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**Minutes of an ordinary meeting of the Planning Sub-Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 24 July 2023 commencing at 6.00pm**

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**Members attendance**

Cr Cheryl Fuller (Mayor)  
Cr Garry Carpenter  
Cr Philip Viney

Cr John Beswick  
Cr Casey Hiscutt (Proxy)

**Members apologies**

Cr Amanda Diprose

**Employees attendance**

General Manager (Mr Barry Omundson)  
Director Community Services (Mr Daryl Connelly)  
Director Infrastructure Services (Mr Paul Breaden)  
Acting Executive Services Officer (Mrs Danelle King)

**Employees apologies**

Director Corporate Services (Mrs Samantha Searle)

**Public attendance**

No members of the public attended.

**Digital recording of Council meetings**

At the commencement of the meeting, the Mayor notified 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).

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### **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.

### **STATEMENT OF VALUES**

Guided by the diverse beliefs, experiences and backgrounds of the people we represent, we strive to make inspired and respectful decisions today that will build a better tomorrow.

### **MAYOR'S COMMUNICATIONS**

#### **1/2023 Mayor's communications**

The Mayor reported as follows:

“Under the terms of appointment of the Planning Sub-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.”

- Cr Beswick moved and Cr Carpenter seconded, “That the Mayor's report be received.”

Carried unanimously

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## DECLARATIONS OF INTEREST

### 2/2023      **Declarations of interest**

The Mayor reported 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 reported as follows:

“The *Local Government Act 1993* provides that a member must not participate at any meeting of a council 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.”

No interests were declared at this time.

## DEPUTATIONS

### 3/2023      **Deputations**

The Executive Services Officer reported as follows:

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

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## OPEN REPORTS

**4/2023**      **Subdivision – 4 residential lots – Reliance on *C10.0 Coastal Erosion Hazard Code; C15.0 Landslip Hazard Code; and Leith Specific Area Plan* at 9 Dry Street, Leith – Application No. DA2023122**

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2023122
<i>PROPOSAL:</i>	Subdivision – 4 residential lots – Reliance on <i>C10.0 Coastal Erosion Hazard Code; C15.0 Landslip Hazard Code; and Leith Specific Area Plan</i>
<i>APPLICANT:</i>	Woolcott Surveys
<i>LOCATION:</i>	9 Dry Street, Leith
<i>ZONE:</i>	Low Density Residential
<i>PLANNING OVERLAY:</i>	Leith Specific Area Plan
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	14 June 2023
<i>REPRESENTATIONS EXPIRY DATE:</i>	28 June 2023
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	20 July 2023 (extension of time granted until 21 August 2023)
<i>DECISION DUE:</i>	24 July 2023
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a subdivision to create 4 residential lots at 9 Dry Street, Leith.

Accompanying the report are the following documents:

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

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*BACKGROUND*

*Development description -*

Application has been made to subdivide land known as 9 Dry Street, Leith which forms part of the Leith coastal settlement area.

The proposed subdivision would result in 4 residential lots.

- . Lot 1 would have an area of 2,606.9m<sup>2</sup> with frontage and access off Leith Road.
- . Lot 2 would have an area of 2,516.1m<sup>2</sup> with frontage and access off Dry Street.
- . Lot 3 would have an area of 4,069.3m<sup>2</sup> and would accommodate the existing single dwelling and associated outbuildings. Lot 3 would have frontage and access (existing two accesses) off Dry Street.
- . Lot 4 would have a land area of 2,575.5m<sup>2</sup> with frontage and access off Dry Street.

The proposal includes the demolition of existing outbuildings outside of the area that is proposed to become Lot 3.

*Site description and surrounding area -*

The development site is a 1.178ha Low Density Residential zoned parcel of land that overlooks the Forth River estuary. It accommodates an existing single dwelling and several outbuildings. The development site has two road frontages, being Dry Street and Leith Road. There is established mature vegetation across the site, primarily along the northern, southern and eastern boundaries.

