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. Kerb Length	Delete transitions and construct continuous crossing if 'C' is < 500mm

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

- DESIGN NOTES**
4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
    - B85 Vehicle - Domestic driveways (including 1 - 2 units)
    - B99 Vehicle - Light commercial, large unit development.
  5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.
  6. Maximum driveway width to be determined by a Council Officer
  7. Fibre reinforcement is permissible but must be approved by the General Manager's delegated officer and the local council

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

REFERENCES

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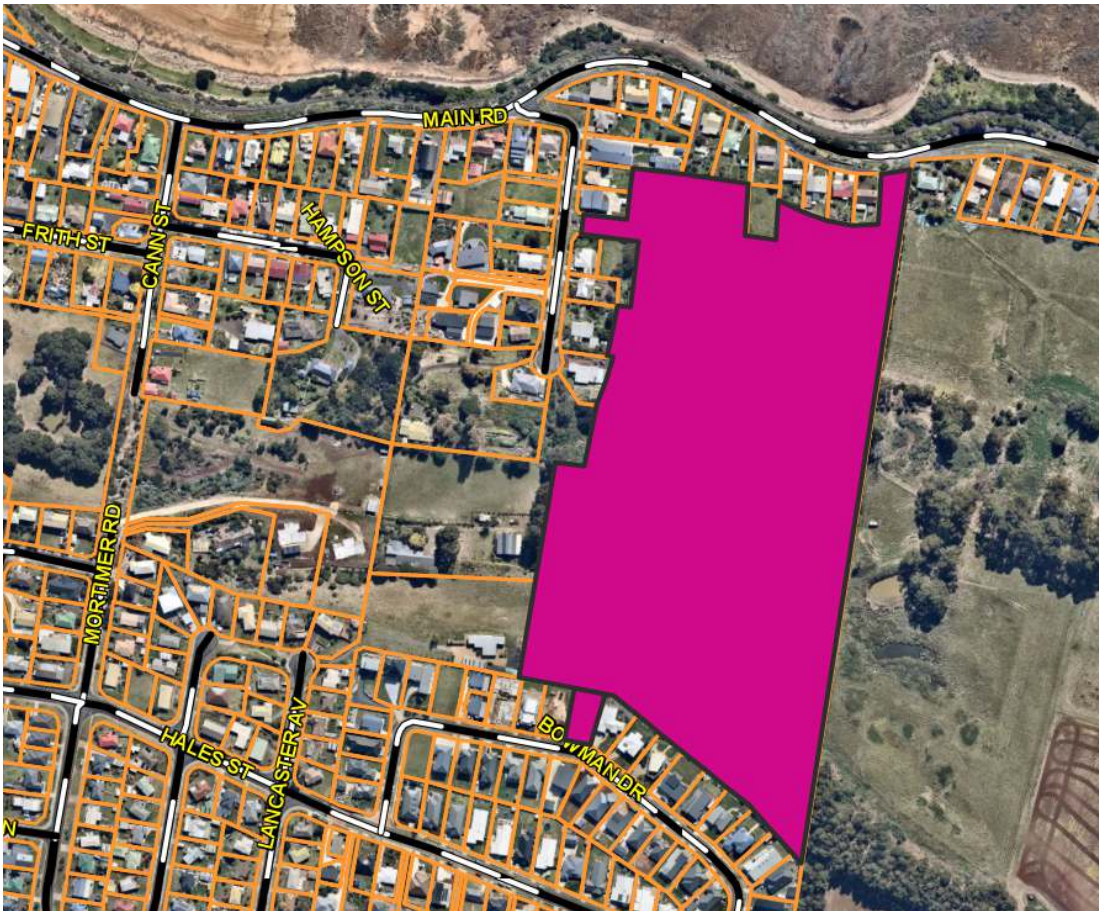
TAS Division  
**IPWEA**  
INSTITUTE OF PUBLIC WORKS  
ENGINEERING AUSTRALASIA

**LGAT** Local Government Association Tasmania

**STANDARD DRAWING**  
URBAN ROADS  
DRIVEWAYS  
18-09-2020  
TSD-R09-V3



## Annexure 6



Aerial Images – Spectrum





Access point to the site from Seaside Crescent, Penguin



Access point to the site from Main Road, Penguin



25 Bowman Drive, Penguin.  
Access strip would be 6m wide near the boundary construction fence.



Looking north across the site known as 170 Main Road from 25 Bowman Drive.





