CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL

DEVELOPMENT SUPPORT SPECIAL COMMITTEE

Notice of Meeting and

Agenda

8 MAY 2023

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To all members

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next meeting of the Development Support Special Committee of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on 8 May 2023. The meeting will commence at 6.00pm.

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 Saturday, 7 January 2023.

A live stream of the meeting will be available on the Central Coast Council – TAS YouTube page, or via a link on Council's website and Facebook page.

Dated at Ulverstone this 3rd day of May 2023.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.

Ian Brunt
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

"(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

(2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –

(a) the general manager certifies, in writing –

(i) that such advice was obtained; and

(ii) that the general manager took the advice into account in providing general advice to the council or council committee; and

(b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate."

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

(i) that the reports within this Development Support Special Committee 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

(ii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Development Support Special Committee members.

Sandra Ayton

Sandra Ayton
GENERAL MANAGER

AGENDA

MEMBERS PRESENT

MEMBERS APOLOGIES

EMPLOYEES ATTENDANCE

EMPLOYEES APOLOGIES

PUBLIC ATTENDANCE

DIGITAL RECORDING OF COUNCIL MEETINGS

At the commencement of the meeting, the Chairperson is to notify those present that the meeting will be digitally recorded and made publicly available through the Council's website.

Digital recordings will be conducted in accordance with Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015* and the Council's *Digital Recording Policy* (109/2022 – 20.04.2022).

ACKNOWLEDGEMENT OF COUNTRY

The Central Coast Council acknowledges and pays respect to the traditional owners of lutrawita (Tasmania), the palawa/pakana people.

We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuing cultures.

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COMMITTEE

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

> "The minutes of the previous meeting of the Development Support Special Committee held on 27 March 2023 have already been circulated. The minutes are required to be confirmed for their accuracy.
>
> The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.
>
> A suggested resolution is submitted for consideration."

■ "That the minutes of the previous meeting of the Development Support Special Committee held on 27 March 2023 be confirmed."

2 CHAIRPERSON'S COMMUNICATIONS

2.1 Chairperson's communications

The Chairperson reports as follows:

> "Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.
>
> Members 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.
>
> In the event that items listed for consideration are referred, under the terms of the Committee's appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within

the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.

A suggested resolution is submitted for consideration."

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

3 DECLARATIONS OF INTEREST

3.1 Declarations of interest

The Chairperson reports as follows:

"Members 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 member must not participate at any meeting of a special committee in any discussion, nor vote on any matter, in respect of which the member has an interest or is aware or ought to be aware that a close associate has an interest.

Members 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 member must declare any interest in a matter before any discussion on that matter commences.

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

4 ADJOURNMENT OF MEETING

4.1 Adjournment of meeting

The Chairperson reports as follows:

> "In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items."

5 DEPUTATIONS

5.1 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."

6 OPEN REPORTS

6.1 Residential – multiple dwellings x 2 – Residential density for multiple dwellings; Privacy for all dwellings and reliance on C2.0 Parking and Sustainable Transport Code at 14 Overall Street, Sulphur Creek – Application No. DA2023037

The Director Community Services reports as follows:

"The Town Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA2023037
PROPOSAL:	Residential – multiple dwellings x 2 – Residential density for multiple dwellings; Privacy for all dwellings and reliance on C2.0 Parking and Sustainable Transport Code
APPLICANT:	Cradle Coast Building Design
LOCATION:	14 Overall Street, Sulphur Creek
ZONE:	General Residential
PLANNING INSTRUMENT:	*Tasmanian Planning Scheme – Central Coast* "the Planning Scheme"
ADVERTISED:	29 March 2023
REPRESENTATIONS EXPIRY DATE:	18 April 2023
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	6 May 2023
DECISION DUE:	8 May 2023
EXTENSION OF TIME:	Granted until 15 May 2023

PURPOSE

The purpose of this report is to consider an application for Residential – multiple dwellings x 2 at 14 Overall Street, Sulphur Creek.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made for a multiple dwelling development on land known as 14 Overall Street, Sulphur Creek. The proposal includes the construction of a new dwelling and retention of the existing dwelling on the site.

The new multiple dwelling would be positioned to the rear of the site and would be two-storeys. The ground floor would accommodate a double garage, open plan kitchen/dining/living area, a separate toilet and a north facing roofed alfresco area. The second floor would accommodate three bedrooms (master with ensuite), shared bathroom, play/study room and an attached north facing deck.

The proposal includes the construction of a shared driveway, some screening of windows for the existing dwelling, widening of the existing crossover and a new front fence.

Site description and surrounding area –

The 612m^2 General Residential zoned property accommodates an existing single dwelling and associated outbuildings. Outbuildings would be demolished as part of the application.

The site is surrounded by General Residential zoned properties accommodating both single and multiple dwellings and is connected to all reticulated services.

History –

There is no history relevant to this application.

DISCUSSION

The following table is the Town Planner's assessment against the Planning Scheme provisions:

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planner's comment

The proposal is for the construction of a new dwelling, creating a multiple dwelling development for residential use. The proposal satisfies the Zone Purpose in that it provides for residential use and development accommodating various dwelling types where full infrastructure services are available.

CLAUSE	COMMENT	
8.3 Use Standards		
8.3.1 Discretionary uses	Not applicable	Assessment
8.3.1-(A1) Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	☒	Not a discretionary use.
8.3.1-(A2) External lighting for a use listed as Discretionary:	☒	Not a discretionary use.

(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.		
8.3.1-(A3) Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	☒	Not a discretionary use.
8.3.1-(A4) No acceptable solution. 8.3.1 –(P4) A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.	☒	Not a discretionary use.
8.3.2 Visitor Accommodation	Not applicable	Assessment
8.3.2 –(A1) Visitor Accommodation: guests are accommodated in existing buildings; and has a gross floor area of not more than 300m^2.	☒	Not Visitor Accommodation.

8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings	Not applicable	Assessment
8.4.1 –(A1) Multiple dwellings must have a site area per dwelling of not less than 325m^2.	☐	Non-compliant. The site has a land area of 615m^2. To satisfy the Acceptable Solution, the site would need to have a site area of 650m^2. The site has a deficiency of land area by 35m^2. Refer to the "Issues" section of this report.
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Assessment
8.4.2 –(A1) Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or	☐	(a) Compliant. New multiple dwelling would be positioned to the rear of the site and would be setback greater than 4.5m from the primary frontage. (b) Not applicable. No secondary frontage. (c) Not applicable. Not a vacant lot. (d) Not applicable. Proposal is for a residential use.

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.		
8.4.2 –(A2) A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	☐	(a) Compliant. Proposal includes a double garage which would be setback greater than 5.5m from the primary frontage. (b) Refer to (a). (c) Refer to (a).
8.4.2 –(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and	☐	(a)(i) Compliant. Refer to comments made above. (a)(ii) Compliant. The plans demonstrate that the multiple dwelling can satisfy the building envelope. (b)(i) Compliant. The multiple dwelling would be setback 1.5m or greater from all boundaries. (b)(ii) Compliant. The multiple dwelling would be setback 1.5m or greater from all boundaries.

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).		
8.4.3 Site coverage and private open space for all dwellings	Not applicable	Assessment
8.4.3 –(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 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).	☐	(a) Compliant. Site coverage would be 35%. (b) Compliant. Existing dwelling would have an area of 102.4m^2. Proposed dwelling would have an area of 78.8m^2.
8.4.3 –(A2) A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, 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);	☐	(a)(i) Compliant. Each dwelling would have an area of private open space, located in one area that would be greater than 24m^2. (a)(ii) Satisfied by (a)(i). (b)(i) Compliant. Each dwelling would have private open space that has a horizontal dimension greater than 4m. (b)(ii) Satisfied by (b)(i).

(b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.		(c) Compliant. Some of Unit 1's private open space would be located between the dwelling and the frontage but would be orientated between 30 degrees west of true north and 30 degrees east of true north. There would also be other areas of private open space for this unit. (d) Compliant. The site is reasonably flat.
8.4.4 Sunlight to private open space of multiple dwellings	Not applicable	Assessment
8.4.4 –(A1) A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and	☒	No dwelling would be north of the private open space of another dwelling on the same site.

(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.		
8.4.5 Width of openings for garages and carports for all dwellings	Not applicable	Assessment
8.4.5 –(A1) A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	☐	Compliant. The proposed garage would be located greater than 12m from the primary frontage.
8.4.6 Privacy for all dwellings	Not applicable	Assessment
8.4.6 –(A1) A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and	☐	(a) Compliant. The first level deck on the proposed dwelling would be setback 7.1m from the closest side boundary; being the northern boundary. (b) Compliant. The first level deck on the proposed dwelling would be setback 4.2m from the rear boundary. (c) Compliant. The first level deck on the proposed dwelling would be setback greater than 6m to the existing dwelling on the site.

(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.		
8.4.6 –(A2) A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;	☐	(a)(i) Compliant. The first floor of the proposed new dwelling would be setback 3m from the closest side boundary; being the southern side boundary. (a)(ii) Compliant. Dwelling is setback 4.2m from the rear boundary. (a)(iii) Compliant. The first floor of the proposed new dwelling would have windows that would setback greater than 6m to the existing dwelling. (a)(iv) Compliant. The first floor of the proposed new dwelling would have windows that would be setback greater than 6m from the other dwelling's private open space. (b)(i) Not applicable. Satisfied by (a). (b)(ii) Not applicable. Satisfied by (a). (b)(iii) Not applicable. Satisfied by (a).

(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.		
8.4.6 –(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 not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	☐	(a) Refer to (b). (b) Non-compliant. Separation would be 0.6m to some windows of the existing dwelling on site, being Unit 1. Refer to the "Issues" section of this report.
8.4.7 Frontage fences for all dwellings	Not applicable	Assessment
8.4.7 –(A1) No Acceptable Solution.	☒	Proposal includes a new front fence along a portion of the front boundary. The fence would be constructed in accordance with the exemptions.

An exemption applies for fences in this zone – see Table 4.6. 8.4.7 –(P1) A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.		
8.4.8 Waste storage for multiple dwellings	Not applicable	Assessment
8.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	☐	(a) Compliant. Each dwelling would have a storage area, for waste and recycling bins, that is not less than 1.5m^2 and not located in front of the dwellings. (b) Refer to (a).

8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Assessment
8.5.1–(A1) A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	☒	Development is for multiple dwellings.
8.5.1 –(A2) A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:	☒	Development is for multiple dwellings.

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).		
8.5.1 –(A3) A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.	☒	Development is for multiple dwellings.
8.5.1–(A4) No Acceptable Solution. *An exemption applies for fences in this zone – see Table 4.6.*	☒	Development is for multiple dwellings.

8.5.1–(P4) A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.		
8.5.1 –(A5) Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	☒	Development is for multiple dwellings.
8.5.1 –(A6) Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m. *An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.*	☒	Development is for multiple dwellings.

8.5.2 Non-residential garages and carports	Not applicable	Assessment
8.5.2 –(A1) A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	☒	Development is for multiple dwellings.
8.5.2 –(A2) A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	☒	Development is for multiple dwellings.
8.6 Development Standards for Subdivision		
8.6.1 Lot design	Not applicable	Assessment
8.6.1–(A1) Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m^2 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:	☒	Not a subdivision.

a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
8.6.1–(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	☒	Not a subdivision.
8.6.1–(A3) Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	☒	Not a subdivision.
8.6.1–(A4) Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	☒	Not a subdivision.

8.6.2 Roads	Not applicable	Assessment
8.6.2–(A1) The subdivision includes no new roads. 8.6.2–(P1) The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*; (i) the topography of the site; and	☒	Not a subdivision.

(j) the future subdivision potential of any balance lots on adjoining or adjacent land.		
8.6.3 Services	Not applicable	Assessment
8.6.3 –(A1) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	☒	Not a subdivision.
8.6.3 –(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	☒	Not a subdivision.
8.6.3 –(A3) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	☒	Not a subdivision.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	☒	☐
C2.0 Parking and Sustainable Transport Code	☐	☒ Refer to table below.
C3.0 Road and Railway Assets Code	☒	☐
C4.0 Electricity Transmission Infrastructure Protection Code	☒	☐

C5.0 Telecommunications Code	☒	☐
C6.0 Local Historic Heritage Code	☒	☐
C7.0 Natural Assets Code	☒	☐
C8.0 Scenic Protection Code	☒	☐
C9.0 Attenuation Code	☒	☐
C10.0 Coastal Erosion Hazard Code	☒	☐
C11.0 Coastal Inundation Hazard Code	☒	☐
C12.0 Flood-Prone Areas Hazard Code	☒	☐
C13.0 Bushfire-Prone Areas Code	☒	☐
C14.0 Potentially Contaminated Land Code	☒	☐
C15.0 Landslip Hazard Code	☒	☐
C16.0 Safeguarding of Airports Code	☒	☐

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not applicable	Assessment
C2.5.1–(A1) The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	☐	Non-compliant. Multiple dwellings require two car parking spaces per dwelling and one visitor car parking space per four dwellings. The proposal would require a total of five car parking spaces. The proposal has provision for four car parking spaces. (a)–(d) Not relevant for this proposal. Refer to the "Issues" section of this report.

(b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1		

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.		
C2.5.2 Bicycle parking numbers	Not applicable	Assessment
C2.5.2–(A1) Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	☒	Does not apply to multiple dwelling development.
C2.5.3 Motorcycle parking numbers	Not applicable	Assessment
C2.5.3-(A1) The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and; (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained.	☒	Does not apply to multiple dwelling development.
C2.5.4 - Loading bays	Not applicable	Assessment
C2.5.4–(A1) A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	☒	Does not apply to multiple dwelling development.

C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
C2.5.5–(A1) Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m^2 floor area or 30 (b) seats, whichever is the greater; and (c) General Retail and Hire uses up to 100m^2 floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	☒	Not an existing non-residential building.
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
C2.6.1–(A1) (a) be constructed with a durable all weather pavement; (b) be drained to a public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	☐	(a) Compliant by condition. (b) Compliant by condition. (c) Compliant by condition.

C2.6.2 Design and layout of parking areas	Not applicable	Assessment
C2.6.2–(A1) Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 – Parking ffacilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have and access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or	☐	(a)(i) Compliant by (b). (a)(ii) Compliant by (b). (a)(iii) Compliant by (b). (a)(iv) Compliant by (b). (a)(v) Compliant by (b). (a)(vi) Compliant by (b). (a)(vii) Compliant by (b). (b) Compliant by condition. A1.2 (a) Not applicable for this application. (b) Not applicable for this application. (c) Not applicable for this application.

(b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*. C2.6.2–(A1.2) Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.[1] [1] Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016		
C2.6.3 Number of accesses for vehicles	Not applicable	Assessment
C2.6.3–(A1) The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses whichever is the greater.	☐	(a) Compliant. Site would have one access. (b) Not applicable. Satisfied by (a).
C2.6.3–(A2) Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	☒	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment
C2.6.4–(A1) In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.	☒	Site is General Residential Zone.
C2.6.5 Pedestrian access	Not applicable	Assessment
C2.6.5-(A1.1) Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and C2.6.5-(A1.2)	☒	10 or more car parking spaces are not required.

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building		
C2.6.6 Loading bays	Not applicable	Assessment
C2.6.6-(A1) The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2–2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities,* for the type of vehicles likely to use the site.	☒	Loading bays are not required.
C2.6.6-(A2) The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities.*	☒	Loading bays are not required.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
C2.6.7-(A1) Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and	☒	Site is General Residential Zone.

(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.		
C2.6.7-(A2) Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and (ii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking*.	☒	Site is General Residential Zone.
C2.6.8 Siting of parking and turning areas	Not applicable	Assessment
C2.6.8-(A1) Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	☒	Site is General Residential Zone.

C2.6.8-(A2) Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads.	☒	Site is General Residential Zone.
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Assessment
C2.7.1-(A1) Within a parking precinct plan, on-site parking must: (a) not be provided; or (b) not be increased above existing parking numbers.	☒	Parking precinct plan does not apply.

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	☒	☐
CCO-S2.0 Leith Specific Area Plan	☒	☐
CCO-S3.0 Penguin Specific Area Plan	☒	☐
CCO-S4.0 Revell Lane Specific Area Plan	☒	☐
CCO-S5.0 Turners Beach Specific Area Plan	☒	☐

CCO CODE LISTS	
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.
CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This table is not used in this Local Provisions Schedule.
CCO-Table C6.5 Significant Trees	This table is not used in this Local Provisions Schedule.
CCO-Table C8.1 Scenic Protection Areas	Not applicable to this application.
CCO-Table 8.2 Scenic Road Corridors	This table is not used in this Local Provisions Schedule.
CCO-Table C11.1 Coastal Inundation Hazard Bands AHD levels	Not applicable to this application.
CCO-Applied, Adopted or Incorporated Documents	This table is not used in this Local Provisions Schedule.
CCO-Site-Specific Qualifications	This table is used in this Local Provisions Schedule.

Issues –

1 Clause 8.4.1–(P1) – Residential density for multiple dwellings –

The Objective for Clause 8.4.1 states that the density of multiple dwellings:

(a) makes efficient use of land for housing; and

(b) optimises the use of infrastructure and community services.

The Planning Scheme's Acceptable Solution for Clause 8.4.1–(A1) states that a multiple dwelling must have a site area per dwelling of not less than 325m^2.

The development site would need a total land area of 650m^2 to satisfy the Acceptable Solution. The development site has a land area of 615m^2. Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause 8.4.1–(P1) states that multiple dwellings must only have a site area per dwelling that is less than 325m^2, if the development would not exceed the capacity of infrastructure services and;

(a) is compatible with the density of existing development on established properties in the area; or

Planner's comments: There are several multiple dwelling developments within the area. For example, 34 Overall Street accommodates seven multiple dwellings. The proposed development is compatible with the density of existing development on established properties in the area.

(b) provides for a significant social or community benefit and is:

(i) wholly or partly within 400m walking distance of a public transport stop; or

Planner's comments: There are public transport bus routes located along Preservation Drive, approximately 250m from the development site.

(ii) wholly or partly within 400m walking distance of Inner Residential Zone, Village Zone, Urban Mixed Zone, Local Business Zone, general Business Zone, Central Business Zone or Commercial Zone.

Planner's comments: Refer to (b)(i) above.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criteria in relation to dwelling density in the area and being within 400m walking distance of a public transport stop. Regarding the Objective for this Clause, it is considered the proposed development can satisfy both part (a) and (b), in that it would allow for additional housing at a higher density in the General Residential Zone. Furthermore, the site is connected to all reticulated services and is capable of supporting the proposed development.

2 *Clause 8.4.6-(P3) – Privacy for all dwellings –*

The Objective for Clause 8.4.6 states the development provides a reasonable opportunity for privacy for dwellings.

The Planning Scheme's Acceptable Solution for Clause 8.4.6-(A3) states that a shared driveway or parking space must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than 2.5m or 1m if it is separated by a screen of not less than 1.7m in height or has a sill height of not less than 1.7m above the shared driveway or has a fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

Unit 1 would only be separated from the shared driveway by 0.6m, which includes windows to habitable rooms. Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause 8.4.6-(P3) states that a shared driveway must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Planner's comments: The proposal includes privacy screens to windows on the northern side of Unit 1 which would be up to 1.7m high from existing ground level. Furthermore, all existing windows on the northern side of Unit 1 would be replaced with double glazed, noise

attenuating windows. In addition, the applicant has advised that landscape planting within the 0.6m separation to the shared driveway area will occur.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criteria in relation to privacy for Unit 1 in relation to the shared driveway. Regarding the Objective for this Clause, it is considered that the proposed development would provide adequate privacy screening to habitable rooms of Unit 1 that face the shared driveway.

3 Reliance on C2.0 Parking and Sustainable Transport Code -

The Objective for Clause C2.5.1 is that an appropriate level of car parking spaces is to be provided to meet the needs of the use.

The Planning Scheme's Acceptable Solution for Clause C2.5.1-(A1) states that the number of on-site car parking spaces must be no less than the number specified in Table C2.1.

Multiple dwellings require two car parking spaces per dwelling and one visitor car parking space per four dwellings. The proposal would require a total of five car parking spaces. The application indicates the provision for four on-site car parking spaces. Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause C2.5.1-(P1.2) states that the number of on-site car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;

Planner's comments: The proposal is for residential use in the form of x 2 multiple dwellings. It is considered that the 2 car parking spaces that would be provided for each dwelling is adequate for residential use comprising of only 2 dwellings. Visitors to the occupants of each dwelling would need to park on Overall Street. This is normal practice for other low density residential uses, including single dwellings.

(b) the size of the dwelling and the number of bedrooms; and

Planner's comments: The new dwelling would have a total of three bedrooms which is considered similar in size to some single dwellings that are approved.

(c) the pattern of parking in the surrounding area.

Planner's comments: The surrounding area has a mixture of single and multiple dwellings, with variations to the number of car parking spaces available on each lot.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criteria in relation to the number of car parking spaces the development would provide. Regarding the Objective for this Clause, it is considered that the appropriate level of car parking spaces would be provided to satisfy the needs of the use, being Residential.

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.
Building	Not applicable.
Infrastructure Services	Conditions and Notes to be included in a Permit.
TasWater	Refer to TasWater Submission to Planning Authority Notice, Reference No. TWDA 2023/00265-CC dated 10 March 2023.
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.

Representations –

One representation was received within the prescribed time, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

	MATTER RAISED	RESPONSE
1	Would like shadow plans to be provided (for winter time) to show shadow onto the adjoining southern property (representor's property). Concern regarding the amount of shadow that would go into the representor's backyard from the proposed new dwelling.	In some cases, planning applications require shadow pattern diagrams to demonstrate compliance with an applicable Clause within the Planning Scheme. For example, if a dwelling is designed to be outside a required building envelope (Clause 8.4.2-A3), shadow pattern diagrams are required to demonstrate that the proposed development would not cause an unreasonable loss of amenity to adjoining properties, having regard to reduction in sunlight to a habitable room and/or private open space of a dwelling on an adjoining property.

		If a proposed dwelling fits within the required building envelope, it is considered to have satisfied the Acceptable Solution. It is therefore, considered to have satisfied the 'test' regarding any potential shadow impact. The proposed new dwelling has been designed to fit within the required building envelope (refer to assessment table above). Therefore, matters associated with the proposed building envelope of the development are not a 'discretionary' matter. This means there is no mechanism under the Planning Scheme for the Council to request or consider shadow pattern diagrams for this application.
2	Due to shadow (believed that would be from the proposed dwelling), the two-storey dwelling is not something that adjoining property would be happy to agree with.	As a result of the original subdivision in Overall Street, most of the sites are orientated length ways (east to west) and therefore result with properties being directly north of their respective southern property. In a built up residential area, particularly when lots are oriented in the manner above, it is inevitable that a southern property would experience some shadow from their respective northern property. Refer to comments made above regarding why shadow pattern diagrams are not required for the proposed development at 14 Overall Street.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

. Develop and manage sustainable built infrastructure.

CONCLUSION

The representation received does not warrant the refusal of the proposed for Residential – multiple dwellings x 2. The proposal has demonstrated satisfactory compliance with the Planning Scheme's relevant Performance Criteria.

The grant of a Permit, subject to conditions, is considered to be justified.

Recommendation –

It is recommended that the application for Residential – multiple dwellings x 2 – Residential for multiple dwellings; Privacy for all dwellings and reliance on C2.0 Parking and Sustainable Transport Code at 14 Overall Street, Sulphur Creek (DA2023037) be approved, subject to the following conditions:

1 The development must be substantially in accordance with the plans by Cradle Coast Building Design, Job No. 22.010, Drawing Nos. da01, da02, da03, da04, da05, da06, da07, da08, da09, da10 and da11, Issue No. A dated 6 March 2023.

2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2023/00265-CC dated 10 March 2023.

3 All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all-weather pavement;

(b) be drained to the public stormwater system; and

(c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

4 Minimum of 4 car parking spaces must be provided for the development and must comply with Australian Standard *AS 2890 - Parking facilities, Parts 1-6*.

5 Demolition materials and soils must be disposed of to an approved landfill site.

6 Prior to issue of an Occupany Permit the developer must submit and implement a Landscape Plan for the 0.6m separation area to the shared driveway. The Landscape Plan must detail plant species, final height of growth and plant spacings and be to the satisfaction of the Director Community Services.

Infrastructure Services

7 The new access off Overall Street must use a standard minimum 3.6m and up to 6.0m wide access driveway apron, at the developer's cost.

8 The kerb crossover must be constructed by the Council in accordance with the Tasmanian Standard Drawing *TSD-R14-v3 Urban Roads - Approved Concrete Kerbs and Channels Profile Dimensions* and drawings must be submitted for approval by the Council's Director Infrastructure Services, the developer's cost.

9 The driveway apron must be constructed in accordance with the Tasmanian Standard Drawing *TSD-R09-v3 Urban Roads - Driveways* in a plain concrete finish and drawings must be submitted for approval by the Council's Director Infrastructure Services, at the developer's cost.

10 Sight triangle areas adjacent to the driveway access must be kept clear of obstructions to visibility, in accordance with the Tasmanian Standard Drawing *TSD-RF-01-v3 Guide to Intersection and Domestic Access Sight Distance Requirements*, at the developer's cost.

11 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.

12 Property access made redundant must be removed and reinstated to match the adjoining areas at the developer's cost.

13 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services and at the developer's cost.

14 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.

15 Prior to commencement of works, the developer must submit an application 'Install Stormwater Connection Point' for any work associated with existing stormwater infrastructure. Works must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services at the developer's cost. Drainage costs as listed in the Council's Fees and Charges register apply.

16 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the *Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2* published by the Environment Protection Authority.

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 engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or

demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

4 Solid fencing within 4.5m of a road frontage to a height of 1.2m above existing ground level, or fencing that has openings above the height of 1.2m which provides a uniform transparency of at least 30%, to a maximum height of 1.8m, is "Exempt" and does not require planning approval. Fencing outside these requirements within 4.5m of a road frontage would be 'Discretionary' and require the lodgement of a planning application.

5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with *AS/NZS 2890.1:2004 Parking Facilities – Part 1: Off-street car parking, Figure 3.3 "Minimum Sight Lines for Pedestrian Safety*".

Infrastructure Services

6 Prior to commencement of works in the road reservation, the developer must obtain a "Works in Road Reservation (Permit)".

7 Prior to commencement of works, the developer must submit an application for 'Roadworks Authority' (or a 'Private Works Authority'). Roadworks Authority rates as listed in the Council's Fees and Charges register apply.'

The 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 – multiple dwellings x 2 – Residential for multiple dwellings; Privacy for all dwellings and reliance on C2.0 Parking and Sustainable Transport Code at 14 Overall Street, Sulphur Creek (DA2023037) be approved, subject to the following conditions:

1 The development must be substantially in accordance with the plans by Cradle Coast Building Design, Job No. 22.010, Drawing Nos. da01, da02, da03, da04, da05, da06, da07, da08, da09, da10 and da11, Issue No. A dated 6 March 2023.

2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2023/00265-CC dated 10 March 2023.

3 All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all-weather pavement;

(b) be drained to the public stormwater system; and

(c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

4 Minimum of 4 car parking spaces must be provided for the development and must comply with Australian Standard *AS 2890 - Parking facilities, Parts 1-6*.

5 Demolition materials and soils must be disposed of to an approved landfill site.

6 Prior to issue of an Occupany Permit the developer must submit and implement a Landscape Plan for the 0.6m separation area to the shared driveway. The Landscape Plan must detail plant species, final height of growth and plant spacings and be to the satisfaction of the Director Community Services.

Infrastructure Services

7 The new access off Overall Street must use a standard minimum 3.6m and up to 6.0m wide access driveway apron, at the developer's cost.

8 The kerb crossover must be constructed by the Council in accordance with the Tasmanian Standard Drawing *TSD-R14-v3 Urban Roads - Approved Concrete Kerbs and Channels Profile Dimensions* and drawings must be submitted for approval by the Council's Director Infrastructure Services, the developer's cost.

9 The driveway apron must be constructed in accordance with the Tasmanian Standard Drawing *TSD-R09-v3 Urban Roads - Driveways* in a plain concrete finish and drawings must be submitted for approval by the Council's Director Infrastructure Services, at the developer's cost.

10 Sight triangle areas adjacent to the driveway access must be kept clear of obstructions to visibility, in accordance with the Tasmanian Standard Drawing *TSD-RF-01-v3*

Guide to Intersection and Domestic Access Sight Distance Requirements, at the developer's cost.

11 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.

12 Property access made redundant must be removed and reinstated to match the adjoining areas at the developer's cost.

13 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services and at the developer's cost.

14 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.

15 Prior to commencement of works, the developer must submit an application 'Install Stormwater Connection Point' for any work associated with existing stormwater infrastructure. Works must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services at the developer's cost. Drainage costs as listed in the Council's Fees and Charges register apply.

16 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the *Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2* published by the Environment Protection Authority.

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 engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

4 Solid fencing within 4.5m of a road frontage to a height of 1.2m above existing ground level, or fencing that has openings above the height of 1.2m which provides a uniform transparency of at least 30%, to a maximum height of 1.8m, is "Exempt" and does not require planning approval. Fencing outside these requirements within 4.5m of a road frontage would be 'Discretionary' and require the lodgement of a planning application.

5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with *AS/NZS 2890.1:2004 Parking Facilities – Part 1: Off-street car parking, Figure 3.3 "Minimum Sight Lines for Pedestrian Safety".*

Infrastructure Services

6 Prior to commencement of works in the road reservation, the developer must obtain a “Works in Road Reservation (Permit)”.

7 Prior to commencement of works, the developer must submit an application for ‘Roadworks Authority’ (or a ‘Private Works Authority’). Roadworks Authority rates as listed in the Council’s Fees and Charges register apply.”

6.2 Residential – single dwelling – Building height, siting and exterior finishes; Landscape protection and reliance on C15.0 Landslip Hazard Code at 46A Clara Street, West Ulverstone – Application No. DA2023052

The Director Community Services reports as follows:

"The Town Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA2023052
PROPOSAL:	Residential – single dwelling – Building height, siting and exterior finishes; Landscape protection and reliance on C15.0 Landslip Hazard Code
APPLICANT:	Lachlan Walsh Design
LOCATION:	46A Clara Street, West Ulverstone
ZONE:	Landscape Conservation
PLANNING INSTRUMENT:	*Tasmanian Planning Scheme – Central Coast* (the Planning Scheme)
ADVERTISED:	22 March 2023
REPRESENTATIONS EXPIRY DATE:	5 April 2023
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	27 April 2023 (extension of time granted until 15 May 2023)
DECISION DUE:	8 May 2023

PURPOSE

The purpose of this report is to consider an application for the construction of a single dwelling at 46A Clara Street, West Ulverstone.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made for the introduction of a Residential Use Class in the form of a single dwelling at 46A Clara Street, West Ulverstone. The single dwelling would be located centrally on the vacant site and within a building area shown

on the survey plan. The proposal includes the construction of a long, internal driveway to the single dwelling, from Clara Street.

The single dwelling is of unique design, comprising of three sections (length ways) and would be constructed to the slope of the land. Each section has a high-pitched roof, at irregular angles, with high windows and decks across the front facing elevations.

The southern section would accommodate the master bedroom with an ensuite, separate toilet, walk-in robe and study. The middle section would accommodate kitchen/living/dining room, a laundry, separate toilet and study. The northern section would accommodate two bedrooms, each with a separate bathroom.

Due to the slope of the land, the southern section would accommodate a double enclosed carport and workshop on the ground floor. The southern and middle section are connected via a large entry foyer and the middle and northern section are connected via a covered deck area.

Due to the unique internal design of the single dwelling, clarification was sought from the applicant to ensure the intended use would be Residential. This was confirmed.

The single dwelling would comprise of varying external finishes and colours. This includes a combination of dark colours, but also multi-coloured panels, predominantly across the south-western elevation of the single dwelling.

Site description and surrounding area -

The 1.004ha site is zoned Landscape Conservation. The land immediately to the north-west and south-east are also zoned Landscape Conservation. All other surrounding properties are zoned General Residential. The Landscape Conservation Zone does extend slightly to the west, to land on the top side of Kardinia Crescent.

The site slopes moderately upwards from Clara Street for approximately 75m and then has a steeper slope upwards, to Burnett Crescent.

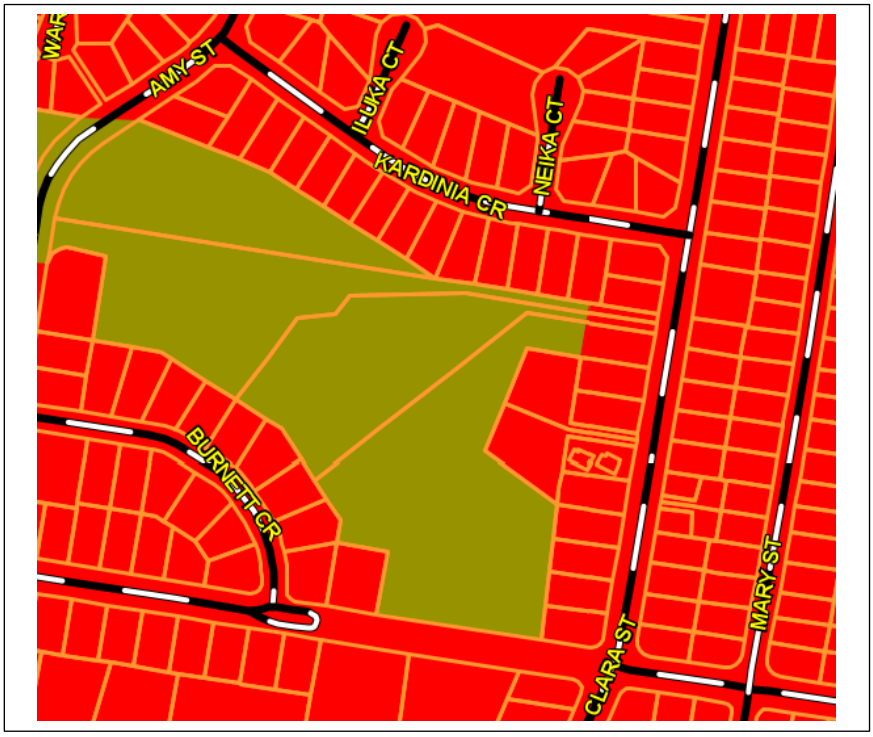
A Landscape Conservation Zone would have been applied to the development site due to the landslip hazard overlay across the land, rather than any visual landscape attributes, such as priority vegetation. The zone was transitioned to the Central Coast LPS from *the Central Coast Interim Planning Scheme 2013* in October 2022, under which the land was zoned Environmental Living.

There are no landscape values or characteristics on the development site or the two adjoining properties. The site is relatively void of any vegetation, apart from some trees located in the far southern corner of the site.

A Landscape Conservation Zone is usually more applicable to larger land areas (the Acceptable Solution for subdivision in the zone requires an area of 50ha) where there are significant landscape values, such as priority vegetation and/or watercourses which dominate the scenery, such as on the top side of Midway Lane, Sulphur Creek or in the Raymond Road area in Gunns Plains.

It is not as common to have a Landscape Conservation Zone that is surrounded by a General Residential zone, where surrounding lots are developed for Residential purpose and cleared of vegetation.

Below shows the General Residential zone that surrounds the development site. The General Residential Zone is red, and Landscape Conservation Zone is green.



The development site is connected to all reticulated services. The site is subject to both low and medium landslip hazard characteristics.

History –

The development site was created in February 2021 through Planning Permit DA2019030.

DISCUSSION

The following table is the Town Planner's assessment against the Planning Scheme provisions:

22.0 Landscape Conservation

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Planners comment:

The Landscape Conservation Zone would have been applied to the development site due to the landslip hazard overlay, rather than any visual landscape attributes which are usually associated with the Zone, such as priority vegetation. The single dwelling would therefore not adversely impact the protection, conservation and management of the landscape values, as it is considered there are none on the site.

CLAUSE	COMMENT	
22.3 Use Standards		
22.3.1 Community meeting and entertainment, food services, and general retail and hire uses	**Not Applicable**	**Assessment**
22.3.1 –(A1) Hours of operation for Community Meeting and Entertainment, Food Services, and General Retail and Hire must be within the hours of 8.00am to 6.00pm.	☒	Application is for Residential use.
22.3.2 Visitor accommodation	**Not Applicable**	**Assessment**
22.3.2 –(A1) Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of no more than 300m^2.	☒	Not Visitor Accommodation.

22.3.3 Discretionary use	**Not Applicable**	**Assessment**
23.3.3 –(A1) No acceptable solution.	☒	Not a discretionary use.
22.4 Development Standards for Buildings and Works		
22.4.1 Site coverage	**Not Applicable**	**Assessment**
22.4.1 –(A1) Site coverage must be not more than 400m^2.	☐	Compliant. Site coverage would be 316.80m^2.
22.4.2 Building height, siting and exterior finishes	**Not Applicable**	**Assessment**
22.4.2 –(A1) Building height must be not more than 6m.	☐	Non-compliant. The highest point of the single dwelling would be 9.1m. Refer to the "Issues" section of this report.
22.4.2 –(A2) Buildings must have a setback from a frontage of not less than 10m.	☐	Compliant. Single dwelling would be setback greater than 10m from the frontage.
22.4.2 –(A3) Buildings must have a setback from side and rear boundaries not less than 20m.	☐	Compliant. Single dwelling would be setback 20m and greater from side and rear boundaries.
22.4.2 –(A4) Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	☒	Adjoining land is zoned General Residential or Landscape Conservation.

22.4.2 –(A5) Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	☐	Non-compliant. Exterior of the building would not have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown. Refer to the "Issues" section of this report.
22.4.3 Access to a road	**Not Applicable**	**Assessment**
22.4.3 –(A1) New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	☐	Compliant. Access is off Clara Street.
22.4.4 Landscape protection	**Not Applicable**	**Assessment**
22.4.4 –(A1) Building and works must be located within a building area, if shown on a sealed plan.	☐	Compliant. The single dwelling would be inside the building area. Proposal includes an internal driveway and turning areas. This is in accordance with a registered Part 5 Agreement on the site (refer to Annexure 2).
22.4.4 –(A2) Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	☐	Compliant. The single dwelling would be inside the building area. Proposal includes an internal driveway and turning areas. This is in accordance with a registered Part 5 Agreement on the site (refer to Annexure 2).

22.5 Development Standards for Subdivision		
22.5.1 Lot design	**Not Applicable**	**Assessment**
22.5.1 –(A1) Each lot, or a proposed lot in a plan of subdivision, must: (a) have an area of not less than 50ha and: (i) be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 22.4.2 A2, A3 and A4; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	☒	Not a subdivision.
22.5.1 –(A2) Each lot, or a proposed lot in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities must have a frontage of not less than 40m.	☒	Not a subdivision.

22.5.1 –(A3) Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	☒	Not a subdivision.
22.5.1 –(A4) No acceptable solution. 22.5.1 –(P4) Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.	☒	Not a subdivision.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	☒	
C2.0 Parking and Sustainable Transport Code	☐	☒ Refer to the Table below.
C3.0 Road and Railway Assets Code	☒	
C4.0 Electricity Transmission Infrastructure Protection Code	☒	
C5.0 Telecommunications Code	☒	
C6.0 Local Historic Heritage Code	☒	
C7.0 Natural Assets Code	☒	
C8.0 Scenic Protection Code	☒	
C9.0 Attenuation Code	☒	

C10.0 Coastal Erosion Hazard Code	☒	
C11.0 Coastal Inundation Hazard Code	☒	
C12.0 Flood-Prone Areas Hazard Code	☒	
C13.0 Bushfire-Prone Areas Code	☒	
C14.0 Potentially Contaminated Land Code	☒	
C15.0 Landslip Hazard Code	☐	☒ Refer to the Table below.
C16.0 Safeguarding of Airports Code	☒	

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	**Not applicable**	**Assessment**
C2.5.1–(A1) The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where:	☐	Compliant. There would be the provision for the 2 car parking spaces on the site in the form of the double carport proposed, in accordance with Table C2.1. (a)–(d) Does not apply.

(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.		

C2.5.2 Bicycle parking numbers	Not applicable	Assessment
C2.5.2–(A1) Bicycle parking spaces must: (c) be provided on the site or within 50m of the site; and (d) be no less than the number specified in Table C2.1.	☒	Not required for single dwellings.
C2.5.3 Motorcycle parking numbers	**Not applicable**	**Assessment**
C2.5.3-(A1) The number of on-site motorcycle parking spaces for all uses must: (c) be no less than the number specified in Table C2.4; and; (d) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained.	☒	Not required for single dwellings.
C2.5.4 - Loading bays	**Not applicable**	**Assessment**
C2.5.4–(A1) A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	☒	Proposal does not require a loading bay.
C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone	**Not applicable**	**Assessment**
C2.5.5–(A1) Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:	☒	Proposal is for a residential building.

(a) Food Services uses up to 100m^2 floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m^2 floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.		
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	**Not applicable**	**Assessment**
C2.6.1–(A1) (a) be constructed with a durable all weather pavement; (b) be drained to a public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	☐	(a) Compliant with condition. (b) Compliant with condition. (c) Not applicable. Site is zoned Landscape Conservation.
C2.6.2 Design and layout of parking areas	**Not applicable**	**Assessment**
C2.6.2–(A1) Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1-6*;	☐	(a)(i) Compliant by (b). (a)(ii) Compliant by (b). (a)(iii) Compliant by (b). (a)(iv) Compliant by (b). (a)(v) Compliant by (b). (a)(vi) Compliant by (b). (a)(vii) Compliant by (b).

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have and access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*. C2.6.2–(A1.2) Parking spaces provided for use by persons with a disability must satisfy the following: (d) be located as close as practicable to the main entry point to the building; (e) be incorporated into the overall car park design; and		(b) Compliant with condition. A1.2 (a) Not applicable for this application. (b) Not applicable for this application. (c) Not applicable for this application.

(f) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.[1] [1] Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*		
C2.6.3 Number of accesses for vehicles	**Not applicable**	**Assessment**
C2.6.3–(A1) The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses whichever is the greater.	☐	(a) Compliant. The site has one access only. (b) Not applicable. Satisfied by (a).
C2.6.3–(A2) Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	☒	Site is zoned Landscape Conservation.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	**Not applicable**	**Assessment**
C2.6.4–(A1) In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005	☒	Site is zoned Landscape Conservation.

Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.		
C2.6.5 Pedestrian access	**Not applicable**	**Assessment**
C2.6.5-(A1.1) Uses that require 10 or more car parking spaces must: (c) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles by: (iii) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (iv) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (d) be signed and line marked at points where pedestrians cross access ways or parking aisles; and C2.6.5-(A1.2) In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	☒	Use does not require 10 or more car parking spaces.

C2.6.6 Loading bays	Not applicable	Assessment
C2.6.6-(A1) The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS* *2890.2–2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities,* for the type of vehicles likely to use the site.	☒	Loading bays are not required.
C2.6.6-(A2) The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities.*	☒	Loading bays are not required.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	**Not applicable**	**Assessment**
C2.6.7-(A1) Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (e) be accessible from a road, cycle path, bicycle lane, shared path or access way; (f) be located within 50m from an entrance; (g) be visible from the main entrance or otherwise signed; and (h) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.	☒	Site is zoned Landscape Conservation.

C2.6.7-(A2) Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking*.	☒	Site is zoned Landscape Conservation.
C2.6.8 Siting of parking and turning areas	**Not applicable**	**Assessment**
C2.6.8-(A1) Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	☒	Site is zoned Landscape Conservation.
C2.6.8-(A2) Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (d) have no new vehicle accesses, unless an existing access is removed; (e) retain an active street frontage; and	☒	Site is zoned Landscape Conservation.

(f) not result in parked cars being visible from public places in the adjacent roads.		
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	**Not applicable**	**Assessment**
C2.7.1-(A1) Within a parking precinct plan, on-site parking must: (c) not be provided; or (d) not be increased above existing parking numbers.	☒	Parking precinct plan does not apply to the development site.

C15.0 Landslip Hazard Code

CLAUSE	COMMENT	
C15.5 Use Standards		
C15.5.1 Use within a landslip hazard area	**Not Applicable**	**Assessment**
A1 No Acceptable Solution.	☒	Residential use is not a critical, hazardous or vulnerable use.
A2 No Acceptable Solution.	☒	Residential use is not a critical, hazardous or vulnerable use.
A3 No Acceptable Solution.	☒	Residential use is not a critical, hazardous or vulnerable use.
A4 No Acceptable Solution.	☒	Residential use is not a critical, hazardous or vulnerable use.
C15.6 Development Standards for Buildings and Works		
C15.6.1 Building and works within a landslip hazard area	**Not Applicable**	**Assessment**
A1 No Acceptable Solution.	☐	Non-compliant. Refer to the "Issues" section of this report.

C15.6 Development Standards for Subdivision		
C15.7.1 Subdivision within a landslip hazard area	**Not Applicable**	**Assessment**
A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	☒	Not a subdivision.

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	☒	
CCO-S2.0 Leith Specific Area Plan	☒	
CCO-S3.0 Penguin Specific Area Plan	☒	
CCO-S4.0 Revell Lane Specific Area Plan	☒	
CCO-S5.0 Turners Beach Specific Area Plan	☒	

CCO CODE LISTS	
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.

CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This table is not used in this Local Provisions Schedule.
CCO-Table C6.5 Significant Trees	This table is not used in this Local Provisions Schedule.
CCO-Table C8.1 Scenic Protection Areas	Not applicable to this application.
CCO-Table 8.2 Scenic Road Corridors	This table is not used in this Local Provisions Schedule.
CCO-Table C11.1 Coastal Inundation Hazard Bands AHD levels	Not applicable to this application.
CCO-Applied, Adopted or Incorporated Documents	This table is not used in this Local Provisions Schedule.
CCO-Site-Specific Qualifications	This table is used in this Local Provisions Schedule.

Issues –

1 Clause 22.4.2 Building height, siting and exterior finishes –

The proposed single dwelling satisfies all the Planning Scheme's Acceptable Solution setback requirements in relation to front, side and rear boundaries. Therefore the "siting" aspect of the above is compliant and not considered a discretionary aspect of the proposal.

As stated in the Planning Scheme's Clause 5.6.4, the planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

The Objective for the Planning Scheme's Clause 22.4.2 states that the building height, siting and exterior finishes:

(a) protects the amenity of adjoining properties;

(b) minimises the impact on the landscape values of the area; and

(c) minimises the impact on adjoining agricultural uses.

<u>Building height</u>

The Planning Scheme's Acceptable Solution for Clause 22.4.2-(A1) states that building height must be not more than 6m. The proposed single dwelling, at the highest point, would be 9.1m due to the design of the single dwelling to be with the slope of the land and the irregular sections of high-pitched roof lines.

Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause 22.4.2-(P1) states that building height must be compatible with the landscape values of the site, having regard to:

(a) the height, bulk and form of proposed buildings;

Planner's comment: The design of the single dwelling is very unique (three sections), combined with the single dwelling being built to the slope of the land so as to minimise cut. The design results in varying heights, through spilt levels (southern section) and the irregular roof pitch over the three sections.