Low Density Residential Zone adjoins the site to the north, east and south. These properties are all developed for residential purpose with single dwellings and associated outbuildings. Land to the west is zoned Environmental Management and contains the Forth River estuary.

The development site is subject to the Coastal Erosion Hazard overlay, Bushfire-Prone overlay and Medium Landslide Hazard overlay. Furthermore, the site is subject to the Leith Specific Area Plan.

Reticulated water services this area, including the site.

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*History –*

There is no history relevant to this application for this site.

*DISCUSSION*

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

## 10.0 Low Density Residential Zone

### 10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

- 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
- 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
- 10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

#### Planners comment:

The proposal satisfies the Zone Purpose in that it would provide for subdivision development in a residential area where there are infrastructure and environmental constraints that limit the density, location and form of development.

CLAUSE	COMMENT	
<b>10.3 Use Standards</b>		
<b>10.3.1 Discretionary uses</b>	Not applicable	Assessment
10.3.1-(A1) Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within:  (a) 8.00am to 6.00pm Monday to Friday; (b) 9.00am to 12.00 noon Saturday; and (c) nil on Sunday and public holidays.	<input checked="" type="checkbox"/>	Not a discretionary use.
10.3.1-(A2) External lighting for a use listed as Discretionary:  (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.	<input checked="" type="checkbox"/>	Not a discretionary use.

10.3.1-(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.	<input checked="" type="checkbox"/>	Not a discretionary use.
10.3.1-(A4) No acceptable solution.	<input checked="" type="checkbox"/>	Not a discretionary use.
<b>10.3.2 Visitor Accommodation</b>	Not applicable	Assessment
10.3.2-(A1) Visitor Accommodation must:  (a) accommodate guest in existing habitable buildings; and (b) have a gross floor area of not more than 200m <sup>2</sup> per lot.	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
<b>10.4 Development Standards for Dwellings</b>		
<b>10.4.1 Residential density for multiple dwellings</b>	Not applicable	Assessment
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 1500m <sup>2</sup> if it has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; or (b) 2500m <sup>2</sup> otherwise.	<input checked="" type="checkbox"/>	Not multiple dwellings.



<b>10.4.2 Building height</b>	Not applicable	Assessment
10.4.2–(A1) A dwelling must have a building height not more than 8.5m.	<input type="checkbox"/>	Compliant. The height of the existing single dwelling and outbuildings would not change.
<b>10.4.3 Setback</b>	Not applicable	Assessment
10.4.3–(A1) Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	<input type="checkbox"/>	Compliant. The setback of the existing single dwelling and an outbuilding is approximately 14m, at the closest point to the frontage. Subdivision would not alter the frontage setback.
10.4.3–(A2) Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	<input type="checkbox"/>	Compliant. The setback of the existing single dwelling and outbuildings to remain on the proposed Lot 3, would be setback greater than 5m from the rear and side boundaries.
<b>10.4.4 Site coverage</b>	Not applicable	Assessment
10.4.4–(A1) Dwellings must have a site coverage of not more than 30%.	<input type="checkbox"/>	Compliant. Site coverage on proposed Lot 3 would be approximately 17.4%.
<b>10.4.5 Frontage fences for all dwellings</b>	Not applicable	Assessment
10.4.5–(A1) No acceptable solution. <i>An exemption applies for fences in this zone – see Table 4.6</i> 10.4.5–(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	<input checked="" type="checkbox"/>	No fence proposed.