Looking north across the site known as 170 Main Road from 25 Bowman Drive.



Looking north across the site known as 170 Main Road from 25 Bowman Drive.



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

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020237	1A Main Road PENGUIN,TAS,7316	Discretionary	Residential – subdivision – three lots	21/08/2020	28/07/2021	58	\$100,000.00
DA2020276	Hogarth Road SULPHUR CREEK (CT143356/1) ,TAS,7316	Discretionary	Residential – subdivision – seven lots and road	16/09/2020	19/07/2021	34	\$250,000.00
DA2020331	10 Revell Lane PENGUIN,TAS,7316	Discretionary	Residential – new dwelling; Visitor accommodation; Resource development and Resource processing – vineyard, winery and cellar door	19/10/2020	14/07/2021	37	\$800,000.00
DA2020374	5 Jowett Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential – shed	17/11/2020	27/07/2021	3	\$40,000.00
DA2020423	4 Turners Avenue TURNERS BEACH,TAS,7315	Discretionary	Residential – multiple dwelling development – one additional dwelling	16/12/2020	19/07/2021	42	\$300,000.00
DA2021065 – 1	160 Isandula Road GAWLER,TAS,7315	Minor amendment of a Permit.	Dwelling	1/03/2021	19/07/2021	13	\$0.00
DA2021128	Bass Highway, Nine Mile Road and Kennaglen Lane HOWTH,TAS,7316	Discretionary	Utilities – upgrade to transport network – heavy vehicle rest area, bus stop and ablutions building	12/05/2021	13/07/2021	28	\$2,300,000.00
DA2021134	2 Patrick Street and 1 Crescent Street ULVERSTONE,TAS,7315	Discretionary	Hotel industry – bottle shop and boundary adjustment	17/05/2021	12/07/2021	6	\$300,000.00
DA2021139	From Beecraft Point, Penguin along Preservation Drive to Hogarth Road, Sulphur Creek PENGUIN and SULPHUR CREEK,TAS,7316	Discretionary	Utilities (minor) – shared pathway	26/05/2021	23/07/2021	23	\$3,800,000.00
DA2021141	7 Kilowatt Court ULVERSTONE,TAS,7315	Discretionary	Storage – Commercial vehicle storage	26/05/2021	2/07/2021	32	\$150,000.00

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

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021142	5 Tower Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling	26/05/2021	6/07/2021	27	\$350,000.00
DA2021144	Westella Drive (CT115441/1) TURNERS BEACH,TAS,7315	Discretionary	Resource development – shed and Storage – contractors yard	27/05/2021	19/07/2021	35	\$150,000.00
DA2021146	Loongana Road (CT201470/1) LOONGANA,TAS,7315	Discretionary	Natural and cultural values management – subdivision – two lots	31/05/2021	6/07/2021	29	\$15,000.00
DA2021150	3 Arcadia Avenue TURNERS BEACH,TAS,7315	Discretionary	Residential – dwelling	2/06/2021	12/07/2021	33	\$570,000.00
DA2021153	56 Risby Street ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling extension	4/06/2021	19/07/2021	32	\$100,000.00
DA2021155	1484 Gunns Plains Road GUNNS PLAINS,TAS,7315	Discretionary	Residential – shed	4/06/2021	14/07/2021	29	\$50,000.00
DA2021158	10A Cluan Crescent ULVERSTONE,TAS,7315	Discretionary	Residential – shed	8/06/2021	20/07/2021	26	\$27,000.00
DA2021160	22 Jermyn Street ULVERSTONE,TAS,7315	Discretionary	Residential – shed	10/06/2021	14/07/2021	29	\$10,000.00
DA2021161	110 Ironcliffe Road PENGUIN,TAS,7316	Permitted	Residential – garage and retaining walls	10/06/2021	19/07/2021	10	\$25,000.00
DA2021174	78 White Hills Road PENGUIN,TAS,7316	Discretionary	Residential – pergola, shipping container, storage shed and outbuilding to include a carport, storage and workshop	22/06/2021	30/07/2021	32	\$20,000.00
DA2021178	U 2/84 Alexandra Road ULVERSTONE,TAS,7315	Permitted	Residential – retrospective pergola	25/06/2021	5/07/2021	5	\$13,500.00
DA2021179	26–28 South Road PENGUIN,TAS,7316	Discretionary	Residential – dwelling and shed	28/06/2021	28/07/2021	23	\$480,000.00