The highest point of the single dwelling, when viewed on the north-east elevation (front), would be 9.1m. The middle section and southern section roof pitch would be approximately 6.6m. The walls of the single dwelling would have varying heights, ranging from 7.7m to 3m. Depending on which elevation and which section of the single dwelling you are looking at, this would influence whether the single dwelling would appear to be two-storey or single-storey in height. This design, that incorporates varying heights and slopes of the land, assists to reduce the height, bulk and form of the building.

(b) the height, bulk and form of existing buildings;

Planner's comment: There are no other buildings on the development site.

(c) the topography of the site;

Planners' comment: The site has a moderate slope upwards when entering from Clara Street for approximately 75m. It then has a greater slope up towards Burnett Crescent. Burnett Crescent is considerably higher than the development site. The topography of the development site means that the proposed single dwelling would be seen from land above, primarily by looking downslope from the properties along Burnett Crescent.

(d) the visual impact of the buildings when viewed from roads and public paces; and

Planner's comment: As the site has a long internal access and then curves south, the proposed single dwelling would not be as visible from Clara Street. There are no public places that surround the development site that would result in the public being able to view the proposed single dwelling.

The image below was provided with the application (drawn by Lachlan Walsh Design), showing the building perspective view from Clara Street. This view would be from the internal driveway access, rather than Clara Street.

(e) the landscape values of the surrounding area.

Planner's comment: There are no landscape values for the development site, or on the two immediate adjoining Landscape Conservation Zone sites. The surrounding area is dominated by built residential development in the General Residential Zone. Due to the topography of the site, the landscape view from the development site is primarily looking outwards, towards Bass Strait, and downslope, to a built-up residential area of West Ulverstone, primarily dominated by numerous roofs of residential buildings.

The photograph below was taken from the adjoining southern Landscape Conservation property (48 Clara Street, which was easier to access due to an internal driveway that has been constructed. The photograph shows the landscape views as discussed above.

Exterior finishes

The Planning Scheme's Acceptable Solution for Clause 22.4.2-(A5) states that exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.

The proposed single dwelling would have some dark colours but would also have multi-colour panel cladding on some of the building's exterior walls, primarily applied to the rear exterior of the building.

Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause 22.4.2-(P5) states that exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:

(a) the appearance of the building when viewed from roads or public places in the surrounding area;

Planner's comment: As the site has a long internal access strip and then curves south, the proposed single dwelling would not be as visible from Clara Street. There are no public places that surround the development site that would result in the public being able to view the proposed single dwelling.

An analysis of the proposed single dwelling, when viewed from adjoining General Residential zoned properties, concludes that the appearance of the single dwelling, including its exterior finishes, would not cause an unreasonable loss of amenity to the occupiers of adjoining properties, or detract from the landscape values of the site or surrounding land. This is because, as outlined throughout this report, there are no landscape values to be attributed to the development site. The Landscape Conservation Zone has been applied to the land due to landslip hazard characteristics.

The surrounding area is dominated by General Residential Zone, developed for residential purposes. The visual landscape of the surrounding area would be either residential buildings, or a combination of residential buildings and distant views of Bass Strait. It is acknowledged that, for properties who are higher than the development site, namely along Burnett Crescent and overlooking the development site, occupiers would notice a change in the visual amenity across the site, when looking downslope. The view would change from an open, grassed vacant area of land, to include the proposed single dwelling. However, this would not be different to the other numerous single dwellings that can be seen from these higher elevation properties. Due to the slope of the land in this area, the view to Bass Strait would not much alter, if at all.

(b) any screening vegetation; and

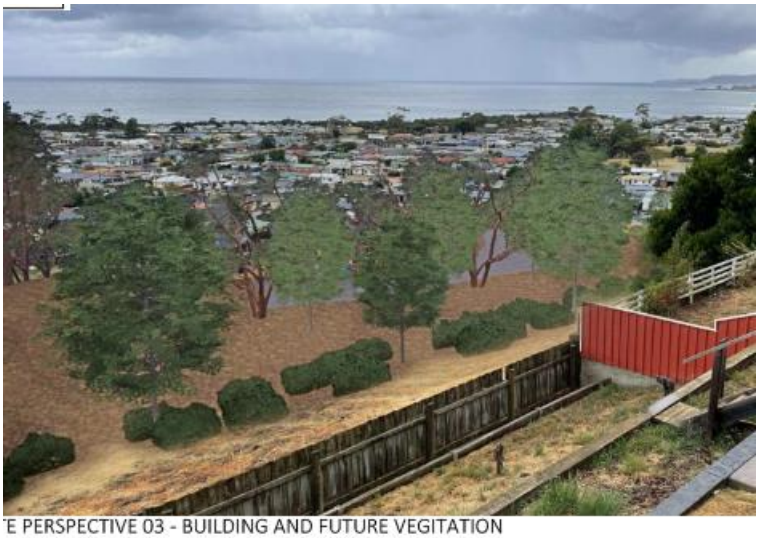
Planner's comment: As part of the application, the plans included several site perspectives of the proposed single dwelling. They include visual perspectives from the entrance of the site off Clara Street, and from 7 Burnett Crescent.

As shown in the site perspective sheet No. 03 (refer to Annexure 2), the proposal would include some selected vegetation to be planted along the southern side of the development site. This would assist with "screening" the proposed single dwelling. It is also considered good hillside practice regarding landslip hazard management.

To assist in screening and good hillside management, a condition is to be applied to the Planning Permit requiring a landscape plan be submitted for revegetation of the southern

area of the site, detailing the location, species and timing of vegetation to be planted.

Refer to image below that shows a "snip-it" of the proposed vegetation screening, as seen in the site perspective image.



(c) the nature of the exterior finishes.

Planner's comment: Part of the proposed exterior finishes includes multi-colour panels. Predominantly, along the south-west elevation.

As discussed, the development site is surrounded primarily by residential development. From the development site and further upslope (Burnett Crescent), it is evident that the visual amenity of the residential area is dominated by many roofs, all of differing colours.

The proposed multi-colour panels, as seen in the plans submitted (refer to Annexure 2) and on the site perspective No. 2 image, would blend in with the downslope mixed colours of the residential area.

A site inspection, though on the immediate adjoining southern property (due to easier access to the site as an internal driveway has been constructed), can confirm the vast array of colours that can be seen when looking downslope.

Even though the multi-colour panels are considered unique for a residential building, it is also considered that it would blend with the surrounding built residential area.

Refer to image below, that is a "snip-it" of how the proposed single dwelling and the multi-colour panels would look from 7 Burnett Crescent, West Ulverstone.

The image below was taken looking downslope from the adjoining southern property, that shows the array of roof colours in the residential area.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criterion in relation to building height and exterior finishes. Regarding the Objective for this

Clause, it is considered that the proposed single dwelling can satisfy Objective (a) as the single dwelling would protect the amenity of the adjoining properties which is dominated by residential development in the General Residential Zone. There are no landscape values identified on the site so Objective (b) is not applicable to this application.

Additionally, Objective (c) is also not applicable to the site, as the development site does not adjoin agricultural uses. The Objective regarding agricultural uses further supports the analysis that the Landscape Conservation Zone is more common on larger areas of heavy vegetation, closer to Rural and Agricultural Zones.

2 Reliance on C15.0 Landslip Hazard Code –

There are several exemptions under the Planning Scheme's Landslip Hazard Code. The construction of the single dwelling would be exempt from requiring assessment under the Planning Scheme as it can satisfy Clause C15.4.1(d) which states development on land within a low or medium landslip hazard band that requires authorisation under the *Building Act 2016*.

The proposed internal driveway would not satisfy any exemptions under this Code. Therefore, this Code is applicable to this proposal.

The Planning Scheme's Acceptable Solution for Clause C15.6.1 is in relation to building and works within a landslip hazard area. There is no Acceptable Solution for this Clause.

Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause C15.6.1 is broken into three parts.

Clause C15.6.1-P1.1 states that building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:

(a) the type, form, scale and intended duration of the development;

Planner's comment: Tasman Geotechnics provide a supporting statement for the application that references EAW Geo Services Landslide Risk Assessment & Engineering recommendations report that was undertaken when the development site was

created through a subdivision. The supporting statement outlines that the architectural drawings show that the proposed cut and fill batters associated with the driveways and parking areas comply with the requirements regarding cut and fill on the site. It is stated that the steep batters near retaining walls associated with the carport/workshop are acceptable, providing the batter is protected against erosion with vegetation (such as grass) or artificial protection (such as mulch, but could also be more resilient materials).

The statement concludes that apart from the retaining walls for the carport/workshop, the proposed single dwelling otherwise appears to minimise earthworks, which is considered desirable from a landslip stability perspective.

(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;

Planner's comment: Some requirements are noted in the conclusion of the Tasman Geotechnics statement. This statement and the accompanying EAW Geo Services Landslide Risk Assessment & Engineering Recommendation report will form part of this Permit.

(c) any advice from a State authority, regulated entity or a council;

Planner's comment: The Council relies on advice from a suitably qualified person, who in this case is Tasman Geotechnics.

(d) the advice contained in a landslip hazard report.

Planner's comment: Some requirements are noted in the conclusion of the Tasman Geotechnics statement. This statement and the accompanying EAW Geo Services Landslide Risk Assessment & Engineering Recommendation report will form part of this Permit.

Clause C15.6.1-P1.2 states that a landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.

Planner's comment: As discussed above, the Tasman Geotechnics statement outlines that the architectural drawings show that the proposed cut and fill batters associated with driveways and parking

areas comply with requirements regarding cut and fill on the site. The statement further states that the steep batters near retaining walls associated with the carport/workshop are acceptable, providing the batter is protected against erosion with vegetation (such as grass) or artificial protection (such as mulch, but could also be more resilient materials).

The statement concludes that apart from the retaining walls for the carport/workshop, the proposed single dwelling otherwise appears to minimise earthworks, which is considered desirable from a landslip stability perspective.

Clause C15.6.1-P1.3 states that if landslip reduction or protection measures are required beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.

Planner's comments: There would be no landslip reduction or protection measures required beyond the boundary of the development site.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criterion in relation to the Landslip Hazard Code. The supporting geotech statement and report were prepared by suitably qualified people. The statement will form part of this Permit which includes the geotech report.

Referral advice -

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Building	Standard Note to apply to Permit.
Infrastructure Services	Conditions and Notes to apply to Permit.
TasWater	Referral not required.

Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

Representations –

One representation was received during the public notification period. A copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

REPRESENTATION	
MATTER RAISED	RESPONSE
1 External colour palette for the front and rear of the house does not respect and reflect the existing neighborhood character. It is shocking, ill-suited, incompatible and out of character for the site and area.	As discussed in the "Issues" section above, the character of the area is dominated by built residential development with an array of roofing colours evident when viewed from elevated areas. It is considered the application has demonstrated how the buildings

		multi-colour panels would blend with the surrounding area colours. Please refer to comments made in the "Issues" section, Item No. 1 for further analysis regarding the proposed exterior cladding finishes and compatibility with the surrounding area.
2	The property at 46a Clara Street is surrounded by a spectacular "all natural" colour palette provided by flora and fauna, nature coloured landscaping, a stunning ocean and spectacular skyline.	It is agreed that the development site and the upslope adjoining properties have stunning ocean views of Bass Strait. The proposed single dwelling would not deter from this view. It is not considered that the development site is surrounded by an "all natural" colour palette. As seen in images throughout this report, the surrounding area is zoned General Residential with an array of colours. This is because the General Residential Zone does not include standards regarding the external finishes and colours of buildings. The development site has no vegetation of distinction, being primarily grassland, apart from a small area to the south-east corner. Both adjoining properties are also clear of vegetation.

		The image below shows the development site (middle) and two adjoining sites, all generally clear of vegetation. 
3	The colour palette proposed is more suited to a commercial site looking to "stimulate/shock" clients such as McDonalds, Legoland, Ikea, Anaconda and/or Kindergarten Play Schools.	It is agreed that the multi-colour cladding panels are more commonly seen on buildings such as childcare centres and the like. However, it is believed that the application has demonstrated compliance with the Performance Criteria regarding the exterior finishes and that the multi-colour panels would blend with the established built residential area. Please refer to comments made in the "Issues" section, Item No. 1 for further analysis regarding the proposed exterior finishes.
4	Colour palette is not suitable for a residential situation.	Please refer to comments made in the "Issues" section, Item No. 1 for further analysis regarding the proposed exterior finishes.
5	Draw Council's attention to pages 24, 25, 26, 27 and 91 in Planning Permit DA2023052 to view the suggested exterior colour scheme.	Refer to Annexure 2, which includes all the application documentation.

6	If Council would recommend a more suitable colour palette to the owners of 46a Clara Street that would embrace nature and this natural landscape/location it would be greatly appreciated.	As the application has demonstrated compliance with the applicable Performance Criteria, it is not considered necessary to require a different exterior colour. As shown in images above, the proposed multi-colour cladding panels would blend with the established built residential area that has an array of material colours. It is noted that the application includes vegetation screening which would, once fully grown, screen the proposed single dwelling from properties upslope, including the property at 7 Burnett Crescent. Landscaping would also be best hillside practice for the landslip area. Please refer to comments made in the "Issues" section, Item No. 1 for further analysis regarding the proposed exterior finishes, including images that show the proposed vegetation on the southern area of the site. A condition of the Permit will require submission of a vegetation planting plan.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

. Develop and manage sustainable built infrastructure.

CONCLUSION

The representation received does not warrant refusal or modification of the proposed development for Residential – single dwelling. The proposal has demonstrated satisfactory compliance with the Planning Scheme's relevant Performance Criteria.

It is considered that there are no landscape values associated with the development site. The Landscape Conservation Zone was applied to the land due to landslip hazard characteristics, rather than any visual attributes usually associated with the Zone, such as vegetation cover.

The grant of a Permit, subject to conditions, is considered to be justified.

Recommendation –

It is recommended that the application for Residential – single dwelling – Building height, siting and exterior finishes and reliance on C15.0 Landslip Hazard Code at 46A Clara Street, West Ulverstone (DA2023052) be approved, subject to the following conditions:

1 The development must be substantially in accordance with the plans by Lachlan Walsh Design, Project No. 21-738, Page Nos. 01, 06, 07, 17, 18, 29, 31, 32 and 33 dated 5 December 2022.

2 The development must be substantially in accordance with the recommendations made in the Review of Landslide Risk Assessment Statement by Tasman Geotechnics, Reference No. TG22225/1 – 01 dated 9 February 2023.

3 All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all-weather pavement; and

(b) be drained to the public stormwater system;

4 Two car parking spaces must be provided for the development and must comply with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.

5 The developer must provide a Vegetation Planting Plan by a suitably qualified person for the southern area of the site, to provide for good

hillside management of landslip land. The Vegetation Planting Plan must be approved by the Director Community Services, prior to the commencement of works on site. The Vegetation Planting Plan must detail the following:

(a) location and spacing of vegetation to be planted on the site;

(b) details of species of vegetation to be planted, including their final heights; and

(c) scheduling of the vegetation to be planted.

Infrastructure Services

6 Existing crossover and driveway apron from Clara Street must be used as road access to the development.

7 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services and at the developer's cost.

8 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.

9 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the 'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2' published by the Environment Protection Authority.

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 engineering drawings and the physical commencement of

infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.'

The 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 – single dwelling – Building height, siting and exterior finishes and reliance on C15.0 Landslip Hazard Code at 46A Clara Street, West Ulverstone (DA2023052) be approved, subject to the following conditions:

1 The development must be substantially in accordance with the plans by Lachlan Walsh Design, Project No. 21-738, Page Nos. 01, 06, 07, 17, 18, 29, 31, 32 and 33 dated 5 December 2022.

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3 All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all-weather pavement; and

(b) be drained to the public stormwater system;

4 Two car parking spaces must be provided for the development and must comply with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.

5 The developer must provide a Vegetation Planting Plan by a suitably qualified person for the southern area of the site, to provide for good hillside management of landslip land. The Vegetation Planting Plan must be approved by the Director Community Services, prior to the commencement of works on site. The Vegetation Planting Plan must detail the following:

(a) location and spacing of vegetation to be planted on the site;

(b) details of species of vegetation to be planted, including their final heights; and

(c) scheduling of the vegetation to be planted.

Infrastructure Services

6 Existing crossover and driveway apron from Clara Street must be used as road access to the development.

7 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services and at the developer's cost.

8 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.

9 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the 'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2' published by the Environment Protection Authority.

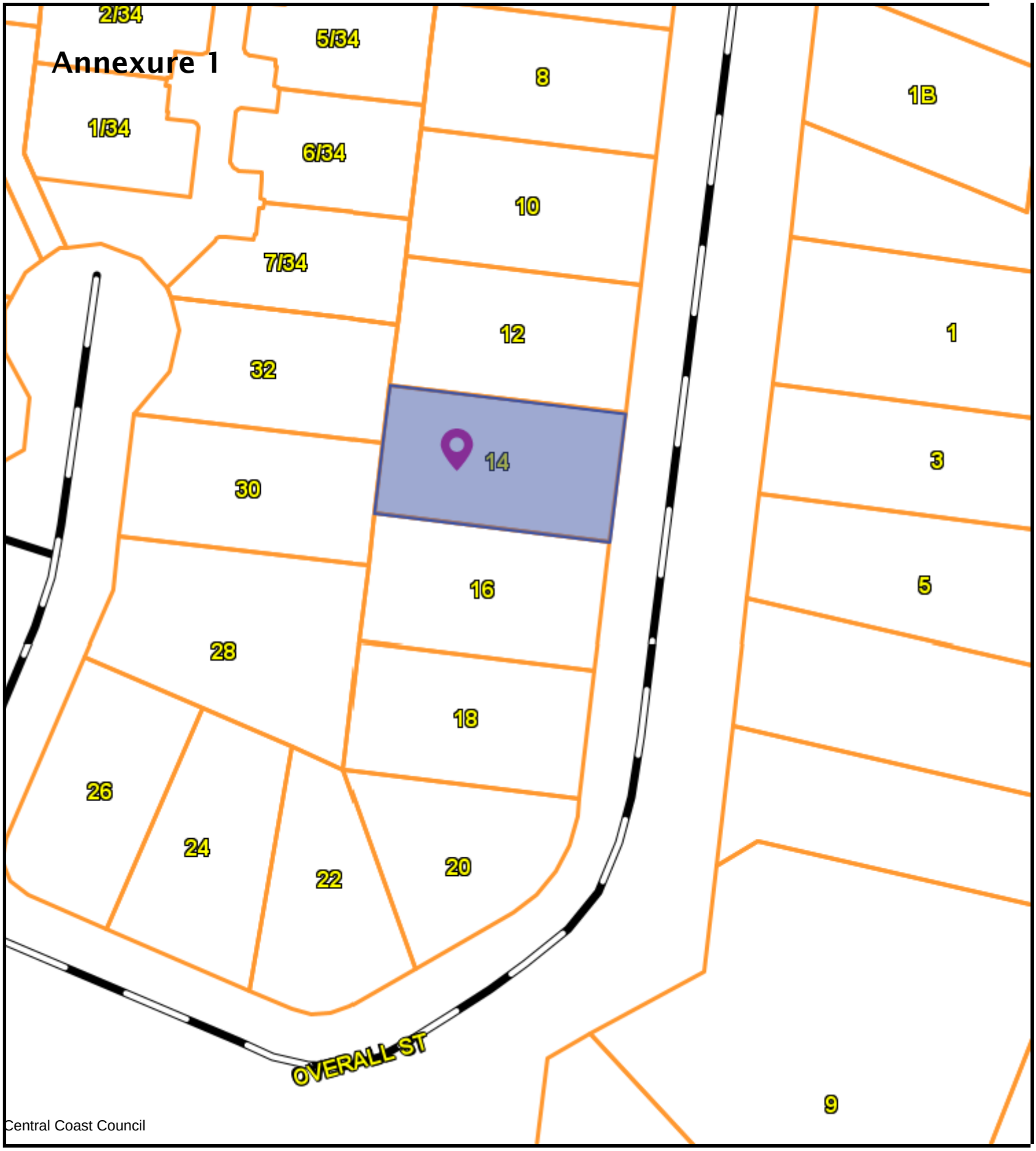
Please Note:

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 engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required."

Associated Reports And Documents



CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimilie: 03 6425 1224
admin@centralcoast.tas.gov.au

27-Mar-2023

14 OVERALL STREET, SULPHUR CREEK
DA2023037

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer
This map is not a precise survey document
All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
© The List 2021.
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20 m

Scale = 1:737.100

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

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

Carolyn Harris

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2023037**

Location: **14 Overall Street, Sulphur Creek**

Proposal: **Residential - multiple dwellings x 2**

Performance Criteria: **Residential density for multiple dwellings; Privacy for all dwellings and Reliance on C2.0 Parking and Sustainable Transport Code**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au. Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the General Manager, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. *Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015.*

The representation must be made on or before **18 April 2023**

Date of Notification: **29 March 2023**

Sandra Ayton
GENERAL MANAGER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 22/02/2023
Application No: DA2023037
Doc ID: 445978

Office use only: *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

Use or Development Site:

Site Address: 14 Overall Street
SULPHUR CREEK TAS 7316

Certificate of Title Reference: 115230/5

Land Area: 615m²

Heritage Listed Property **NO** [X] **YES** [ ]

Applicant(s)

First Name(s): Salvatore

Surname(s): Puglisi

Company name (if applicable): Cradle Coast Building Design

Contact No: 0478 597 417

Postal Address: 25 Ashwater Crescent
PENGUIN TAS 7316

Email address: tory.ccbd@outlook.com

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

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

First Name(s): Charles + Charity

Middle Names(s): Rosales + Etulle

Surname(s): Caperida

Company name (if applicable):

Postal Address: 14 Overall Street
SULPHUR CREEK TAS 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:
Proposed Use Residential dwelling

Use Class
Office use only

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

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

Construction of an additional residential dwelling

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

$.....350,000 (Estimate) / Actual

Total floor area of the development .....185 m^2

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Salvatore Puglisi , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant Date 22.02.2023

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 Salvatore Puglisi – Cradle Coast Building Design

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

Signature of Applicant/s _____ Date 22.02.2023

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
115230	5
EDITION	DATE OF ISSUE
6	24-Nov-2021

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 22/02/2023
Application No: DA2023037
Doc ID: 445979

SEARCH DATE : 15-Nov-2022
SEARCH TIME : 02.45 PM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
Lot 5 on Plan 115230
Derivation : Part of Lot 6064 Gtd. to M. Ellis
Prior CT 3629/30

SCHEDULE 1

M851654 TRANSFER to CHARLES ROSALES CAPERIDA and CHARITY ETULLE CAPERIDA Registered 19-Nov-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
RESERVING TO Duncan McPhail his executors administrators and assigns for the term of 60 years from 23rd November, 1900 the rights and powers relating to mines and minerals as the same are more fully set forth in Certificate of Title Volume 733 Folio 42.
BENEFITING EASEMENT the right of the Purchaser his successors and assigns and all other the future registered proprietors of the said piece of land or any portion thereof and their agents tenants servants and workmen to convey by means of pipes along the strip of land marked "Water Right" on Plan No. 115230 to the said piece of alnd such quantity of water as shall reasonably be required for agricultural market-gardening house-hold and all other and usual purposes in connection with the use and enjoyment of the said piece of land or any portion thereof.
BENEFITING EASEMENT the right to make lay cleanse repair and maintain such pipes as may reasonably be required along the said strip of land and on completion of such work to restore the surface of the said strip of land to its former condition or as near thereto as shall be reasonably possible with power at any time to enter upon the balance of land comprised in Certificate of Title Volume 637 Folio 73 for such purpose and for any other purpose necessary to ensure

the commencement maintenance and continuity of supply of water through the said pipe lines provided always that the said right shall be exercised in such a way as not to endanger or substantially interfere with the supply of water to the dam erected by J. Overall Proprietary Limited on the Creek shown on Plan No. 115230.

BENEFITING EASEMENT the right for the Purchaser his successors and assigns and all other the future registered proprietors of the said piece of land or any portion thereof and his or their agents tenants servants and workmen to convey by means of pipes along and under the strip of land marked F.G.H. on Plan No. 115230 such quantity of water shall be reasonably required for domestic and other usual purposes in connection with the use and enjoyment of the said piece of land or any portion thereof together with the right to lay cleanse repair renew and maintain such pipes as may reasonably to required along or under the said strip of land marked F.G.H. and for that purpose to enter thereon making good all damage to the surface thereof occasioned by such entry.

BENEFITING EASEMENT a right of drainage over the Drainage Easement marked A.B. and X.Y.Z. on Plan No. 115230.

BURDENING EASEMENT a right of drainage (appurtenant to Lots 6 and 7 shown on Plan No. 115230) over the Drainage Easement marked W.X. on Plan No. 115230.

A9582 FENCING CONDITION in Transfer

E280737 MORTGAGE to Westpac Banking Corporation Registered 24-Nov-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements pursuant to Request to Amend No. E39627 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 170746 Lodged by SHIELDS HERITAGE - L on 23-Mar-2016 BP: E39627

OWNER

FOLIO REFERENCE C.T. 3629-30

GRANTEE

PLAN OF TITLE

LOCATION
DEVON ~ ASHWATER

FIRST SURVEY PLAN No. 482-30D.

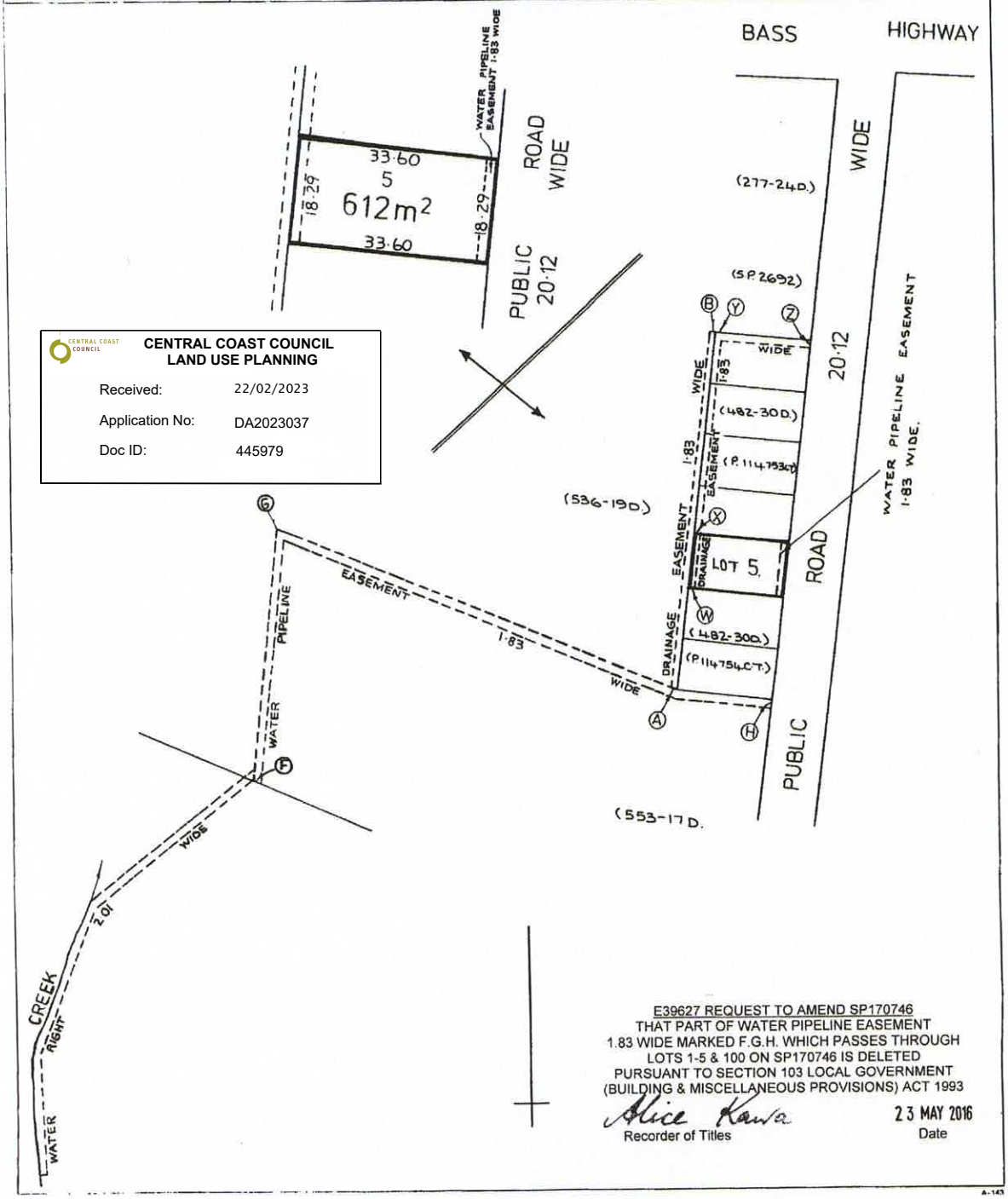
COMPILED BY LTO

SCALE 1:600 LENGTHS IN METRES

REGISTERED NUMBER
P115230

APPROVED 23 DEC 1994
Recorder of Titles

MAP SHEET MUNICIPAL CODE No. 57 (104)	LAST UPI No 1679	LAST PLAN No. 482-30D.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



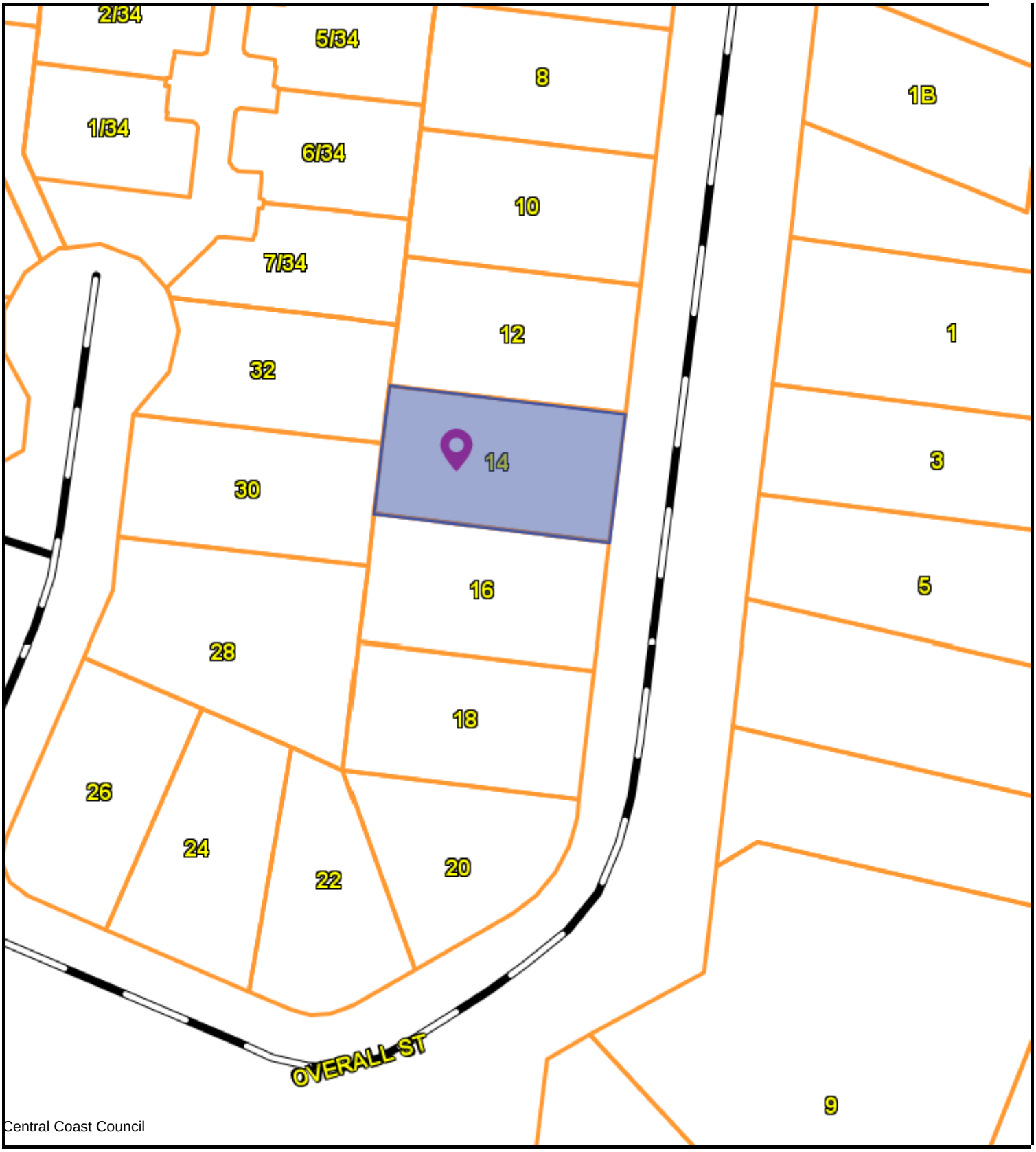
CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 22/02/2023
Application No: DA2023037
Doc ID: 445979

E39627 REQUEST TO AMEND SP170746
THAT PART OF WATER PIPELINE EASEMENT
1.83 WIDE MARKED F.G.H. WHICH PASSES THROUGH
LOTS 1-5 & 100 ON SP170746 IS DELETED
PURSUANT TO SECTION 103 LOCAL GOVERNMENT
(BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

Alice Kawa
Recorder of Titles

23 MAY 2016
Date

A-143



CENTRAL COAST COUNCIL
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27-Mar-2023

14 OVERALL STREET, SULPHUR CREEK
DA2023037

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer
This map is not a precise survey document
All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
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20 m

Scale = 1:737.100

Date: 22.02.2023
Ref: 22.010.RP01_Planning Report

cradle coast building design

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 22/02/2023

Application No: DA2023037

Doc ID: 445980

planning application

planning scheme provisions

proposed dwelling
14 overall street sulphur creek

architectural design
sustainable design
creative design

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penguin tasmania 7316

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better living through better design

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Author: smp
Reviewed: smp
Last Issue: xx.02.2023

1. introduction

CRADLE COAST BUILDING DESIGN have been engaged to prepare a planning application for the development of an additional dwelling at 14 Overall Street, Sulphur Creek. The proposed development comprises an additional dwelling of approximately 185m^2 gross floor area.

1.1 land identification

- Title No. Lot 5, SP115230
- Street Address: 14 Overall Street, Sulphur Creek
- Zone: 8.0 General Residential

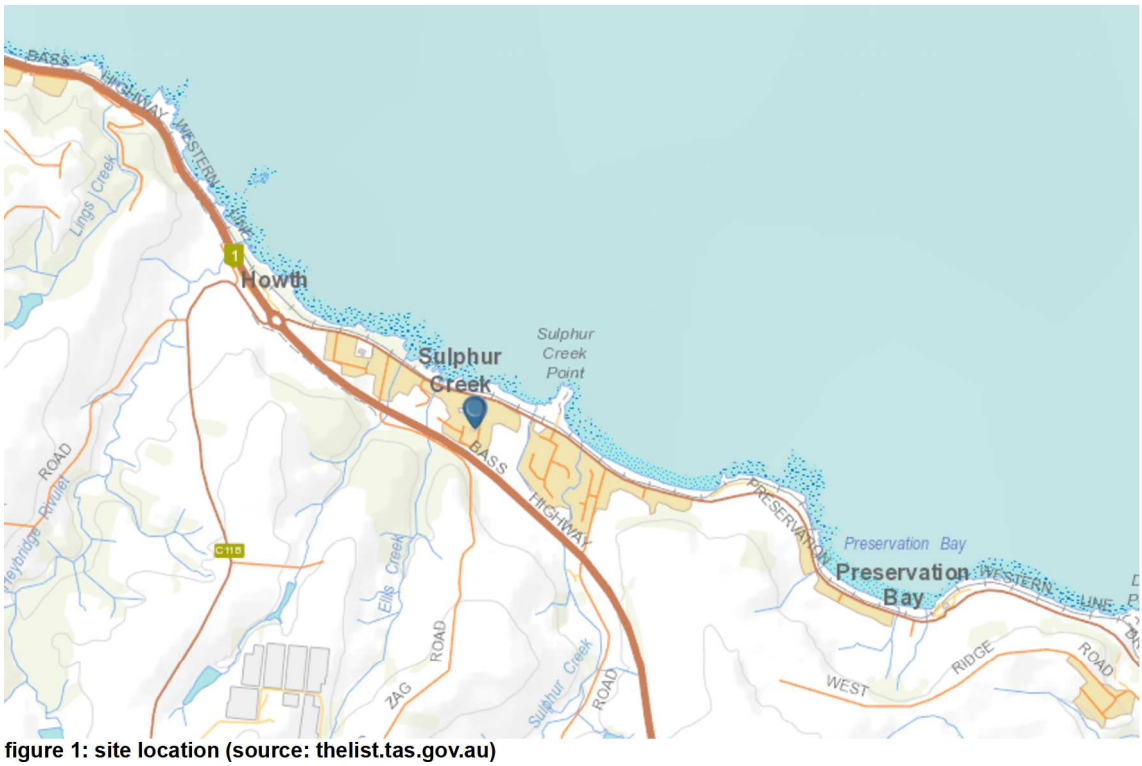


figure 1: site location (source: thelist.tas.gov.au)

1.2 site description

The property is located within the town of Sulphur Creek, on the western side of Overall Street. It is approximately 615m^2 in area. It has an 18.3m (approx.) frontage to Turners Avenue, and is 33.6m deep. The ground is effectively flat.

There is an existing dwelling and mostly detached garage and ancillary garden sheds on the site. These existing dwelling will be retained; the garage and ancillary garden sheds will be demolished

1.3 surrounding area

The subject site is located centrally in a predominantly residential area of Sulphur Creek. The subject site is bounded by properties on all sides (excluding the street frontage) which contain 1 and 2 storey dwellings. There is a multiple dwelling development in the vicinity to the north east accessed via Overall Street. And there are bus stops at the nearby intersection of Overall Street with Preservation Drive to the north.

1.4 proposed development

The proposed development is for one additional dwelling, demolition of existing garage, sheds + ancillary structures. Driveway and vehicle turning areas will also be provided; the existing driveway + parking areas will be modified to provide additional parking + access, while intending to improve the aesthetics and landscaping visible from the frontage. The residence consists of living areas, 3 bedrooms and associated wet areas, and a double garage. Refer to drawings 22.010.da01 – da11 for further description of the proposed works.

2. planning scheme provisions

The site of the proposed development falls within the provisions of the *Tasmanian Planning Scheme (TPS)* and the *Central Coast Local Provisions Schedule* (effective 27 October 2021). Relevant general provisions of the planning scheme are addressed as follows:

2.1 zoning

The site is located in **Zone 8.0: General Residential** as shown in Figure 2 below and is bounded by similarly zoned land to the north, west, south and east.

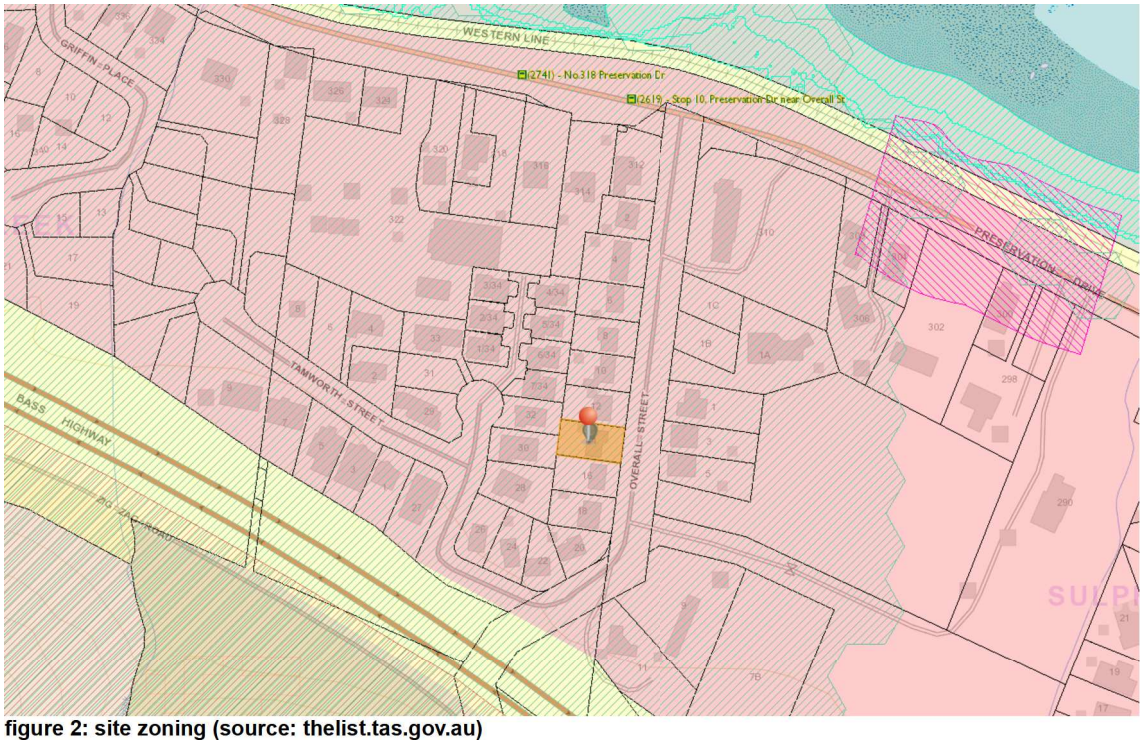


figure 2: site zoning (source: thelist.tas.gov.au)

8.2 use table

The proposed development is **Residential**, for which a permit is not required.

2.2 development standards

8.4.1 Residential density for multiple dwellings

Objective	
That the density of multiple dwellings: *(a) makes efficient use of land for housing; and* *(b) optimises the use of infrastructure and community services.*	
Acceptable Solutions	***Performance Criteria***
A1 *Multiple dwellings must have a site area per dwelling of not less than 325m².*	***P1*** *Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:* *(a) is compatible with the density of existing development on established properties in the area; or* *(b) provides for a significant social or*

	community benefit and is: *(I) wholly or partly within 400m walking distance of a public transport stop; or* *(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.*

Proposed

P1: The total site area is 615m^2. The total number of dwelling units proposed, including new + existing, is two (2). Therefore the proposed site area per dwelling is **307.5m^2**. The site has existing connections to reticulated water supply, sewer + stormwater, which on similar scaled projects in the Central Coast LGA have demonstrated that they do not exceed the capacity of those existing services.

P1(b): The addition of a dwelling to this site will help reduce the need for the future expansion of the Sulphur Creek urban area, with all its additional infrastructure requirements, and reduce the need to impinge on agricultural land in the long term, and increase the feasibility of nearby public transport routes.

There are existing bus stops (stops *2619* + *2741*) servicing current public bus routes located on Preservation Drive, near the intersection with Overall Street. These stops are located no more than about **250m** from the subject site, which is less than the performance criteria requirement.

8.4.2 Setbacks and building envelope for all dwellings

Objective	
The siting and scale of dwellings: *(a) provides reasonably consistent separation between dwellings and their frontage within a street;* *(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;* *(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and* *(d) provides reasonable access to sunlight for existing solar energy installations.*	
Acceptable Solutions	***Performance Criteria***
A1 *Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:* *(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;* *(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;* *(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or*	***P1*** *A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.*

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	

Proposed

A1(a): The proposed dwelling is setback from the Overall Street frontage by **19.8m**

Acceptable Solutions	***Performance Criteria***
A2 *A garage or carport for a dwelling must have a setback from a primary frontage of not less than:* *(a) 5.5m, or alternatively 1m behind the building line;* *(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or* *(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.*	***P2*** *A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.*

Proposed

A2(a): The proposed garage is setback from the Overall Street frontage by **19.8m**

Acceptable Solutions	***Performance Criteria***
A3 *A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:* *(a) be contained within a building envelope determined by:* *(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and* *(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and* *(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:* *(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or* *(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).*	***P3*** *The siting and scale of a dwelling must:* *(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:* *(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;* *(ii) overshadowing the private open space of a dwelling on an adjoining property;* *(iii) overshadowing of an adjoining vacant property; and* *(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;* *(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and* *(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:* *(i) an adjoining property; or* *(ii) another dwelling on the same site.*

Proposed

A3a): It is intended that the proposed dwelling is contained within the building envelope defined

in this Acceptable Solution to this clause. As such, the front setback is as per the clauses above, and the setbacks from the side and rear boundaries is to be no less than **1.5m**, and the and the built form is to sit within the projecting 45 degree angle planes.

If any modification of the design is required to achieve compliance with the acceptable solution of this clause, then modification will be made to the design of the proposed building.

Refer drawings 22.020.da04 – da07 plans + elevations.

8.4.3 Site coverage and private open space for all dwellings

Objective	
That dwellings are compatible with the amenity and character of the area and provide: *(a) for outdoor recreation and the operational needs of the residents;* *(b) opportunities for the planting of gardens and landscaping; and* *(c) private open space that is conveniently located and has access to sunlight.*	
Acceptable Solutions	***Performance Criteria***
A1 *Dwellings must have:* *(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and* *(b) for multiple dwellings, a total area of private open space of not less than 60m² 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).*	***P1*** *Dwellings must have:* *(a) site coverage consistent with that existing on established properties in the area;* *(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:* *(I) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and* *(ii) operational needs, such as clothes drying and storage; and* *(c) reasonable space for the planting of gardens and landscaping.*

Proposed

A1(a): Site coverage as follows:

Site area:	614.5m^2
Unit 1 (existing):	*98.8m^2*
Unit 2 (proposed):	*108.7m^2*
Total coverage:	207.5m^2

Percentage coverage: **33.8%**

A1(b): Total area of private open space for each dwelling as follows:

Unit 1 (existing):	**102.4m^2**
Unit 2 (proposed):	**78.8m^2**

Acceptable Solutions	***Performance Criteria***
A2 *A dwelling must have private open space that:* *(a) is in one location and is not less than:* *(i) 24m² or* *(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the*	***P2*** *A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:* *(a) conveniently located in relation to a living area of the dwelling; and*

finished ground level (excluding a garage, carport or entry foyer); *(b) has a minimum horizontal dimension of not less than:* *(i) 4m; or* *(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and* *(d) has a gradient not steeper than 1 in 10.*	*(b) orientated to take advantage of sunlight.*

Proposed

A2(a): Main areas of private open space as follows

Unit 1 (existing): **51.7m²**
Unit 2 (proposed): **31.0m²**

A2(b): Minimum horizontal dimension of main areas of private open space as follows

Unit 1 (existing): **6.0m**
Unit 2 (proposed): **5.4m**

A2(d): The subject site is effectively flat, that is, of less than 1:10 gradient, in its entirely.