<p>(b) be consistent with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>		
<b>10.5 Development Standards for Non-dwellings</b>		
<b>10.5.1 Non-dwelling development</b>	Not applicable	Assessment
<p>10.5.1–(A1)</p> <p>A building that is not a dwelling must have a building height not more than 8.5m.</p>	<input checked="" type="checkbox"/>	Proposal is for a subdivision only.
<p>10.5.1–(A2)</p> <p>A building that is not a dwelling, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.</p>	<input checked="" type="checkbox"/>	Proposal is for a subdivision only.
<p>10.5.1–(A3)</p> <p>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 from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<input checked="" type="checkbox"/>	Proposal is for a subdivision only.
<p>10.5.1–(A4)</p> <p>A building that is not a dwelling must have a site coverage of not more than 30%.</p>	<input checked="" type="checkbox"/>	Proposal is for a subdivision only.
<p>10.5.1–(A5)</p> <p>No acceptable solution.</p> <p><i>An exemption applies for fences in this zone – see table 4.6</i></p>	<input checked="" type="checkbox"/>	Proposal is for a subdivision only.

<p>10.5.1–(A6)</p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <p>(a) be visible from any road or public open space adjoining the site; or</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>	<input checked="" type="checkbox"/>	<p>Proposal is for a subdivision only.</p>
<p>10.5.1–(A7)</p> <p>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 of not less than 10m.</p> <p><i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6</i></p>	<input checked="" type="checkbox"/>	<p>Proposal is for a subdivision only.</p>
<p><b>10.6 Development Standards for Subdivision</b></p>		
<p><b>10.6.1 Lot design</b></p>	<p>Not applicable</p>	<p>Assessment</p>
<p>10.6.1–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1500m<sup>2</sup> and:</p> <p style="margin-left: 40px;">(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p style="margin-left: 80px;">a. all setbacks required by clause 10.4.3 A1 and A2; and</p> <p style="margin-left: 80px;">b. easements or other title restrictions that limit or restrict development; and</p>	<input checked="" type="checkbox"/>	<p>This Clause is substituted by the Leith Specific Area Plan, as discussed below.</p>

<p>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		
<p>10.6.1–(A2)</p> <p>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 20m.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Lot 1 – 42.1m wide frontage to Leith Road.</p> <p>Lot 2 – 59.8m wide frontage to Dry Street and 39m wide frontage to Leith Road.</p> <p>Lot 3 – 57.6m wide frontage to Dry Street.</p> <p>Lot 4 – 26.8m wide frontage to Dry Street.</p>
<p>10.6.1–(A3)</p> <p>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.</p>	<input type="checkbox"/>	<p>Compliant. Each proposed lot would have a vehicular access to either Dry Street or Leith Road.</p>
<p><b>10.6.2 Roads</b></p>	<p>Not applicable</p>	<p>Assessment</p>
<p>10.6.2–(A1)</p> <p>The subdivision includes no new roads.</p>	<input checked="" type="checkbox"/>	<p>No new road proposed.</p>

10.6.3 Services	Not applicable	Assessment
<p>10.6.3–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<input type="checkbox"/>	<p>Compliant. Application was referred to TasWater who provided their Submission to Planning Authority Notice. Refer to Annexure No. 5.</p>
<p>10.6.3–(A2)</p> <p>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.</p>	<input checked="" type="checkbox"/>	<p>This Clause is substituted by the Leith Specific Area Plan as discussed below.</p>
<p>10.6.3–(A3)</p> <p>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.</p>	<input checked="" type="checkbox"/>	<p>This Clause is substituted by the Leith Specific Area Plan as discussed below.</p>

## CODES

CODES	NOT APPLICABLE	APPLICABLE
<b>C1.0 Signs Code</b>	<input checked="" type="checkbox"/>	
<b>C2.0 Parking and Sustainable Transport Code</b>		Refer to the Table below.
<b>C3.0 Road and Railway Assets Code</b>	<input checked="" type="checkbox"/>	