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

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021181	13 Tasma Parade WEST ULVERSTONE,TAS,7315	Permitted	Residential – retrospective approval to convert garage into a habitable room	29/06/2021	6/07/2021	4	\$1,000.00
DA2021186	62 Susan Street TURNERS BEACH,TAS,7315	Permitted	Residential – dwelling additions and alterations	2/07/2021	19/07/2021	0	\$115,000.00
DA2021191	89 Castra Road ULVERSTONE,TAS,7315	Permitted	Residential – three shipping containers	5/07/2021	19/07/2021	3	\$6,000.00

## **SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION**

Period: 1 July 2021 to 31 July 2021

### **Building Permits – 5**

·	New dwellings	2	\$829,000
·	Outbuildings	1	\$22,000
·	Additions/Alterations	0	\$0
·	Other	2	\$370,000
·	Units	0	\$0

### **Demolition Permit – 0**

### **Permit of Substantial Compliance – Building – 2**

### **Notifiable Work – Building – 14**

·	New dwellings	6	\$1,772,000
·	Outbuildings	5	\$346,900
·	Additions/Alterations	2	\$70,000
·	Other	1	\$49,000

### **Building Low Risk Work – 4**

### **Certificate of Likely Compliance – Plumbing – 19**

### **No Permit Required – Plumbing – 4**

### **Food Business registrations (renewals) – 104**

## **SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION**

Period: 1 July 2021 to 30 July 2021

### **Abatement notices issued**

<b>ADDRESS</b>	<b>PROPERTY ID</b>
9 Pindari Court, West Ulverstone	101350.0120

### **Kennel Licence issued**

<b>ADDRESS</b>	<b>OWNER</b>
110 Main Road, Penguin	Toni Ann Douglas
103 South Road, Penguin	Natalie Murdoch
39 Ferny Bridge Road, Sprent	Erika Behrens

### **Permits issued under Animal By-Law 1 – 2018**

<b>ADDRESS</b>	<b>PERMIT ISSUED FOR</b>
Nil	

## SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 July to 30 July 2021

### Infringement notices issued for Dog Offenses

	1-31 July 2021
Claimed	6
Burnie Dogs Home	0
Destroyed	0
Heldover	0
Devonport Dogs Home	0
RSPCA Spreyton	0

### Infringements for dogs and impoundments etc.

1 - 31 July 2021	3
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### Infringements under Animal By-Law

1 - 31 July 2021	0
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### Traffic Infringement Notices for Parking Offences

1 - 31 July 2021	27	
Bannons Car Park	2	7%
King Edward Street	6	22%
Coles/Furners Carpark	0	0%
North Reibey Street Carpark	7	26%
Reibey Street	8	30%
Victoria Street	2	7%
Alexandra Road	2	7%
Main Road, Penguin	0	0%



Ian Stoneman  
DIRECTOR CORPORATE SERVICES