P2(a): *Unit 1 (existing):*The proposed main area of private open space is generally located diagonally adjacent to the main living room of the existing dwelling. The largest and main windows of the existing living room look directly onto the proposed main area of private open space for the existing dwelling.

P2(b): *Unit 1 (existing):*The proposed main area of private open space is generally located to the eastern side of the existing dwelling with its longer dimension in an east-west direction. This will provide maximum sunlight access during all morning hours and a reasonably significant proportion of afternoon hours as well.

Unit 2 (proposed): The main area of private open space is *not* located between the dwelling and the frontage, and thus should be compliant with the acceptable solution.

8.4.4 Sunlight to private open space of multiple dwellings

Objective	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions	***Performance Criteria***
A1 *A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):* *(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):* *(i) at a distance of 3m from the northern edge of the private open space; and* *(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;* *(b) the multiple dwelling does not cause 50%*	***P1*** *A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.*

of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and *(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:* *(i) an outbuilding with a building height not more than 2.4m; or* *(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.*	

Proposed

***A1*:** The proposed dwelling is located generally to the west of the existing dwelling. As such, this clause should not apply to the proposed development.

8.4.5 Width of openings for garages and carports for all dwellings

Objective	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	***Performance Criteria***
A1 *A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).*	***P1*** *A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.*

Proposed

A1: The proposed garage is setback from the Overall Street frontage by **19.8m.** It also faces a side boundary and is approximately **5.4m** wide.

8.4.6 Privacy for all dwellings

Objective	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	***Performance Criteria***
A1 *A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:* *(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;* *(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and* *(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:* *(i) from a window or glazed door, to a*	***P1*** *A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:* *(a) a dwelling on an adjoining property or its private open space; or* *(b) another dwelling on the same site or its private open space.*

habitable room of the other dwelling on the same site; or *(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.*	

Proposed

A1(a): The proposed first floor deck is setback from the north side boundary by **5.4m.**

A1(b): The proposed first floor deck is setback from the west rear boundary by **4.2m.**

A1(c): The proposed first floor deck is setback from the existing dwelling to the east by **7.6m.**

Acceptable Solutions	***Performance Criteria***
A2 *A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):* *(a) the window or glazed door:* *(i) is to have a setback of not less than 3m from a side boundary;* *(ii) is to have a setback of not less than 4m from a rear boundary;* *(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and* *(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.* *(b) the window or glazed door:* *(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;* *(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or* *(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.*	***P2*** *A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:* *(a) a window or glazed door, to a habitable room of another dwelling; and* *(b) the private open space of another dwelling.*

Proposed

A2(a)(i): The first floor windows on the north side of the proposed dwelling (*Bed 1*) are setback a minimum of about **7.2m** from the north side boundary.

The first floor windows on the south side of the proposed dwelling (*Play/Study*) are setback a minimum of just over **3.0m** from the south side boundary.

A2(a)(ii): The first floor window on the west rear of the proposed dwelling (*Bed 1*) is setback over **4.2m** from the west rear boundary.

A2(a)(iv): The first floor window on the east of the proposed dwelling (*Bed 3*) is setback over **8.8m** from the private open space of the private open space of *Unit 1 (existing)*.

A2(b)(i): The offset in the horizontal plane between the closest edge of the upper floor window on the east of *Unit 2 (proposed)* (*Bed 3*) and the closed edge of the closest edge of the closest habitable room window of *Unit 1 (existing)* (*Kitchen*) is just over **1.8m**.

Acceptable Solutions	***Performance Criteria***
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 not less than:* *(a) 2.5m; or* *(b) 1m if:* *(I) it is separated by a screen of not less than 1.7m in height; or* *(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.*	***P3*** *A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.*

Proposed

P3*:* The distance between *Unit 1 (existing)* and the existing boundary fence available for the driveway servicing *Unit 2 (proposed)* is about 3.6m. To allow for a 3.0m wide driveway, only 0.6m is available as a separation buffer. As the driveway adjacent to *Unit 1 (existing)* services only one dwelling, it is "technically" not a shared driveway, and should also have minimal traffic noise. Nevertheless, unreasonable impacts to the living/habitable areas of windows to the north side of *Unit 1 (existing)* will be minimised as follows:

- Provide privacy screen to the windows to the north side of *Unit 1 (existing)*, up to a height of 1.7m above the existing ground line
- Replace the existing windows to the north side of *Unit 1 (existing)*, with double glazed, sound attenuating windows.
- Provide landscape planting to the 0.6m buffer zone between the proposed driveway and the north side of *Unit 1 (existing)*.

8.4.7 Frontage fences for all dwellings

Objective	
The height and transparency of frontage fences: *(a) provides adequate privacy and security for residents;* *(b) allows the potential for mutual passive surveillance between the road and the dwelling; and* *(c) is reasonably consistent with that on adjoining properties.*	
Acceptable Solutions	***Performance Criteria***
A1 *No Acceptable Solution.*	***P1*** *A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:* *(a) provide for security and privacy while allowing for passive surveillance of the road; and* *(b) be compatible with the height and transparency of fences in the street, having regard to:* *(I) the topography of the site; and* *(ii) traffic volumes on the adjoining road.*

Footnotes
[S5] An exemption applies for fences in this zone – see Table 4.6.

Table 4.6 Miscellaneous exemptions *(part)*

	Use or development	
4.6.3	*fences within 4.5m of a frontage*	*Fences (including free-standing walls) within 4.5m of a frontage, if located in:* *(a) the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone or any particular purpose zone, and if not more than a height of:* *(i) 1.2m above existing ground level if the fence is solid; or* *(ii) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights)*

Proposed

Table 4.6 4.6.3 (performance exemption): A fence providing privacy to the proposed private open space to *Unit 1 (existing)* is to be **1.7m** high above natural ground level. Where this proposed fence is located within 4.5m of the frontage boundary, the fence is to be a solid fence up to **1.2m** above the existing ground level, thence have a transparency of at least 30% above.

8.4.8 Waste storage for multiple dwellings

Objective	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	***Performance Criteria***
A1 *A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:* *(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or* *(b) a common storage area with an impervious surface that:* *(i) has a setback of not less than 4.5m from a frontage;* *(ii) is not less than 5.5m from any dwelling; and* *(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.*	***P1*** *A multiple dwelling must have storage for waste and recycling bins that is:* *(a) capable of storing the number of bins required for the site;* *(b) screened from the frontage and any dwellings; and* *(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.*

Proposed

***A1*:** Each dwelling is provided with a storage area for waste and recycling bins, minimum **1.5m²** in area each, and located generally to the rear of each dwelling. Refer drawing 22.101.da04.

2.3 codes

Responses to relevant codes are addressed as follows

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

C2.5.1 Car parking numbers

Objective	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	***Performance Criteria***
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:* *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;* *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C- B)* *N = Number of on-site car parking spaces required* *A = Number of existing on site car parking spaces* *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1* *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	***P1.2*** *The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:* *(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*

Table C2.1 Parking Space Requirements *(part)*

Use		*Parking Space Requirements*	
		Car	***Bicycle***
Residential	*If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)*	*2 spaces per dwelling*	*No requirement*
	Visitor parking for multiple dwellings in the General Residential Zone	*1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a culdesac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)*	*No requirement*

Proposed

There are two approaches to addressing the requirements for number of on-site car parking spaces, depending on how council determines the number of existing parking spaces on the site:

Approach 1: one existing parking space:

If council determines that the existing dwelling consists of 1 parking space, located in the existing garage to be demolished, then the acceptable solution A1 can be achieved thus:

A1(d)(ii): Calculation of required car parking spaces as follows:

A = 1
B = 2 (single dwelling)
C = 5
N = A + (C – B)
= 1 + (5 – 2)
= 1 + 3
= 4 spaces required.

There are **4** car parking spaces proposed to be located on site.

Approach 2: two existing parking spaces:

If council determines that the existing dwelling consists of 2 parking spaces, 1 being located in the existing garage to be demolished, and the other in tandem on the existing driveway accessing the existing garage, then the performance criteria P1 can be addressed thus:

P2: Calculation of required car parking spaces as follows:

Number of spaces required (from *Table C2.1 Parking Space Requirements*):

Number of spaces required per dwelling with 2 or more bedrooms:	*2*
Number of dwellings:	*2*
Total number of spaces required for dwellings:	4
Number of visitor spaces required (1 per 4 dwellings):	1
Total number of spaces required:	5

There are **4** car parking spaces proposed to be located on site. The 5th parking space, required for visitors, is proposed to be located at kerb-side on Overall Street, immediately in front of the subject site.

P2(a): The nature of the proposed development is residential, detached dwellings similar to development in the surrounding area. Usage patterns would be typical of that associated with general residential usage, and be of no significant effects on neighbouring properties, or on

existing street usage. The street appears to have low usage of kerbside parking. See Clause P2(c) below.

P2(b): Both the existing and proposed dwellings are 3 bedroom dwellings, typical as currently exists both on the subject site and surrounding area. Parking for both dwellings is provided on-site. Only 1 visitor parking space is required and this can easily be accommodated on the kerb-side. See Clause P2(c) below.

P2(c): Recent on-site observations indicate the following:

- Kerbside parking, whilst amply available, is used minimally
- Many cars are parked either in the front yard, or on the verge between the kerb and the property boundary, rather than on the street, kerb-side.
- Some properties have hardened/paved parking spaces in the front yard, between the dwelling and the frontage boundary. Refer images below:

figure 3: overall street, looking south – at approx. 5:30pm 17.02.2023, showing "after work" parking regime. note: no cars parked on street, cars parked generally on front yards + verges, ample visitor parking available at kerb-side on street (source: author)

figure 4: overall street, looking norh – at approx. 5:30pm 17.02.2023, showing "after work" parking regime. note: no cars parked on street, cars parked generally on front yards + verges, ample visitor parking available at kerb-side on street (source: author)

figure 5: nearby residence. note paved parking area between dwelling and street frontage, similar to that proposed in this application

It appears reasonable that the required visitor parking can be accommodated on Overall Street at the kerb-side in front of the subject property, without causing adverse effects to neighbouring properties, the subject property, or traffic movements along the street and in the surrounding area.

C2.5.2 Bicycle parking numbers

Objective	
That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	***Performance Criteria***
A1 *Bicycle parking spaces must:* *(a) be provided on the site or within 50m of the site; and* *(b) be no less than the number specified in Table C2.1.*	***P1.2*** *Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:* *(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and* *(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.*

Proposed

A1(b): In accordance with *Table C2.1 Parking Space Requirements*, there is no requirement for bicycle parking spaces in this development.

C2.5.3 Motorcycle parking numbers

Objective	
That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	***Performance Criteria***
A1 *The number of on-site motorcycle parking spaces for all uses must:* *(a) be no less than the number specified in Table C2.4; and* *(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.*	***P1.2*** *Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:* *(a) the nature of the proposed use and development;* *(b) the topography of the site;* *(c) the location of existing buildings on the site;* *(d) any constraints imposed by existing development; and* *(e) the availability and accessibility of*

	motorcycle parking spaces on the street or in the surrounding area.

Table C2.4 Motorcycle Parking Space Requirements *(part)*

Number of car parking spaces required for a use	***Number of motorcycle parking spaces required for a use***
0-20	*No requirement*

Proposed

A1(a): In accordance with *Table C2.4 Motorcycle Parking Space Requirements*, there is no requirement for motorcycle parking spaces in this development.

C2.6.1 Construction of parking areas

Objective	
That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	***Performance Criteria***
A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	***P1*** *All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:* *(a) the nature of the use;* *(b) the topography of the land;* *(c) the drainage system available;* *(d) the likelihood of transporting sediment or debris from the site onto a road or public place;* *(e) the likelihood of generating dust; and* *(f) the nature of the proposed surfacing.*

Proposed

A1(a): The driveway + parking areas is to be constructed either of concrete or pavers.

A1(b): The driveway is to be drained to the existing stormwater system. Refer drawing 22.010.da10

A1(c): . Refer *A1(a)* above.

C2.6.2 Design and layout of parking areas

Objective	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	***Performance Criteria***
A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:* *(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;* *(ii) provide for vehicles to enter and exit the site in a forward direction where*	***P1*** *All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:* *(a) the characteristics of the site;* *(b) the proposed slope, dimensions and layout;* *(c) useability in all weather conditions;*

providing for more than 4 parking spaces; *(iii) have an access width not less than the requirements in Table C2.2;* *(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;* *(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;* *(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and* *(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or* *(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.* ***A1.2*** *Parking spaces provided for use by persons with a disability must satisfy the following:* *(a) be located as close as practicable to the main entry point to the building;* *(b) be incorporated into the overall car park design; and* *(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]*	*(d) vehicle and pedestrian traffic safety;* *(e) the nature and use of the development;* *(f) the expected number and type of vehicles;* *(g) the likely use of the parking areas by persons with a disability;* *(h) the nature of traffic in the surrounding area;* *(I) the proposed means of parking delineation; and* *(j) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 - 2002 Parking facilities, Part 2: Offstreet commercial vehicle facilities.*

Table C2.2 Internal Access Way Widths for Vehicles *(part)*

Number of parking spaces served	***Internal access way widths***	***Passing bay dimensions for two-way traffic in addition to the access way width***
1 to 5	*A width not less than 3m.*	*2m wide by 5m long, plus entry and exit tapers, every 30m, unless on land within the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone or Open Space Zone.*

Table C2.3 Dimensions of Car Parking Spaces and Combined Access and Manoeuvring Space Adjacent to Parking Spaces

Angle of car spaces to manoeuvring space	*Combined access and manoeuvring width*	*Car park widths*	*Car park length*
Parallel	*3.6m*	*2.3m*	*6.7m*
45 degrees	*3.5m*	*2.6m*	*5.4m*
60 degrees	*4.9m*	*2.6m*	*5.4m*
90 degrees	*6.4m*	*2.6m*	*5.4m*
90 degrees	*5.8m*	*2.8m*	*5.4m*
90 degrees	*5.2m*	*3m*	*5.4m*
90 degrees	*4.8m*	*3.2m*	*5.4m*

Proposed

A1.1(a)(i): The subject site is effectively flat.

A1.1(a)(ii): There are a maximum of 4 parking spaces on site; this sub-clause should not apply. However, provision is made for vehicles to enter and exit the site in a forward direction. Refer drawings 20.010.da11

A1.1(a)(iii): The driveway that provides access to *Unit 2 (proposed)* is **3.0m** wide. The driveway is widened further between the frontage road access and the front of *Unit 1 (existing)* to provide an adequate turning area for vehicles accessing parking spaces for *Unit 1 (existing)* and a waiting bay.

A1.1(a)(iv)(v): Carparking + driveway access has been designed generally in accordance with *AS/NZS 2890.1* and the TPS. Carpark spaces, access + manoeuvring spaces for each unit meet or exceed the requirements of Table C2.3 of the Parking + Sustainable Transport Code and are dimensioned as follows:

Unit 1 (existing):

Car park length:	**5.4m**
Car park width:	**2.6m**
Combined access + manoeuvring width:	**6.4m**

Unit 2 (proposed):

Car park length (garage):	**6.0m**
Car park width (garage):	**3.0m**
Combined access + manoeuvring width:	**8.4m**

A1.1(a)(vi): The double garage providing the required parking spaces for *Unit 2 (proposed)* has a ceiling + soffit heights of **2.4m** above ground + garage floor level.

A1.1(a)(vil): Parking spaces for *Unit 1 (existing)* are to be delineated by painted linework or fixed proprietary plastic indicator studs as necessary.

A1.2: As per *National Construction Code: Clause D3.5 Accessible carparking*, Parking spaces for use by persons with a disability are not required.

C2.6.3 Number of accesses for vehicles

Objective	
That: *(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;* *(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and* *(c) the number of accesses minimise impacts on the streetscape.*	
Acceptable Solutions	***Performance Criteria***
A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses,* *whichever is the greater.*	***P1*** *The number of accesses for each frontage must be minimised, having regard to:* *(a) any loss of on-street parking; and* *(b) pedestrian safety and amenity;* *(c) traffic safety;* *(d) residential amenity on adjoining land; and* *(e) the impact on the streetscape.*

Proposed

***A1*: The number of accesses provided to the street frontage remains at **1**.

C7.0 NATURAL ASSETS CODE

C7.6.2 Clearance within a priority vegetation area

Objective	
That clearance of native vegetation within a priority vegetation area: *(a) does not result in unreasonable loss of priority vegetation;* *(b) is appropriately managed to adequately protect identified priority vegetation; and* *(c) minimises and appropriately manages impacts from construction and development activities.*	
Acceptable Solutions	***Performance Criteria***
A1 *Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.*	***P1.1*** *Clearance of native vegetation within a priority vegetation area must be for:* *(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;* *(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;* *(c) subdivision in the General Residential Zone or Low Density Residential Zone;* *(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;* *(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or* *(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.* ***P1.2*** *Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:* *(a) the design and location of buildings and works and any constraints such as topography or land hazards;* *(b) any particular requirements for the buildings and works;* *(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;* *(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;* *(e) any on-site biodiversity offsets; and* *(f) any existing cleared areas on the site.*

Proposed

There is no native vegetation on the subject site. As such, there will be no clearance of vegetation.

3. conclusion

This proposal seeks approval for a development an additional dwelling at 4 Turners Avenue, Turners Beach. The proposed development comprises an additional dwelling of approximately 218m^2 gross floor area, and provides a total of 5 parking spaces on site and on the street.

The design of the proposed development aims to complement the established built environment and desired outcomes of the planning scheme through appropriate massing and articulation of the architectural forms. The proposed development echoes the built forms, scale and context of the surrounding area of Turners Beach.

We trust that this development application satisfies the requirements of Central Coast Council.

proposed residence

caperida
14 overall street sulphur creek

drawing schedule

drawing:	dwg no:	issue:
cover sheet	22.010 da01	A
location plan	22.010 da02	A
site plan - existing/demolition	22.010 da03	A
site plan - proposed	22.010 da04	A
floor plans	22.010 da05	A
elevations	22.010 da06	A
elevations	22.010 da07	A
3d views	22.010 da08	A
hydraulics layouts - sewer + water	22.010 da09	A
hydraulics layouts - stormwater	22.010 da10	A
vehicle swept path layouts	22.010 da11	A

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023

Application No: DA2023037

Doc ID: 447266

planning application

cradle coast building design
25 ashwater crescent
penguin tasmania 7316
0478 597 417
tory.ccbd@outlook.com
abp: tory puglisi CC-1188C

drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

issue:	description:	date:	project:	proposed residence
A	planning application	06.03.23	client:	caperida
			address:	14 overall street sulphur creek

north:

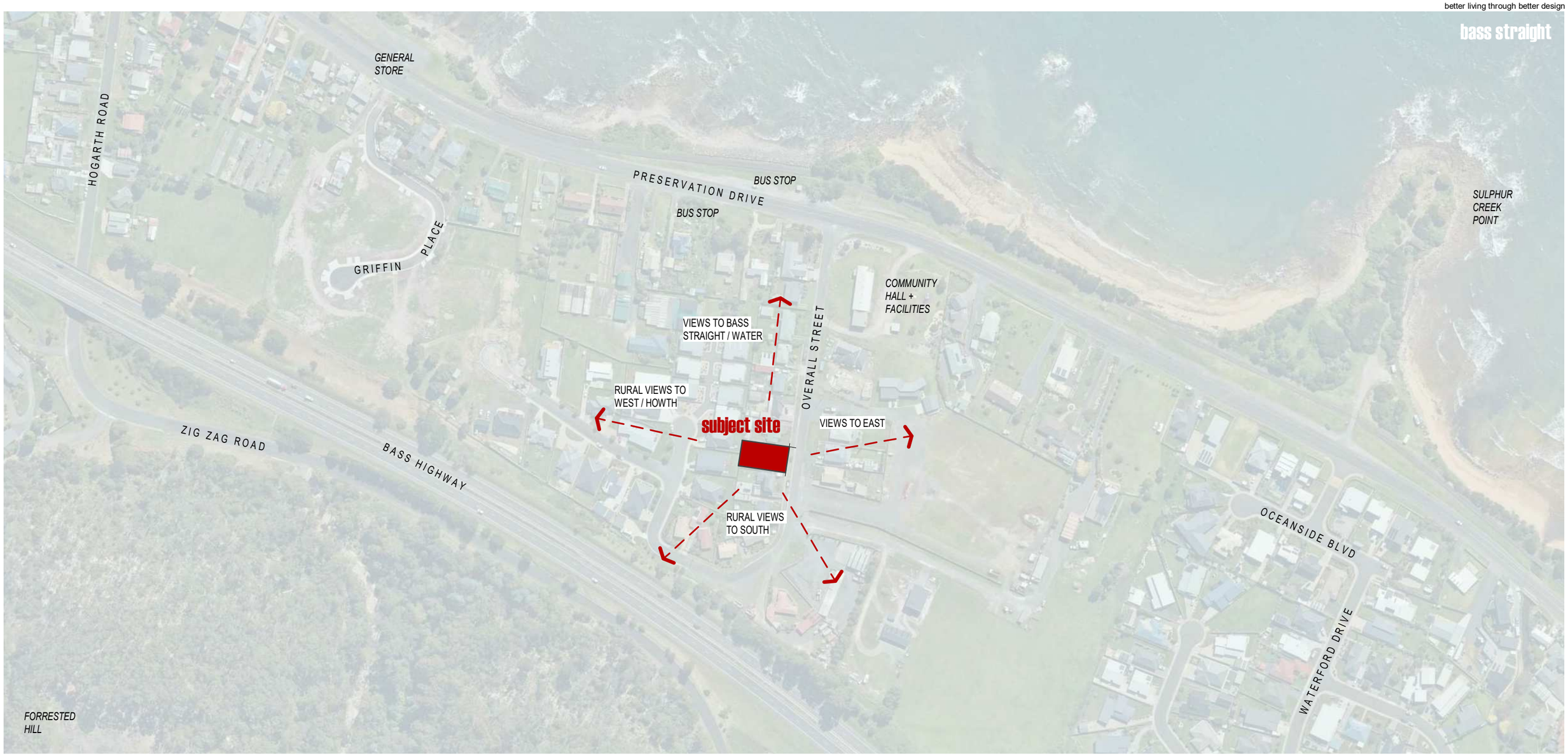
drawing: cover sheet

scale (a3):

dwg no: da01 issue: A

job no: 22.010

bass straight



location plan

CENTRAL COAST COUNCIL

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issue:	description:	date:
A	planning application	06.03.23

project: proposed residence

client: caperida

address: 14 overall street sulphur creek

north:

drawing: location plan

scale (a3): nts

job no: 22.010

dwg no: da02

issue: A

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023

Application No: DA2023037

Doc ID: 447266

site plan : existing/demolition

1:200
0 2 4 10

planning application

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issue:	description:	date:
A	planning application	06.03.23

project: proposed residence

client: caperida

address: 14 overall street sulphur creek

north:

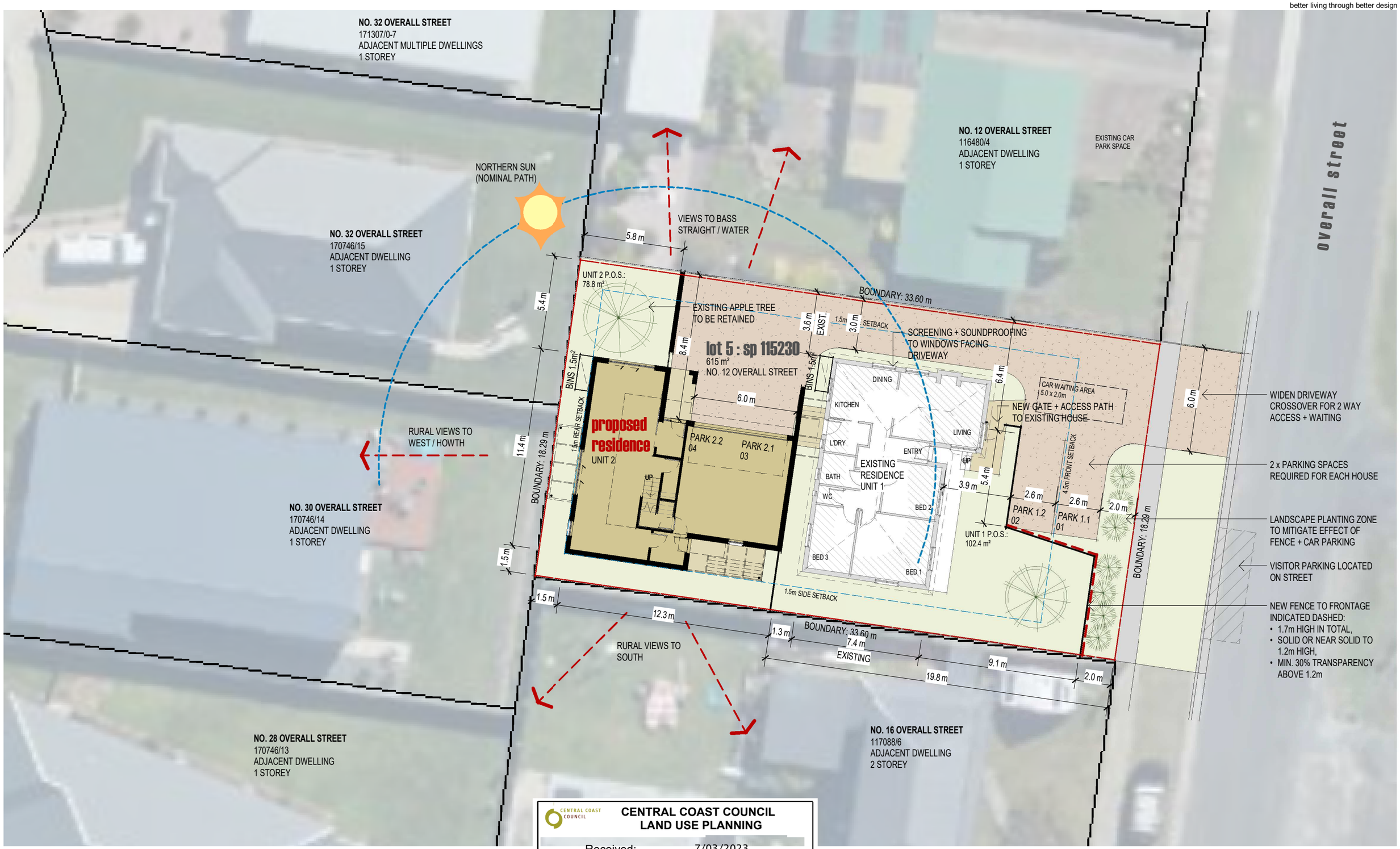
drawing: site plan - existing/demolition

scale (a3): 1 : 200

job no: 22.010

dwg no: da03

issue: A



site plan : proposed

1:200

0 2 4 10

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Application No: DA2023037

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impervious areas:

existing residence (unit 1):	108.58m²
proposed residence (unit 2):	108.03m²
external driveway + paving:	195.61m²
total:	412.22m²

planning application

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issue:	description:	date:
A	planning application	06.03.23

project: proposed residence

client: caperida

address: 14 overall street sulphur creek

north:

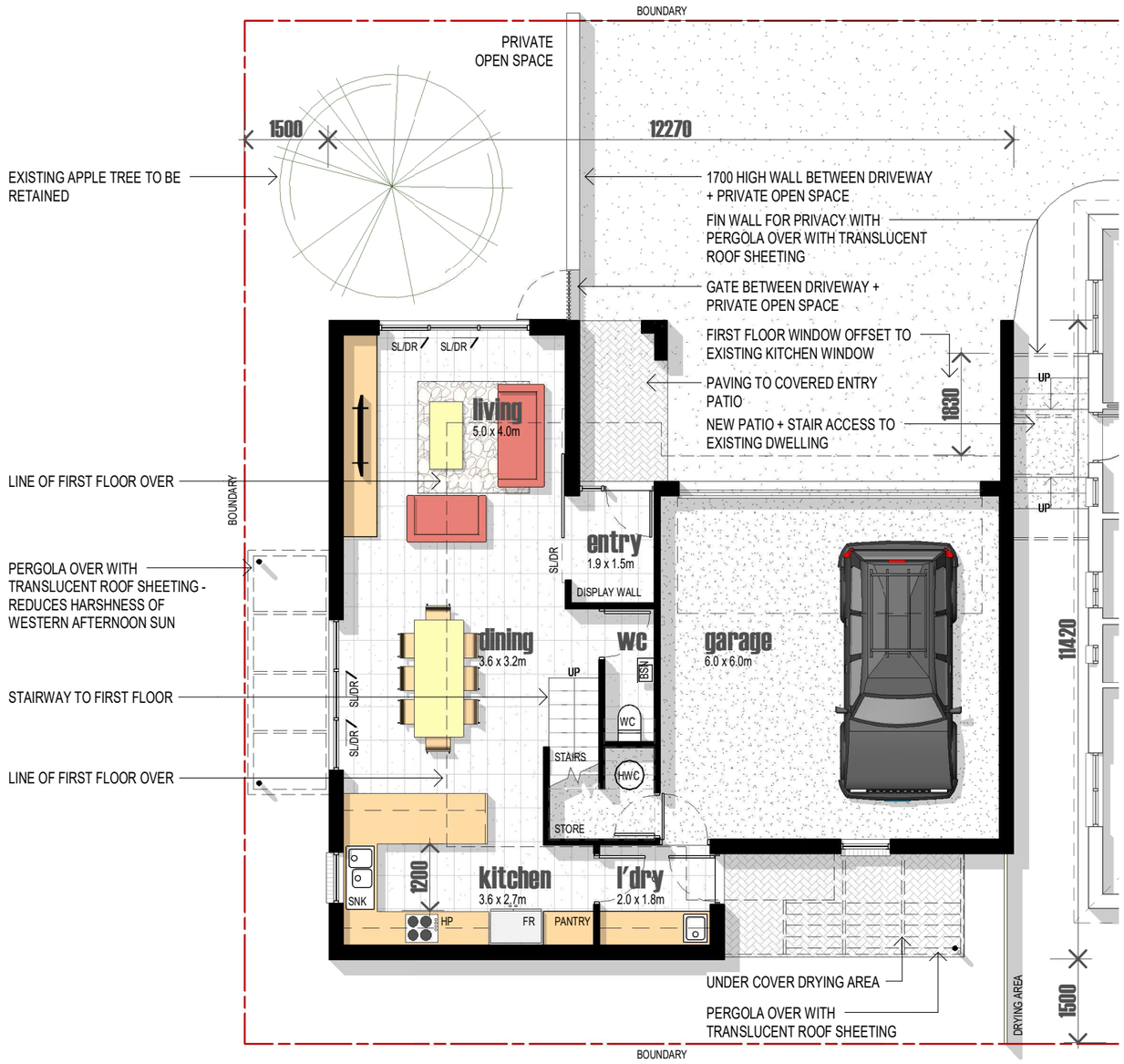
drawing: site plan - proposed

scale (a3): 1 : 200

job no: 22.010

dwg no: da04

issue: A



ground floor

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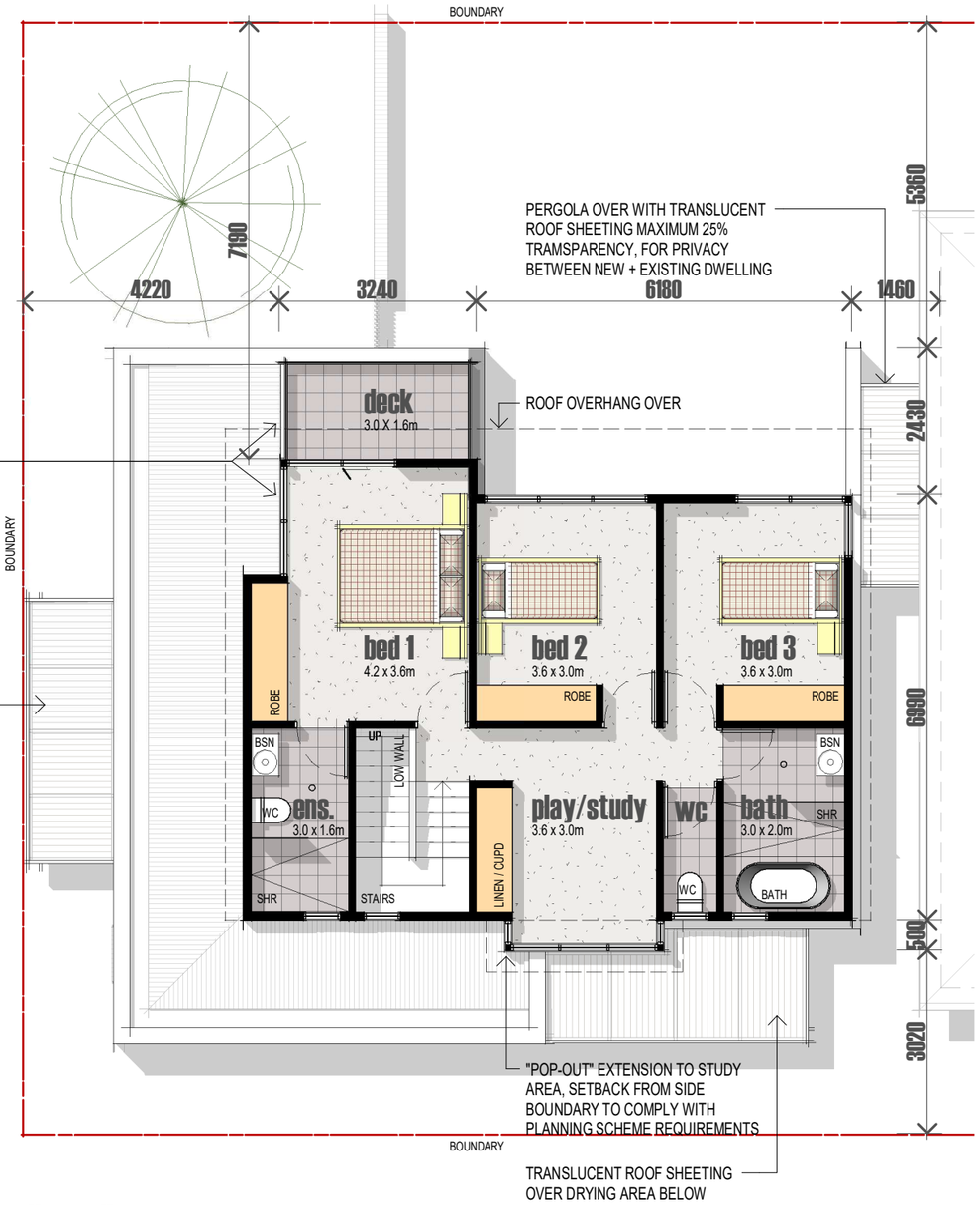

first floor

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LAND USE PLANNING

Received: 7/03/2023
Application No: DA2023037
Doc ID: 447266

floor areas

ground floor :	65.66 m²
garage :	41.94 m²
first floor :	72.67 m²
deck:	4.91 m²
total :	185.19 m²

planning application

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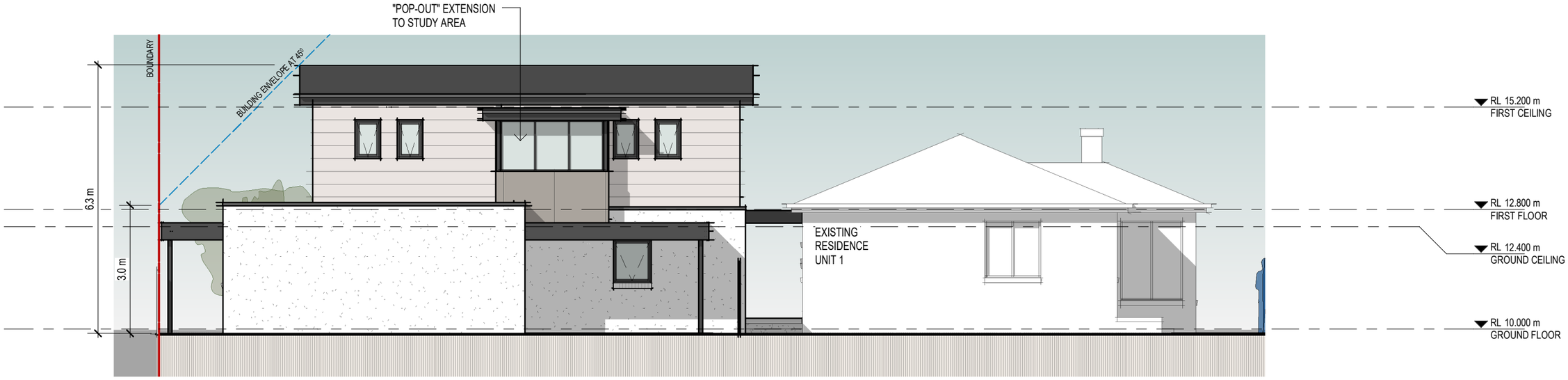
issue:	description:	date:
A	planning application	06.03.23

project: proposed residence
client: caperida
address: 14 overall street sulphur creek

north:

drawing: floor plans
scale (a3): 1 : 100
job no: 22.010
dwg no: da05
issue: A

north elevation



south elevation

1:100
0 1 2 5

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023
Application No: DA2023037
Doc ID: 447266

planning application

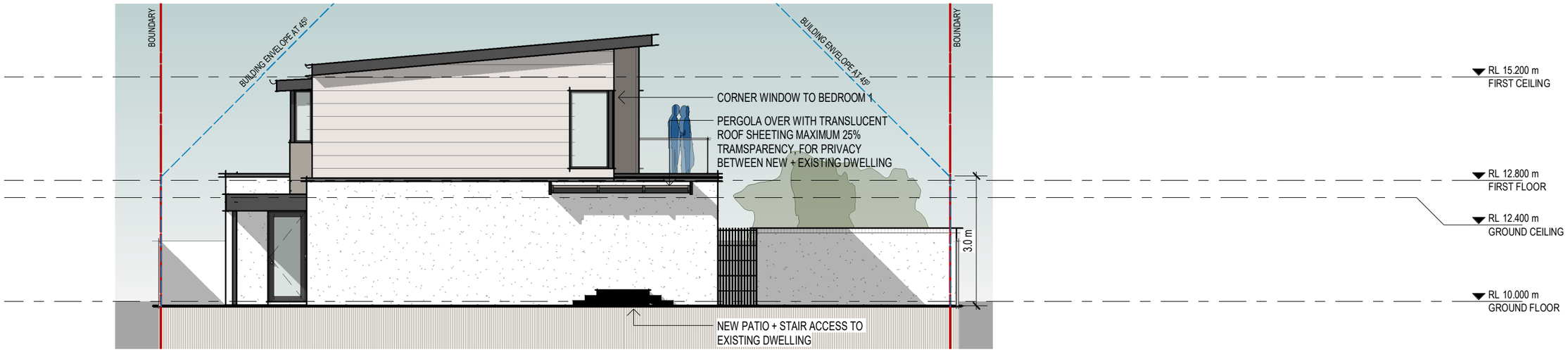
cradle coast building design
25 ashwater crescent
penguin tasmania 7316
0478 597 417
tory.ccbd@outlook.com
abp: tory puglisi CC-1188C

drawings to be read in conjunction with any specifications, consultants drawings and reports. verify all dimensions + levels on site before commencing construction or ordering materials. figured dimensions to be used in preference to scale; report any discrepancies. all work to be carried out in accordance with ncc, australian standards + building act 2000. drawing remains copyright of cradle coast building design.

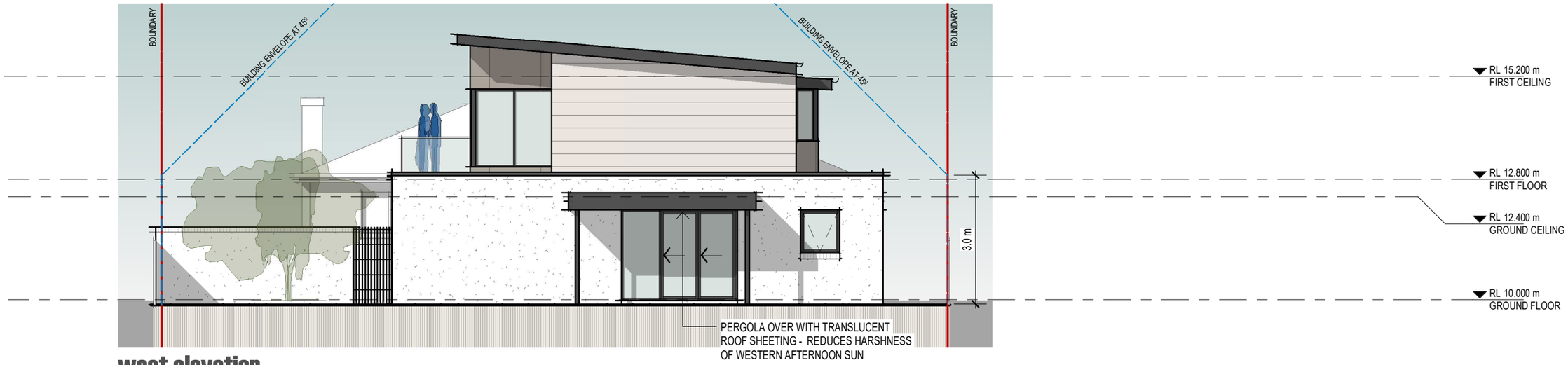
issue:	description:	date:
A	planning application	06.03.23

project: proposed residence
client: caperida
address: 14 overall street sulphur creek

north:
drawing: elevations
scale (a3): 1 : 100
dwg no: da06
issue: A
job no: 22.010



east elevation



west elevation

1:100
0 1 2 5

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023
Application No: DA2023037
Doc ID: 447266

planning application

cradle coast building design
25 ashwater crescent
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tory.ccbd@outlook.com
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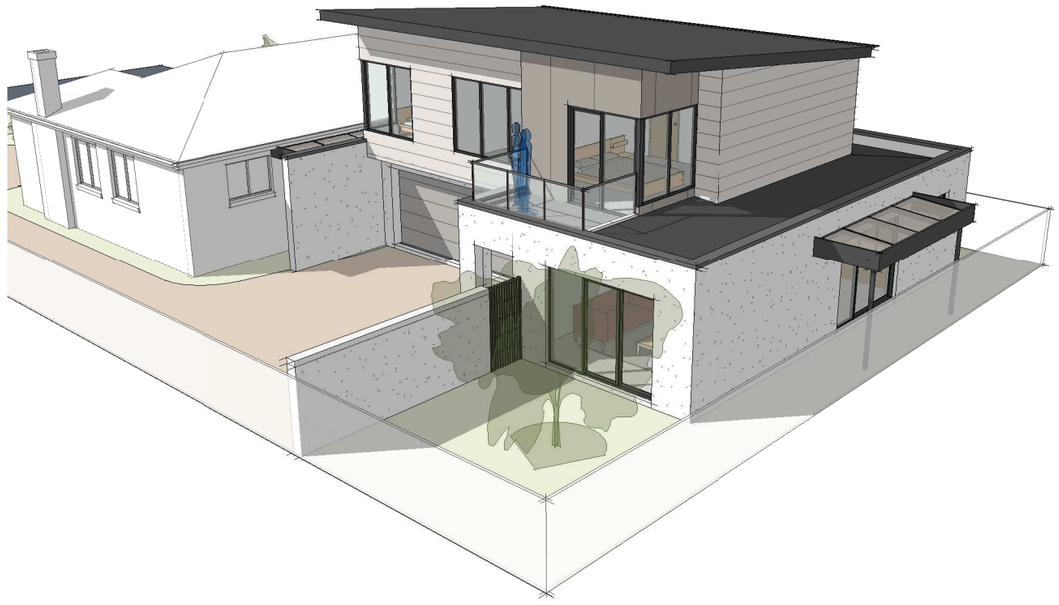
issue:	description:	date:
A	planning application	06.03.23

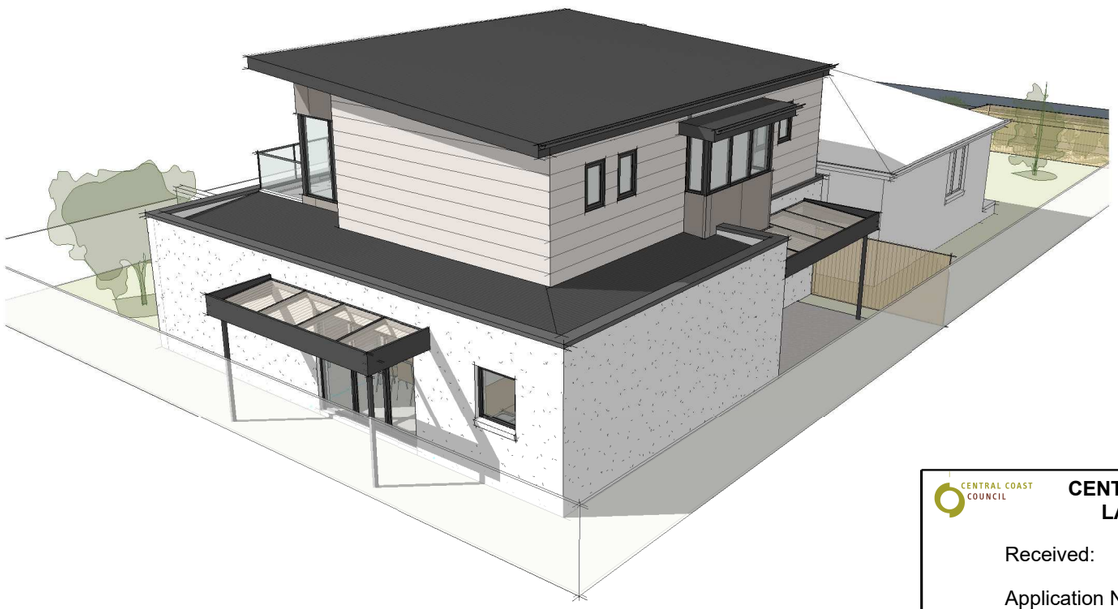
project: proposed residence
client: caperida
address: 14 overall street sulphur creek

north:
drawing: elevations
scale (a3): 1 : 100
dwg no: da07
issue: A
job no: 22.010