<b>C4.0 Electricity Transmission Infrastructure Protection Code</b>	<input checked="" type="checkbox"/>	
<b>C5.0 Telecommunications Code</b>	<input checked="" type="checkbox"/>	
<b>C6.0 Local Historic Heritage Code</b>	<input checked="" type="checkbox"/>	
<b>C7.0 Natural Assets Code</b>	<input checked="" type="checkbox"/>	
<b>C8.0 Scenic Protection Code</b>	<input checked="" type="checkbox"/>	
<b>C9.0 Attenuation Code</b>	<input checked="" type="checkbox"/>	
<b>C10.0 Coastal Erosion Hazard Code</b>		Refer to the Table below.
<b>C11.0 Coastal Inundation Hazard Code</b>	<input checked="" type="checkbox"/>	
<b>C12.0 Flood-Prone Areas Hazard Code</b>	<input checked="" type="checkbox"/>	
<b>C13.0 Bushfire-Prone Areas Code</b>		Refer to the Table below.
<b>C14.0 Potentially Contaminated Land Code</b>	<input checked="" type="checkbox"/>	
<b>C15.0 Landslip Hazard Code</b>		Refer to the Table below.
<b>C16.0 Safeguarding of Airports Code</b>	<input checked="" type="checkbox"/>	

## **C2.0 Parking and Sustainable Transport Code**

CLAUSE	COMMENT	
<b>C2.5 Use Standards</b>		
<b>C2.5.1 Car parking numbers</b>	Not applicable	Assessment
<p>C2.5.1–(A1)</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or</p>	<input type="checkbox"/>	Compliant. Each proposed lot would have ample area to accommodate the provision for 2 car parking spaces, as required for Residential use.

<p>cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(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</p> <p>(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:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or</p>		
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<p>development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
<b>C2.5.2 Bicycle parking numbers</b>	Not applicable	Assessment
<p>C2.5.2-(A1)</p> <p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<input checked="" type="checkbox"/>	Not required for residential subdivision.
<b>C2.5.3 Motorcycle parking numbers</b>	Not applicable	Assessment
<p>C2.5.3-(A1)</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and;</p> <p>(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.</p>	<input checked="" type="checkbox"/>	Not required for residential subdivision.
<b>C2.5.4 - Loading bays</b>	Not applicable	Assessment
<p>C2.5.4-(A1)</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m<sup>2</sup> in a single occupancy.</p>	<input checked="" type="checkbox"/>	Not required for residential subdivision.



<b>C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone</b>	Not applicable	Assessment
<p>C2.5.5–(A1)</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m<sup>2</sup> floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m<sup>2</sup> floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<input checked="" type="checkbox"/>	Not required for residential subdivision.
<b>C2.6 Development Standards for Buildings and Works</b>		
<b>C2.6.1 Construction of parking areas</b>	Not applicable	Assessment
<p>C2.6.1–(A1)</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to a public stormwater system, or contain stormwater on the site; and</p> <p>(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.</p>	<input checked="" type="checkbox"/>	Not required for residential subdivision.

<b>C2.6.2 Design and layout of parking areas</b>	Not applicable	Assessment
<p>C2.6.2–(A1)</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(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;</li> <li>(vi) have a vertical clearance of not less than 1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p>	<input checked="" type="checkbox"/>	<p>Not required for residential subdivision.</p>

<p>C2.6.2–(A1.2)</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.<sup>1</sup></p> <p><sup>1</sup> Requirements for the number of accessible car parking spaces are specified in part D3 of the <i>National Construction Code 2016</i></p>		
<p><b>C2.6.3 Number of accesses for vehicles</b></p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.3–(A1)</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses whichever is the greater.</p>	<p><input type="checkbox"/></p>	<p>(a) Compliant. Proposed Lots 1, 2 and 4 would have one access each.</p> <p>(b) Compliant. Proposed Lot 3 would accommodate the existing two accesses.</p>
<p>C2.6.3–(A2)</p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><input checked="" type="checkbox"/></p>	<p>Site is zoned Low Density Residential.</p>
<p><b>C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone</b></p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.4–(A1)</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and</p>	<p><input checked="" type="checkbox"/></p>	<p>Site is zoned Low Density Residential.</p>