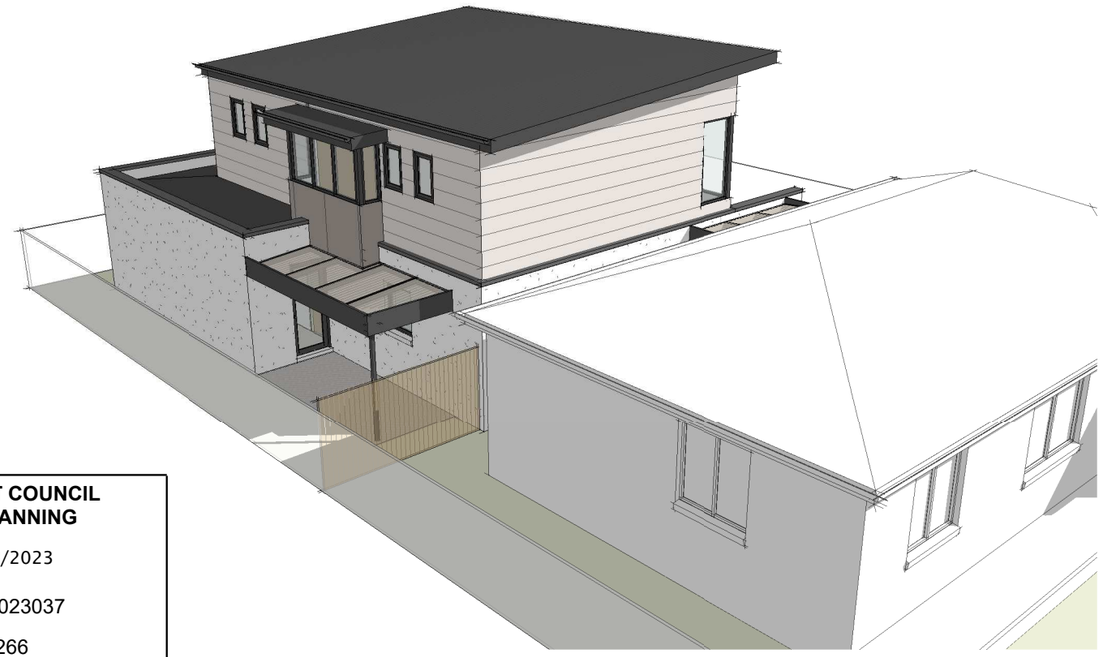
view from north



view from north east



view from south west



from south east

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023

Application No: DA2023037

Doc ID: 447266

planning application

cradle coast building design
25 ashwater crescent
penguin tasmania 7316
0478 597 417
tory.ccbd@outlook.com
abp: tory puglisi CC-1188C

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issue:	description:	date:
A	planning application	06.03.23

project: proposed residence

client: caperida

address: 14 overall street sulphur creek

north:

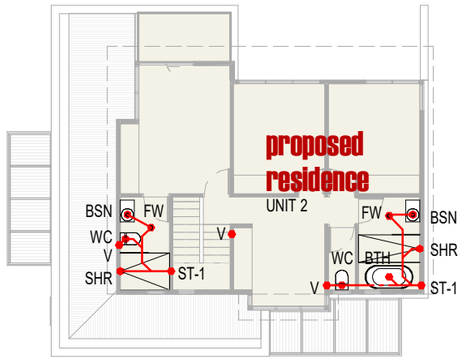
drawing: 3d views

scale (a3):

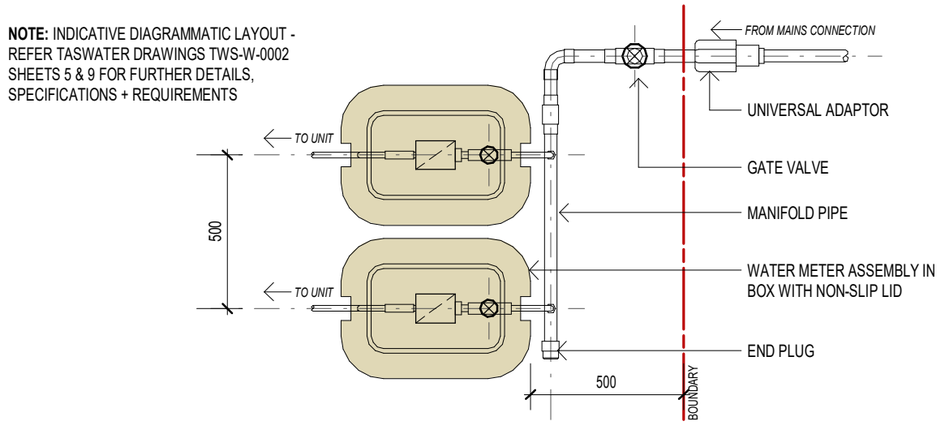
dwg no: da08

issue: A

job no: 22.010

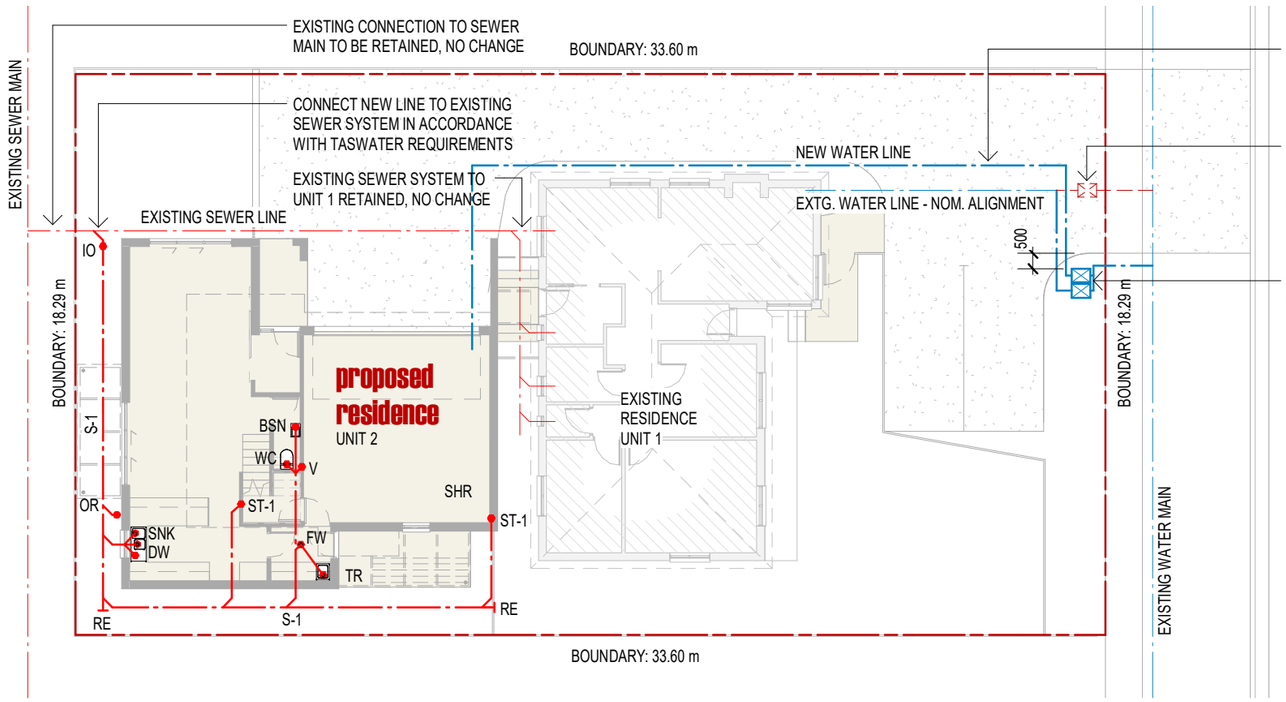


first floor



general arrangement : water meters

1:20
0 2 4 10



ground floor

1:200
0 2 4 10

legend : sewer

S-1	DN100 UPVC SN8 SEWER PIPE, 1 IN 60 MIN. FALL
BSN	BASIN
BTH	BATH
FW	FLOOR WASTE
IO	INSPECTION OPENING
OR	OVERFLOW RELIEF GULLY
RE	ROD EYE
SHR	SHOWER
SNK	SINK
TR	TROUGH
V	VENT TO ATMOSHERE
WC	WATER CLOSET

SEWER PIPE DIAMETERS:

TROUGH	50MM Ø
WC	100MM Ø
SINK	50MM Ø
UPVC BATH	40MM Ø
UPVC VENT PIPE	50MM Ø
BASIN	40MM Ø
DISHWASHER	50MM Ø
SHOWER	50MM Ø

NOTE:
LOCATIONS + QUANTITIES OF SEWER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

notes : hydraulics

LOCATIONS + QUANTITIES OF SEWER + STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER + STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

ALL DRAINAGE WORK TO BE CARRIED OUT TO THE DESIGN + APPROVAL OF LOCAL AUTHORITIES + TASWATER

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OR DOWN PIPES

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVEL PAD PRIOR TO COMMENCING FOOTINGS

DOWNPIPES TO BE CONNECTED TO STORMWATER AS SOON AS THE ROOF IS INSTALLED

MATERIAL TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE + USED AS FILL FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF THE MATERIAL

CONSTRUCTION VEHICLES PARKED ON STREET ONLY

GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH AS2870

ORG RIM TO BE MINIMUM 150 BELOW LOWEST SANITARY FITTING

FLEXIBLE CONNECTOR REQUIRED FOR SOIL CLASS M, H1, H2 + P WHERE DRAINAGE EXISTS CONCRETE SLAB

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND THE SEWERAGE CODE OF AUSTRALIA MELBOURN RETAIL WATER AGENCIES CODE WSA 02-2002 VERSION 2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENTS TO THESE CODES

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 7/03/2023
Application No: DA2023037
Doc ID: 447266

DIAL BEFORE YOU DIG www.1100.com.au

planning application

cradle coast building design
25 ashwater crescent
penguin tasmania 7316
0478 597 417
tory.ccbd@outlook.com
abp: tory puglisi CC-1188C

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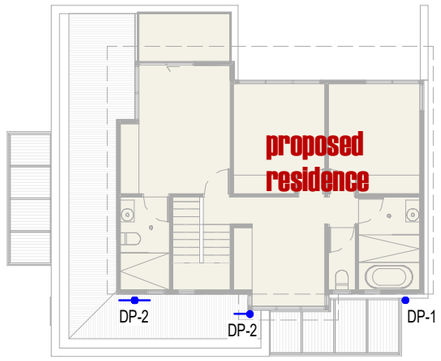
issue:	description:	date:	project:	drawing:
A	planning application	06.03.23	proposed residence	hydraulics layouts - sewer + water

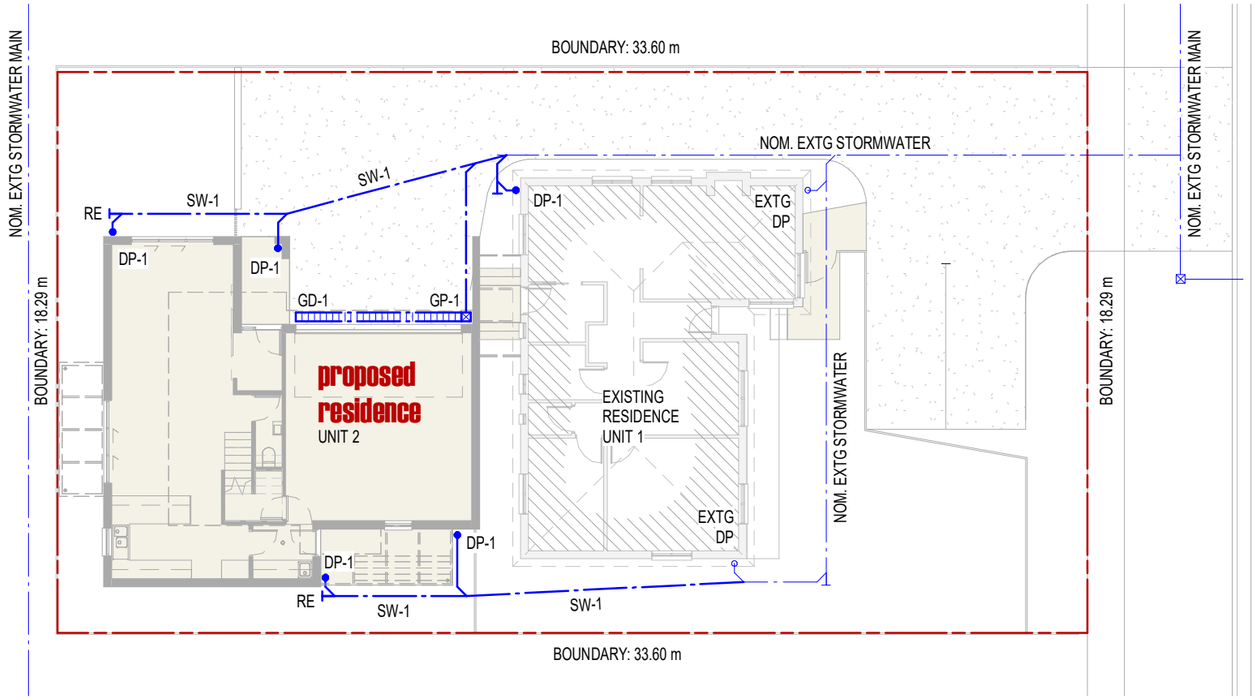
client: caperida
address: 14 overall street sulphur creek

north:

scale (a3): As indicated
job no: 22.010
dwg no: da09
issue: A



first floor



ground floor

1:200
0 2 4 10

legend : stormwater

SW-1	DN100 UPVC SN8 STORMWATER PIPE, 1 IN 100 MIN. FALL
DP-1	DN100 UPVC SN8 DOWN PIPE
GD-1	GRATED DRAIN
GP-1	300 x 300 GRATED STORMWATER PIT
RE	ROD EYE

NOTE:
LOCATIONS + QUANTITIES OF STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

notes : hydraulics

LOCATIONS + QUANTITIES OF SEWER + STORMWATER DRAINAGE ELEMENTS SHOWN INDICATIVE ONLY. SEWER + STORMWATER DRAINAGE WORKS DESIGN TO BE CHECKED + CONFIRMED BY QUALIFIED PLUMBER OR HYDRAULICS PROFESIONAL BEFORE COMMENCING WORKS

ALL DRAINAGE WORK TO BE CARRIED OUT TO THE DESIGN + APPROVAL OF LOCAL AUTHORITIES + TASWATER

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LAND USE PLANNING

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planning application

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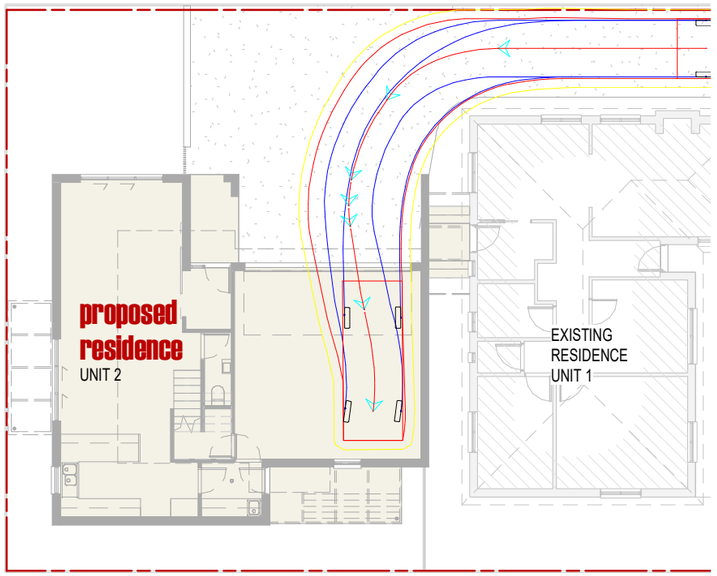
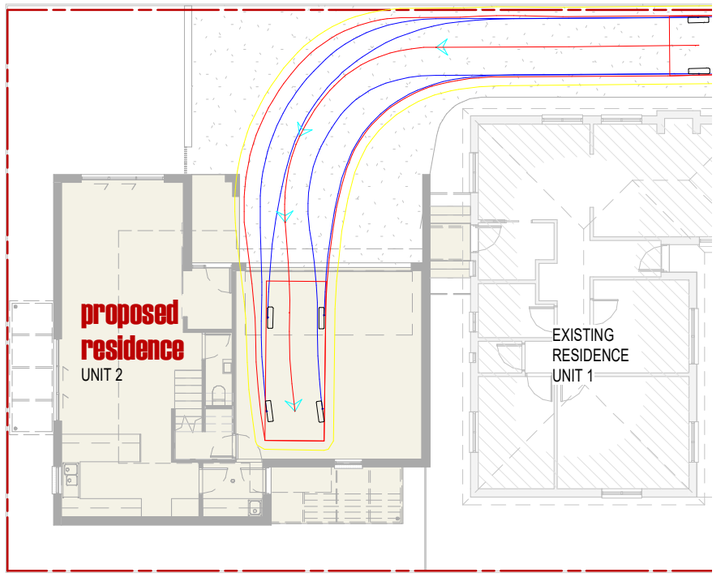
issue:	description:	date:	project:	
A	planning application	06.03.23		proposed residence
			client:	caperida
			address:	14 overall street sulphur creek

north:

drawing: hydraulics layouts - stormwater
scale (a3): 1 : 200
dwg no: da10
issue: A
job no: 22.010



car park 2.1 : in



car park 2.2 : in

note:

- VEHICLE SWEPT PATHS GENERATED WITH "AUTOTURN ONLINE" SOFTWARE
- VEHICLE SWEPT PATHS BASED ON *B99* STANDARD WITH 300mm CLEARANCE BUFFER ZONE

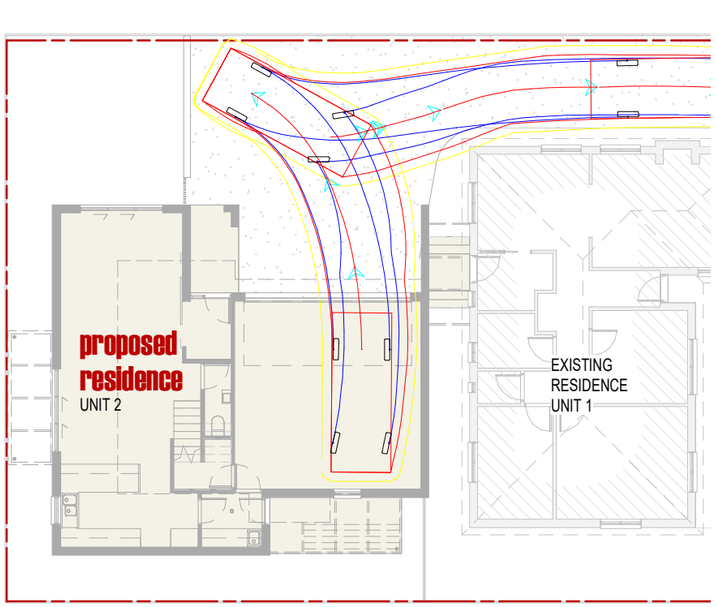
CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

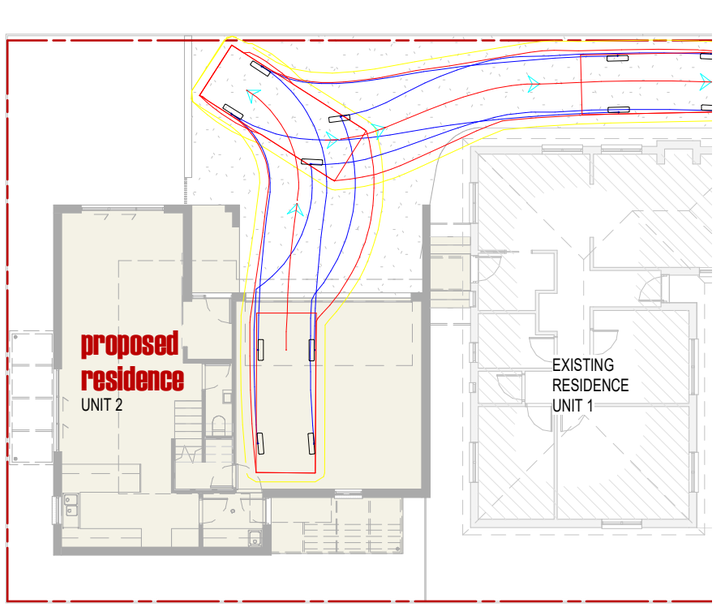
Received: 7/03/2023

Application No: DA2023037

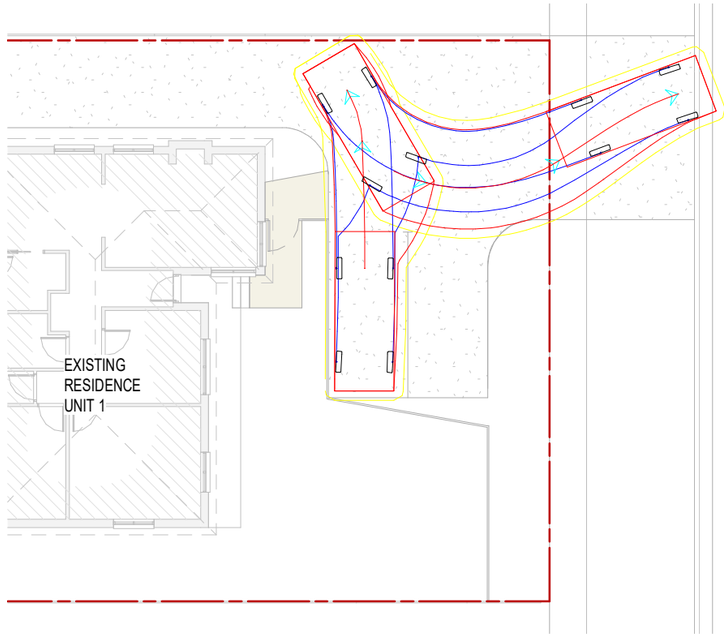
Doc ID: 447266



car park 2.1 : out



car park 2.2 : out



car park 1.2 : out

1:200

0 2 4 10

planning application

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0478 597 417
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issue:	description:	date:
A	planning application	06.03.23

project: proposed residence

client: caperida

address: 14 overall street sulphur creek

north:

drawing: vehicle swept path layouts

scale (a3): 1 : 200

job no: 22.010

dwg no: da11

issue: A

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

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Self Service

Death Notices

HISCUTT
Terence
24.03.2023
Terry will always be forever in our thoughts and memories of the times in our social club we spent with him.

A true gentleman now resting.

Sympathy to Jean & family, Ben & family & also Sympathy to Hugh family.

Neptune Social Club, Rhonda Muzza and members.

For Sale

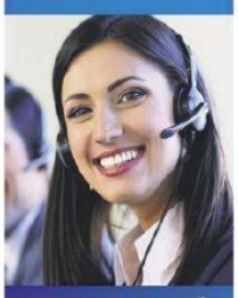
IRRIGATION PIPES, Pope Fittings, 40 x 4inch x 7m - $44 each.
: 0417 159 174

Wanted to Buy

VALVE Audio Equip for parts/resto, Amps, Ham Radio, Bulk Valves & Parts, UK Speakers etc. Lloyd 0420 676 751

NOT SURE HOW TO BEST ADVERTISE YOUR ITEMS FOR SALE?

Why not enjoy the same service as Barbara did recently



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

Caravans and Motor Homes

WANTED
We are looking to buy quality late model used caravans & pop tops
03 6232 2344
Jayco Hobart
Cnr Amy St/Main Rd Moonah

Livestock

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

ALL OUR CLASSIFIEDS APPEAR ONLINE

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.:	L-DA158/2022
Site:	9043 Bass Highway, Latrobe
Proposal:	Residential – proposed Dwelling Extension
Application No.:	L-DA022/2023
Site:	1 The Dunes, Port Sorell
Proposal:	Residential – proposed Dwelling Extension
Application No.:	L-DA029/2023
Site:	18 Pepik Street, Hawley Beach
Proposal:	Residential – proposed Dwelling
Application No.:	L-DA041/2023
Site:	26 River Road, Port Sorell
Proposal:	Residential – proposed Outbuilding
Application No.:	L-DA043/2023
Site:	60 Calthorpe Street, Latrobe
Proposal:	Residential – proposed Outbuilding

TAS845251

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice (not including 7 April and 8-9 April, 2023). In accordance with Section 57(5) of the *Land Use Planning & Approvals Act 1993* any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au by close of business 17 April 2023.

Dated at Latrobe this 29 March 2023.
Gerald Monson
GENERAL MANAGER

Local Government

KENTISH COUNCIL

APPLICATION FOR PLANNING PERMIT

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

Application No.:	K-DA012/2023
Site:	90 Browns Road, West Kentish
Proposal:	Resource Development – proposed Farm Shed

TA5845250

The application and associated material will be available for inspection at the Council office during normal office hours or at www.kentish.tas.gov.au for a period of 14 days from the date of publication of this notice (not including 7 April and 8-9 April 2023). In accordance with Section 57(5) of the *Land Use Planning & Approvals Act 1993* any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au by close of business 17 April 2023.

Dated at Sheffield this 29 March 2023.
Gerald Monson
GENERAL MANAGER

WARATAH WYNYARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits: -

No:	DA 76/2023
Location:	Lot 2, 19 Tippetts Road Mount Hicks
Applicant:	RCC Design Pty Ltd
Zoning:	Rural Living
Use Class:	Residential
Proposal:	Dwelling & Outbuilding (Shed)
Discretionary Matter:	Building height, setback and siting 11.4.2 (P4)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the exhibition period. Representations in writing will be received by the undersigned by **Monday 17 April 2023**.

Dated at Wynyard this day, 29 March 2023.
Shane Crawford, General Manager
PO Box 168, WYNYARD 7325
Email: council@warwyn.tas.gov.au

TA5845093

www.warwyn.tas.gov.au WARATAH WYNYARD COUNCIL

Local Government

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

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.:	DA2022331
Location:	225 Westella Drive, Turners Beach
Proposal:	Storage - portion of site used to store caravans
Performance Criteria:	Discretionary uses and Reliance on C2.0 Parking and Sustainable Transport Code
Application No.:	DA2023037
Location:	14 Overall Street, Sulphur Creek
Proposal:	Residential - multiple dwellings x 2
Performance Criteria:	Residential density for multiple dwellings; Privacy for all dwellings and Reliance on C2.0 Parking and Sustainable Transport 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 18 April 2023.

Date of notification: 29 March 2023.

SANDRA AYTON
General Manager

TA5845235

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT
(Section 57(3) Land Use Planning and Approvals Act 1993)

Application for use and development of land has been received:-

Application No:	DA 2023/25
Site:	2 Morris Street, COOEE - CT 21960/3
Proposal:	Covered outdoor deck associated with an existing Single Dwelling

Discretionary Matter: Reliant on performance criteria for grant of permit - Clause 7.6.1 (P1.1)

The application may be viewed on the Burnie City Council's website at - www.burnie.tas.gov.au/permits

A hard copy of the full application documents may be requested by telephoning 6430 5839; and on payment of a fee representing the cost of reproduction, provided to the person who requested the copy either by –

(a) collection from a place nominated by an officer of the council; or

(b) ordinary post to the address nominated

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.tas.gov.au by no later than 5.00pm on **18 April 2023**

Dated: 29 March 2023
Simon Overland
GENERAL MANAGER

TA5845117

www.burnie.tas.gov.au BURNIE CITY COUNCIL

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4 Payments — 4. Put in your payment details.

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Annexure 3

From: Julia Clarke <julztojo@gmail.com>
Sent: Thursday, 13 April 2023 7:01 PM
To: Admin
Subject: Re: Application of planning

On Wed, 12 Apr 2023 at 3:48 pm, Julia Clarke <julztojo@gmail.com> wrote:

> Attention General manager
> Application No DA2023037
>
> Hi I'm writing to you as my concerns about the above application as I'm the resident owner of the property on the south side of this property I would like a shad plan done for the winter sun and how much shade it is going to put in my yard as I do believe a 2 story building will not be something that I will be happy to agree with.
> Can you please email me your response
> Thanks
> Julia Clarke

Annexure 4

14 Overall Street highlighted in blue. Image from Council's Mapping System.

14 Overall Street. Image from Council's Mapping System.

14 Overall Street. Photo taken from Overall Street.

14 Overall Street. Photo taken from Overall Street.

Annexure 5

Submission to Planning Authority Notice

Council Planning Permit No.	DA2023037	**Council notice date**	1/03/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00265-CC	**Date of response**	10/03/2023
TasWater Contact	Ethar Rababah	**Phone No.**	0499 860 609
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	14 OVERALL ST, SULPHUR CREEK	**Property ID (PID)**	6772044
Description of development	Multiple Dwellings x 2 (1 new + 1 ex)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
cradle coast building design	Hydraulics layouts - sewer + water/da09	A	60/03/2023

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

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

CONNECTIONS, METERING & BACKFLOW

1. 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.

2. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

3. The applicant or landowner as the case may be, must pay a development assessment fee of $226.71 to TasWater, as approved by the Economic Regulator and the fee 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

Water Submetering

As of July 1, 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Service Locations

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

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.

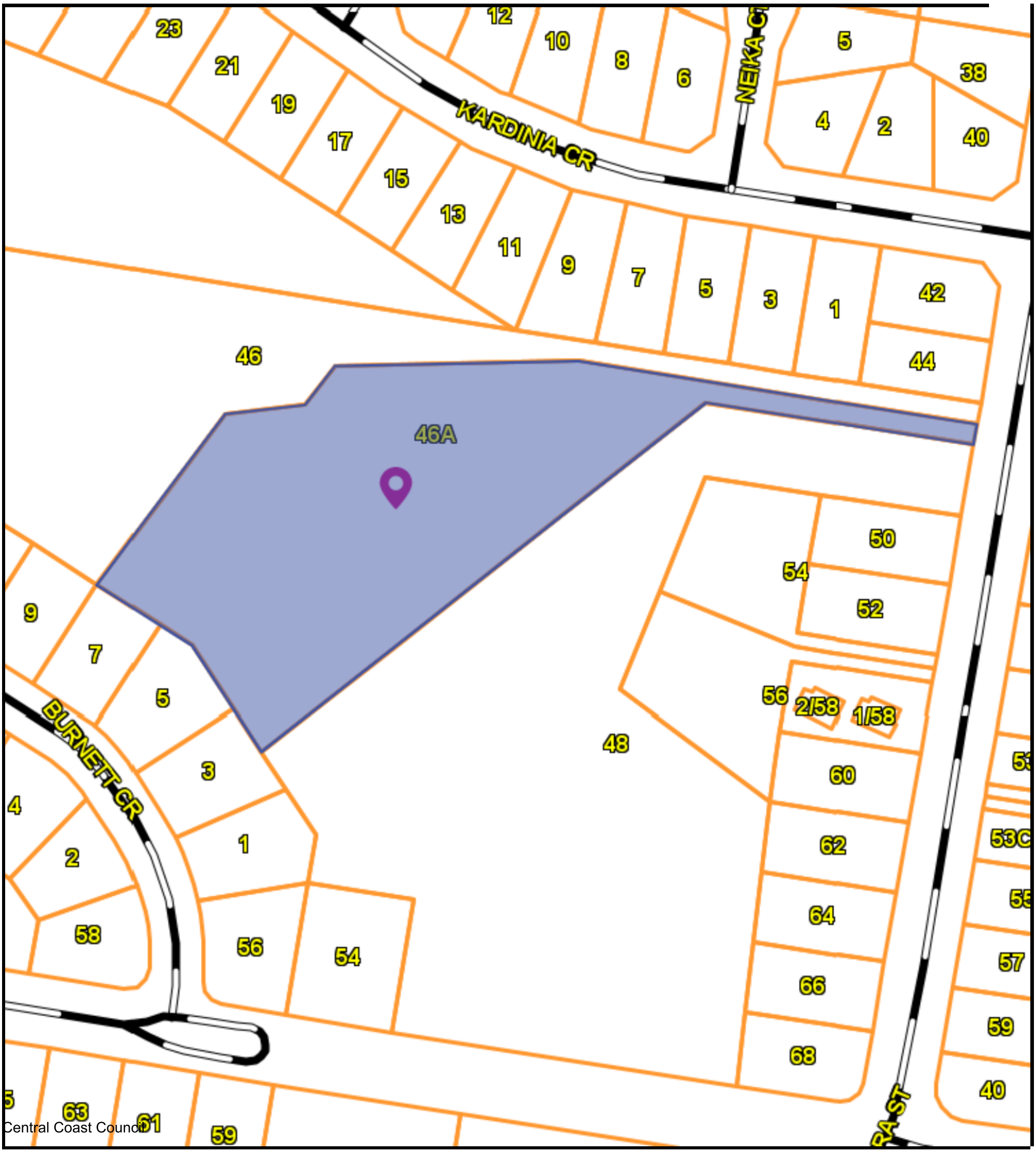
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

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

Annexure 1



Central Coast Council

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimilie: 03 6425 1224
admin@centralcoast.tas.gov.au

N

20-Mar-2023

46A CLARA STREET, WEST ULVERSTONE
DA2023052

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer
This map is not a precise survey document
All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
© The List 2021.
© Central Coast Council 2021.

50 m

Scale = 1:1470.420

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

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

Carolyn Harris

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2023052**

Location: **46A Clara Street, West Ulverstone**

Proposal: **Residential – single dwelling**

Performance Criteria: **Building height, siting and exterior finishes; Landscape protection and reliance on C15.0 Landslip Hazard Code**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au. Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the General Manager, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. *Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015.*

The representation must be made on or before **5 April 2023**

Date of Notification: **22 March 2023**

Sandra Ayton
GENERAL MANAGER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 6/03/2023
Application No: DA2023052
Doc ID: 447211

Office use only: *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

Use or Development Site:

Site Address 46A Clara Street, West Ulverstone, Tasmania 7315

Certificate of Title Reference SP180523 / 2

Land Area 1.0040 ha

Heritage Listed Property **NO** ☑ **YES** ☐

Applicant(s)

First Name(s) Lachlan **Surname(s)** Walsh

Company name (if applicable) Lachlan Walsh Design **Contact No:** +61 3 6424 8053

Postal Address: PO Box 231, Devonport, Tasmania. 7310

Email address: admin@lachlanwalshdesign.com / mat@robertson-hall.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) Mathew, Jane **Middle Names(s)** James, Therese

Surname(s) Robertson, Hall **Company name** (if applicable)

Postal Address: PO Box 685, Jannali, New South Wales. 2226

PERMIT APPLICATION INFORMATION

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

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

Proposed Use Residential

Use Class
Office use only

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

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

Residential Dwelling

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

$ 800,000 Estimate/ ~~Actual~~

Total floor area of the development .....m^2

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I , Lachlan Walsh , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant  Date 03/03/2023

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 Lachlan Walsh
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 03/03/2023

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180523	2
EDITION	DATE OF ISSUE
2	26-Mar-2021

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 6/03/2023
Application No: DA2023052
Doc ID: 447216

SEARCH DATE : 03-Mar-2023
SEARCH TIME : 10.16 AM

DESCRIPTION OF LAND

Town of ULVERSTONE
Lot 2 on Sealed Plan 180523
Derivation : Part of Lot 3, 8 Acres (Sec. U) & Part of Lot 4, 10 Acres (Sec. U) Gtd. to Frances Gertrude Clerke, Caroline Helen Clerke, Roddam Hulke Douglas & Thomas Moriarty Clerke
Prior CT 252413/1

SCHEDULE 1

M877279 TRANSFER to MATHEW JAMES ROBERTSON and JANE THERESE HALL Registered 26-Mar-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180523 EASEMENTS in Schedule of Easements
SP180523 COVENANTS in Schedule of Easements
SP180523 FENCING PROVISION in Schedule of Easements
E247644 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 12-Feb-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: B G INVESTMENT PTY LTD

FOLIO REFERENCE: 252413/1

GRANTEE: PART OF LOT 3, SEC U, 8 ACRES GTO TO FRANCES GERTRUOE CLERKE, CAROLINE HELEN CLERKE, ROOOAM HULKE OOUGLAS & THOMAS MORIARTY CLERKE. PART OF LOT 4, SEC U, 10 ACRES GTO TO FRANCES GERTRUOE CLERKE, CAROLINE HELEN CLERKE, ROOOAM HULKE DOUGLAS & THOMAS MORIARTY CLERKE.

PLAN OF SURVEY

BY SURVEYOR: Adrian Wade Eberhardt
PDA Surveyors
6 QUEEN STREET, BURNIE

LOCATION: TOWN OF ULVERSTONE
(SEC U)

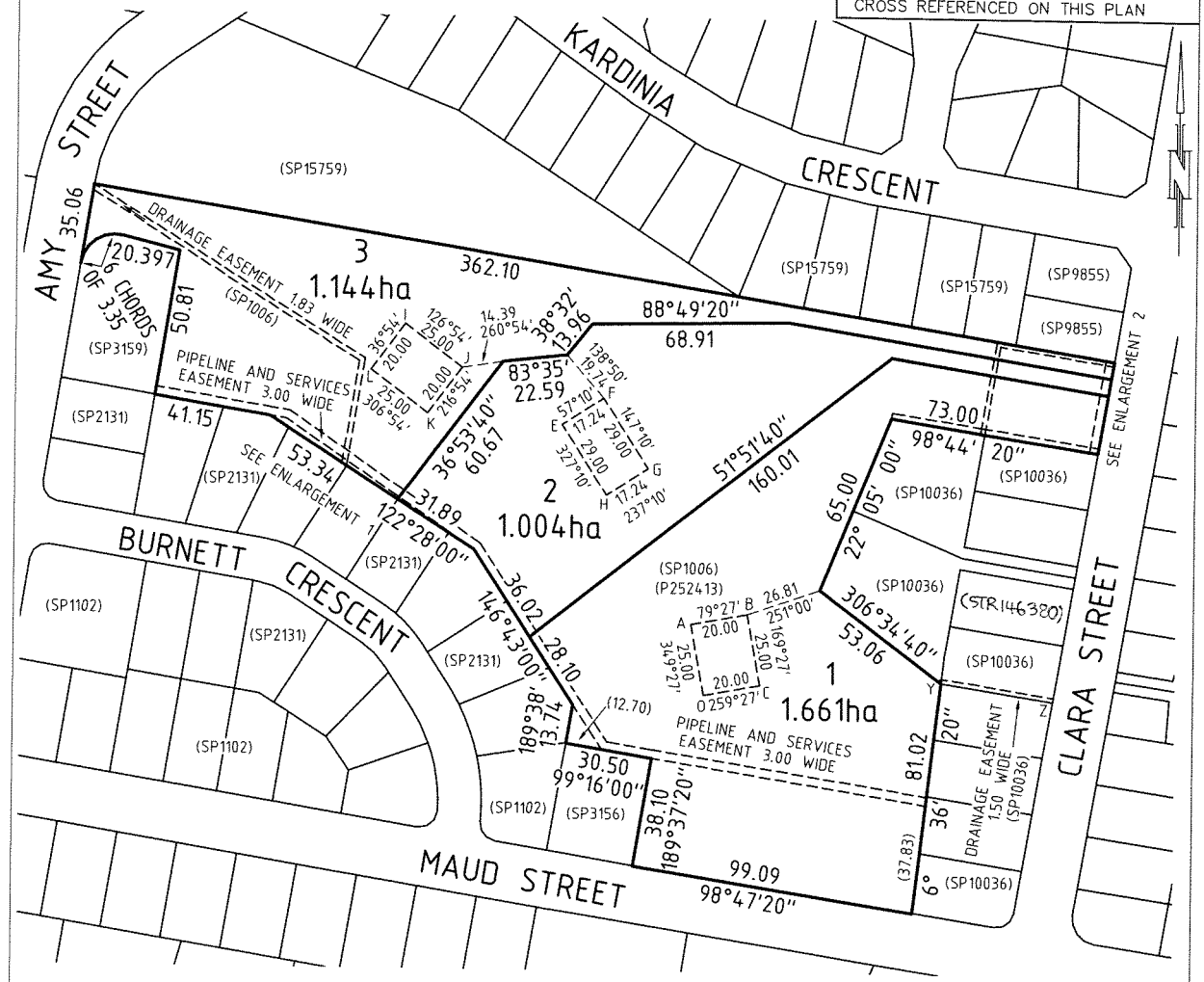
SCALE 1: 1500 LENGTHS IN METRES

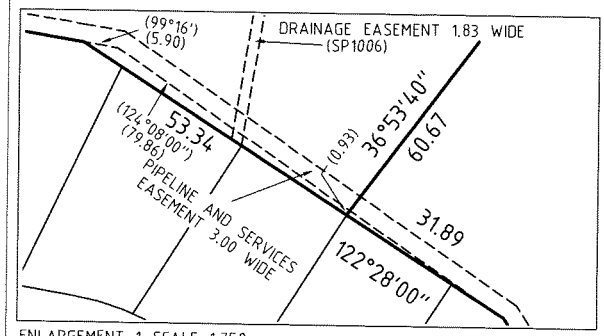
REGISTERED NUMBER
SP180523

~~APPROVED~~
EFFECTIVE FROM 12 FEB 2021
Recorder of Titles

LOT 3 IS COMPILED FROM F.R.252413/1 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





ENLARGEMENT 1 SCALE 1:750

ENLARGEMENT 2 SCALE 1:750

Registered Land Surveyor — 1/12/2020 Date — 44569 Surveyors Ref

Council Delegate — 5/2/2021 Date

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 6/03/2023
Application No: DA2023052
Doc ID: 447215

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 180523

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 6/03/2023
Application No: DA2023052
Doc ID: 447218

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.

Lot 1 is together with a right of drainage over the land marked DRAINAGE EASEMENT 1.50 WIDE "YZ" on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 8 on Sealed Plan 10036) over the land marked DRAINAGE EASEMENT 1.50 WIDE "ST" passing through that lot on the plan

Lot 1 is subject to a right of drainage in gross in favour of Central Coast Council over the land marked DRAINAGE EASEMENT 2.00 WIDE passing through that lot on the plan

Lot 1 is subject to a pipeline and services easement in gross as defined herein in favour of ~~the~~ TasWater over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 2 is subject to a right of drainage (appurtenant to lot 8 on Sealed Plan 10036) over the land marked DRAINAGE EASEMENT 1.50 WIDE "TU" passing through that lot on the plan

Lot 2 is subject to a pipeline and services easement in gross as defined herein in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 3 is subject to a right of drainage (appurtenant to lot 4 on Sealed Plan 61955) over the land marked DRAINAGE EASEMENT 1.83 WIDE passing through that lot on the plan
(SP1006)

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: B G INVESTMENT P/L
FOLIO REF: 252413-1
SOLICITOR: McGRATH & CO (JAM)

PLAN SEALED BY: CENTRAL COAST COUNCIL
DATE: 5-2-2021
DA 2019 030
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 4 PAGES	Registered Number SP 180523
SUBDIVIDER: B G INVESTMENT P/L FOLIO REFERENCE: 252413-1	

Lot 3 is subject to a right of drainage (appurtenant to lot 8 on Sealed Plan 10036) over the land marked DRAINAGE EASEMENT 1.50 WIDE "UVW" passing through that lot on the plan —

Lot 3 is subject to a pipeline and services easement in gross as defined herein in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (B G Investment Pty Ltd) shall not be required to fence

COVENANTS

The owner of lot 1 on the plan covenants with Central Coast Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Central Coast Council to observe the following stipulations-

1. Not erect, construct or permit to remain on the lot any development other than a single private dwelling with outbuildings
2. Not to erect, construct or permit to remain on the lot any building or development including retaining walls outside the defined building envelope marked ABCD on the plan

The owner of lot 2 on the plan covenants with Central Coast Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Central Coast Council to observe the following stipulations-

1. Not erect, construct or permit to remain on the lot any development other than a single private dwelling with outbuildings
2. Not to erect, construct or permit to remain on the lot any building or development including retaining walls outside the defined building envelope marked EFGH on the plan

The owner of lot 3 on the plan covenants with Central Coast Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Central Coast Council to observe the following stipulations-

M I Badenach: ..... J A Gee: .....

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 180523
SUBDIVIDER: B G INVESTMENT P/L FOLIO REFERENCE: 252413-1	

1. Not erect, construct or permit to remain on the lot any development other than a single private dwelling with outbuildings
2. Not to erect, construct or permit to remain on the lot any building or development including retaining walls outside the defined building envelope marked IJKL on the plan

INTERPRETATION

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

Pipeline and Services Easement means:-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) 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.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written

M I Badenach: ..... J A Gee: .....

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 180523
SUBDIVIDER: B G INVESTMENT P/L FOLIO REFERENCE: 252413-1	

consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

"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) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other 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.

Executed by B G INVESTMENT PTY LTD (ACN 099 040 463) under section 127 of the Corporations Act 2001 by being signed by-

Director: .....
(Mark Ian Badenach)

Director/secretary: .....
(Julie Ann Gee)

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.

TASMANIAN LAND TITLES OFFICE

E247644

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
252413	1		

REGISTERED PROPRIETOR:

BG INVESTMENT PTY LTD (ACN 099 040 463)

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/03/2023
Application No: DA2023052
Doc ID: 448222

PLANNING AUTHORITY:

I/~~we~~ Sandra Ayton

of Central Coast Council of 19 King Edward Street, Ulverstone in Tasmania, 7315

on behalf of

the abovename Planning Authority , certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 5 February 2021

Signed: Sandra Ayton
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED
12 FEB 2021
RECORDER OF TITLES

LUA
Version 2 (TOLD)

THE BACK OF THIS FORM MUST NOT BE USED

Created 16-Dec-2020 03:12PM

S71 AGREEMENT
LAND USE PLANNING AND APPROVALS ACT 1993

Between:

B G INVESTMENT PTY LTD
(the Property owner)

and

CENTRAL COAST COUNCIL
(the Council)

Recitals

A The Property owner is the registered proprietor of land at Clara Street, Ulverstone in Tasmania, further described in Certificate of Title Volume 252413, Folio 1. This land is hereinafter referred to as the Property.

B On 16 September 2019, the Council made a decision pursuant to the *Land Use Planning and Approvals Act 1993* to issue a permit for subdivision of the Property into three lots, Council reference DA 2019030, hereinafter referred to as the Permit. The Permit is attached at Annexure 1.

C Condition 3 of the Permit requires that a Part 5 Agreement made under Section 71 of the *Land Use Planning and Approvals Act 1993* be entered into. Condition 3 is reproduced as follows:

"A Part 5 Agreement made under Section 71 of the *Land Use Planning and Approvals Act 1993* must be registered on all three titles providing for -

a) building envelopes to be identified on the Final Plan of Survey, prohibiting development in the landslide hazard area along the southern boundary of the land, other than any works required for stabilisation of the land, and restricting development to those building areas identified within each allotment. Restricted building envelopes are to be in accordance with locations identified on the layout plan by PDA Surveying dated 13 May 2018 and in accordance with those areas identified by EAW Geo Services, Job No. 489 issued 10 July 2019;

M I Badenach: ..... J A Gee: .....

I, Chris Atkins, Justice of the Peace No. 5301 for Tasmania, certify this document to be a true and complete copy of the original which I have sighted

Signed .....

Date 5 / 2 / 2021

b) development on each lot to be restricted to a single dwelling with outbuildings;

c) development, including retaining walls, to be restricted to the defined building envelope on each lot as identified by EAW Geo Services, Job No. 489 issued 10 July 2019, other than for the delivery of internal roads; and underground water, sewer, stormwater, electrical and telecommunication services;

d) on-site construction and the delivery of infrastructure to be in accordance with the recommendations by EAW Geo Services, Job No. 489 issued 10 July 2019;

e) the development of each lot to be accompanied by further geotechnical investigations and recommendations in relation to the engineering works required to maintain the stability of the land, including works that may be required to maintain the stability of the upper "Medium" landslip hazard areas; and

f) site electricity connections are to be underground."

D This agreement is in satisfaction of condition 3 of the Permit.

Acknowledgement:

All present and future owners of the Property and the owners for the time being of any future lots subdivided from the Property acknowledge as follows:

1. That the benefit and burden of this agreement runs with the Property and will be carried forwards to any lots subdivided from the Property.

2. That this agreement binds all present and future owners of the Property and binds all present and future owners of the future lots subdivided from the Property.

M I Badenach: ..... J A Gee: .....

I, Chris Atkins, Justice of the Peace No. 5301 for Tasmania, certify this document to be a true and complete copy of the original which I have sighted

Signed .....

Date 5/2/2021

Agreement:

3. No development is permitted on the Property or any future lots subdivided from the Property other than the following:

   a) Works required for stabilisation of land within area of land marked landslide hazard area on the attached plan marked Annexure 2;

   b) A single dwelling with outbuildings, including retaining walls, within the areas of land marked A, B, C, D on Lot 1 and E, F, G, H on Lot 2 and I, J, K, L on Lot 3;

   c) Works required for access and underground services outside the area of land marked landslide hazard area on the attached plan. Such works may include internal roads, underground water, sewer, stormwater, electrical and telecommunication services.

4. Any application to Council for use or development on the Property or any future lots subdivided from the Property must be accompanied by further geotechnical investigations and recommendations from an appropriately qualified person specifying the engineering works required to maintain the stability of the land, including works that may be required to maintain the stability of the area of land marked landslide hazard area on the attached plan marked Annexure 2.

5. Site electricity connections are to be underground.

Dated this 5th day of February 2020. 2021

The common seal of the Central Coast Council is)
hereunto affixed pursuant to delegated authority for)
and on behalf of the Council in the presence of:)

CENTRAL COAST COUNCIL THE COMMON SEAL TASMANIA

Sandra Ayton

Sandra Ayton, Central Coast Council

M I Badenach: ..... J A Gee: .....

I, Chris Atkins, Justice of the Peace No. 5301 for Tasmania, certify this document to be a true and complete copy of the original which I have sighted

Signed .....

Date 9 / 2 / 2021

Sandra Ayton, Central Coast Council

SIGNED for and on behalf of BG INVESTMENT PTY LTD (ACN 099 040 463) pursuant to s127 of the Corporations Act 2001)

.....

Director - Mark Ian Badenach

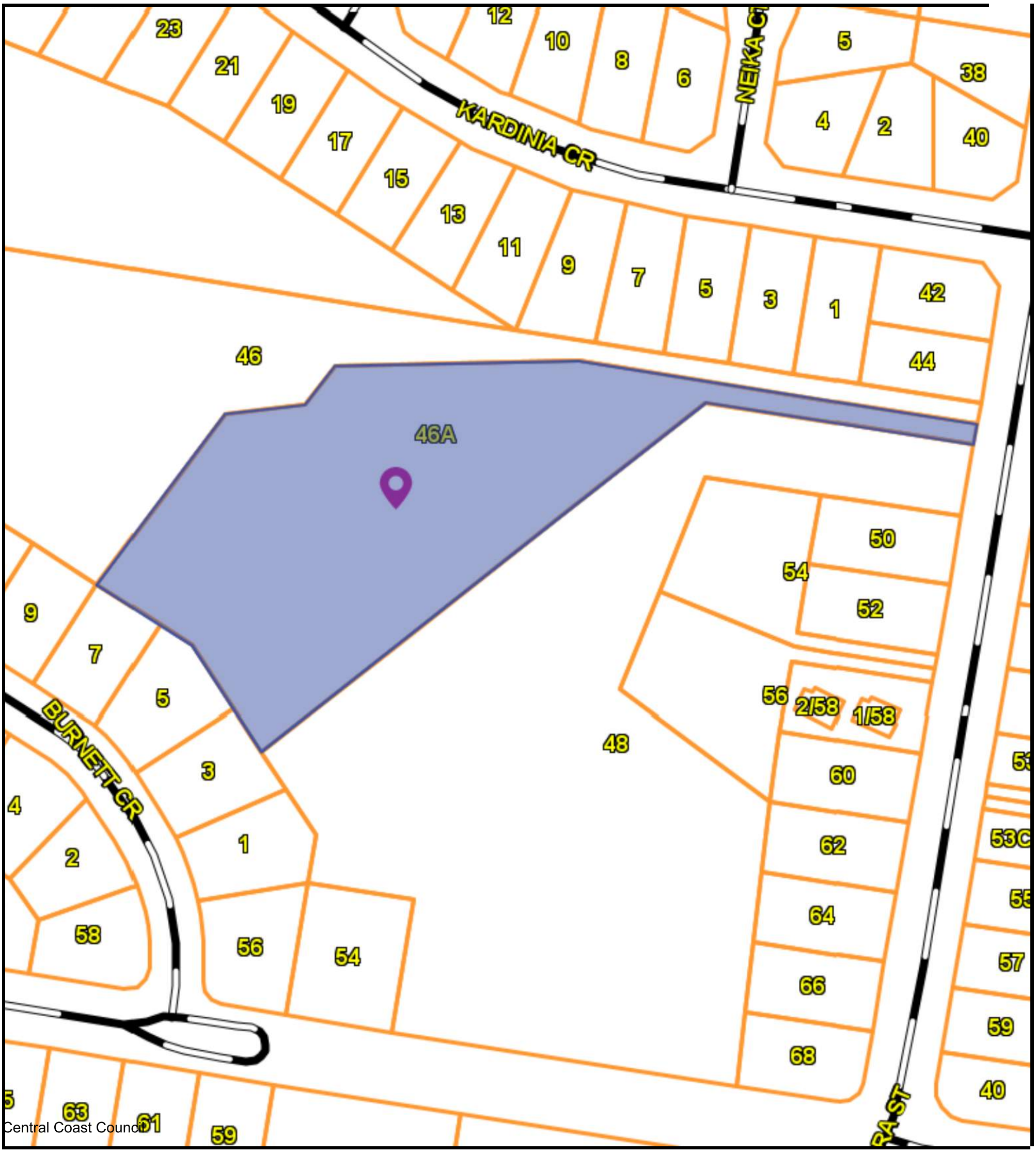
.....

Director/Secretary - Julie Ann Gee

I, Chris Atkins, Justice of the Peace No. 5301 for Tasmania, certify this document to be a true and complete copy of the original which I have sighted

Signed .....

Date 5/2/2021



Central Coast Council

CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimilie: 03 6425 1224
admin@centralcoast.tas.gov.au

20-Mar-2023

46A CLARA STREET, WEST ULVERSTONE
DA2023052

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer
This map is not a precise survey document
All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
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50 m

Scale = 1:1470.420

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/03/2023
Application No: DA2023052
Doc ID: 448221

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Office 3/ 64 Best Street, Devonport TAS, 7310
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16.03.2023

Central Coast Council

Proposed Development

Proposed Residence – 46a Clara Street, West Ulverstone

Dear Council,

In response to your letter dated 15.03.2023, please see our justification on the following pages.

If you have any other questions regarding this application, please don't hesitate to contact our office.

Kind Regards,

Kirsten Walsh

Kirsten Walsh
Administration – Lachlan Walsh Design

22.4.4 Landscape protection (response 15.03.2023)

Objective: That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Acceptable Solutions	Performance Criteria	LWD Response
A1 Building and works must be located within a building area, if shown on a sealed plan.	P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.	Performance Solution P1 – The proposed driveway will be constructed as follows: a) there will be minimal removal of vegetation, the site is currently predominantly grass, and there will be additional vegetation planted. b) There will be minimal removal of native vegetation, and all will be re-planted, along with additional planting of native vegetation. c) Refer to b) d) Refer to b) e) Refer to b) f) The type of development is residential, g) The site is predominantly grass, please see answer a)
A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; an (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	P2 Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation.	LWD Response Performance Solution P2 – (a) the topography of the site would require a substantial amount of cut and fill, hence the use of the design which has been put forward. This has required the driveway to be situated in the location as shown on the plans. (b) The development is limited in where it can be placed on the site due to the building envelope specified on the title. Therefore, the residence

	P2.2 If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.	will be located as shown, and the driveway is in the relevant position on the site. (c) The proposed building height, size and bulk will be consistent with the surrounding developments. The driveway will be the size and length as shown on the plans, to allow for access to the residence which falls within the building envelope. (d) N/A – there is no existing development on the site. (e) There will be limited visual impact when viewed from the road (see 'designer's impression' images provided) (f) There will be increased vegetation screening, to ensure privacy & consistency with the Landscape Conservation zone.

46A CLARA STREET, WEST ULVERSTONE

PROPOSED RESIDENCE

MAT ROBERTSON & JANE HALL

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
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PROJECT NO.
21-738

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Phone: 6424 8053
Tasmania Accreditation Number: CC 6182 E

DATE
5th December, 2022
DRAWINGS SET
DA Set
REV. NO.
A1

GENERAL INFORMATION

LAND TITLE REFERENCE NUMBER
180523 / 2
COUNCIL
Central Coast Council
PROPERTY ZONE
General Residential
CLIEMATE ZONE
Zone 7
DESIGNED WIND CATEGORY
N2
SOIL CLASSIFICATION
P
BUSH FIRE ATTACK LEVEL
12.5

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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS
- ALL PRODUCTS NOTED IN DRAWINGS TO BE CONFIRMED BY CLIENT BEFORE PURCHASING AND/OR INSTALLING OF SAME
- QUANTITIES INDICATED IN DRAWINGS ARE GUIDE ONLY, CONTRACTORE TO CALCULATE AND CONFIRM QUANTITY BEFORE START OF CONSTRUCTION
- CONDITIONS OF USE
This document may only be used by LWD's client (and any other person who LWD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or rpprocated for any other purpose.

NOTES

CONTRACTOR RESPONSIBLE TO CHECK ALL DIMENSIONS ON SITE BEFORE START OF CONSTRUCTION, THIS INCLUDES DIMENSIONS FROM BOUNDARY, FLOOR PLAN DIMENSIONS, FINISH FLOOR HEIGHTS AND SITE RL's. conTRACTOR MAKE GOOD A...

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMU...

SOIL & WATER MANAGEMENT

DOWN PIPES TO BE CONNECTED INTO COUNCIL STORM WATER OR TO SITE STORM WATER DISCHARGE AREA AS SOON AS ROOF IS INSTALLED.

EXCAVATED MATERIAL TO HAVE SEDIMENT CONTROL BARRIER TO BE INSTALLED DOWN-SLOPE. EXCAVATED MATERIAL TO BE REMOVED AT COMPLETION OF...

CRUSHED ROCK TO BE APPLIED AT ENTRY TO SITE FOR SEDIMENT CONTROL AND TO PREVENT TRANSFERRING DEBRIS ONTO STREET. REAPPLY CRUSHED ROCK TO ENTRY IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.

SYMBOLS

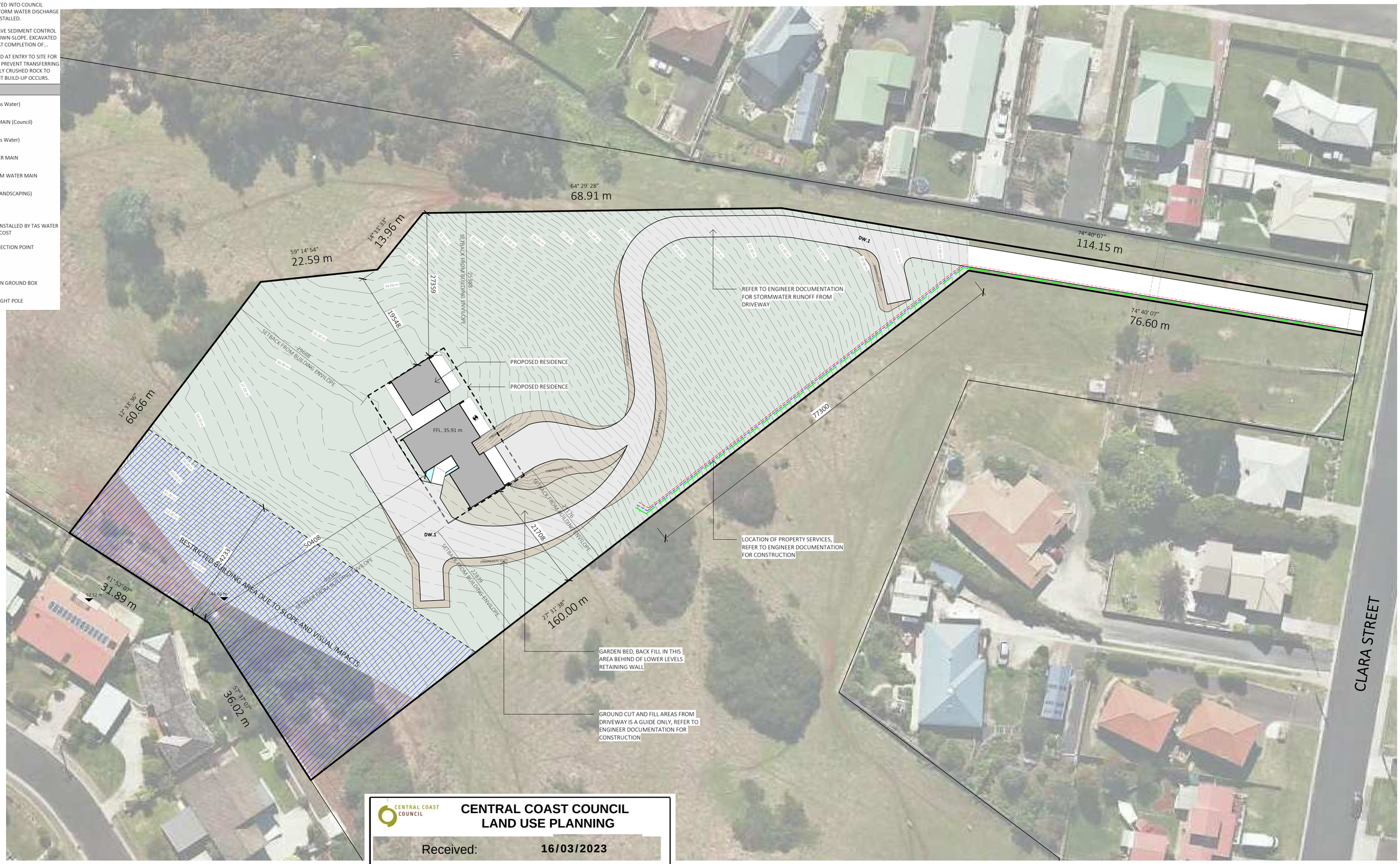
- WATER MAIN (Tas Water)
- STORM WATER MAIN (Council)
- SEWER MAIN (Tas Water)
- PROPOSED SEWER MAIN
- PROPOSED STORM WATER MAIN
- GARDEN BEDS (LANDSCAPING)
- GRASS AREA
- WM — WATER METER, INSTALLED BY TAS WATER AT DEVELOPERS COST
- PROPERTY CONNECTION POINT
- FH — FIRE HYDRANT
- TN — TAS NETWORKS IN GROUND BOX
- P.P. — POWER POLE / LIGHT POLE

SITE FINISHES SCHEDULE

CODE	SPECIFICATION
DW.1	Driveway - Geogrid and Gravel Driveway (to be confirmed by client)

AREA SCHEDULE

LOCATION	AREA	SQUARES
TOTAL SITE	10039.00 m²	1080.59
RESIDENCE - FF	237.90 m²	25.61
RESIDENCE - GF	78.90 m²	8.49
RESOIDENCE - Total	316.80 m²	34.10
DECKS - Total	103.50 m²	11.14
DRIVEWAY +/-	1466.70 m²	157.87



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LAND USE PLANNING

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SITE PLAN - PROPOSED
SCALE: 1:500

0 5 10 15 20 40

PROJECT NO: 21-738
PAGE NO: 01

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Tasmania Accreditation Number: CC 6162 E

PROJECT: PROPOSED RESIDENCE
LOCATION: 46A CLARA STREET, WEST ULVERSTONE
CLIENT: MAT ROBERTSON & JANE HALL

TITLE: SITE PLAN - PROPOSED
DRAWINGS SCALE: 1 : 500
PAPER SIZE: A2

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CHECKED BY: L.WALSH
DATE: 5th December, 2022
DRAWINGS SET: DA Set
REV. NO: A1

NO.	DATE	REVISION
3	21.01.2022	Client Review 3
4	24.02.2022	Client Review 4
5	09.03.2022	Client Review 5
6	17.06.2022	Tender Set 1
A1	05.12.2022	Development Application

E:\2021\21-738 - Robertson - Residence\CAD\3 SHEDS TO THE WIND_Robertson_rev 9_DA Set.rvt

NOTES

CHECK ALL WINDOW AND DOOR SCHEDULES TO CONFIRM OPENINGS IN FRAMED WALLS

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONSTRACTUER PRIER TO COMENCEMENT OF CONSTRUCTION

ALL DIMENTIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

SYMBOLS

- 1.00m — FINISHED FLOOR LEVEL MARKER
- 1.00m — SITE REFENCE LEVEL MARKER
- # — WALL DIMENSION (mm)
- # — OPENINGS DIMENSION (mm)
- A — GRID LINE
- 03 N — ELEVATION ORIENTATION (REFER TO RELEVENT PAGE

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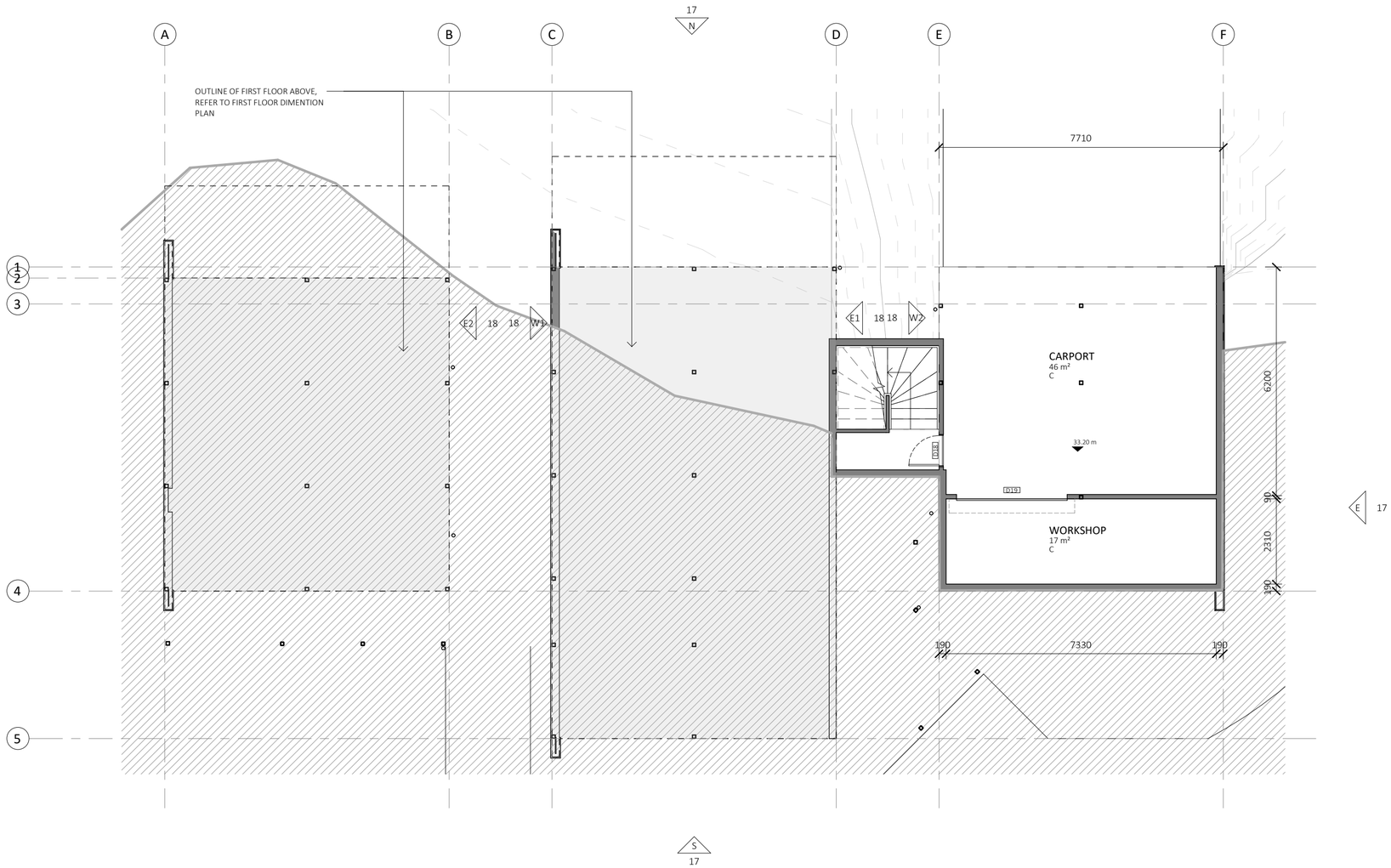

FLOOR PLAN - DIMENSIONS

SCALE: 1:100

0 0.5 1 1.5 2 2.5 3 4 5 10

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PAGE NO: 06

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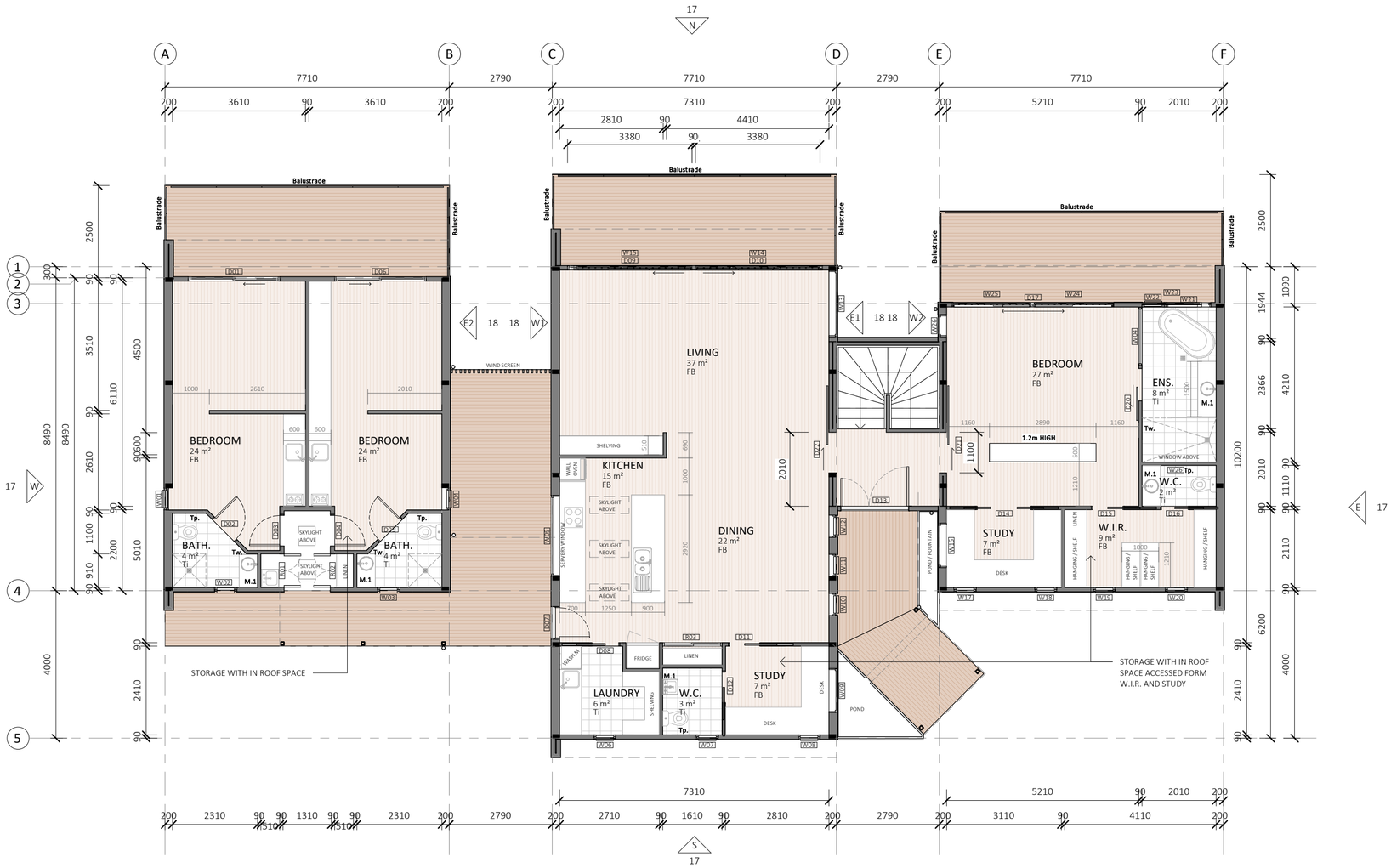

FLOOR PLAN - DIMENSIONS

SCALE: 1:100

0 0.5 1 1.5 2 2.5 3 4 5 10

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46A CLARA STREET, WEST ULVERSTONE

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FIRST FLOOR PLAN - DIMENSIONS

DRAWINGS SCALE 1 : 100

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NOTES

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

REFER TO WINDOW SCHEDULES FOR WINDOW SIZE ...

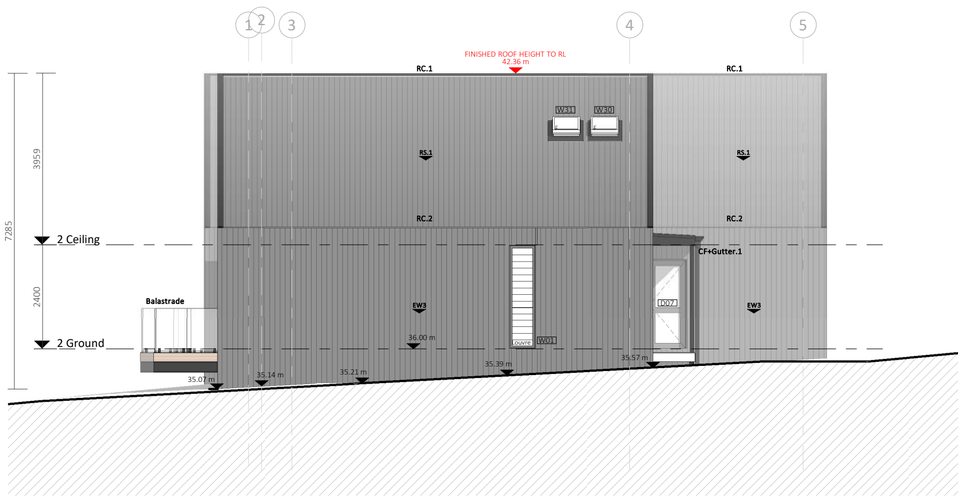
ALL PRODUCTS & MATERIALS NOTED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS AND

FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.

SYMBOLS

- 1.00m — GROUND AND FLOOR LEVEL HIGHT MARKER
- W1 — WINDOW No. (REFER TO SCHEDULE)
- D1 — DOOR No. (REFER TO SCHEDULE)
- A — GRID LINE
- S — SLIDING WINDOW/DOOR
- A — AWNING WINDOW
- F — FIXED WINDOW
- O/A — OPAQUE AWNING WINDOW
- O/F — OPAQUE FIXED WINDOW



NORTH-WEST ELEVATION (1)

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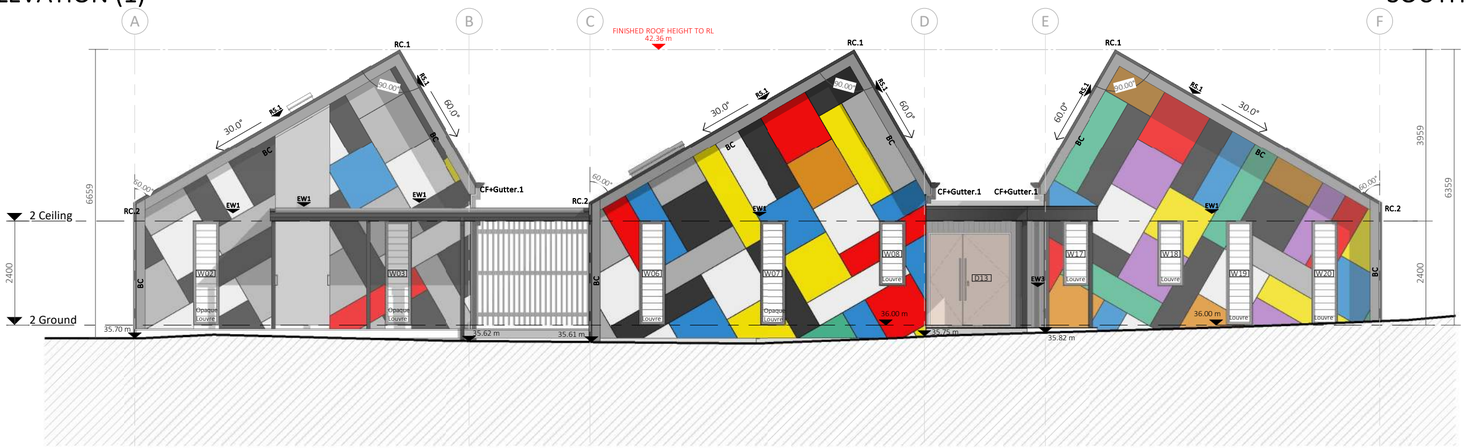
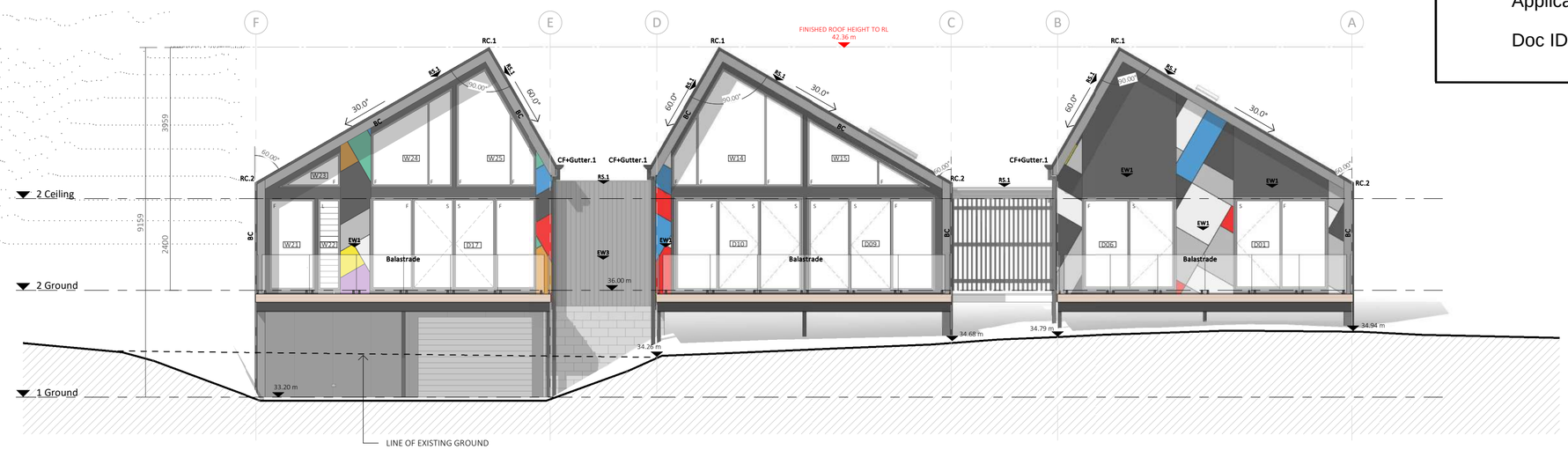


SOUTH-EAST ELEVATION (1)

SCALE: 1:100

SOUTH-WEST ELEVATION

SCALE: 1:100



NORTH-EAST ELEVATION

SCALE: 1:100

0 0.5 1 1.5 2 2.5 3 4 5 10

ROOF FINISHES SCHEDULE

CODE	SPECIFICATION
RS.1	Colorbond 'Custom Orb' roof sheeting installed to maufacturers specifications, 'Monument' finish
RS.2	Colorbond 'Trimdeck' roof sheeting installed to manufacturers specifications, 'Monument' finish (For roof pich less than 5°)

EXTERNAL WALL FINISH SCHEDULE

CODE	SPECIFICATION
EW.1	James Hardie - Scyon Matrix Cladding, Orentation as shown, painted finish in selected colours
EW.2	200 Series Masonry Block Work, White mortar mix with 10mm deep raked joint finish
EW.3	Colorbond 'Custom Orb' wall cladding installed to manufacturers specifications, 'Monument' finish

FASCIA & FLASHING SCHEDULE

CODE	SPECIFICATION
CF	Colorbond fascia board, 'Monument' finish
TF	Colorbond Folded Transfer Flashing, 'Monument' finish
VF	Colorbond Valley Flashing, 'Monument' finish
BC	Colorbond Folded Barge Capping, 'Monument' finish, Continue Barge Capping down nib wall
RC.1	Colorbond Folded Ridge Cap, 'Monument' finish
RC.2	Colorbond 60 Degree Folded Sheeting, 'Monument' finish

DRAINAGE SCHEDULE

DOWN PIPES

CODE	SPECIFICATION
DP1	90Ø PVC Downpipe, painted finish to match wall

GUTTERS

CODE	SPECIFICATION
Gutter.1	Colorbond 'Trimline' Gutter (slotted Front), colour 'Monument'

CENTRAL COAST COUNCIL

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DATE 5th December, 2022
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W1	WINDOW No. (REFER TO SCHEDULE)
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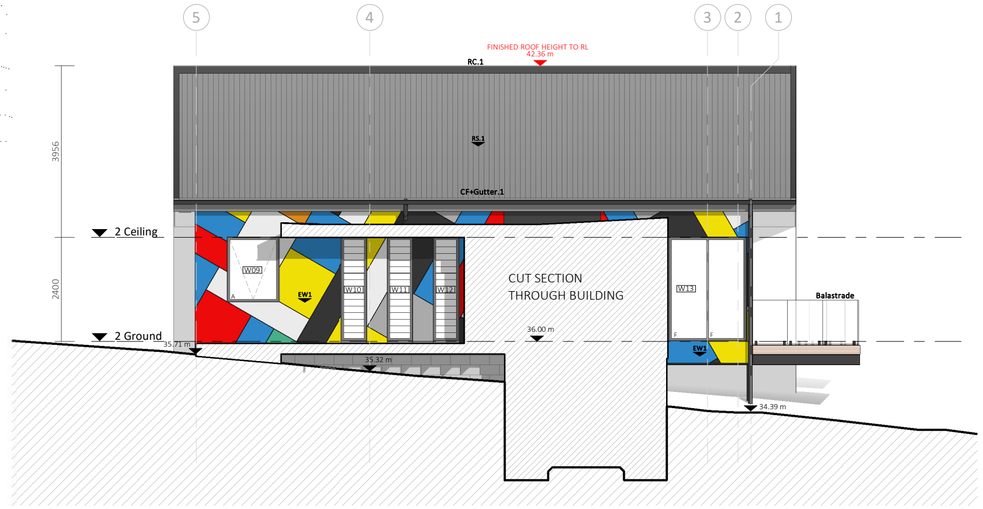
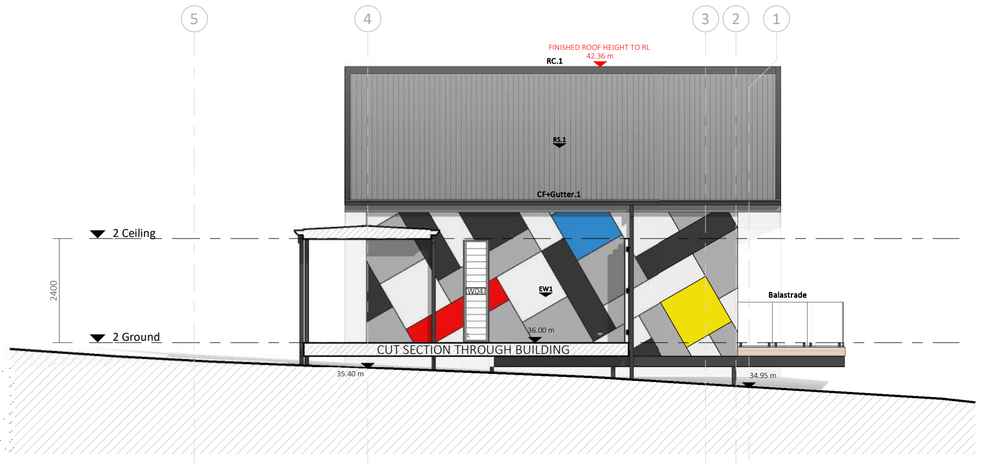


SOUTH-EAST ELEVATION (2)

SCALE: 1:100



SOUTH-EAST ELEVATION (3)

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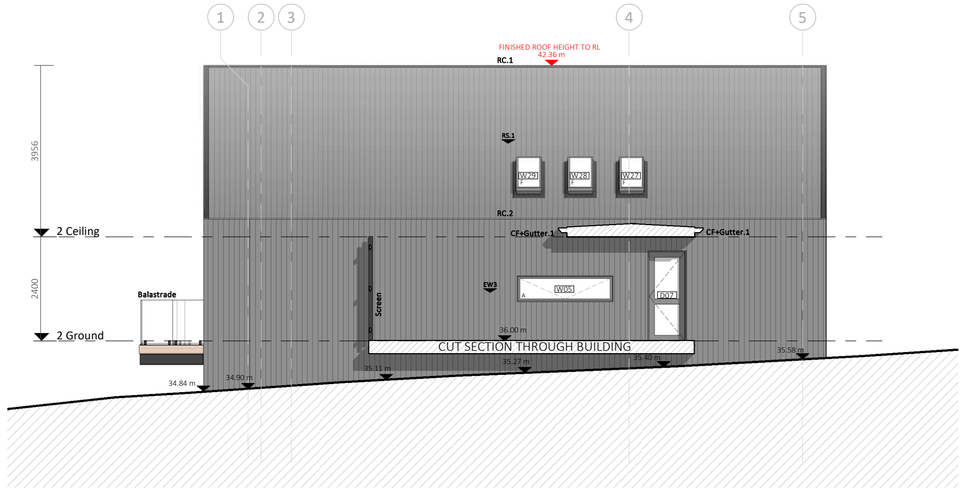
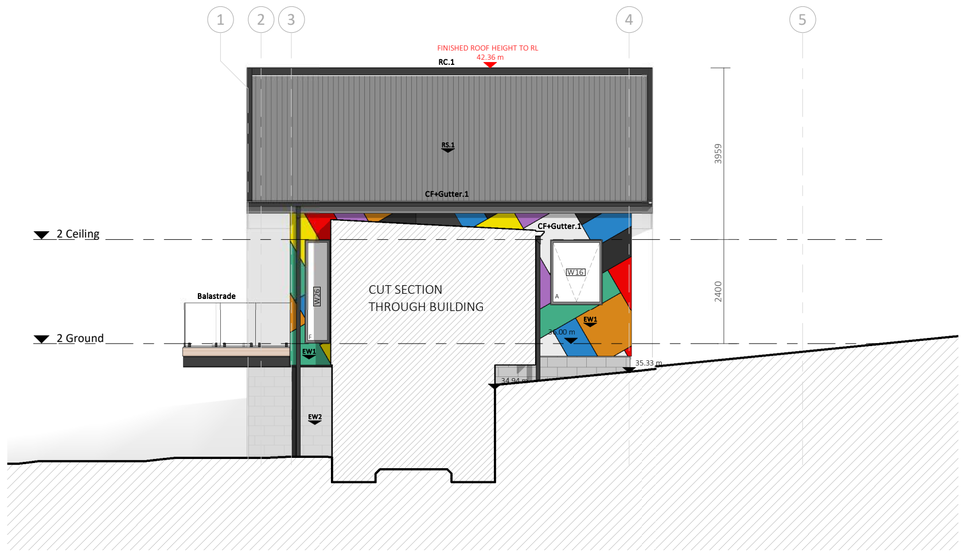


NORTH-WEST ELEVATION (2)

SCALE: 1:100



NORTH-WEST ELEVATION (3)

SCALE: 1:100

ROOF FINISHES SCHEDULE

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PROJECT
PROPOSED RESIDENCE
LOCATION
46A CLARA STREET, WEST ULVERSTONE
CLIENT
MAT ROBERTSON & JANE HALL

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3	21.01.2022	Client Review 3
4	24.02.2022	Client Review 4
5	09.03.2022	Client Review 5
6	17.06.2022	Tender Set 1
A1	05.12.2022	Development Application

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EAST ELEVATION

SOUTH-EAST ELEVATION

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LAND USE PLANNING

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SOUTH-WEST ELEVATION

WEST ELEVATION

NORTH ELEVATION

NORTH-EAST ELEVATION

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SITE PERSPECTIVE 01 - NO BUILDING

VIEW OF PROPOSED FACING NORTH-EAST FROM 7 BURNETT CR. WEST ULVERSTONE. THIS IS CURRENTLY WHAT THE PROPOSED SITE LOOKS LIKE BEFORE START OF CONSTRUCTION.

SITE PLAN

THIS SITE PLAN IS INDICATION THE LOCATION OF THE SITE PERSPECTIVE VIEW WHERE TAKEN FROM.

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SITE PERSPECTIVE 02 - BUILDING ONLY

THIS VIEW IS FROM THE SAME PERSPECTIVE AS THE PREVIOUS IMAGES BUT IS SHOWING AN EXAMPLE ON HOW THE BUILDING WILL LOOK FROM THE NEIGHBORING PROPERTY ONCE IT IS COMPLETED. THIS IMAGE IS FROM 7 BURNETT CR. BUT THE VIEW WOULD BE VERY SIMILAR FOR THE NEIGHBORING PROPERTY. THE OVERALL HEIGHT OF THE BUILDING DOES NOT SUBTRACT OR BLOCK OFF THE VIEW OF THE TOWN BELOW OR THE SEA BEYOND.

SITE PERSPECTIVE 03 - BUILDING AND FUTURE VEGITATION

THIS VIEW IS SHOWING A FUTURE REPRESENTATION OF THE SITE ONCE THE SELECTED VEGETATION HAS BEEN PLANTED AND HAS TIME TO GROW AND MATURE TO THERE PROSPECTED HEIGHTS. THE TREES SHOWN ARE ONLY A GUIDE AND THE SELECTED VEGETATION WILL BE SELECTED BY THE CLIENT. THE HEIGHT OF THESE TREES STILL ALLOW THE VIEW OF THE TOWN BELOW AS WELL AS THE SEA BEYOND WHILE ALSO SCREENING AND PROVIDING PRIVACY TO THE PROPOSED RESIDENCE BELOW.

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SITE PERSPECTIVE 04 - NO BUILDING

VIEW OF PROPOSED FACING SOUTH-WEST FROM THE CROSSOVER INTO
46A CLARA STREET. THIS IS CURRENTLY WHAT THE PROPOSED SITE
LOOKS LIKE BEFORE START OF CONSTRUCTION.

SITE PLAN

THIS SITE PLAN IS INDICATION THE LOCATION OF THE SITE PERSPECTIVE
VIEW WHERE TAKEN FROM.

SITE PERSPECTIVE 05 - BUILDING ONLY

THIS VIEW IS FROM THE SAME PERSPECTIVE AS THE PREVIOUS IMAGES BUT IS SHOWING AN EXAMPLE ON HOW THE BUILDING WILL LOOK FROM THE STREET ONCE IT IS COMPLETED. THIS VIEW WOULD BE VERY SIMILAR FOR THE LENGTH OF CLARA STREET. THE PROPOSED BUILDING SITS BACK FROM THE STREET WHICH LESSENS THE SCALE OF THE BUILDING AND NOT AFFECT THE CURRENT STREETSCAPE.

SITE PERSPECTIVE 06 - BUILDING AND FUTURE VEGITATION

THIS VIEW IS SHOWING A FUTURE REPRESENTATION OF THE SITE ONCE THE SELECTED VEGETATION HAS BEEN PLANTED AND HAS TIME TO GROW AND MATURE TO THERE PROSPECTED HEIGHTS. THE TREES SHOWN ARE ONLY A GUIDE AND THE SELECTED VEGETATION WILL BE SELECTED BY THE CLIENT. THE DENSATY OF THE VEGITATION HELPS TO HIDE THE BUILDING ON THE SITE.

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DOOR SCHEDULE

Mark	Height	Width	Opening Type	Door Panel	Frame	Colour	Glazing	Hardware
D01	2400	2400	External Slider (2 panel)	P.2	F.3	C.1	G.3	H.2
D02	2040	820	Hinged	P.1	F.1	C.2		H.1
D03	2040	820	External Hinged	P.4	F.3	C.1	G.3	H.2
D04	2040	820	External Hinged	P.4	F.3	C.1	G.3	H.2
D05	2040	820	Hinged	P.1	F.1	C.2		H.1
D06	2400	2400	External Slider (2 panel)	P.2	F.3	C.1	G.3	H.2
D07	2040	820	External Hinged	P.4	F.3	C.1	G.3	H.2
D08	2040	720	Cavity Slider	P.1	F.2	C.2		H.3
D09	2400	3300	External Slider (3 panel)	P.2	F.3	C.1	G.3	H.2
D10	2400	3300	External Slider (3 panel)	P.2	F.3	C.1	G.3	H.2
D11	2040	820	Cavity Slider	P.1	F.2	C.2		H.3
D12	2040	820	Cavity Slider	P.1	F.2	C.2		H.3
D13	2100	1840	External Hinged	P.5	F.3	C.1		H.2
D14	2040	1440	Double cavity slider	P.1	F.2	C.2		H.3
D15	2040	820	Cavity Slider	P.1	F.2	C.2		H.3
D16	2040	720	Cavity Slider	P.1	F.2	C.2		H.3
D17	2400	4300	External Slider (4 panel)	P.2	F.3	C.1	G.3	H.2
D18	2040	820	External Hinged	P.4	F.3	C.1	G.3	H.2
D19	2100	3000	Rolla Door	P.3				
D20			Barn Door	P.6	F.1	C.2		
D21			Barn Door	P.6	F.1	C.2		
D22			Barn Door	P.6	F.1	C.2		
R01	2100	900	Linen Double Hinged	P.1	F.1	C.2		
R02	2100	900	Linen Double Hinged	P.1	F.1	C.2		
R03	2060	1530	Robe Slider	P.1	F.4	C.2		

DOOR FINISH & HARDWARE

ALL GLAZED DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047, ALL OTHER GLAZING TO COMPLY WITH AS 1288.