<p>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.</p>		
<p><b>C2.6.5 Pedestrian access</b></p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.5-(A1.1)</p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(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:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>C2.6.5-(A1.2)</p> <p>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.</p>	<p style="text-align: center;"><input checked="" type="checkbox"/></p>	<p>Not required for residential subdivision.</p>

<b>C2.6.6 Loading bays</b>	Not applicable	Assessment
<p>C2.6.6-(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	☒	Not required for residential subdivision.
<p>C2.6.6-(A2)</p> <p>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 <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>.</p>	☒	Not required for residential subdivision.
<b>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</b>	Not applicable	Assessment
<p>C2.6.7-(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> <li>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</li> <li>(b) be located within 50m from an entrance;</li> <li>(c) be visible from the main entrance or otherwise signed; and</li> <li>(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting -</i></li> </ul>	☒	Site is zoned Low Density Residential.

<i>Performance and design requirements.</i>		
<p>C2.6.7-(A2)</p> <p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p>(i) 1.7m in length;</p> <p>(ii) 1.2m in height; and</p> <p>(iii) 0.7m in width at the handlebars;</p>	<input checked="" type="checkbox"/>	Site is zoned Low Density Residential.
<p>(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</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.</i></p>		
<b>C2.6.8 Siting of parking and turning areas</b>	Not applicable	Assessment
<p>C2.6.8-(A1)</p> <p>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.</p>	<input checked="" type="checkbox"/>	Site is zoned Low Density Residential.
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p>	<input checked="" type="checkbox"/>	Site is zoned Low Density Residential.

(c)	not result in parked cars being visible from public places in the adjacent roads.		
<b>C2.7 Parking Precinct Plan</b>			
<b>C2.7.1 Parking precinct plan</b>		Not applicable	Assessment
<b>C2.7.1-(A1)</b> Within a parking precinct plan, on-site parking must: (a) not be provided; or (b) not be increased above existing parking numbers.		<input checked="" type="checkbox"/>	Parking precinct plan does not apply to the development site.

#### C10.0 Coastal Erosion Hazard Code

CLAUSE		COMMENT
<b>C10.5 Use Standards</b>		
<b>C10.5.1. Use within a high coastal erosion hazard band</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Development site is not within a high coastal erosion hazard band.
<b>C10.5.2. Uses located within a non-urban zone and within a low or medium coastal erosion hazard band</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Development site is not within a low or medium coastal erosion hazard band.
<b>C10.5.3 Critical use, hazardous use or vulnerable use</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.

<b>A2</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>A3</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>A4</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>C10.5.4 Uses located within a coastal erosion investigation area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input type="checkbox"/>	Non-compliant. Application is for a subdivision for Residential Use. The Coastal Erosion Hazard overlay on the development site is identified as a coastal erosion investigation area.  Refer to the "Issues" section of this report.
<b>C10.6 Development Standards for Buildings and Works</b>		
<b>C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Development site is within a coastal erosion investigation area. Refer to Clause C10.5.4-(A1).
<b>C10.6.2 Coastal protection works within a coastal erosion hazard area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Development site is within a coastal erosion investigation area. Refer to Clause C10.5.4-(A1).
<b>C10.6.3 Buildings and works located within a coastal erosion investigation area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Development site is within a coastal erosion investigation area. Refer to Clause C10.5.4-(A1).



<b>C10.7 Development Standards for Subdivision</b>		
<b>C10.7.1 Subdivision within a coastal erosion hazard area</b>	Not Applicable	Assessment
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities, and not be located on an actively mobile landform.</p>	☒	<p>Coastal erosion hazard area means land shown on an overlay map which is classified into one of their coastal erosion bands, being low, medium and high.</p> <p>The development site is within a coastal erosion investigation area. Refer to Clause C10.5.4-(A1).</p>

### **C13.0 Bushfire-Prone Areas Code**

CLAUSE	COMMENT	
<b>C13.5 Use Standards</b>		
<b>C13.5.1. Vulnerable uses</b>	Not Applicable	Assessment
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	☒	Not a vulnerable use.
<p><b>A2</b></p> <p>An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.</p>	☒	Not a vulnerable use.