ALL EXTERNAL OPENINGS TO BE ADQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS 2904

REFER TO ENERGY ASSESSMENT FOR REQUIERED U-VALUE AND SHGC REQUIERMENTS

FRAME

CODE	SPECIFICATION
F.1	HUME Timber Frame 'Hinge', Pre Primed, Paint finish colour to match wall
F.2	HUME Timber Cavity Sliding Unit, Pre Primed, Paint finish colour to match wall
F.3	Aluminium Door Frame, Powdercoat finish, colour 'Monument'
F.4	HUME Smartrobe Track Assembly, colour to match wall

DOOR PANEL

CODE	SPECIFICATION
P.1	HUME Timber Honycomb Internal Door, Pre Primed, 35mm
P.2	Aluminium Sliding, Powdercoat finish, colour 'Monument'
P.3	Automatic Garage Door, Powdercoat finish, colour 'Monument'
P.4	Aluminium Hinged, Powdercoat finish, colour 'Monument' Glass infill
P.5	HUME Timber Solid Core External Door, Pre Primed, 35mm
P.6	Timber Solid Core Sliding Barn door, Pre Primed, 35mm

COLOUR & FINISH

CODE	SPECIFICATION
C.1	Powdercoat finish 'Monument'
C.2	Paint finish 'Vivid White'

GLAZING

CODE	SPECIFICATION
G.1	Single Glazed, Clear
G.2	Single Glazed, Opaque
G.3	Double Glazed, Opaque

HARDWARE

CODE	SPECIFICATION
H.1	Susie Round Door Handle, Colour 'Black' (or similar Approved)
H.2	Lever/Pull set & Lock by door supplyer, colour to match door
H.3	Milos Flush Pull Handle (252 x 44mm) colour 'Black' (or similar Approved)

WINDOW SCHEDULE

Mark	Width	Height	Head Height	Opening Type	Frame	Glazing	Colour	Hardware
W01	600	2400		louvre (2400 HH)	F1	G1	C1	
W02	600	2400		louvre (2400 HH)	F1	G2	C1	
W03	600	2400		louvre (2400 HH)	F1	G2	C1	
W04	1600	2400	2400	Fixed (Internal)	F1	G1	C1	
W04	600	2400		louvre (2400 HH)	F1	G1	C1	
W05	2200	600	1500	Awning	F1	G1	C1	H1 + H2
W06	600	2400		louvre (2400 HH)	F1	G1	C1	
W07	600	2400		louvre (2400 HH)	F1	G2	C1	
W08	600	1500		louvre (2400 HH)	F1	G1	C1	
W09	1200	1500	2400	Awning	F1	G1	C1	H1 + H2
W10	600	2400		louvre (2400 HH)	F1	G1	C1	
W11	600	2400		louvre (2400 HH)	F1	G1	C1	
W12	600	2400		louvre (2400 HH)	F1	G1	C1	
W13	1800	2400	2400	Fixed	F1	G1	C1	
W14				Fixed	F1	G1	C1	
W15				Fixed	F1	G1	C1	
W16	1200	1500	2400	Awning	F1	G1	C1	H1 + H2
W17	600	1500		louvre (2400 HH)	F1	G1	C1	
W18	600	1500		louvre (2400 HH)	F1	G1	C1	
W19	600	2400		louvre (2400 HH)	F1	G1	C1	
W20	600	2400		louvre (2400 HH)	F1	G1	C1	
W21	1200	2400	2400	Fixed	F1	G1	C1	
W22	600	2400		louvre (2400 HH)	F1	G1	C1	
W23				Fixed	F1	G1	C1	
W24				Fixed	F1	G1	C1	
W25				Fixed	F1	G1	C1	
W26	600	2400	2400	Fixed	F1	G1	C1	
W26	2010	400	2400	Fixed (Internal)	F1	G1	C1	
W27	550	1400		Skylight	F1	G1	C1	
W28	550	1400		Skylight	F1	G1	C1	
W29	550	1400		Skylight	F1	G1	C1	
W30	600	600		Skylight	F1	G1	C1	
W31	600	600		Skylight	F1	G1	C1	

WINDOW FINISH & HARDWARE

ALL GLAZED WINDOWS ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047, ALL OTHER GLAZING TO COMPLY WITH AS 1288.

ALL EXTERNAL OPENINGS TO BE ADQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS 2904

REFER TO ENERGY ASSESSMENT FOR REQUIERED U-VALUE AND SHGC REQUIERMENTS

FRAME

CODE	SPECIFICATION
F.1	Aluminium Residencial Window Frame
F.2	90mm Aluminium Reveal, Powdercoat finish 'Monument'

COLOUR & FINISH

CODE	SPECIFICATION
C.1	Powdercoat finish 'Monument'

GLAZING

CODE	SPECIFICATION
G.1	Double Glazed, Clear
G.2	Double Glazed, Opaque

HARDWARE & EXTRAS

CODE	SPECIFICATION
H.1	Scissor Winder 'Awning', 125mm max. opening for windows that are 2m or greater from finished ground
H.2	Flyscreen to open portion of window, type to be complient to BAL rating is relevent to project

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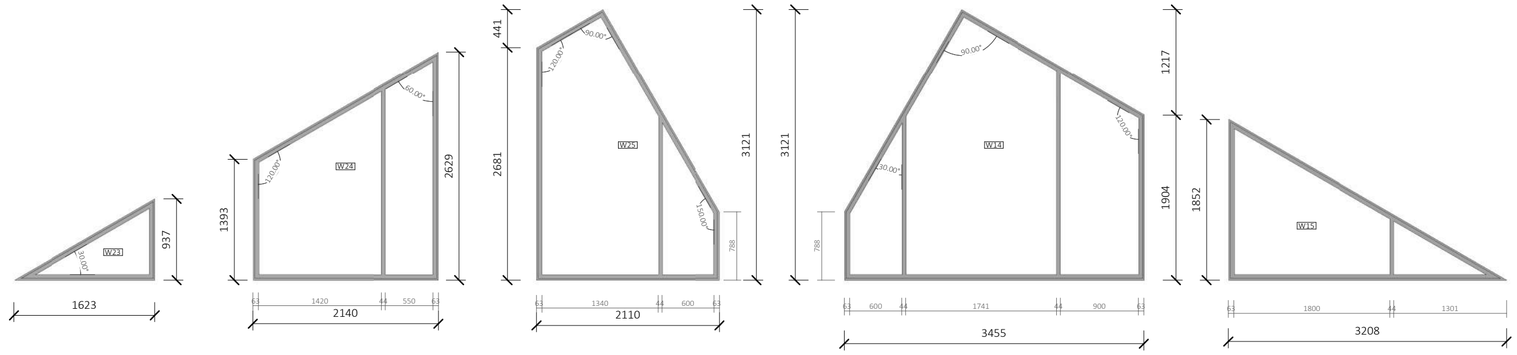

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NCC COMPLIANCE NOTES

SITEWORKS
Excavation and filling of a 'normal' site to be in accordance with BCA Part 3.1 & AS 2870
Drainage works to be completed in accordance with BCA Part 3.1 & AS/NZS 3500.
Surface drainage - finished ground to fall away from building to give a slope of not less than 50mm over the first 1000mm
Finished slab heights to be
-100mm above finished ground level (in low rainfall areas/sandy well drained areas)
-50mm above paved surfaces which slope away from the building.
-150mm in any other case.
Ground below suspended floors to be graded to prevent surface water from ponding under the building.
Stormwater drainage must meet the satisfaction of the appropriate authority and must be designed to prevent any overflow during heavy rain from flowing back into the building.
Cover to 90mm Class 6 UPVC stormwater drains installed underground are to be no less than
- 100mm under soil;
- 50mm under paved areas
Under light vehicle traffic areas:
- 75mm under reinforced concrete
-100mm under paved material.

FOOTINGS AND SLABS
Footings and slabs are generally to be installed in accordance with BCA Part 3.2, AS 2870 & AS 2159
Preparation must be in accordance with BCA Part 3.2.2, AS 2870 & AS 2159
Concrete manufacturing and installation to be in accordance with AS 3600
Steel reinforcement to be in accordance with AS 2870.
The site classification to be in accordance with AS 2870

MASONRY
Generally masonry walls are to be constructed in accordance with BCA Part 3.3 and one of the following: a) AS 3700 or b) AS 4773.1 & AS 4773.2.
Un-reinforced masonry to be constructed in accordance with BCA Part 3.3.1
Reinforced masonry to be constructed in accordance with BCA Part 3.3.2.
Masonry accessories to be constructed in accordance with BCA Part 3.3.3.
Weatherproofing of masonry to be constructed in accordance with BCA Part 3.3.4.
Masonry veneer to be constructed in accordance with BCA Part 3.3.5
-mortar used for masonry construction must be in accordance with either AS 3700 or AS 4773
Isolated masonry piers construction to be in accordance where appropriate with BCA Part 3.3.6,
and a) AS 3700 except when '(for piers – isolated or engaged)' is removed from clause 8.5.1(d); and where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Tables 10.3 and 4.1(a)(i)(C) of AS 3700
b) AS 4773.1 & AS 4773.2

FRAMING
Subfloor ventilation to be in accordance with BCA Part 3.4.1. Subfloor spaces are to include openings in external walls and internal walls in accordance with climatic zones (see BCA Part 3.4.1.2) and have clearance between the ground and the base of the lowest horizontal part of the subfloor in accordance to BCA Part 3.4.1.2.
The subfloor area is to be clear of organic materials and rubbish, have the ground below the suspended floor graded in accordance with BCA part 3.1.3.3, contain no dead air spaces, vents are to be placed no more than 600mm from corners and have openings evenly spaced as far as possible.
A 150 mm clearance is required for underside of floor framing members unless specified otherwise by flooring material specification.
Steel framing is to be constructed in accordance with BCA Part 3.4.2. and with either
(a) Residential and low-rise steel framing – (i) Design: NASH Standard 'Residential and Low Rise Steel Framing' Part 1.
(ii) Design solutions: NASH Standard 'Residential and Low-Rise Steel Framing' Part 2.
(b) Steel structures are to be constructed in accordance with AS 4100
(c) Cold-formed steel structures are to be constructed in accordance with AS/NZS 4600
Timber Framing is to be constructed in accordance with BCA Part 3.4.3 and as appropriate
(a) Design of timber structures: AS 1720.1.
(b) Design of nailplated timber roof trusses: AS 1720.5.
(c) Residential timber-framed construction – non-cyclonic areas: AS 1684.4.
(d) Residential timber-framed construction – cyclonic areas: AS 1684.3
(e) Residential timber-framed construction – non-cyclonic areas (simplified) AS 1684.4
(f) Installation of particleboard flooring: AS 1850.2.2
Structural steel members are to be constructed in accordance with one of the following:
(a) Steel structures: AS 4100
(b) Cold-formed steel structures: AS/NZS 4600

ROOF AND WALL CLADDING, GUTTERS AND DOWNPIPES
Roof and cladding generally to be constructed in accordance with BCA Part 3.5
Metal sheet roofing to be constructed in accordance to AS 1562.1
Plastic sheet roofing to be constructed in accordance to AS/NZS 1562.3
Roof tiles and shingles to be constructed in accordance with one or a combination of:
(a) Roof tiling – AS 2050
(b) Terracotta, fibre-cement and timber slates and shingles: AS 4597
Flashing for roof tiles to be constructed in accordance with BCA Part 3.5.2.3
Sarking must be provided in accordance with BCA Part 3.5.2.4
Gutters and downpipes to be constructed in accordance with BCA 3.5.3 & AS/NZS 3500.3 & the Tasmanian Plumbing code.
Gutters, downpipes and flashings to be manufactured in accordance with AS/NZS 2179.1 (for metal) and AS 1273 for UPVC components.
Downpipes must not service more than 12m of gutter.
Timber and composite wall cladding to be constructed in accordance with BCA Part 3.5.4.
Autoclaved aerated concrete wall cladding is to be constructed in accordance with AS 5146.1.
Timber wall cladding to be constructed in accordance with BCA
Part 3.5.4.2
Wall cladding boards to be constructed in accordance with BCA Part 3.5.4.3
Sheet wall cladding must be constructed in accordance with BCA 3.4.4.4
External wall cladding that has openings exposed to the weather must be flashed with materials complying with AS/NZS 2904.
Metal wall cladding must be constructed in accordance with BCA Part 3.5.5 & AS 1562.1..

GLAZING
Generally glazing to be completed in accordance with BCA 3.6, AS 2047 (external walls) & AS 1288.
Refer to window legend for sizes and type.

FIRE SAFETY
Generally to constructed in accordance with BCA Part 3.7
See BCA Part 3.7.1.1 for further information on using combustible materials or those containing combustible fibres when a non-combustible material is required.
Sarking to have a flammability index less than 5.
Fire separation of external walls to be constructed in accordance with BCA 3.7.2.
(a)External walls and gables and any openings they may have, must comply with BCA Part 3.7.2.4. These walls must be fire-resisting and must begin at the footings/ground slab, except when the external wall begins above a separating wall.
Any wall required by (a) is to:
Have a FRL of no less than 60/60/60
be of masonry-veneer construction in which the external masonry veneer is no less than 90mm thick,
or be of masonry (or external masonry veneer) construction no less than 90mm thick.
Smoke alarm installation to be in accordance with BCA Part 3.7.5.2. Locations indicated on floor plan.
Installation locations:
ceilings – minimum of 300mm away from corner junction of wall and ceiling
sloping ceilings – between 500 and 1500mm away from the apexes of the ceiling.
walls – minimum of 300mm and maximum of 500mm off the ceiling at the junction with the wall.
External walls with openings are required to be fire-resistant and must be protected by – non-opening fire windows/other construction with a FRL no less than -/60/- or;
Self-closing solid core doors no less than 35 mm thick.
When a Class 10 Building is located between an allotment boundary and a Class 1 or other building on the same allotment, whether directly or indirectly, the Class 1 building must be protected by a wall with a FRL.
Allowable encroachments are detailed in BCA Part 3.7.2.7
Roof lights not to be placed closer than 900mm from boundary
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Building elements in wet areas of a building must be either waterproof or water resistant in accordance with BCA Part 3.8.1.2 (Table 3.8.1.1) and comply with AS 3740.
Ceiling heights to be in accordance with BCA Part 3.8.2
Areas such as non-habitable rooms are allowed a reduced height of 2.1m and 2.0m is allowed above stairways, ramps and landings.
Any information of requirements for people with a disability in Class 1b and Class 10a buildings can be found in volume One of the BCA.
Additional to the BCA document there is a variation for Tasmania, BCA *Part 3.8.3.4*
If there is an insufficient sewerage system for a property, an authorised alternative of disposal can be used. For further details, refer to BCA Part 3.8.3.4.
Sanitary compartment to be in accordance with BCA 3.8.3.3. Refer to plan for detail
Mechanical ventilation can be used to ventilate a sanitary compartment, laundry, kitchen or bathroom.
Natural light must be provided in all habitable rooms in accordance with the BCA Part 3.8.4.2.
Windows are to provide light transmission area equal to 10% of floor area of room
A window which provides natural light, that faces a boundary of an adjoining property can not be less than 900mm horizontally distanced from that boundary.
Ventilation is to be completed in accordance to BCA Part 3.8.5
Sound installation is to be constructed in accordance to BCA Part 3.8.6
Condensation management is to be completed in accordance to BCA part 3.8.7, while also referring to the document "Guide for Control of Condensation and Mould in Tasmanian Homes".

SAFE MOVEMENT AND ACCESS
Stair construction usually to be in accordance with BCA Part 3.9.1
Maximum of 18 risers to each flight
Riser dimensions to be a minimum of 115mm and a maximum of 190mm.
Tread dimensions to be a minimum of 240mm and a maximum of 355mm.
Riser opening to be less than 125mm.
Treads and landings where the edge leads to the flight below, are to have a non-slip surface or a nosing strip.
External ramps servicing an external doorway or an internal ramp must be designed within accordance of AS/NZS 1170.1.
Barriers and handrails are to be constructed in accordance with BCA Part 3.9.2 and 3.9.2.4
Balustrade is required where the area is not bounded by a wall or where the level exceeds 1000mm above floor level to final ground level.
Openings between balusters / infill members to be constructed so as not to allow 125mm sphere to pass between members. Where floor level exceeds 4000mm above lower level, infill members between 150mm and 760mm above floor level, to be constructed so as to restrict climbing.
Protection must be provided where the floor below the window is 4m or more above the surface beneath.
The openable part of the window is to be covered by a barrier with a height no less than 865mm above the floor.
The barrier must not allow a 125mm sphere to pass through it, or have any horizontal/near horizontal elements between 150mm and 760mm above the floor that can provide access to climbing.

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS
"The BCA definition of swimming pool is specific in including a bath or wading pool or a spa. The requirements of AS 1926.3 apply to all types of pools defined as swimming pools under the BCA, irrespective of the definition in the Standard."
Most domestic structures are not required to be specifically designed for earthquakes.
Class 1 buildings constructed in a flood hazard area are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
Buildings constructed in alpine areas require special consideration because of temperatures which can create
elements which restrict free movement to and from the building.
The additional measures in the BCA Part 3.10.4 include
-having external doorways open in a way which is not affected by snow and ice outside
- Providing a structure which doesn't become affected by weather conditions (i.e. a ramp from the dwelling)
- minimising the impact of snow build-up between and around buildings
Construction in bushfire prone areas of a Class 1 building, a class 10a building or deck associated with a class 1 building is to be constructed in accordance with- AS 3959 or NASH Standard – Steel Framed Construction in Bushfire Areas.
The attachment of decks and balconies to external walls of buildings is to be constructed in accordance with the BCA Part 3.10.6.
Bracing for a deck or balcony is to be constructed in accordance to BCA Part 3.10.6.4
Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues are to be constructed in accordance with BCA Part 3.10.7.
Heating appliances to comply with BCA Part 3.10.7 & AS/NZS 2918
Open Fireplace - extend hearth 150mm to each side of opening. Minimum 300mm in front of opening.
Freestanding appliance to be installed no less than 1200mm from combustible wall surface.
50mm from masonry wall.
Heat shield – 90mm masonry, with 25 mm minimum clearance between heat shield and wall, 50mm between heat shield and appliance.
Hearth to extend 400mm above and in front of unit.
Flue installation in accordance to BCA Part 3.10.7.5
Top of chimney/flue to terminate no less than 300mm above the ridge line.

ENERGY EFFICENCY
Note- From 1 May 2019 to 30 April 2020 Part 3.12 of NCC 2016 Volume Two may apply instead of Part 3.12 of NCC 2019.
From 1 May 2020 Part 3.12 of NCC 2019 applies.
Note -
In Tasmania from 1 May 2019 to 30 April 2020 Part 3.12 of BCA 2016 may apply in lieu of Part 3.12 of BCA 2019
From 1 May 2020 Part 3.12 of BCA 2019 applies.
Generally in accordance with BCA Part 3.12.

BUILDING FABRIC
A building must achieve an energy rating, using house energy rating software of greater than or equal to –
6 stars.
The heating and cooling load limits are specified in the ANCN Standard for NatHERS Heating and cooling Load Limits.
The building fabric is to be constructed in accordance with BCA 3.12.1
Building fabric thermal insulation must comply with AS/NZS 4859.1 and be installed to form continuous barrier to roof/ceiling, walls and floors without voids except around services / fittings.
Reflective building insulation is to be installed where required with the necessary airspace, to achieve the required R-Value between a reflective side and a building lining or cladding. The airspace width varies depending on the type of insulation and the R-Value needed.
Each adjoining sheet of roll membrane must be overlapped greater than or equal to 150mm.
When required, bulk insulation must be installed so that is maintains it's position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like. When installed in a ceiling, where there is no bulk insulation or reflective insulation in the external wall beneath, the insulation is to overlap by a minimum of 50mm.
Roof construction to achieve minimum Total R-Value of 5.1.
Roof lights to comply with BCA 3.12.1.3
Chimneys or flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimize air leakage.
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltration.
Exhaust fans and evaporative coolers servicing habitable rooms / conditioned spaces to be fitted with self-closing damper or filter
Building envelope to be constructed to minimize air leakage. Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.
Air movement is generally to be provided to habitable rooms in accordance with BCA Part 3.12.4
External walls are to be constructed in accordance to BCA Part 3.12.1.4
In climate zones 6 & 7 external wall construction is required achieve minimum Total R-Value of 2.8
and in climate zones 8, achieve a minimum Total R-Value of 3.8.
External wall surface density minimum is to be 220kg/m2.
External glazing to generally be constructed in accordance with BCA Part 3.12.1.4
Services are generally to be installed in accordance with BCA Part 3.12.5
Heating and cooling ductwork must be installed in accordance with BCA Part 3.12.5.3
For information regarding the treatment of condensation in buildings in Tasmania, please refer to "Condensation in Buildings Tasmanian Designers' Guide – Version 2.

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: **16/03/2023**

Application No: DA2023052

Doc ID: 448220

PROJECT NO. 21-738
PAGE NO. 33

LACHLAN WALSH DESIGN
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Phone: 6424 8053
Tasmania Accreditation Number: CC 6162 E

PROJECT
PROPOSED RESIDENCE
LOCATION
46A CLARA STREET, WEST ULVERSTONE
CLIENT
MAT ROBERTSON & JANE HALL

PAGE TITLE
NCC NOTES
DRAWINGS SCALE
1 : 100
PAPER SIZE
A2

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DRAWN BY L.WALSH
CHECKED BY L.WALSH
DATE 5th December, 2022
DRAWINGS SET DA Set
REV. NO. A1

NO.	DATE	REVISION
3	21.01.2022	Client Review 3
4	24.02.2022	Client Review 4
5	09.03.2022	Client Review 5
6	17.06.2022	Tender Set 1
A1	05.12.2022	Development Application

E:\2021\21-738 - Robertson - Residence\CAD\3 SHEDS TO THE WIND_Robertson_rev 9_DA Set.rvt

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 6/03/2023
Application No: DA2023052
Doc ID: 447220

9 February 2023

Mathew Robertson & Jane Hall
50 Girraween Avenue
Como West NSW 2226

Attention: Mathew Robertson

RE: Review of Landslide Risk Assessment

Proposed Dwelling

46A Clara Street, West Ulverstone

1 INTRODUCTION

Tasman Geotechnics were commissioned by Mathew Robertson & Jane Hall to examine a development proposal in the context of a Landslide Risk Assessment previously conducted by EAW Geo Services in 2019 to determine whether conditions at the site had changed since the original assessment, and to determine whether the development proposal was consistent with recommendations made in the original assessment.

The site of the proposed development is 46A Clara Street, West Ulverstone (title reference 180523/2).

2 BACKGROUND INFORMATION

2.1 Previous Assessment

In mid to late 2019 EAW Geo Services Pty Ltd (Warren Newell) conducted a Geotechnical Investigation and Landslide Risk Assessment for a proposed three-lot subdivision at Clara Street, West Ulverstone for PDA Surveyors. The investigation details and findings are set out in the document "*Landslide Risk Assessment & Engineering Recommendations for Title Reference 252413/1 Clara Street, West Ulverstone, TAS, 7315*", reference 489 dated 10 July 2019.

The report describes the surface conditions, the findings of borehole drilling at the site and a summary of the subsurface conditions and provides engineering recommendations regarding the subdivision of the land and future buildings. At the time of the investigation, no specific buildings were proposed although the purpose was to allow for future residential development on each of the three lots.

2.2 Development Proposal

Mathew Robertson & Jane Hall now own Lot 2 of the proposed lots examined by EAW Geo Services (EAW), being 46A Clara Street, West Ulverstone (title reference 180523/2). The other two lots are now known as No. 46 Clara Street and No. 48 Clara Street.

Tasman Geotechnics Pty Ltd ABN 96 130 022 589
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E office@tasmangeotechnics.com.au

A dwelling has been designed for Mathew Robertson & Jane Hall by Lachlan Walsh Design, and is shown on a series of plans (reference 21-738 DA Set, Rev A1, dated 5 December 2022).

Given that EAW is no longer in operation and several years have passed since the original assessment, Tasman Geotechnics was commissioned to determine whether the conditions at the site are as described in the EAW report, and whether the development proposal is compliant with the recommendations given by EAW, and to make any other recommendations as necessary.

2.3 Planning Scheme

The Tasmanian Planning Scheme is effective in the Central Coast Municipality since October 2021 (i.e., after the original EAW report was issued). Clause C15.6.1 of the scheme stipulates that the objective for building and works within a landslip hazard area is:

> *"That building and works on land within a landslip hazard area can:*
>
> *(a) minimise the likelihood of triggering a landslip event; and*
>
> *(b) achieve and maintain a tolerable risk from a landslip."*

There are no acceptable solutions. The performance criteria state that:

> *P1.1*
>
> *Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:*
>
> *(a) the type, form, scale and intended duration of the development;*
>
> *(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;*
>
> *(c) any advice from a State authority, regulated entity or a council; and*
>
> *(d) the advice contained in a landslip hazard report.*
>
> *P1.2*
>
> *A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.*
>
> *P1.3*
>
> *If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.*

In this instance, the landslip hazard report refers to the EAW report, supplemented by our review (this letter). The EAW report assessed the landslide risks at the site as tolerable, subject to certain conditions.

2.4 Changes in Surface Conditions

The site was inspected by a Principal Geotechnical Engineer from Tasman Geotechnics on Wednesday November 9th, 2022, and the site conditions were found to be consistent with the description in the EAW report, with no significant changes.

2.5 Specific Conditions per EAW Report

2.5.1 Building Envelope

The EAW report shows and sets out specific building envelopes for each lot, including for Lot 2. These are shown as indicative features on Figure 1 (page 5) of the EAW report. Section 3.6 of the report

discusses the building envelopes. The architectural drawings (specifically 21-738 Page 01 Site Plan – Proposed) shows that the proposed house is contained within the building envelope specified in the EAW report.

Driveways and parking areas are proposed to be constructed on the north-eastern and south-western sides of the house respectively, mostly via cut earthworks. There is no requirement for these to be within the building envelope.

2.5.2 Cut and Fill

The EAW report provides various limitations in terms of cut and fill (section 3.1):

Basic earthworks principles should be followed. These will be: -

- *Cuts that are unprotected should be no higher than 1.5 metres at grades of not steeper than 1 vertical to 3 horizontal.*
- *Cuts steeper than those above must be retained with retaining walls having vertical drainage at 1.0 metre intervals and also have foundation horizontal drained installed.*
- *Fill batters must follow the recommendations for the cut batters above.*
- *All retaining walls over 1.0 metres in height must be designed and certified by a Structural Engineer*
- *All fill on a slope must be engineered and raised on benched platforms in accordance with "AS 3798 Guidelines on Earthworks for Commercial and Residential Developments".*
- *Any building envelop [sic] earthworks must also follow "AS 3798 Guidelines on Earthworks for Commercial and Residential Developments*"

3 DISCUSSION

3.1 Proposed Design

The architectural drawings show that the proposed cut and fill batters associated with the driveways and parking areas comply with the above requirements except where the batter locally steepens and merges with the retaining walls associated with the carport/workshop excavations.

We have not viewed engineering drawings for the proposal, but based on the architectural drawings it appears that the only retaining walls greater than 1m high are for cuts associated with the carport/workshop excavation.

3.2 Conclusion

In our assessment that the steep batters near retaining walls associated with the carport/workshop are acceptable, provided the batter is protected against erosion with vegetation (such as grass) or artificial protection (such as mulch, but could also be more resilient materials).

Apart from the retaining walls for the carport/workshop, the proposed house otherwise appears to minimize earthworks, which is considered desirable from a land stability perspective.

The EAW report recommendations regarding batters for temporary cuts and fills (section 3.2), retaining wall drainage (section 3.3), service trenches (section 3.4) and stormwater (section 3.6) do not require revision or modification in the context of the proposed development. We concur with the EAW report that such structures should be designed by a registered engineer.

Based upon on our review of the EAW report for the subdivision and the development proposal, we conclude that the development proposal is compliant with the limitations and recommendations set out by EAW, which found that the landslide risks at the site were tolerable, subject to certain restrictions.

In regard to the specific performance criteria, it is our assessment that the proposed development can achieve and maintain a tolerable risk from landslip, subject to the conditions set out by EAW (which the present proposal complies with).

No specific hazard or reduction protection measures are required (other than as discussed), and the proposed buildings and works will not cause or contribute to landslip on the site, on adjacent land or public infrastructure.

No landslip reduction or protection measures are required beyond the boundary of the site.

Should you require further information or clarification of any details, please do not hesitate to contact undersigned.

For and on behalf of Tasman Geotechnics Pty Ltd

Wayne Griffioen

Principal Geotechnical Engineer

EAW Geo Services

Trading Name of Earth Air Water Consulting and Monitoring Pty Ltd

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 6/03/2023
Application No: DA2023052
Doc ID: 447219

Central Coast Council
PLANNING PERMIT
Permit No. DA2019030
Date 19 SEP 2019
This document forms part of the Planning Permit referred to above and is subject to the modifications, conditions and restrictions specified.
Director Community Services

Landslide Risk Assessment & Engineering Recommendations

for Title Reference 252413 / 1
Clara Street, West Ulverstone, TAS, 7315

July 2019

Title

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 30 JUL 2019
Application No: DA2019030
Doc. Id .....

Landslide Risk Assessment & Engineering Recommendations

for Title Reference 252413 / 1
Clara Street, West Ulverstone, TAS, 7315

Issue No: 1
Issue Date: 10/07/2019 Job No: 489
Client: PDA Surveyors

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Approved:

Warren Newell
NZCE(Civil); NZCSc(Water Tech); MAppSc (UNSW):
FIEAust; CPEng(Aus); NER; APECEngineer; Int PE(Aus):
Accreditation Under Building Act 2016 "**CC4035R"**

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1. 0 Site Classification, Hazard and Identity Summary

NOTE: This investigation, Landslide Assessment and classification applies to only land within Title Reference 252413/1, Clara Street. Ulverstone. The comments and recommendations made herein must not be transferred to any adjacent property or construed be representative of any other land or lot.

SITE OWNER:	BG Investments
SITE OWNER ADDRESS:	BG Investments, c/- PDA Surveyors, 63 Don Road, Devonport, TAS 7310
SITE ADDRESS:	Title Reference 252413/1 Clara Street, Ulverstone, TAS 7315
PROPERTY ID No:	6958703
TITLE REFERENCE:	252413 / 1
SITE CLASSIFICATION:	**CLASS "P"** Due to Landslide Hazard and cut an fill. **Under Laying Classification "H1"**
Ys RANGE (normal):	29mm to 53mm (across 5 samples).
Iss RANGE:	**0.5 to 2.9 (**across 5 samples)
WIND CLASSIFICATION:	**N2**
AVERAGE GROUND SLOPE:	The Lot has a moderate to steep slope towards the north and north east. The average land slope is estimated to be approximately 1 in 7.5 (8°). The lower slopes nearer Clara Street have a gradient of approximately 1 in 10 (5.5º).
EARTHWORKS:	Historic earthworks may have been undertaken along the northern boundary of the Lots on Burnett Street that over look the south side of the investigated Lot.
WATER TABLE:	Not Encountered. (Some Seepage see bore logs)
LANDSLIDE ACTIVITY	Minor Landslide in Early 1970's in eastern portion of Lot.
LANDSLIDE RISK BEFORE LOT DEVELOPMENT:	Mapped Risk Before Subdivision Development **Low to Medium**
LANDSLIDE RISK **AFTER** ENGINEERING WORKS & LOT DEVELOPMENT:	Assessed Risk After Subdivision Development **Low to Very Low Risk (TOLERABLE / ACCEPTABLE)** Engineering recommendations and Building Envelops defined.

2.0 Current Site Conditions

The Lot subject to this investigation is an area of approximately 3.8 hectares of sloping land with a north easterly aspect, located in West Ulverstone. The land appears to have been clear grazing land in the 1970's however is now surrounded by urban development and has some secondary growth scrub and trees established either on the lot or adjacent to the northern boundary.

It is proposed that the Lot be split into three (3) building Lots ranging between 10,000 m^2 and 16,000 m^2. Access for all lots will be from Clara Street. See Figure 1 on the following page.

The proposed development indicates the preferred location for the dwellings as being situated on an area between the 35 metre and 40 metre contours, which is an area about 30 metre to 65 metre width, with a northerly and north easterly outlook and on land that appears to be stable.

There is a significant change along the Burnett Crescent development boundary where the slope changes to approximately 1 in 3, or 18º or slightly steeper. Slopes below the 35 m elevation are slightly less than the 18º and these slopes have been identified as the slope of failure in the earlier reports relating to the 1973 Landslide investigations mentioned in the following paragraph.

Historically the land appears to have been largely stable although in June 1973, MRT documentation shows there was a request to examine a small landslide in a portion of a 19º slope about 150 metres north east of the end of Maud Street, Amy Street and Burnett Cres. This location has been further examined as part of this report.

In 1974, a further report was filed documenting the investigation of that landslide and these reports have been appended to this assessment.

The site was clear of scrub in 1973 and the growth on site today is progressive regrowth or secondary scrub development essentially over the last 16 years based on an examination of available google Aerial photographs.

There are no significant areas of earthworks on the site.

While some apparent drainage pits were identified there does not appear to be any significant stormwater drainage system installed on the site. The purpose of the identified drainage pits is unknown. The drainage pits identified are marked on the site aerial photographs that also has the investigation bore marked. See Figure 2.

Tas Water have a sewer main installed through the site that follows the rear boundary lines of the lot fronting Burnett Crescent. The Sewer Main is indicated on the plan in Figure 1 following.

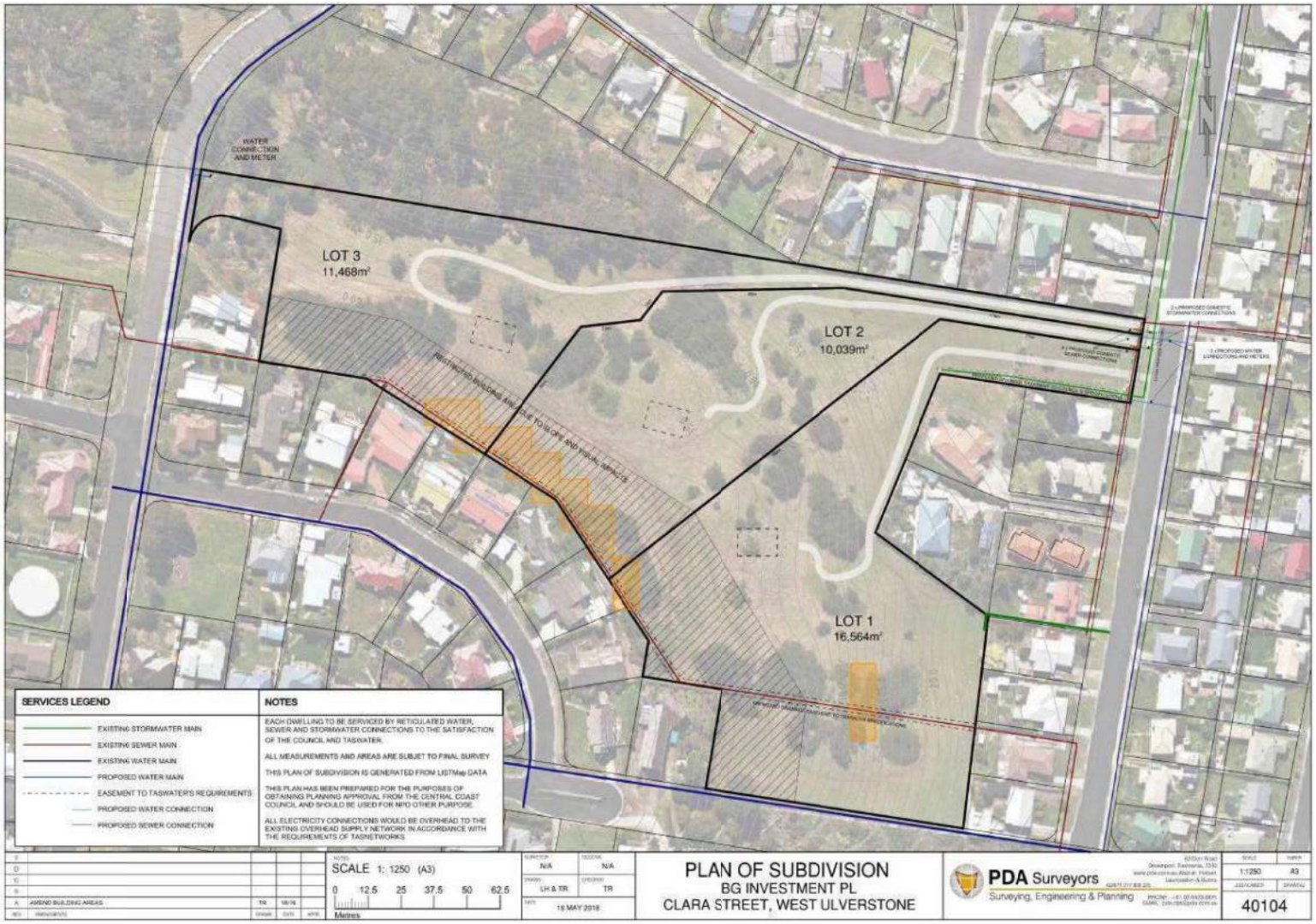

Figure 1 – Proposed Subdivision of Lot

2.1 Site Geology

Mapped information indicates that this Lot lies within an area of Cenozoic Tertiary aged rock consisting of mainly deeply weathered Basalt. This feature indicates, along with the bore information that the basalt at ground surface is mainly reddish-brown silty soil which gradually becomes stiffer with increased depth, the soil continues to become stiffer until rock fabric is encountered and ultimately the fresher rock is encountered.

Drilling information indicates that weathered Basalt rock was encountered in all bores at varying depths. The depths have been tabled below and show the approximate RL of the rock across the site and comments below relate to probably weathering depth and inferred Geological deposits.

Bore Number	Termination Rock Depth	Ground Level	Approx. RL of Rock Surface	Probable Material at Refusal Level
1	6.0	34	28	Weak Basalt over lay = deeply weathered Basalt
2	7.7	37	29.3	Weak Basalt Weak Basalt over lay = deeply weathered Basalt
3	8.8	37	28.2	Weak Basalt over lay = deeply weathered Basalt
4	11.0	42	31	Weak Basalt over lay = deeply weathered Basalt
5	7.5	36	28.5	Weak Basalt over lay = deeply weathered Basalt
6	1.7	21	19.3	Rock appeared to be laminated Probably Coastal rock material. Quartzite?
7	5.3	36	30.7	Weak Basalt over lay = deeply weathered Basalt

Note: Ground Level taken from GPS Reading thus accuracy is limited and unknown. Assume ground levels to be =/- 1m

TABLE 2.1 Termination and Rock Level Estimates from Drilling Information

Bore 6 encountered rock at 1.8 metres BGL, however this appeared to be laminated and may have been the upper level of the Proterozoic Quartzite that outcrops along the beaches to the north of the site rather than the Basalt. If this is the case then this bore would indicate an approximate edge of the Basalt Flow material and the older coastal geology that appears from mapped information to underlay the Basalt intrusion.

The bore holes numbered 4 and 7 were located closer to the higher ground on the southern side of the development and on the basis of the tabled information above, may indicate the slope of the surface of the weathered Basalt. That is the Basalt further out from the high

ground has either been exposed for a longer period or the surface is eroding at varying rates due to ancient tide / sea levels.

Shear vane testing was carried out in selected bores at around 400 to 700 mm BGL and returned shear strength values of between 150kPa and 200kPa with residual strengths of between 38kPa and 49kPa.

Figure 2 – Bore Locations on the Lot

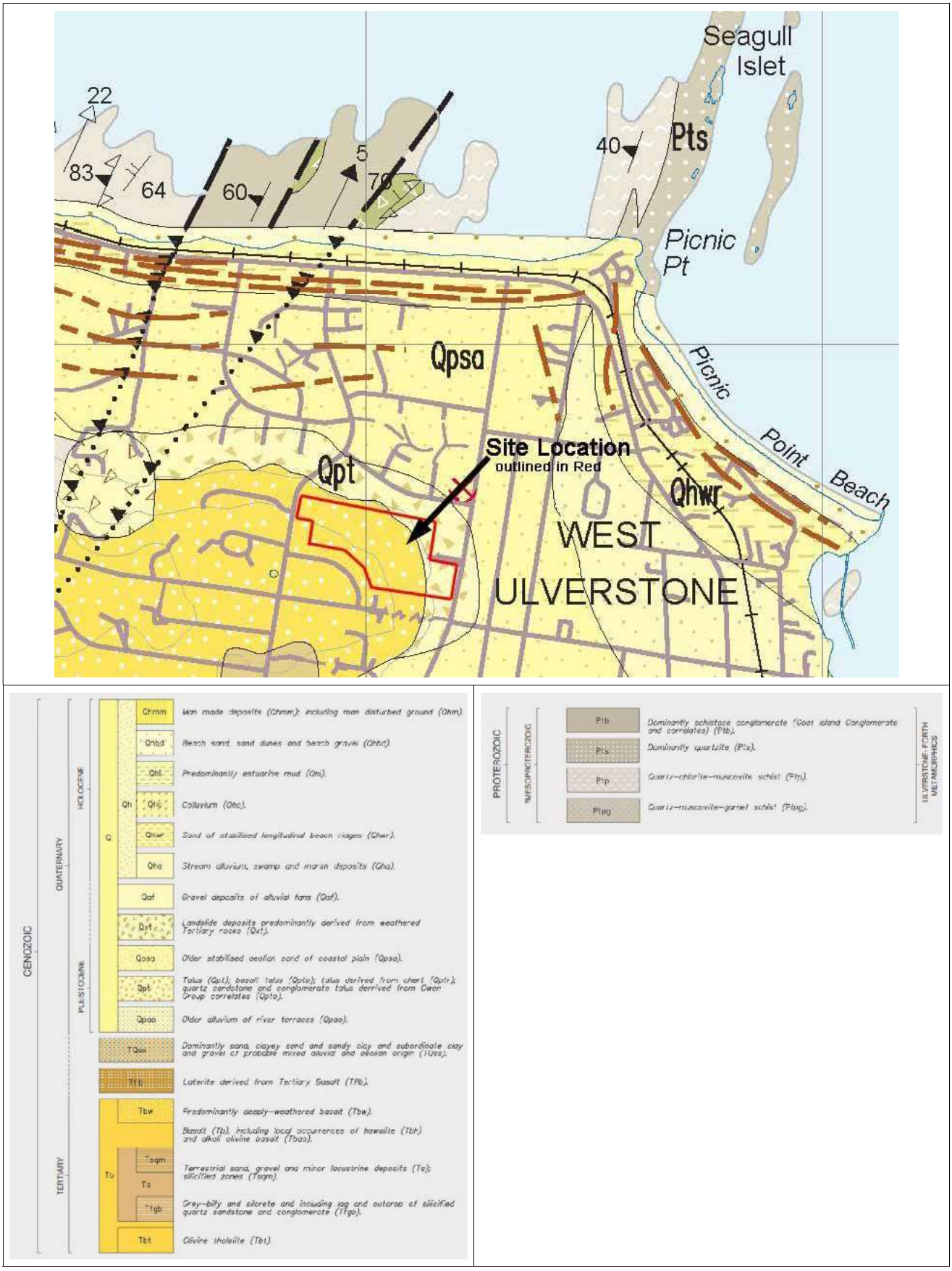

Figure 3 – Site Geology Map

2.2 Soil Sensitivity and Seepage

The only evidence of any historic seepage from the soil profile, was in the area of the 1970's landslide. There was no active seepage at the time of the investigation or signs of any erosion that would indicate regular seepage events from this point.

During the drilling the soil close to the soil rock interface in most cases became wetter or moister. This would generally be expected as this is the zone between the soil and a less permeable horizon.

Bore hole 5 was sampled and tested for moisture at varying levels and the gradual increase in moisture content is evident even during the drier months of the year, however the drop of moisture content once the slightly weathered Basalt was encountered shows the probability of high moisture at the permeable / impermeable soil / rock interface. The duration of this commission does not give sufficient time to carry out long term monitoring of the soil moisture profile.

The moisture content of various soil samples collected from the bores is tabled below.

Sample	Location	Depth	Average Moisture %	Visual Description / Comment
Sample 1	Bore Hole 1	2.7 m	29.1	Silty Clay, Dark Brown
Sample 2	Bore Hole 3	3.7 m	34.7	Silty Clay, Dark Brown
Sample 3	Bore Hole 2	2.4 m	21.0	Silty Clay, Dark Brown
Sample 4	Bore Hole 4	7.5 m	36.4	Silty Clay,Light Brown - medium plasticity
Sample 5	Bore Hole 5	2.4 m	31.2	Silty Clay, Dark Brown - medium plasticity
Sample 6	Bore Hole 5	3.8 m	23.5	Silty Clay, Greyish Brown Brown
Sample 7	Bore Hole 5	5.4 m	31.5	Silty Clay, Mid Grey
Sample 8	Bore Hole 5	7.4 m	25.9	Silty Clay, Dark Brown: Slightly Weathered Basalt

TABLE 2.2 Summary of Soil Moisture Content Tests

Seepage or soil moisture levels are a trigger condition for landslide, however based on the findings of the MRT investigation of the landslide in the 1970's and the current site observations, it appears the slopes less than 19º are not likely to be impacted by seepage flows.

2.3 Land Slope

The Lot has an average slope of approximately 8° or slightly less. However, a feature of the site is the land above the 35 metre contour which is less steep and offers ideal building envelops. Between the 30 metre and 35 metre contour the land slope is steeper at around 18º and along the eastern facing slope this grade is steeper at around 19º to 20º.

The area along the rear boundaries of the lots on Burnett Crescent rises at a steep grade of 1 in 3.5 or 19º. from the 40 metre contour to the 50 metre contour of the Burnett Crescent built area.

With slopes in the order of 18°, both upgrade of the proposed building envelops and between the 30 metre and 35 metre contour as well as following the land slope guidelines used in the landslide mapping series prepared by the Department of Mineral Resources

Tasmania, the risk of Landslide initiation is within the medium risk hazard band for landslide initiation.

Any development on this site would require sufficient distance or set back from the steeper slopes to avoid any impact from any mass soil movement. There are some structural methods of managing the risk and these are discussed in the following sections. The required structures to manage the landslide risk would be both retaining wall structures and drainage methods and infrastructure to intercept any near surface seepage and flows from behind retaining walls.

2.4 Current Stability and Landslide Risk

Historically The lot has been stable except for a reported landslide in the early 1970's. At the time the Burnett Crescent development was being constructed it appears a landslide was noted or occurred about 150 metres to the north east of the Burnett Crescent subdivision. Council requested that MRT carry out an investigation and during this investigation it was determined the small landslide may have been triggered by seepage flow. At the time of the MRT inspections, seepage water was flowing from the toe of the landslide.

The landslide was reported on and the copy of the reports have been appended to this report.