<b>A3</b> A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	<input checked="" type="checkbox"/>	Not a vulnerable use.
<b>C13.5.2. Hazardous uses</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a hazardous use.
<b>A2</b> An emergency management strategy (hazardous use) is endorsed by the TFS or accredited person.	<input checked="" type="checkbox"/>	Not a hazardous use.
<b>A3</b> A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	<input checked="" type="checkbox"/>	Not a hazardous use.

<b>C13.6 Development Standards for Subdivision</b>		
<b>C13.6.1 Provision of hazard management areas</b>	Not Applicable	Assessment
<b>A1</b> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or  (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;	<input type="checkbox"/>	(a) Not applicable. Satisfied by A1-(b).  (b) Compliant. Bushfire Report prepared by Woolcott Surveys states that Clauses A1-(b)(i)–(iv) are compliant.  (c) Not applicable. No hazard management areas are necessary outside the development site boundaries.

<p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS3959–2009 Construction of buildings in bushfire-prone areas</i>; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone Areas</i>; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>		
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<b>C13.6.2 Public and fire fighting access</b>	Not Applicable	Assessment
<p><b>A1</b></p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property proposed fire trails will comply with Table C13.3 and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<input type="checkbox"/>	<p>(a) Not applicable. Satisfied by A1-(b).</p> <p>(b) Compliant. Bushfire Report prepared by Woolcott Surveys states that Clauses A1-(b)(i) and (b)(ii) are compliant.</p>
<b>C13.6.3 Provision of water supply for fire fighting purposes</b>	Not Applicable	Assessment
<p><b>A1</b></p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited</p>	<input type="checkbox"/>	<p>(a) Not applicable. Satisfied by A1-(b).</p> <p>(b) Compliant. Bushfire Report prepared by Woolcott Surveys states that A1-(b) is compliant.</p>

<p>person as being compliant with Table C13.4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
<p><b>A2</b></p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		<p>(a) Not applicable. Satisfied by A2-(b).</p> <p>(b) Compliant. Bushfire Report prepared by Woolcott Surveys states that A2-(b) is compliant.</p> <p>(c) Not applicable. Satisfied by A2-(b).</p>

## C15.0 Landslip Hazard Code

CLAUSE	COMMENT	
<b>C15.5 Use Standards</b>		
<b>C15.5.1 Use within a landslip hazard area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>A2</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>A3</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>A4</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Not a critical, hazardous or vulnerable use.
<b>C15.6 Development Standards for Buildings and Works</b>		
<b>C15.6.1 Building and works within a landslip hazard area</b>	Not Applicable	Assessment
<b>A1</b> No Acceptable Solution.	<input checked="" type="checkbox"/>	Proposal is for a subdivision. Refer to Clause C15.7.1 below.
<b>C15.6 Development Standards for Subdivision</b>		
<b>C15.7.1 Subdivision within a landslip hazard area</b>	Not Applicable	Assessment
<b>A1</b> 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;	<input type="checkbox"/>	(a) Non-compliant. The building area and vehicle access for Lot 4 and some services will be located in the landslip hazard area.  (b) Refer to A1-(a).

<p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>		<p>(c) Not applicable. Not required for public use by the Crown, a council or State authority.</p> <p>(d) Not applicable. Not required for the provision of Utilities.</p> <p>Refer to the "Issues" section of this report.</p>
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SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
<b>CCO-S1.0 Forth Specific Area Plan</b>	<input checked="" type="checkbox"/>	
<b>CCO-S2.0 Leith Specific Area Plan</b>		Refer to the Table below.
<b>CCO-S3.0 Penguin Specific Area Plan</b>	<input checked="" type="checkbox"/>	
<b>CCO-S4.0 Revell Lane Specific Area Plan</b>	<input checked="" type="checkbox"/>	
<b>CCO-S5.0 Turners Beach Specific Area Plan</b>	<input checked="" type="checkbox"/>	

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## CCO–S2.0 Leith Specific Area Plan

### CCO-S2.1 Plan Purpose

The purpose of the Leith Specific Area Plan is:

CCO-S2.1.1 To provide for a subdivision density for Leith consistent with existing spatial character.