Interestingly, the land slope of the area in which the landslide had occurred was at about 19º, This is the approximate slope grade now used to determine the risk of landslide occurring in the new landslide mapping series and is about the grade where the Low risk landslide parameters pass from the low risk to the medium risk level. The slope grade and risk appear to have a sound basis when based on this observation made in the 1970's.

It therefore follows that slopes on this site at grades greater than 19º should be considered a medium risk of landslide while slopes less than 19º may be considered as low risk and with the right engineering and development infrastructure, may be built upon.

Additionally, to the earlier assessments by MRT, we have some additional data for the site and we know the approximately RL of the less weathered Basalt surface is around the contour level of 28 to 30 metres AHD. We have indications that the soil moisture level is higher near the permeable / impermeable interface which is also around the 27 metre RL AHD and that landslides may occur on slopes greater than 19º.

If we take the Basalt surface RL between bore holes 4 and 5, we have an indication that the Basalt surface slope is about 1 in 16 to 1 in 20 (3º to 4º) which further lowers the risk of landslide occurring in the location of the proposed building envelops.

In summary it appears land with slopes of greater than 19º have a demonstrated risk of landslide in the area but while the underlying rock surface appears to have a slope of 3º to 4º towards the north east, then there is a low risk of any landslide occurring under the land between contours 35 metres and 40 metres.

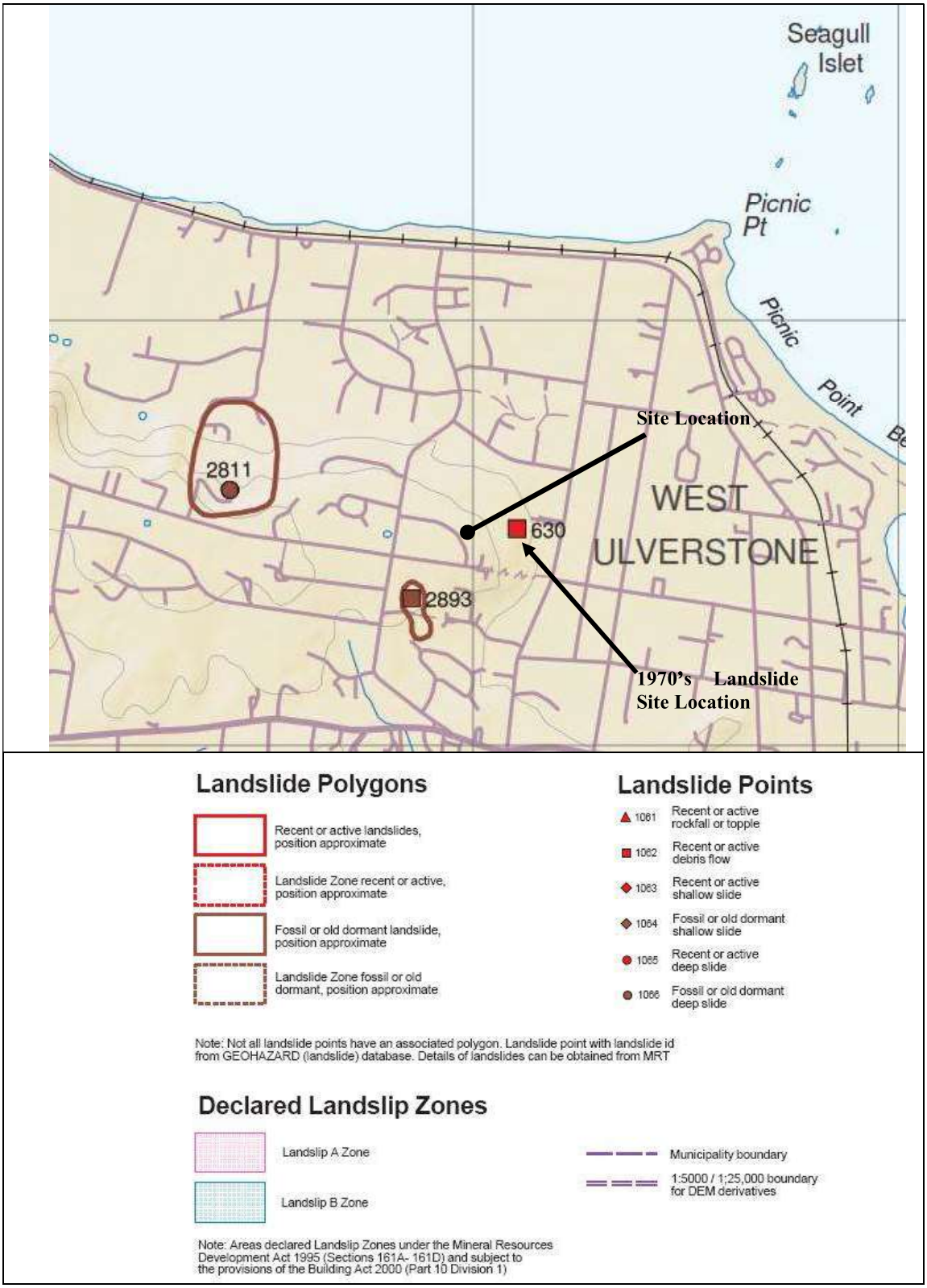

Figure 4 – Mapped Landslides on the Lot and near Lot

2.5 1970's Landslide and Impact on Development

Landslide 630 shown in Figure 4 above was noted in the early 1970's and subsequently investigated by the now MRT. It was found that the slide may have been triggered by soil moisture and at the time seepage flow was noted from the slide toe area. The investigation, reported in a later document carried out several excavations on the site, however the depth was limited.

The conclusion was that land in this location, steeper than 19º had a risk of developing landslides. A map prepared about that time delineated the area of risk at that time, and this largely fell between the 30 metre and 35 metre contours on the site.

The reports of the 1970's investigations are appended to this document.

This investigation has determined that the MRT assessment has rightly defined the area of risk however, this investigation has added additional dimension to the report and has determined the land between the 35 metre and 40 metre contour which is less steep and appears to overlay a weathered Basalt surface of low slope, will offer a low risk area upon which building may take place.

To further negate risk of increasing the soil moisture level on the sites, several Engineering recommendations will be offered to help lower and manage the Landslide risk.

3.0 Required Engineering Works to Maintain Stability

3.1 Cut and Fill Works

The plans proposed for the development of the Lot indicate some internal driveways, some shared but essentially for each new lot. These will require some excavation to achieve the required grades to the building area. Basic earthworks principles should be followed. These will be: -

- Cuts that are unprotected should be no higher than 1.5 metres at grades of not steeper than 1 vertical to 3 horizontal.
- Cuts steeper than those above must be retained with retaining walls having vertical drainage at 1.0 metre intervals and also have foundation horizontal drained installed.
- Fill batters must follow the recommendations for the cut batters above.
- All retaining walls over 1.0 metres in height must be designed and certified by a Structural Engineer
- All fill on a slope must be engineered and raised on benched platforms in accordance with "AS 3798 Guidelines on Earthworks for Commercial and Residential Developments".
- Any building envelop earthworks must also follow "AS 3798 Guidelines on Earthworks for Commercial and Residential Developments".

If any proposed dwelling foundations are placed on "Fill" then they must be piered through the fill to similar bearing material as the rest of the dwelling. Reference to the bearing has been or will be set out in the site soil classification report.

3.2 Batters for Temporary Cuts and Fills

Temporary batters for cuts shall be no steeper than 1 horizontal to 1.5 vertical. If batters are left for extended periods, they should be 2.0 horizontal to 1 vertical. Some surface erosion will occur on cut batters due to overland water flow therefore up gradient interception of any overland flow should be installed.

Fill batters should be no steeper than 2.0 horizontal to 1 vertical. Surface erosion protection will be required to limit surface erosion. If the batter becomes permanent then the soil shall be grassed or planted with permanent groundcovers and mulched to reduce surface erosion risk.

3.3 Retaining Structures and Integral Drainage

All retaining walls will require horizontal drainage along the founding level. This may be an agricultural type drainage product with drainage gravel placed over the drainage line and at least 400 mm wide cover up the fill line behind the wall. The drainage gravel must be placed and covered with geofabric to limit the risk of fine clay entering the gravel and blocking the drainage pathway. Gabion basket type walls will allow the discharge of soil water through the structure where it may not be intercepted by the drainage gravel placed behind the wall.

Surface flow from upgrade of the proposed building pad should be intercepted with a shallow drain (Swale Drain) across the lot which directs intercepted water towards the western side of the lot. The surface water intercepted must be directed down slope in a manner that will not promote erosion. This may be through the use of rubble drains or alternatively be intercepted and piped to the lower levels of the slope. The volume of surface flow from this source is not expected to be high.

For design purposes the following soil strength parameters are suggested:

- Soil Friction angle 20 to 28 degrees
- The bulk density of the normally consolidated clay soil on this site should be taken as 1900 to 2200 kg/m^3.
- Poisson's ratio for a normally consolidated clay is 0.2 to 0.3.

3.4 Excavation and Loading Near Service Trenches.

If footings are to be placed in a location where the footing loads may impact on the service trench stability or buried infrastructure then agreement must be obtained from the service owner or operator.

The footing design and depth should transfer the loading within the soil profile to a depth that is lower than the service. In some instances where footing loads may still be too high in the soil profile then the use of piers and beams may be required.
On this lot it is noted that a service trench easement lies along the site boundary near the proposed dwelling location.

As a general guide see Figure 7 following, which graphically shows the influence of footings on adjacent services or trenches.

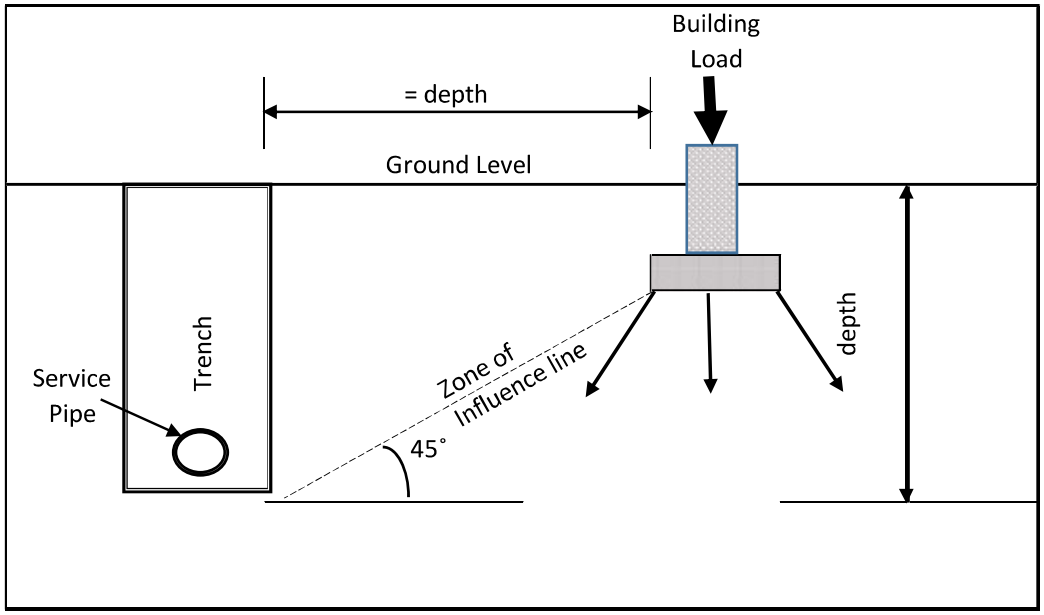

Figure 5 – Zone of Influence Guideline

3.5 Building Envelopes

Figure 6, following set out recommended building envelopes. The base plan shows the developer desired locations of the buildings which places them on the less steep land between the 35 metre and 40 metre contours.

The proposed location of building envelopes on Lots 2 and 3 are well placed however, the proposed envelope on Lot 1 is near the 1970's landslide location. The recommended locations are shown in Figure 6 following and positioning is based on the Landslide Risk aspect of this assessment.

3.6 Storm Water and Septic Sewer

In preparing this assessment it has been assumed that all lots will be serviced with storm water reticulation from the dwelling area to the Clara Street system. Infiltration of storm water into the soil at elevations above 30 metre contour must not occur.

Drainage of driveways on the steeper slope above the 30 metre contour is required to transfer the runoff to the development storm water reticulation.

A sewer line is located along the slope below the Burnett Crescent development however this line elevation may be inappropriate due to depth or elevation and not allow gravity connection. It is noted that sewer connections are to be provided at the Clara Street lot access point and is assumed that these connections will be used.

It is not recommended that On-site Wastewater Management methods be applied to this site.

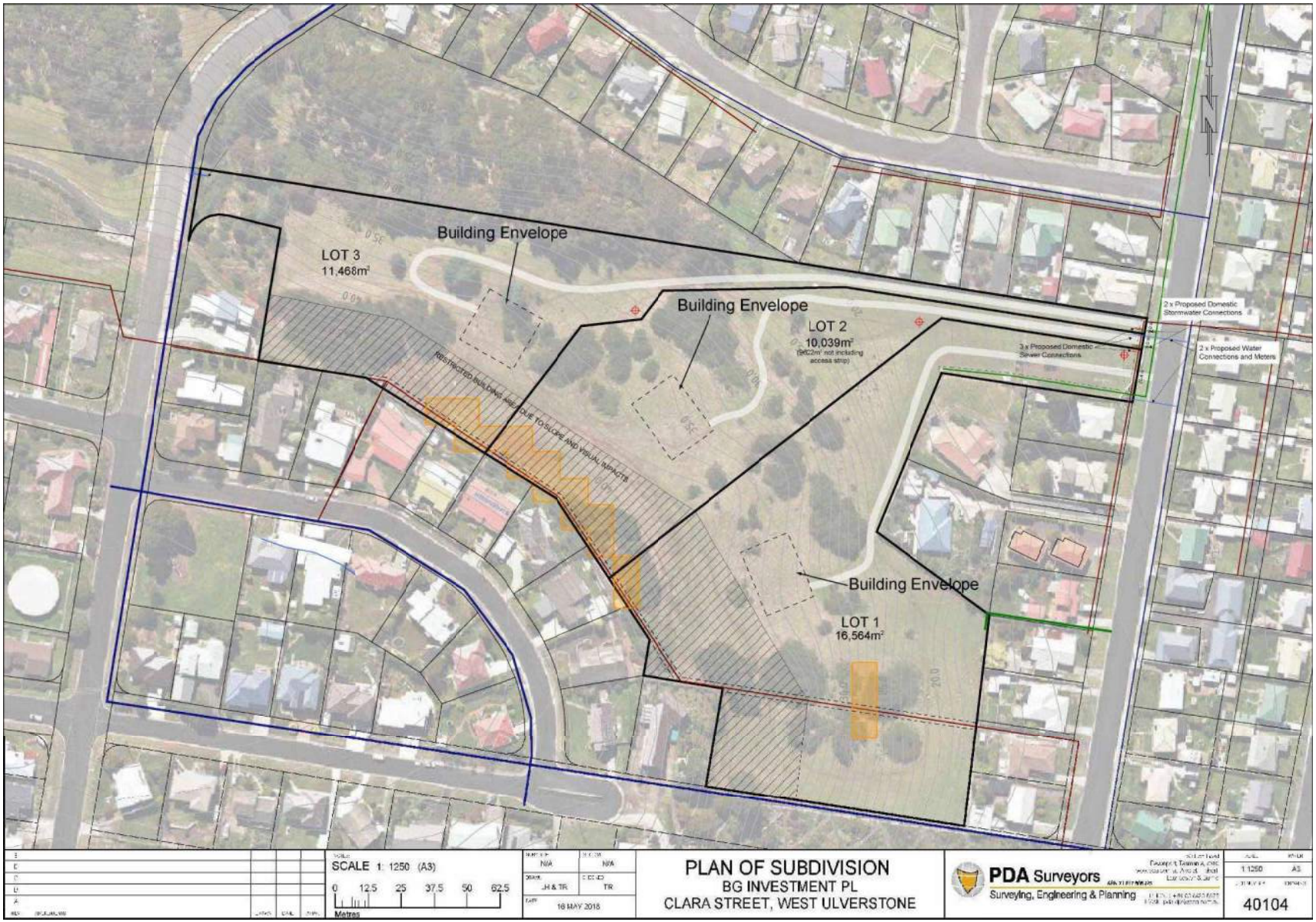

Figure 6 – Recommended Building Envelopes

4.0 Risk Assessment in Accordance with AGS Guidelines after Stabilisation Works

There are two aspects to consider in relation to the changes to the Landslide Risk resulting from the development on this Lot.

Firstly, the development of the subdivision which is the creation of lots and construction of the road and stormwater system plus sewage reticulation. In general terms the creation of the subdivision community elements manages surface water and reduce the volume of moisture reaching the deeper soil profile. This soil moisture reduction reduces the risk of landslide.

In the case of this Lot the primary aim of soil water management is to limit the soil moisture level to reduce the risk of generating shallow surface debris flows. Additionally, the placement of any structure should avoid the risk of landslide area recession that may over time reach the footing areas of any building.

Secondly, the Lot has a proposed development and, in this case, it is proposed that a typical single storey dwelling of concrete slab and brick veneer is constructed on the building pad created on the site.

The proposed constructions on the new lots are unlikely to have any stability impact on the lot provided the stormwater is managed from the buildings and the gardens are not over irrigated. Stormwater from the dwelling, driveways and any hard-standing areas should be directed to a stormwater management system that removes as much surface water as possible from the dwelling area between the 35 metre and 40 metre contours.

This report has recommended several engineering requirements in relation to water management and site retaining structures that will be considered in the concept and impacts contained in the AGS Landslide Risk Assessment Guidelines and within the Tasmanian Government, Department of Premier and Cabinet, “Guidelines to Considering Natural Hazard Risks in Land Use Planning and Building Control”.

4.1 Landslide Hazard Prior to Development

The current landslide risk (Hazard Band) is classed as Medium Risk for the Lot. At the individual proposed lot building locations, we see the following: -

- Lot 1: - Parts of the proposed building area are low risk or less than low risk of landslide. The issue with Lot 1 is to construct the buildings away from the head of the 1970’s landslide location. The proposed location is described as being a “LOW RISK” landslide area.
- Lot 2: - This building envelope is largely outside the low risk Landslide area
- Lot 3: - The building envelope for this lot has a small area considered outside the Low Risk area however, it is adjacent to and within parts of the “LOW RISK” Landslide area.

Consideration of the landslide mechanisms more likely to occur on the development and Lot and more particularly within the proposed building envelopes, the assessment is based on the type of slides in the immediate area and identified as a landslide in the early 1970's. It is probable that the type of landslide, should it ever reactivate or occur, would be a Discrete Landslide classified as a soil debris slide.

In general terms the slide would be a shallow slide and in this case in a limited area, mainly triggered by soil moisture levels which in practice can be managed and have been recommended above.

4.2 Impact of the Development on the Previous Landslide Risk Value

The proposed works on new Lots are essentially required to support the "cut" faces on the site access routes and to a lesser extent on or around any proposed building pad. Recommendations are made for fill on the site and it is expected that these recommendations will be followed. Retaining wall drainage and the gabion basket type walls while having drainage gravel backfill, will be design also allow any excessive soil moisture to pass through the structure and significantly lower the risk of high pore water pressures developing and triggering any landslide.

Drainage is required for each lot that captures, roof runoff, retaining wall seepage, swimming pool drainage and splash waste plus any paved area runoff as outlined in the preceding sections of this assessment.

The proposed retaining walls all require sub-soil drainage behind the structure in accordance with best practice and the risk of the reinforced walls failing under the loading to be considered and advised above is considered unlikely within the life cycle of the development.

In summary the drainage and retaining structures are unlikely to have any adverse impacts on the development and are unlikely to increase the landslide risk value. It is the assessor view that any impacts will enhance site drainage thus reducing the risk of a landslide occurring or being initiated by the proposed works on this site.

4.3 Development Risk Assessment on Lot

In making this assessment it is assumed the recommended Engineering works will be carried out. The works required are set out in "Section 3, Required Engineering Works to Maintain Stability". These recommended works are to manage soil moisture levels, seepage and the correct design and construction of the buildings and services within the access lines and building envelope will assist in maintaining the current risk level or reducing the current risk level.

The assessment follows the AGS Guidelines. That assessment follows below.

AUSTRALIAN GEOGUIDE LR7 (LANDSLIDE RISK)

LANDSLIDE RISK

Concept of Risk

Risk is a familiar term, but what does it really mean? It can be defined as *"a measure of the probability and severity of an adverse effect to health, property, or the environment."* This definition may seem a bit complicated. In relation to landslides, geotechnical practitioners (GeoGuide LR1) are required to assess risk in terms of the likelihood that a particular landslide will occur and the possible consequences. This is called landslide risk assessment. The consequences of a landslide are many and varied, but our concerns normally focus on loss of, or damage to, property and loss of life.

Landslide Risk Assessment

Some local councils in Australia are aware of the potential for landslides within their jurisdiction and have responded by designating specific "landslide hazard zones". Development in these areas is often covered by special regulations. If you are contemplating building, or buying an existing house, particularly in a hilly area, or near cliffs, go first for information to your local council.

Landslide risk assessment must be undertaken by a geotechnical practitioner. It may involve visual inspection, geological mapping, geotechnical investigation and monitoring to identify:

- potential landslides (there may be more than one that could impact on your site)
- the likelihood that they will occur
- the damage that could result
- the cost of disruption and repairs and
- the extent to which lives could be lost.

Risk assessment is a predictive exercise, but since the ground and the processes involved are complex, prediction tends to lack precision. If you commission a landslide risk assessment for a particular site you should expect to receive a report prepared in accordance with current professional guidelines and in a form that is acceptable to your local council, or planning authority.

Risk to Property

Table 1 indicates the terms used to describe risk to property. Each risk level depends on an assessment of how likely a landslide is to occur and its consequences in dollar terms. "Likelihood" is the chance of it happening in any one year, as indicated in Table 2. "Consequences" are related to the cost of repairs and temporary loss of use if a landslide occurs. These two factors are combined by the geotechnical practitioner to determine the Qualitative Risk.

TABLE 2: LIKELIHOOD

Likelihood	Annual Probability
Almost Certain	1:10
Likely	1:100
Possible	1:1,000
Unlikely	1:10,000
Rare	1:100,000
Barely credible	1:1,000,000

The terms "unacceptable", "may be tolerated", etc. in Table 1 indicate how most people react to an assessed risk level. However, some people will always be more prepared, or better able, to tolerate a higher risk level than others.

Some local councils and planning authorities stipulate a maximum tolerable level of risk to property for developments within their jurisdictions. In these situations the risk must be assessed by a geotechnical practitioner. If stabilisation works are needed to meet the stipulated requirements these will normally have to be carried out as part of the development, or consent will be withheld.

TABLE 1: RISK TO PROPERTY

Qualitative Risk		Significance - Geotechnical engineering requirements
Very high	VH	**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 the value of the property.
High	H	**Unacceptable** without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable level. Work would cost a substantial sum in relation to the value of the property.
Moderate	M	**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 possible.
Low	L	**Usually acceptable** to regulators. Where treatment has been needed to reduce the risk to this level, ongoing maintenance is required.
Very Low	VL	**Acceptable**. Manage by normal slope maintenance procedures.

Table 4.1 Australian Geomechanics Society Landslide Risk Explanation

COMMENTARY ON PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

Table C10: AGS suggested Acceptable qualitative risk to property criteria.

Importance Level of Structure (1)	Suggested Upper Limit of Acceptable Qualitative Risk Property (2)	
	Existing Slope (3) / Existing Development (4)	New Constructed Slope (5) / New Development (6) / Existing Landslide (7)
1	Moderate	Moderate
2	Low	Low
3	Low	Low
4	Very Low	Very Low

Notes:

1. Refer to Appendix A, Practice Note
2. Based on Appendix C, Practice Note
3. "Existing Slopes" in this context are slopes that are not part of a recognizable landslide and have demonstrated non-failure performance over at least several seasons or events of extended adverse weather, usually being a period of at least 10 to 20 years.
4. "Existing Development" includes existing structures, and slopes that have been modified by cut and fill, that are not located on or part of a recognizable landslide and have demonstrated non-failure performance over at least several seasons or events of extended adverse weather, usually being a period of at least 10 to 20 years.
5. "New Constructed Slope" includes any change to existing slopes by cut or fill or changes to existing slopes by new stabilisation works (including replacement of existing retaining walls or replacement of existing stabilisation measures, such as rock bolts or catch fences).
6. "New Development" includes any new structure or change to an existing slope or structure. Where changes to an existing structure or slope result in any cut or fill of less than 1.0 m vertical height from the toe to the crest and this change does not increase the risk, then the Existing Slope / Existing Structure criterion may be adopted. Where changes to an existing structure do not increase the building footprint or do not result in an overall change in footing loads, then the Existing Development criterion may be adopted.
7. "Existing Landslides" have been considered likely to require remedial works and hence would become a New Constructed Slope and require the lower risk. Even where remedial works are not required per se, it would be reasonable expectation of the public for a known landslide to be assessed to the lower risk category as a matter of "public safety".

Tolerable risk levels would be one class higher (for example Moderate where Low is acceptable). Consideration should be given by regulators to adopting Tolerable risk to property for Existing Slope and Existing Development situations in a similar vein to the recommended differentiation for risk to life.

Table 4.2 Australian Geomechanics Society Landslide Risk. Tolerable Risk Explanation

APPENDIX G

LANDSLIDE RISK ASSESSMENT – EXAMPLE OF QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

Qualitative Measures of Likelihood

Level	Descriptor	Description	Indicative Annual Probability
A	ALMOST CERTAIN	The event is expected to occur	$\geq\approx 10^{-1}$
B	LIKELY	The event will probably occur under adverse conditions	$\approx 10^{-2}$
C	POSSIBLE	The event could occur under adverse conditions	$\approx 10^{-3}$
D	UNLIKELY	The event might occur under very adverse circumstances	$\approx 10^{-4}$
E	RARE	The event is conceivable but only under exceptional circumstances.	$\approx 10^{-5}$
F	NOT CREDIBLE	The event is inconceivable or fanciful	$<10^{-6}$

Note: "≈" means that the indicative value may vary by say ± ½ of an order of magnitude, or more.

Qualitative Measures of Consequences to Property

Level	Descriptor	Description
1	CATASTROPHIC	Structure completely destroyed or large scale damage requiring major engineering works for stabilisation.
2	MAJOR	Extensive damage to most of structure, or extending beyond site boundaries requiring significant stabilisation works.
3	MEDIUM	Moderate damage to some of structure, or significant part of site requiring large stabilisation works.
4	MINOR	Limited damage to part of structure, or part of site requiring some reinstatement/stabilisation works.
5	INSIGNIFICANT	Little damage.

Note: The "Description" may be edited to suit a particular case.

Qualitative Risk Analysis Matrix – Level of Risk to Property

LIKELIHOOD	CONSEQUENCES to PROPERTY				
	1: CATASTROPHIC	2: MAJOR	3: MEDIUM	4: MINOR	5: INSIGNIFICANT
A – ALMOST CERTAIN	VH	VH	H	H	M
B – LIKELY	VH	H	H	M	L-M
C – POSSIBLE	H	H	M	L-M	VL-L
D – UNLIKELY	M-H	M	L-M	VL-L	VL
E – RARE	M-L	L-M	VL-L	VL	VL
F – NOT CREDIBLE	VL	VL	VL	VL	VL

Risk Level Implications

Risk Level		Example Implications(1)
VH	VERY HIGH RISK	Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to acceptable levels; may be too expensive and not practical
H	HIGH RISK	Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable levels
M	MODERATE RISK	Tolerable provided treatment plan is implemented to maintain or reduce risks. May be accepted. May require investigation and planning of treatment options.
L	LOW RISK	Usually accepted. Treatment requirements and responsibility to be defined to maintain or reduce risk.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (1) The implications for a particular situation are to be determined by all parties to the risk assessment; these are only given as a general guide.

(2) Judicious use of dual descriptors for Likelihood, Consequence and Risk to reflect the uncertainty of the estimate may be appropriate in some cases.

Australian Geomechanics – March 2000 87

Table 4.3 Australian Geomechanics Society Landslide Risk. Qualitative Terminology

- The subdivision development is required to included the stormwater management system, access roading, storm water and sewage management infrastructure.

- The Building Envelopes have been set out and will be adhered to, with services installed as required especially those to manage on site water and drainage.

- Lot 1 envelope near the 1970's landslide will have all buildings within the marked envelope in Figure 6 of this report.

- Based on site observations and reliability of historical and MRT Data available, the assessor has determined the following site risk and applied the Australian Geomechanics guideline risk assessment to the site after the recommended works are completed.

1. **Likelihood of a Shallow Soil Landslide: -**
   Type = Earth flow applicable to this site. After site Development
   Risk = D – Unlikely – The event might occur under very adverse Conditions – would generally be limited to the upper 0.6m of the soil profile. – Probability ≈ 10^{-3}
   Consequences to property = 4 Minor – limited damage to part of site requiring some reinstatement or stabilisation work
   Risk Level = Low to Very Low

2. **Likelihood of a Deep-Seated Landslide: -**
   Type = Deep Seated applicable to this site. After site Development
   Risk = E – Rare – The event is conceivable but only under exceptional circumstances. There are no logged or noted Deep Seated landslides within the development and adjacent areas. Site investigations did not encounter materials that would induce or indicate a high risk of a deep seated failure – Probability ≈ 10^{-5}
   Consequences to property = 4 Minor – Limited damage to part of the structure, or part of the site requiring some reinstatement or stabilisation works.
   Risk Level = Very Low

3. **Likelihood of a Rockfall: -**
   Type = Rockfall - NOT applicable to this site. No significant Rock outcrops above the site or within a conceivable runout distance.

4. **Likelihood of Upper Slopr Runout: -**
   Type = Earth flow applicable to this site. After site Development
   Risk = D – Unlikely – The event might occur under very adverse Conditions. No record / observed features to show this type of failure has occurred – Probability ≈ 10^{-3}
   Building Envelopes have separation from higher slope
   Consequences to property = 4 Minor – limited damage to part of site requiring some reinstatement or stabilisation work
   Risk Level = Low to Very Low

5. **Risk Level Implications**
LOW RISK – Level of risk usually accepted. Treatment requirements and responsibility to be defined to maintain or reduce risk

The proposed development will not increase the risk of landslide and may lower the current risk level. In Accordance with the AGS Guidelines the Risk of Landslide is Low to Very Low and falls within the ACCEPTABLE level

4.4 Managing the Potential Landslide Risk

It is the responsibility of the developer and subsequently, the land owner, to manage and maintain equipment and services installed as part of his development / and later the dwelling owner. It is recommended that: -

Stormwater and Surface Water

- All Stormwater from the dwellings will be piped away from the immediate house area to a site stormwater connection point or to the approved reticulated stormwater systems
- Stormwater from yards and paved areas be captured and piped to the same point as above.
- Surface flow, if it occurs, from up gradient of the lot, should be captured and directed away from the top of the slope to the storm water management system for the lot and subsequently to the subdivision stormwater reticulation system.
- Surface water must not be concentrated in an area which promotes or develops flow over the top of the retaining walls or concentration at a point on the site.

Construction, Irrigation and Retaining Walls

- If any Garden irrigation system is installed it should be controlled with devices that will shut the system down during wet or rain periods.
- The preferred house design or construction for this site should be a light construction or a maximum of brick veneer cladding.
- Any foundation for either a suspended floor or concrete slab floor must pass through any fill and be supported on the natural soil on site that has sufficient bearing for the design loads. Slabs and foundations must be designed by a suitably qualified Structural Engineer
- Fill slopes and cuts must be retained. All retaining structures must have drainage installed and captured sub-soil water directed to the stormwater system.
- Drainage protected with geofabric and backfill behind retaining walls is required.

4.5 Limitations of the Assessment

This assessment has been based on mapped information from the MRT Landslide Mapping program and the proposed development of the lot information provided by the owner. The risk assessment has relied on the external information and then based the risk assessment on that information as well as limited site assessment work carried out as part of the site classification process, the seepage area investigation and commissioned work by the developer.

The assessment is limited to a single-storey dwelling built in the specific area on the site indicated in Figure 6 Section 3 above. The assessment has assumed, that the buildings will be light and may not exceed the weight of a standard brick veneer dwelling on a concrete slab on ground.

This report in section 4.4 Managing the Potential Landslide Risk has recommended design considerations for the site drainage and proposed dwelling design. There are ongoing responsibilities that these measures will be managed by the owner to maintain the current risk level on the site. In this case those responsibilities relate to managing and maintaining the stormwater system on the site and ensuring any structure, especially any retaining walls are properly designed, built and maintained. These latter responsibilities are generally the requirements for good ongoing urban property or site management.

4.6 FORM "A" STATEMENT

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

FORM A	Page 1 of 2
	Geotechnical Declaration and Verification Development Application
Office Use Only	Regulator: <*Add in or change to appropriate name*>

To be submitted with a development application. If this form is not submitted with the geotechnical report the report will be refused.
This form is essential to verify that the geotechnical report has been prepared in accordance with <*Regulator's geotechnical DCP*> and that the author of the geotechnical report is a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>. Alternatively, where a geotechnical report has been prepared for subdivision or is greater than two years old or by a professional person not recognised by <*Regulator's geotechnical DCP*> , then this form may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>.

Section 1	**Related Application**	
Reference	What is the Council development application number?	
DA Site Address	Title Reference 252413 / 1; Clara Street, West Ulverstone, TAS 7315	
DA Applicant	BG Investment	
Section 2	**Geotechnical Report**	
Details	Landslide Risk Assessment & Geotechnical Recommendations for Title 252413/1 Title:	
	Author's Company/ Organisation Name: EAW Geo Services	Report Reference No: 489
	Author:Warren James Newell	Dated: 10/ 07 / 2019

Section 3	**Checklist**	
Geotechnical Requirements (Tick as appropriate, either Yes or No)	**The following checklist covers the minimum requirements to be addressed in a geotechnical report. This checklist is to accompany the report. Each item is to be cross-referenced to the section or page of the geotechnical report which addresses that item.**	
Yes ☑ / No ☐	A review of readily available history of slope instability in the site or related land as per <*Add reference*>	
☑ / ☐	An assessment of the risk posed by all reasonably identifiable geotechnical hazards as per <*Add reference*>	
☑ / ☐	Plans and sections of the site and related land as per <*Add reference*>	
☑ / ☐	Presentation of a geological model as per <*Add reference*>	
☑ / ☐	Photographs and/or drawings of the site as per <*Add reference*>	
☑ / ☐	A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally as per <*Add reference*> **as reported and concluded in the referenced report**	
☐ / ☐	If any items above are ticked No, an explanation is to be included in the report to justify why. <*Add reference*>	
Yes / No	Subject to recommendations and conditions relevant to:	
☑ / ☐	selection and construction of footing systems,	
☑ / ☐	earthworks,	
☑ / ☐	surface and sub surface drainage,	
☑ / ☐	recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk,	
☑ / ☐	any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal, from a geotechnical viewpoint,	
☑ / ☐	highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections.	
☑ / ☐	State Design life adopted: **50** Years	

Note: <Add reference>: Add in the relevant section or page number of the listed geotechnical report which addresses each item.

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

Page 2 of 2

FORM A — Geotechnical Declaration and Verification Development Application

Section 4 — List of Drawings referenced in Geotechnical Report

Design Documents

Description	Plan or Document No.	Revision or Version No.	Date	Author
Aerial photographs and developmen plans provided by Surveyors	Various			PDA
MRT Mapping of Landslide Risk in Ulverstone as shown on LS Maps				MRT
EAW Geo Services Bore Logs included in the referenced report			10/07/19	EAW Geo Services

Section 5 — Declaration

Declaration (Tick all that apply) Yes

I am a geotechnical engineer or engineering geologist as defined by the <*Regulator's geotechnical DCP*> and on behalf of the company below, I:

- ☑ No ☐ — am aware that the geotechnical report I have either prepared or am technically verifying (referenced above) is to be submitted in a support of a development application for the proposed development site (referenced above) and its findings will be relied upon by <*the Regulator*> in determining the development application.
- ☑ N/A ☐ — prepared the geotechnical report referenced above in accordance with the AGS (2007c) as amended and <*Regulator's geotechnical DCP*>.
- ☑ N/A ☐ — am willing to technically verify that the Geotechnical Report referenced above has been prepared in accordance with the AGS (2007c) as amended and <*Regulator's geotechnical DCP*>.
- ☑ No ☐ — am willing to technically verify that the geotechnical report prepared for the development application for the site confirms the land will achieve the level of <*tolerable risk*> of slope instability as a result of the considerations described in <*add reference to specific section of*> <*Regulator's geotechnical DCP*> taking into account the total development and site disturbances proposed.
- ☑ No ☐ — am willing to technically verify that the geotechnical report prepared for the site and related land being greater than two years old confirms the land will achieve the level of <*tolerable risk*> of slope instability as a result of the considerations described <*add reference to specific section of*> of <*Regulator's geotechnical DCP*> *taking into account the total development and site disturbances proposed.*
- ☑ No ☐ — have professional indemnity insurance in accordance with <*Regulator's geotechnical DCP*> of not less than $.... million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to <*the Regulator*>.

Section 6 — Geotechnical Engineer or Engineering Geologist Details

Company/ Organisation Name	Earth Air Water Consulting and Monitoring Pty Ltd trading as EAW Geo Services		
Name (Company Representative)	Surname: Newell	Mr /Mrs /Other:	Mr
	Given Names: Warren James		
	Chartered Professional Status: FIEAust; CPEng (Aust); NER; APEC Eng; IntPE (Aust)	Registration No:	595788
Signature		Dated:	10 / 07 / 2019

Reference: AGS (2007c) *"Practice Note Guidelines for Landslide Risk Management"*. Australian Geomechanics Society, Australian Geomechanics, V42, .N1, March 2007.

Note: N/A = Not Applicable.

Australian Geomechanics Vol 42 No 1 March 2007 95

6.0 Soil Moisture & Shrink Swell Test Results

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SOIL MOISTURE CONTENT

CLIENT: **BG Investments**
PROJECT: **Clara Street, West Ulverstone**
LOCATION: **Proposed Subdivision**

SAMPLE SOURCE: Clara Street, West Ulverstone
SAMPLE DEPTH: Varies as Listed Below
SAMPLE DESCRIPTION: Silty Clay

SAMPLING DATE: 17/02/2019
TEST DATE: 18/02/2019

LABORATORY NUMBER: 201900215

SAMPLE MOISTURE CONTENTS

Sample	Location	Depth	Average Moisture %	Visual Description / Comment
Sample 1	Bore Hole 1	2.7 m	29.1	Silty Clay, Dark Brown
Sample 2	Bore Hole 3	3.7 m	34.7	Silty Clay, Dark Brown
Sample 3	Bore Hole 2	2.4 m	21.0	Silty Clay, Dark Brown
Sample 4	Bore Hole 4	7.5 m	36.4	Silty Clay,Light Brown - medium plasticity
Sample 5	Bore Hole 5	2.4 m	31.2	Silty Clay, Dark Brown - medium plasticity
Sample 6	Bore Hole 5	3.8 m	23.5	Silty Clay, Greyish Brown Brown
Sample 7	Bore Hole 5	5.4 m	31.5	Silty Clay, Mid Grey
Sample 8	Bore Hole 5	7.4 m	25.9	Silty Clay, Dark Brown: Slightly Weathered Basalt

Test Approved

Date: 10/07/2019 17:17

Warren J. Newell
NZCE (Civil); NZCSc (Water Technology); MAppSc (UNSW)
FIEAust; CPEng(Aust); NER; APECEngineer; IntPE(Aust)

Tested in Accordance with AS 1289 2.1.1 - 2003 Determination of the moisture content of a soil — Oven Drying Method (Standard Method).

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 2 Upper	
SAMPLE DESCRIPTION:	Silty Clay Dark Brown	
LABORATORY NUMBER:	48900101	
SHRINK-SWELL INDEX (Iss)	**0.5**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**0.7**	%
Total Swell (E_{sw})	**0.4**	%
Shrink Specimen		
Measured Moisture Content (W_3)	28.0	%
Dry Density	1.46	t/m^3
Inert Inclusions	Occassional fine Gravel	%
Crumbling	Moderate	
Cracking	Severe	
Swell Specimen		
Initial Moisture Content (W_1)	22.5	%
After Test Moisture Content (W_2)	30.4	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell Index

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 3 - 0.5 to 0.7m	
SAMPLE DESCRIPTION:	Silty Clay Light brown	
LABORATORY NUMBER:	48900103	
SHRINK-SWELL INDEX (Iss)	**1.2**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**2.1**	%
Total Swell (E_{sw})	**0.3**	%
Shrink Specimen		
Measured Moisture Content (W_3)	26.3	%
Dry Density	1.59	t/m^3
Inert Inclusions	:assional fine Gravel and minor s	%
Crumbling	None	
Cracking	Mild	
Swell Specimen		
Initial Moisture Content (W_1)	32.5	%
After Test Moisture Content (W_2)	33.6	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell index

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 4 - 0.7 to 1.0m	
SAMPLE DESCRIPTION:	Silty Clay. Very Stiff reddish brown (Weathered Basalt Soil)	
LABORATORY NUMBER:	48900104	
SHRINK-SWELL INDEX (Iss)	**2.8**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**4.9**	%
Total Swell (E_{sw})	**0.2**	%
Shrink Specimen		
Measured Moisture Content (W_3)	35.4	%
Dry Density	1.27	t/m^3
Inert Inclusions	Occassional fine weathered grave	%
Crumbling	Moderate	
Cracking	None	
Swell Specimen		
Initial Moisture Content (W_1)	38.3	%
After Test Moisture Content (W_2)	62.2	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell index

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 4 - 4.5 to 4.8m	
SAMPLE DESCRIPTION:	Silty Clay Light brown with some fine gravel	
LABORATORY NUMBER:	48900102	
SHRINK-SWELL INDEX (Iss)	**4.8**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**8.6**	%
Total Swell (E_{sw})	**0.0**	%
Shrink Specimen		
Measured Moisture Content (W_3)	59.4	%
Dry Density	1.01	t/m^3
Inert Inclusions	Occassional fine Gravel	%
Crumbling	Mild	
Cracking	Mild	
Swell Specimen		
Initial Moisture Content (W_1)	55.8	%
After Test Moisture Content (W_2)	57.0	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell index

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 5 - 0.8m to 1.0m	
SAMPLE DESCRIPTION:	Silty Clay. Dark Brown	
LABORATORY NUMBER:	48900105	
SHRINK-SWELL INDEX (Iss)	**2.1**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**3.7**	%
Total Swell (E_{sw})	**0.3**	%
Shrink Specimen		
Measured Moisture Content (W_3)	26.7	%
Dry Density	1.56	t/m^3
Inert Inclusions	Occassional fine weathered grave	%
Crumbling	Nil	
Cracking	Mild	
Swell Specimen		
Initial Moisture Content (W_1)	31.5	%
After Test Moisture Content (W_2)	35.2	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell index

TEST CERTIFICATE

EAW Geo Services

A trading Name of Earth Air Water Consulting and Monitoring Pty Ltd ABN 44 076 346 588

SHRINK SWELL INDEX

CLIENT: **BG Investment**
Clara Street, Ulverstone
PROJECT: **Site Stability and Geotechnical Assessment**
LOCATION: **Ulverstone**

SAMPLE SOURCE:	Bore Hole 7 - 0.9m to 1.2m	
SAMPLE DESCRIPTION:	Silty Clay. Dark Reddish Brown with some light yellowish / Orange Mottles. (Weathered Bas	
LABORATORY NUMBER:	48900106	
SHRINK-SWELL INDEX (Iss)	**2.9**	
SAMPLE DATA		
Total Shrinkage (E_{sh})	**5.2**	%
Total Swell (E_{sw})	**0.1**	%
Shrink Specimen		
Measured Moisture Content (W_3)	43.0	%
Dry Density	1.16	t/m^3
Inert Inclusions	Occassional small angular gravel	%
Crumbling	Mild	
Cracking	Mild	
Swell Specimen		
Initial Moisture Content (W_1)	20.1	%
After Test Moisture Content (W_2)	21.2	%
Date Tested	20/02/2019	
Sample By	WN	
Job Number	489	

Tested in Accordance with AS 1289 7.1.1 - 2003 Determination of the shrinkage index of a soil - Shrink-swell Index

Test Summary

Bore Sampled	Sample Depth (m)	Iss	Ys (mm)	Soil Description	Dry Density t/m^3	Soil Classification	Moisture Content %
1	2.7			Silty Clay – Dark Brown			29.1
2	0.5 – 0.7	0.5	29	Silty Clay – Dark Brown	1.46	M	
2	2.4			Silty Clay – Dark Brown			21.0
3	0.5 – 0.7	1.2	33	Silty Clay – Light Brown	1.59	M	
3	3.7			Silty Clay – Dark Brown			34.7
4	0.7 – 1.0	2.8	52	Silty Clay – Reddish Brown	1.27	H1	
4	4.4 – 4.8	4.8	N/A	Silty Clay – Light Brown Sampled below normal soil reactivity levels when considered in relation to AS2870. Sample would be over consolidated.	1.01 ?	N/A sample taken deep in bore hole. Blow moisture change impact level	
4	7.5						36.4
5	0.8 – 1.0	2.1	43	Silty Clay – Dark brown	1.56	H1	
5	2.4			Silty Clay, Dark Brown - medium plasticity			31.2
5	3.8			Silty Clay, Greyish Brown			23.5
5	5.4			Silty Clay, Mid Grey			31.5
5	7.4			Silty Clay, Dark Brown: Slightly Weathered Basalt			25.9
7	0.9 – 1.2	2.9	53	Silty Clay – Reddish brown with some yellowish mottles	1.16	H1	

7.0 Bore Logs

EAW Geo Services

BOREHOLE No BH 1

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444634.97 N
428904.205 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 34 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soil: Soft/Loose	Soil: Firm/M Dense	Soil: Stiff/Dense	Soil: V Stiff/V Dense	Rock: E Weak (Hard)	Rock: V Weak	Rock: Weak	Rock: M Strong	Rock: Strong	Rock: V Strong	Rock: E Strong	Weathering	Remarks
		500		**SILTY CLAY : -** Firm red brown silty clay. Moist														
		1000		**SILTY CLAY : -** Very firm dark red brown silty clay occasional light brown mottling. Very moist.														
		1500		**SILTY CLAY : -** Stiff dark red brown silty clay occasional light brown mottling. Very moist.														
		2000		**SILTY CLAY : -** Very stiff light red brown silty clay slight grey mottling. Moist (Friable)														
		2500		**SILTY CLAY : -** Very stiff to hard brown silty clay higher clay content blockie medium plasticity. Moist (moisture increasing)														
		3000		**SILTY CLAY : -** Very stiff light brown silty clay. Very moist.														
		3500		**SILTY CLAY : -** Very stiff light brown silty clay trace sand brown mottling. Very moist.														
		4000		**SILTY CLAY : -** Very stiff light grey silty clay. Moist.														
		4500																
		5000		**SILTY CLAY : -** Very stiff to hard light brown silty clay trace of fine to medium grained sand. Moist. MC ≤ PL														
		5500																

EAW Geo Services

BOREHOLE No BH 1

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444634.97 N
428904.205 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 34 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soil: Soft/Loose	Soil: Firm/M Dense	Soil: Stiff/Dense	Soil: V Stiff/V Dense	Rock: E Weak (Hard)	Rock: V Weak	Rock: Weak	Rock: M Strong	Rock: Strong	Rock: V Strong	Rock: E Strong	Weathering	Remarks
		5500		**Soft rock highly weathered basalt**														
		6000		**ROCK : -** Hard light brown weathered basalt rock.														
		6500																
		7000		**Becoming less weathered (slow progress)**														
		7500		**REFUSAL**														
		8000																

EAW Geo Services

BOREHOLE No BH 2

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444619.55 N
428916.945 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:
R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN
Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		500		**SILTY CLAY : -** Firm red brown silty clay. Moist														
		1000		**Basalt Boulder for 100**														
		1500		**SILTY CLAY : -** Very firm dark red brown silty clay occasional light brown mottling. Very moist.														UD 50 1.6 to 1.9 black speckles
		2000																
		2500		**SILTY CLAY : -** Very stiff light red brown silty clay. Moist (Friable)														
		3000		**SILTY CLAY : -** Very stiff light red brown silty clay slight grey mottling. Slightly moist.														
		3500		**SILTY CLAY : -** Very stiff light brown silty clay. Very moist.														
		4000		**SILTY CLAY : -** Very stiff light brown silty clay trace sand brown mottling. Very moist.														
		4500																
		5000		**SILTY CLAY : -** Very stiff light grey silty clay. Moist.														
		5500																

EAW Geo Services

BOREHOLE No BH 2

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444619.55 N
428916.945 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	E Weak (Hard)	Rock: V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		5500		**SILTY CLAY : -** Very stiff to hard grey silty clay. Moist.						■								
		6000								■								
		6500		**SILTY CLAY : -** Very stiff to hard darker grey silty clay fine quarts sand. Moist.						■								
		7000		Weather basalt rock							■							
		7500		**SILTY CLAY : -** Very stiff to hard grey silty clay with minor brown mottles.						■								
		8000		**BORE TERMINATED**														Auger refusal very slow advance light grey silty clay with some basalt chips wet weathered basalt water at rock interface.
		8500																

EAW Geo Services

BOREHOLE No BH 3

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444570.64 N
429024.845 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		500		**SILTY CLAY : -** Firm red brown silty clay. Moist			■											
		1000		**SILTY CLAY : -** Very firm dark red brown silty clay occasional light brown mottling. Very moist.				■										
		1500		**SILTY CLAY : -** Very stiff to hard brown silty clay higher clay content blockie medium plasticity. Moist.					■	■								moisture increasing
		2000																
		2500																
		3000																
		3500																
		4000		**SILTY CLAY : -** Very stiff to hard brown silty clay higher clay content blockie medium plasticity. Becoming very moist to wet.														
		4500		**Basalt boulder**							■							
		5000		**SILTY CLAY : -** Stiff brown silty clay minor red mottles. Very moist.				■										
		5500																

EAW Geo Services

BOREHOLE No BH 3

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444570.64 N
429024.845 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		5500		**SILTY CLAY : -** Very stiff to hard brown silty clay higher clay content blockie medium plasticity. Becoming very moist to wet.					■	■								
		6000							■	■								
		6500		**- becoming hard**					■	■								
		7000		**SILTY CLAY : -** Hard light brown silty clay with some weathered rock quartz. Moist.						■								
		7500								■								
		8000								■								
		8500		**SILTY CLAY : -** Very stiff grey silty clay. Moist.					■									
		9000		**END BORE REFUSAL**							■							lifting rig slow advance refusal on basalt
		9500																

EAW Geo Services

BOREHOLE No BH 4

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444524.15 N
429038.725 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 42 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
				SILTY CLAY : - Stiff red brown silty clay. Moist														
		500		**SILTY CLAY : -** Very stiff red brown silty clay. Moist														**UD 50 700 - 1000**
		1000																
		1500		**SILTY CLAY ; -** Very stiff dark brown silty clay. Moist.														
		2000		**SILTY CLAY ; -** Hard dark brown silty clay. Moist.														
		2500																
		3000																
		3500		**SILTY CLAY : -** Very stiff light brown silty clay. Very moist.														
		4000																
		4500																**UD 50 4.5 to 4.8**
		5000		**SILTY CLAY : -** Very stiff light brown silty clay trace grey mottling.Very moist.														
		5500		**SILTY CLAY : -** Very stiff light brown reddish silty clay. Moist.														

EAW Geo Services

BOREHOLE No BH 4

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444524.15 N
429038.725 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:
R.L: approx 42 m AHD

Drilling Method: Rotary Auger

Logged by: WN
Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		5500																
		6000																
		6500		**SILTY CLAY : -** Very stiff light brown reddish silty clay. Moist to very moist.														
		7000																
		7500		**BASALT ROCK : -** Highly weathered basalt rock trace sand. Very Moist.														
		8000																
		8500		**SILTY CLAY : -** Very stiff light brown silty clay black flecks. Very Moist.														
		9000		**SILTY CLAY : -** Very stiff to hard grey brown silty clay. Moist.														
		9500																
		10000		**SILTY CLAY : -** Hard greyish brown silty clay. Moist.														
		10500																
		11000																
		11500		**END BORE 11 MTRS**														Slow drill progress
		12000																

EAW Geo Services

BOREHOLE No BH 5

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444525.63 N
429077.305 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		500		**SILTY CLAY : -** Firm dark brown silty clay trace sand and fine gravel. Moist.			■											
		1000		**SILTY CLAY : -** Stiff to Very stiff dark brown silty clay trace of gravel. Moist.				■										UD 50 800 to 1100
		1500		**SILTY CLAY : -** Very stiff dark red brown silty clay with occasional fine gravel and trace sand. Moist.				■										
		2000						■										
		2500		**SILTY CLAY : -** Very stiff light red brown silty clay slight grey mottling. Slightly moist.				■										
		3000						■										
		3500						■										
		4000		**SILTY CLAY : -** Very stiff light grey silty clay. Moist.				■										
		4500						■										
		5000		**SILTY CLAY : -** Stiff to very stiff grey silty clay. Moist.				■										
		5500						■										

EAW Geo Services

BOREHOLE No BH 5

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444525.63 N
429077.305 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 37 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soil: Soft/Loose	Soil: Firm/M Dense	Soil: Stiff/Dense	Soil: V Stiff/V Dense	Rock: E Weak (Hard)	Rock: V Weak	Rock: Weak	Rock: M Strong	Rock: Strong	Rock: V Strong	Rock: E Strong	Weathering	Remarks
		5500		**SILTY CLAY : -** Very stiff blue grey silty clay. Moist.					■								
		6000							■									
		6500		**SILTY CLAY : -** Very stiff grey silty clay. Moist.					■									
		7000		**SILTY CLAY : -** Very stiff grey brown silty clay trace sand. Moist.					■									
		7500		**SILTY CLAY : -** Very stiff to hard grey brown silty clay. Moist.					■	■								
				ROCK : - Weathered light brown basalt rock.							■	■						
		8000		**SLOW PROGRESS WEATHERED BASALT ROCK BORE HOLE TERMINATED**														
		8500																

EAW Geo Services

BOREHOLE No BH 6

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444595.97 N
429117.745 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 21 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
				SILTY CLAY : - Firm red brown silty clay. Moist			■											
		500		**SILTY CLAY : -** Very stiff brown silty clay. Moist.					■									
		1000		**SILTY CLAY : -** Very stiff grey brown silty clay. Moist.					■									
				SILTY CLAY : - Very stiff black silty clay. Moist.					■									
		1500		**SILTY CLAY : -** Hard dark brown silty clay. Moist.						■								
				Rock (boulder)							■							
		2000		**Boulder could be laminated basalt rock.**							■							
		2500		**TERMINATED BORE**														
		3000																
		3500																
		4000																
		4500																
		5000																
		5500																

EAW Geo Services

BOREHOLE No BH 7

Client: **PDA Surveyors** **JOB NUMBER 489**

Project: **Clara Street, West Ulverstone**

Co-ords: 5444484.58 N
429080.225 E

Rig: Hand - Auger Fluid: Date Drilled: 23-Feb-19

Bearing: Dip:

R.L: approx 36 m AHD

Drilling Method: Rotary Auger

Logged by: WN

Date: 23-Feb-19

Water	Monitoring Well	Depth (mm)	Graphic Log	Material Description	Soil: V Soft/V Loose	Soft/Loose	Firm/M Dense	Stiff/Dense	V Stiff/V Dense	Rock: E Weak (Hard)	V Weak	Weak	M Strong	Strong	V Strong	E Strong	Weathering	Remarks
		500		**SILTY CLAY : -** Firm red brown silty clay. Moist			■											
		1000		**SILTY CLAY : -** Very firm brown silty clay occasional light brown mottling. Very moist.			■											**UD50** 900 - 1200
		1500		**SILTY CLAY : -** Stiff orange brown silty clay with some weathered gravel. Moist.				■										
		2000		**SILTY CLAY : -** Stiff to hard reddish brown silty clay. Very moist.					■	■								
		2500		MC ≤ PL					■	■								
		3000							■	■								
				SILTY CLAY : - Very stiff light red brown silty clay slight grey mottling. Moist.					■									
		3500		**SILTY CLAY : -** Very stiff grey silty clay. Moist.					■									
		4000							■									
		4500		**SILTY CLAY : -** Light brown silty clay brown mottling. Very moist.					■									
				SILTY CLAY : - Very stiff light orange brown silty clay. Moist.					■									
		5000		**SILTY CLAY : -** Very stiff to hard light grey brown silty clay . Very moist.					■	■								
		5500		**ROCK : -** Rufusal into rock. Wet.						■								

8.0 Historical Landslide Reports

1/4

VR1973_47

The stability of a proposed subdivision at Clara St, West Ulverstone.

P.C. Stevenson

An area of landslip to the west of Clara Street, Ulverstone was examined on 26 June 1973 at the request of the Ulverstone Council.

GEOLOGY

The hill to the west of Clara Street, on which Maud Street, Amy Street and Burnett Crescent are being developed has been mapped as Tertiary basalt (Burns, 1963). This overlies soft Tertiary sand, gravel and clay the presence of which is inferred at the south end of Amy Street, and in turn this succession overlies a complex of hard Cambrian mudstone and volcanic rocks. Only the Tertiary rocks are important in this discussion.

The basalt capping of the hill is deeply weathered and no fresh outcrop of this rock is seen, but its existence has been inferred from the thick 'red soil' mantle. Deeply weathered rock cores are also visible in soil erosion gullies in the steep slope at the north end of Amy Street. No outcrops of the Tertiary sediments are known in the area although Burns' inference that they were present may have been based on evidence now obscured.

THE PRESENT SLIP

The present slip has occurred on a slope of about 19° about 150 m northeast of the present eastern end of Maud Street. The slip is about 30 m long downslope and 10 m wide, the head has dropped about 60 cm and the foot has turned to a wet earth flow. Water is discharging from the toe at about 10 l/min. The slip is active and appears to be only a few months old as judged by the growth of plants.

Although this is the only active slip in the area, old slips of much larger size are recognisable in several places around the hill (fig. 1) but the age of these is unknown.

DISCUSSION

Landslips in the red soil derived from weathered basalt and in the underlying sediments are a common sight along the north-west coast from Point Sorell to Rocky Cape, both along the coastal escarpment and inland. Groom's Slip at Penguin and the nearby Lonah slip have been active since before 1900 (Stevenson, 1972*b*) and other large slips are easily visible from the Bass Highway at Lillico.

The best documented slip of recent years has been that affecting the Panorama Heights Subdivision at Devonport (Stevenson, 1972*a*). In the nearby Victoria Bridge slip, weathered basalt and soil moved downward on a slope of 19° and on the subdivision itself drilling and stability analysis showed that it is only marginally stable. The geology is very similar to that seen at West Ulverstone.

An analysis of slopes as represented by the contours has been made for the Clara-Amy Street area. The average slope over these contours (20 ft) has been estimated for the immediate area of the existing active slip. All areas steeper than this have been determined and are outlined on the plan. The limitations of this technique, based as it is on coarse contours, are such that it tends to be conservative and the areas of steep slope are probably greater than represented by the outlined areas.

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An examination of the contours also reveals anomalous areas (marked A, Figure 1) where divergent contours represent strong changes of slope. A horizontally and vertically concave head lies above a doubly convex toe. This particular appearance is recognised as diagnostic of old 'fossil' landslips. The age of these is unknown, but the risk of a recurrence must be appreciated and is in fact borne out by the existing slip.

The driving force for any landslip is gravity and an ever present ingredient in water. It both increases the weight of the soil and softens it, thus decreasing its strength. Were it not for the presence of water the existing slip would not have occurred and no future risk would exist, but since water is going to be present we must consider how it reaches the slip or steeply sloping potential slip areas, if this can be prevented, and how it can be effectively removed.

Without detailed drilling or indirect methods the route by which the water reaches the surface where it can do damage is unlikely to be determinable, but it must originate either from rainfall or from domestic water released into the ground higher up the hill. There is no evidence for any kind of pressure spring such as could bring water from lower levels, and it must be pictured as entering the ground either as rain, or by introduction into the ground from garden watering, leaky supply pipes or drains or by some other human means. The redirection of the rain as a result of road guttering, or sealing, storm drains, or the construction of houses and their drains could produce flows of water where little existed under 'paddock' conditions and so produce the existing slip. The introduction of additional water which comes ultimately from piped water supply is likely to be a more important factor.

However it reaches the ground, it percolates downward through the very permeable red soil and rock until it reaches impermeable clays or other material and then makes its way down the surface of this to emerge where it can on the ground at a lower level. Such water movement is very difficult to control except where water first enters the ground, and only here can it really be prevented.

It is a matter of experience that any slip which begins to be active is very difficult to arrest, and tends to grow and extend its influence. It is possible to introduce pipes into the slipping area so as to remove the water before it can saturate the soil and so weaken it, but such a measure requires constant vigilance with no real guarantee of its efficacy. It must be admitted that of the many other measures such as counterfort drains, tree planting, surface drains, retaining walls, none has been found wholly effective. In most cases such measures are at the same time uneconomic.

CONCLUSIONS

(1) An active slip is present in the area.
(2) This is caused by excess water probably ultimately from piped supply.
(3) The slip may be expected to grow larger.
(4) It represents a recurrence of a landslip condition that has existed for a long time.
(5) Potential for landslipping exists over most of the hill slopes on the north and east sides of the hill.
(6) Control of water discharge is the only practicable immediate measure that offers any hope of success in arresting the condition.

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(7) The whole phenomenon presents a threat to the stability of the existing houses on Burnett Crescent and Maud Street east of Amy Street.

RECOMMENDATIONS

(1) No subdivision of the area between Burnett Crescent and Clara Street should be allowed at this stage.
(2) The whole problem should be examined in detail by engineers and geologists to confirm, modify, or reject these findings as they are the result of a preliminary examination.

REFERENCES

BURNS, K.L. 1963. Geological atlas 1 mile series. Sheet 29 (8115N) Devonport. *Department of Mines, Tasmania.*

STEVENSON, P.C. 1972*a*. An assessment of the stability of the Panorama Heights subdivision, Devonport. *Unpubl.Rep.Dep.Mines Tasm.*

STEVENSON, P.C. 1972*b*. A re-examination of Grooms slip, near Penguin. *Unpubl.Rep.Dep.Mines Tasm.*

See also numerous reports in *Tech.Rep.Dep.Mines Tasm.* 8-15.

[13 July 1973]

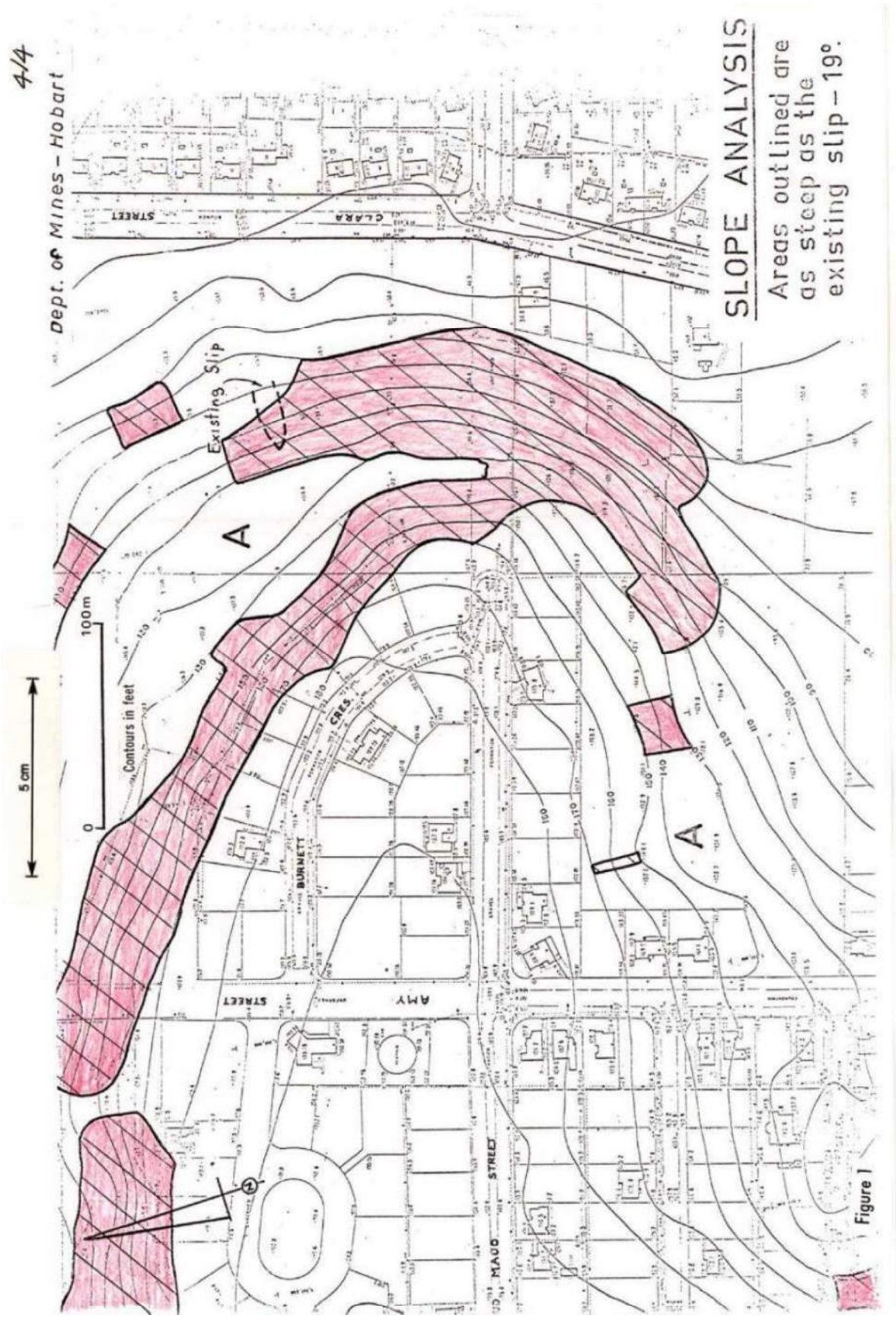
4/4
Dept. of Mines – Hobart
SLOPE ANALYSIS
Areas outlined are as steep as the existing slip – 19°.
Existing Slip
A
A
A
CLARA STREET
BURNETT CRES.
AMY STREET
MAUD STREET
100m
0
Contours in feet
5 cm

Figure 1

UR1974-03

Results from trial pits at a proposed subdivision, Clara Street, West Ulverstone.

P.C. Stevenson

A previous report (Stevenson, 1973) indicated that a dormant landslip situation existed in part of the proposed subdivision and that a small active slip showed that stability might be marginal.

The report stated that more investigation was necessary. This aim was furthered by the digging of eight trial pits on the 5 December 1973 in the positions indicated approximately in Figure I.

The sections seen in the trial pits were as follows:

Pit 1. Surface slope 19°

m	
0-1.2	Red soil, stiff friable sandy clay.
1.2-3.0	Grey granular weathered basalt with plastic layers. Wet at the top.
3.0-3.4	Yellow slightly coherent sand, wet.

No appreciable water entered the hole during a period of 2 hours.

Pit 2. Surface slope 11°

0-1.8	Red soil.
1.8-1.95	Grey clayey sand.
1.95-3.0	Red soil, with 20 cm sandstone (greybilly) boulder.

Materials encountered were only moist.

Pit 3. Surface slope 7°

0-2.4	Red soil, with a few 10 cm basalt boulders.
2.4-3	White very fine slightly coherent quartz sand.

A dry hole.

Pit 4. Surface slope 12°

0-1.2	Red soil.
1.2-1.35	Brown (fossil?) organic soil.
1.35-1.5	Red soil.
1.5-1.65	Grey plastic clay.
1.65-3.30	Chocolate brown waxy clay with many sheared surfaces.

Pit 5. Surface horizontal

0-3	Red soil, organic for 30 cm from surface, moist at depth.

Pit 6. Surface slope 12°

0-1.8	Red soil.
1.8-2.1	Grey plastic clay somewhat sandy.
2.1-3.0	Stiff dark brown plastic clay, strongly sheared.

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Pit 7. Surface slope 18°

m	
0-1	Brown soil.
1-2.1	Weathered fractured basalt.

Pit 8. Surface slope 10°

0-3	Brown organic soil grading at about 1 m into stiff dark brown plastic and very strongly fissured and sheared clay, brightly polished listric surfaces.

The succession in the area consists of:

Red soil derived from the weathering of basalt.
Weathered basalt, brown or grey in colour.
Grey clay and white sand, not everywhere present.
Brown stiff plastic clay, probably derived from the weathering of Cambrian mudstone.

The red soil derived from the weathering of basalt rock forms a capping on the hill. The weathered material is rainwashed down the slopes and mantles all other units of the succession. Where any relatively unweathered basalt remains as in Pit 7 it prevents digging, but deeply weathered grey basalt as in Pit 1 can be penetrated.

The grey clays and white sand lie in some places under the basalt but are normally concealed by the red soil mantle. They can be found at lower levels as in Pit 3 or Pit 1.

The brown stiff clays are probably the weathered remnants of the much older Cambrian rocks, and form the basement of the succession examined.

The sequences seen in Pits 2 and 4 show that some mass movement has taken place, probably in the form of earthflows, resulting in the burial of one-time surface layers. The grey clay layer has been carried over the red soil in Pit 2, and a brown surface soil has been buried in Pit 4. That this effect is quite localised is shown, for example, in Pit 3 where no signs of overriding are apparent.

The appearance of the stiff brown sheared clays in Pits 6 and 8 and the weathered basalt in Pit 7 show that the grey clay and sand is not present to the western part of the proposed subdivision, and may account for the greater stability and hence the steeper slopes of this area.

CONCLUSIONS

The steeper slopes at the eastern end of the hill are marginally unstable and cause earthflows to encroach on the lower slopes at intervals of unknown frequency.

The earthflows are localised below the slipping slopes and are more in the nature of an expensive nuisance than a destructive hazard.

The suggestion that the subdivision be restricted to parts of the area having slopes of less than 12° appears to be a realistic and helpful one in a complex and difficult situation.

Any further decision on the steeper areas could only be made after a

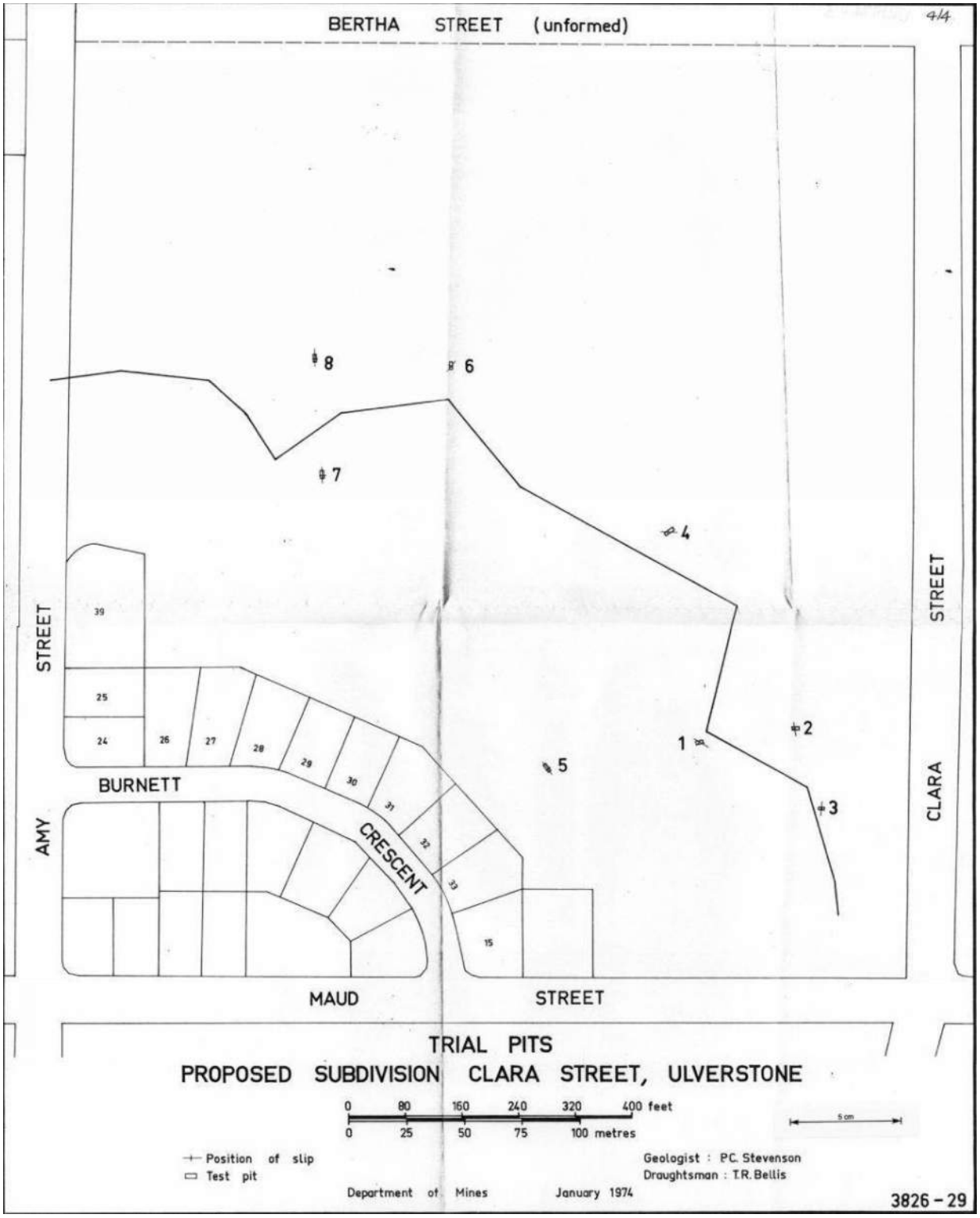
3/4

drilling, sampling and testing programme on the red soil and underlying sediments, and the calculation of a stability analysis.

REFERENCE

STEVENSON, P.C. 1973. The stability of a proposed subdivision at Clara Street, West Ulverstone. *Unpubl.Rep.Dep.Mines Tasm.* 1973/47.

[11 January 1974]


BERTHA STREET (unformed)
4/4
8
6
7
4
2
1
5
3
STREET
39
25
24
26
27
28
29
30
31
32
33
15
BURNETT
CRESCENT
AMY
CLARA
STREET
MAUD
STREET
TRIAL PITS
PROPOSED SUBDIVISION CLARA STREET, ULVERSTONE
0 80 160 240 320 400 feet
0 25 50 75 100 metres
5 cm
Position of slip
Test pit
Geologist : P.C. Stevenson
Draughtsman : T.R. Bellis
Department of Mines
January 1974
3826 - 29

9.0 About This Geotechnical Report

As a client of a geotechnical engineer, you should know that site subsurface conditions might cause more construction problems than any other factor. The Association of Engineering Firms (ASFE) firms practicing in the Geosciences offers the following suggestions and observations to help you manage your risks.

A Geotechnical Engineering Report is based on a Unique Set of Project Specific Factors

Your Geotechnical engineering report is based on a subsurface exploration plan designed to consider a set of project specific conditions relevant to your site. These factors include the nature of the proposed structures involved, the size and layout, and other improvements on the site such as access (temporary and permanent), parking and other utilities. Added to this are additional risks imposed by the client through access issues, financial constraints or other limitations. To help avoid costly problems, ask your geotechnical engineer to evaluate factors that may change site conditions subsequent to the time of the report. Additional work on a site may alter the conditions of the site that will severely impact on the recommendations of the former report.

Unless your geotechnical engineer states otherwise you are advised not to use your geotechnical report when:

- The nature of the proposed structure is altered, perhaps if the originally proposed parking building is altered to be an office or a warehouse is to become a cool store.
- The size, layout, form or elevation of the proposed structure is altered.
- The location or site layout of the proposed structure is altered.
- The property ownership changes.
- The report is to be applied to an adjacent site.

Our Company cannot accept responsibility for geotechnical problems that may occur if we are not consulted after factors on site change subsequent to the report. Any alterations to site conditions and the proposed work should be discussed with the Company's geotechnical engineers.

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time of the subsurface exploration. Construction decisions should not be based on geotechnical reports that may have been affected by a lapse of time. We ask that you contact this office and speak with our geotechnical engineer and ask if additional tests are advisable before any construction commences. Additional tests may be required when the subsurface conditions on the site are affected by construction operations, at or adjacent to the site, or by earthquake, changes in groundwater or natural events such as floods or prolonged drought. Please advise this office of any such events.

Most Geotechnical Findings are Professional Judgements

Site exploration methods identify actual subsurface conditions only at the points where the samples are taken. The data are extrapolated by the geotechnical engineer who then applies judgement to assist in reaching an opinion about the overall subsurface conditions. The interface between materials may be more gradual or sudden than your report indicates. The actual conditions in areas not sampled may differ from those predicted in the report. While nothing can be done to prevent such situations, you are asked to work with the geotechnical engineer to help minimise the impact of these situations. We recommend that you retain our Company to observe construction and offer advice where required.

The Report's Recommendations Can Only Be Preliminary

The construction recommendations included in this report are preliminary, because they are based on the assumption that conditions revealed through the investigation are indicative of actual conditions throughout the site. Because actual subsurface conditions can be discerned only during earthwork, the Company geotechnical engineer should be retained to observe actual conditions and to offer advice in finalising recommendations. Only the geotechnical engineer who prepared this report is fully familiar with the background information needed to determine the report recommendations are valid. The geotechnical engineer is also able to determine whether or not the contractor is abiding by the applicable recommendations. The geotechnical engineer who prepared your report cannot assume liability for the adequacy of the report's recommendations if another party is retained to observe construction.

Geotechnical Services Are Performed For A Specific Purpose and Persons.

Consulting geotechnical engineers prepare reports to meet specific needs to specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless specifically indicated, this report has been prepared for you and expressly for the purpose you indicated. No one other than you should apply this report for its intended purpose without first conferring with the geotechnical engineer. No party should apply this report for any purpose other than that originally contemplated without first conferring with the geotechnical engineer.

Geoenvironmental Concerns Are Not an Issue

Your geotechnical engineering report is not likely to relate any findings, conclusions or recommendations to any environmental issues such as contamination or site remediation. A separate report must be commissioned for this purpose.

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Self Service

Death Notices

MARTHICK
Denise Monica

Loved and loving daughter-in-law of the late Ernie and Amy Marthick. Dearly loved sister-in-law and friend of Elaine and George (dec), Marlene, Jean, Barry (dec), Rodney and Joanne. Loved and loving Auntie of all her nieces and nephews. Her love, strength and courage will live forever in our hearts.

In the sweet by and by, we will meet on that beautiful shore.

BURKE
Barry Patrick

9.4.1936 – 20.3.2023

Dearly loved and loving husband and soul mate of Nita. Loving father and father-in-law of Roxanne and Michael, Paul and Angie, and Kate. Loving pop of Alexander, Hiro and Maddison. Loved great grand pop of Evie.

Keep on golfing.

BURKE
Barry

Loved brother-in-law and mate of Connie, Anne, Bill & Marg, and deceased family members Edna, Hilton, Ina, Maurice, Jock, Norreen and Tony.

Loving memories last forever. ♥

IVES
Robert Duncan

20.09.47 ~ 18.03.23

Son of Robert (Dec) and Georgina (Dec). Brother of Rocelyn. Husband of Christine (Dec). Loving father of Stephanie and Vanessa. Father in law of Mike. Loved Pop of Jayden, Sam and Ella.

Private Cremation.

If you'd like to join us we'll be having a beer for Bob at Penguin Sports & Services Club Friday 24th March 3pm until 6pm.

MARTHICK
Denise Monica

30.8.1953-20.03.2023

Dearly loved wife of Leon for 50 years. Loved and cherished Mum of Carrie-Ann (dec), Beaker and Judi, Heath and Dionne, Brooke and Stuart. Adored Nan of Talia, Shenae, Naite, Carter, Holli, Logan, and Tori. Nan-ma of Riley and Lexie. Loved sister of Shorty and David. Loved "Auntie Neece" of Adam, Ebony, Jordyn, Jobe, Billie, and Frankie; Bec, Adrian, Monique, Kierlee, and Nash.

Dear Nan, As you would always say:
"I love you to the moon and back, and all around the stars"
Love from your grandbabies and favourite 2 and 5 year old.

MARTIN
David

Admired and respected brother in law of Adrian and Denise Price and Mark Towns. Treasured Uncle of Annmaree, Troy, Paula, Steph and families. We will love and miss him forever.

WILSON
Valda MAy

14.5.1930 - 18.3.2023

Loved and loving wife of Jack. Beloved mother of Dorothy (dec.) and Lou, Steven and Sharon. Adored Nan of Tamara, Madi, Ethan, and Kirsten. Beloved friend of Katherine and Stuart, Ash and Deij.

Funeral Notices

BURKE
Barry Patrick

Relatives and friends are respectfully invited to attend Barry's funeral service at the Garden Chapel, 100 Eastland Drive, Ulverstone at 11 am on MONDAY, March 27, 2023. A private cremation will follow. Live stream is available, please go to vincentfunerals.com.au

VINCENT FUNERAL SERVICES
AUSTRALIAN FUNERAL DIRECTORS ASSOCIATION
BURNIE 6431 9911
ULVERSTONE 6425 6611
DEVONPORT 6424 5000

MARTHICK
Denise Monica

The family and friends of the late Denise Marthick are respectfully invited to attend her Funeral Service, which will be held in the St Peter Chanel Catholic Church, Sampson Avenue, Smithton on FRIDAY, March 24, 2023, commencing at 11am. Interment will follow at the Circular Head Lawn Cemetery. A warm invitation is also extended by Denise's family to join them for refreshments at the Circular Head RSL and the conclusion of the interment.

We invite you to view the service via live stream, please go to parksidefunerals.com.au

Parkside FUNERALS
TELEPHONE 6433 4010

Funeral Notices

WILSON
Valda MAy

Family and friends of Mrs Valda Wilson are warmly invited to attend her funeral which is appointed to arrive at the **Wynyard Lawn Cemetery,** Gibbons Street, Wynyard on MONDAY, March 27, 2023 at 11:00am for the graveside service and interment.

Pingrove Funerals 6423 4000

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Local Government

Ordinary Meeting of Council

An Ordinary Meeting of Council will be held at the West Coast Council Chambers, 11 Sticht Street Queenstown on Tuesday 28 March 2023, commencing at 5.00pm.

Meeting attendance is via registration and is subject to Council's Covid-19 safety procedures.

The public may view the meeting Live by visiting www.westcoast.tas.gov.au and following the prompts.

Questions without notice can be submitted to Council via the General Manager, 7 days prior to the day of the meeting.

Public questions and attendance registration, should be submitted to ea@westcoast.tas.gov.au or post to PO Box 63 Queenstown 7467.

The Agenda will be available on Council's website from Thursday 23 March 2023.

David Midson
GENERAL MANAGER

TAS842645

Local Government

CENTRAL COAST COUNCIL

19 King Edward Street
Ulverstone Tasmania 7315

Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.:	DA2022280
Location:	106 Lobster Creek Road, West Ulverstone
Proposal:	Landfill and new bund wall
Performance Criteria:	Reliance on C7.0 Natural Assets Code and C9.0 Attenuation Code
Application No.:	DA2023039
Location:	20 Dial Street, Ulverstone
Proposal:	Residential - second storey single dwelling extensions
Performance Criteria:	Setbacks and building envelope for all dwellings
Application No.:	DA2023052
Location:	46A Clara Street, West Ulverstone
Proposal:	Residential - single dwelling
Performance Criteria:	Building height, siting and exterior finishes; Landscape protection and reliance on C15.0 Landslip Hazard Code
Application No.:	DA2023058
Location:	Brookvale Road, Ulverstone (CT121101/6)
Proposal:	Residential - single dwelling
Performance Criteria:	Building height, setback and siting
Application No.:	DA2023060
Location:	3 Arcadia Avenue, Turners Beach
Proposal:	Residential - shed
Performance Criteria:	Reliance on the Turners Beach Specific Area Plan - CCO-S5.7.1; Setbacks and building envelope for all buildings

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 5 April 2023.

Date of notification: 22 March 2023.

SANDRA AYTON
General Manager

Local Government

CENTRAL COAST COUNCIL

19 King Edward Street
Ulverstone Tasmania 7315

Tel. 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

LAND USE PLANNING AND APPROVALS ACT 1993

DRAFT AMENDMENT LPS2022001 TO THE *CENTRAL COAST LOCAL PROVISIONS SCHEDULE* AND PLANNING PERMIT DA2022010

MODIFICATION AND APPROVAL OF COMBINED DRAFT AMENDMENT TO THE *TASMANIAN PLANNING SCHEME - CENTRAL COAST*

Under section 40N(1)(b) and section 42B(1)(b)(ii) of the *Land Use Planning and Approvals Act 1993* (the Act), the Tasmanian Planning Commission has approved an amendment to the *Tasmanian Planning Scheme - Central Coast (Central Coast Local Provisions Schedule)* and modified and approved planning permit DA2022010.

The amendment and permit will come into effect on 24 March 2023 and in doing so, will rezone land at South Road, West Ulverstone (CT141816/1) from Low Density Residential to CCC-P1.0 Particular Purpose Zone - South Road, West Ulverstone and approved DA2022010 - service station, including a truck refueling station and electric car recharging stations, two drive-through take away restaurants and illuminated signs.

Notice of the Tasmanian Planning Commission's decision is available for viewing at www.iplan.tas.gov.au and is available to view during normal business hours at:

- Central Coast Council Administration Centre, 19 King Edward Street, Ulverstone from 8.00am to 4.30pm Monday to Friday
- Penguin Service Centre, 78 Main Road, Penguin between 9.30am and 12.00pm, and 12.30pm and 3.00pm Monday to Friday.

Date of notification: 22 March 2023.

SANDRA AYTON
General Manager

Local Government

WARATAH WYNYARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits: -

No:	DA 28/2023
Location:	495 Mount Hicks Road Mount Hicks
Applicant:	C Steen
Zoning:	Rural Resource
Use Class:	Resource Development, General Retail & Hire, Residential, Visitor Accommodation
Proposal:	Sheep Production Enterprise (Dwelling and Outbuilding (Shed), 8 x Visitor Accommodation Units, 2 x Meditation Platforms and Wool Workshop/Retail Shop)
Discretionary Matter:	Requirement for discretionary non-residential use to locate on rural resource land 26.3.1 (P1), Required residential use 26.3.2 (P1), Location of development for sensitive uses 26.4.3 (P1), Protection of operational airspace E2.6.2 (P1)
No:	DA 71/2023
Location:	22 Bridge Street Sisters Beach
Applicant:	N Weeks
Zoning:	Low Density Residential
Use Class:	Residential
Proposal:	Outbuilding (Shed)
Discretionary Matter:	Setback 10.4.3 (P2)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the exhibition period. Representations in writing will be received by the undersigned by **Wednesday 5 April 2023**.

Dated at Wynyard this day, 22 March 2023.
Shane Crawford, General Manager
PO Box 168, WYNYARD 7325
Email: council@warwyn.tas.gov.au

TAS844024

www.warwyn.tas.gov.au WARATAH WYNYARD COUNCIL

Annexure 3

From: Karen Heppell <karenheppell1@gmail.com>
Sent: Monday, 27 March 2023 9:12 AM
To: Admin
Subject: Objection to Planning Permit - 46A Clara Street West Ulverstone DA2023052
Attachments: Objection 46A Clara Street West Ulverstone.docx

Dear Sandra,
Please find attached Objection to Planning Permit - 46A Clara Street West Ulverstone DA2023052.
If you have any questions please do not hesitate to phone on 0400 330 485.
Kind regards
Karen Heppell

24th March 2022

Sandra Ayton
General Manager
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

Dear Sandra,

RE: OBJECTION TO APPLICATION FOR PLANNING PERMIT FOR – DA2023052
46A CLARA STREET WEST ULVERSTONE TAS 7315

Thank you for your letter dated 20th March 2023, (your ref: DA2023052) informing us of the proposed Planning Permit for 46A Clara Street West Ulverstone. We have viewed this Plan via your website.

We have met with the owners of the property previously and they had shared with us their preliminary ideas and thoughts for the house they intend on building at 46A Clara Street West Ulverstone. We had supported and commended them on their house design ideas and proposed building plan.

Now, after viewing their finalised plans and application to Council, we cannot say that we share these same feelings.

Of major concern is the external colour palette for the front and rear of the house. **The colour palette that is proposed does not respect and reflect the existing neighbourhood character.** It is shocking, ill-suited, incompatible and out of character for the site and area.

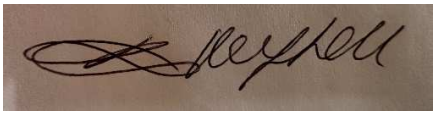
46A Clara Street West Ulverstone is surrounded by a spectacular "all natural" colour palette provided by flora and fauna, nature coloured landscaping, a stunning ocean and a spectacular skyline. A colour palette of Red, Purple, Yellow, Bright Blue, Orange, Green, Lilac as proposed, would be more suited to a Commercial site looking to "stimulate/shock" clients such as McDonalds, Legoland, Ikea, Anaconda and/or Kindergarten Play School's. For a Commercial and Industrial Building colour palette, this would work. Absolutely, Yes. This colour palette, for a Residential situation, is not suitable.

We would request that your attention be drawn to pages 24,25,26,27 of 91 in the Planning Permit DA2023052 to view the suggested exterior colour scheme. **Please note that we object to this exterior front and rear colour palette**.

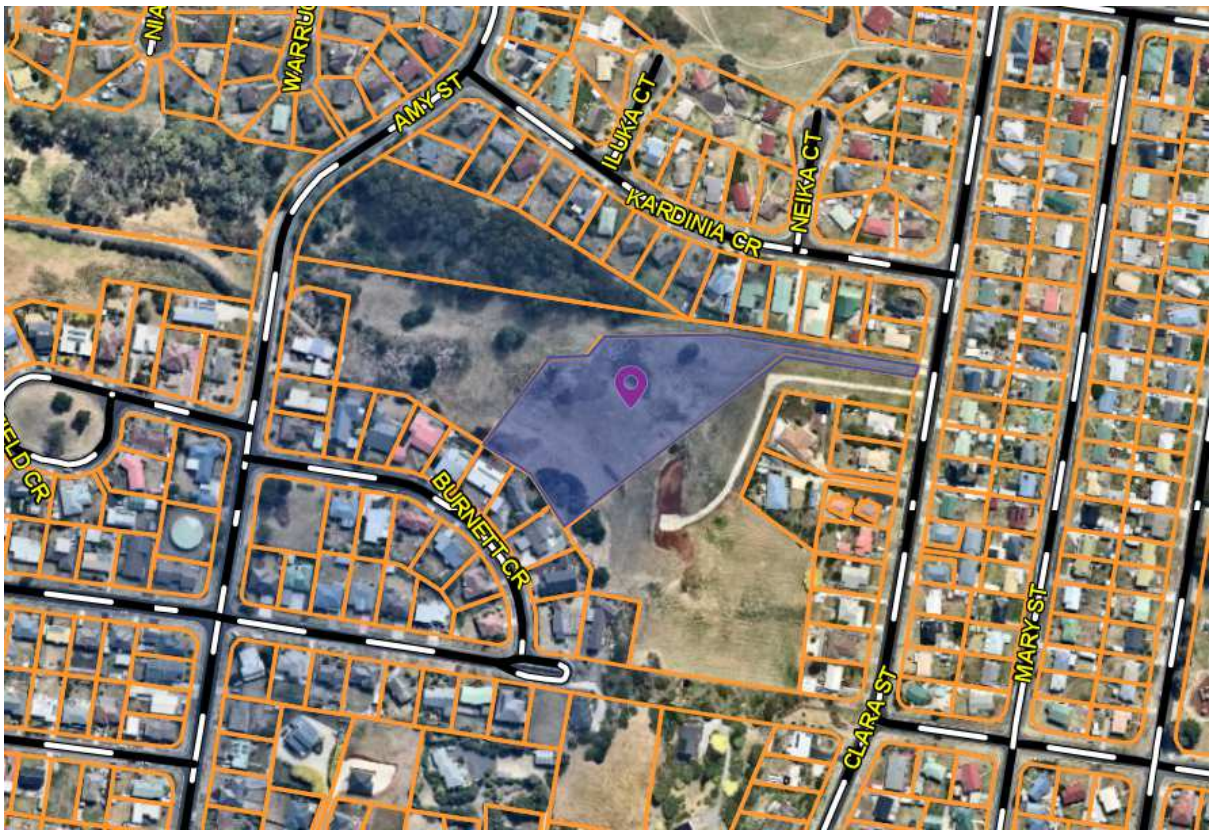
If Council would recommend a more suitable colour palette to the owners of 46A Clara Street West Ulverstone, that would embrace nature and this natural landscape/location, this would be greatly appreciated.

I am available for discussion on 0400 330 485 at any time.

Kind regards
KAREN AND CRAIG HEPPELL



Annexure 4



46A Clara Street, West Ulverstone highlighted in blue.
Image from Council's mapping system.

Looking upwards to the development site. Photo taken from Clara Street.

Looking towards to the development site from 48 Clara Street, West Ulverstone.

Looking towards the east from the adjoining property of the development site.

Looking towards north-east from the adjoining property of the development site.

Looking towards north-east from the adjoining property of the development site.

Looking north from Burnett Crescent. Shows how high Burnett Crescent is compared to the development site.