CCO-S2.1.2 To maintain the quality of the land, air and water resources of Leith.

### CCO-S2.2 Application of this Plan

CCO-S2.2.1 This specific area plan applies to the area of land designated as Leith Specific Area Plan on the overlay maps.

CCO-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution to, the provisions of the Low Density Residential Zone, as specified in the relevant provision.

### CCO-S2.3 Local Area Objectives

CCO-S2.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CCO-S2.3.1.1	Leith Specific Area Plan shown on an overlay map as CCO-S2.3.1.1	The Local Area Objectives of the Leith Specific Area Plan are to: (a) protect and conserve the existing spatial characteristics and dwelling densities of Leith; and (b) provide for development that is able to be serviced without an adverse impact on the land, air and water resources of Leith.

### CCO-S2.4

#### Definition of Terms

This sub-clause is not used in this specific area plan.

### CCO-S2.5 Use Table

This sub-clause is not used in this specific area plan.



**CCO-S2.6 Use Standards**

This sub-clause is not used in this specific area plan.

**CCO-S2.7 Development Standards for Buildings and Works**

This sub-clause is not used in this specific area plan.

**CCO-S2.8 Development Standards for Subdivision**

CCO-S2.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1, and clause 10.6.3 Services A2, A3 and P2, P3.

<p><b>Objective:</b></p>	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in Leith;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for residential development; and</li> <li>(d) can accommodate on-site drainage and waste water and stormwater disposal without adversely impacting adjoining land.</li> </ul>	
<p><b>Acceptable Solution</b></p>	<p>Not applicable</p>	<p>Compliant</p>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 4000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 10.4.3 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</li> </ul> </li> </ul>	<p style="text-align: center;"><input type="checkbox"/></p>	<ul style="list-style-type: none"> <li>(a) Non-compliant. Lots 1, 2 and 4 would have land areas less than 4,000m<sup>2</sup>. Lot 3 would comply with this Clause, as it would have a land area of 4,069.3m<sup>2</sup>.</li> <li>(a)(i) Compliant. Lots 1, 2 and 4 show a 10m x15m building area with a gradient not steeper than 1 in 5, clear of setbacks required by Clause 10.4.3-(A1) and (A2). There are no easements or other title restrictions that limit or restrict development.</li> </ul>

<p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		<p>(a)(ii) Compliant. Lot 3 would accommodate the existing single dwelling and outbuildings. All existing buildings would satisfy the setback required by Clause 10.4.3-(A1) and (A2).</p> <p>(b) Refer to (a).</p> <p>(c) Refer to (a).</p> <p>Refer to the "Issues" section of this report.</p>
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### CCO-S2.9 Tables

This sub-clause is not used in this specific area plan.

CCO CODE LISTS	
<b>CCO-Table C3.1 Other Major Roads</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.1 Local Heritage Places</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.2 Local Heritage Precincts</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.3 Local Historic Landscape Precincts</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.4 Places or Precincts of Archaeological Potential</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.5 Significant Trees</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C8.1 Scenic Protection Areas</b>	Not applicable to this application.
<b>CCO-Table 8.2 Scenic Road Corridors</b>	This table is not used in this Local Provisions Schedule.

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<b>CCO-Table C11.1 Coastal Inundation Hazard Bands AHD levels</b>	Not applicable to this application.
<b>CCO-Applied, Adopted or Incorporated Documents</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Site-Specific Qualifications</b>	This table is used in this Local Provisions Schedule.

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*Issues –*

*1 C10.0 Coastal Erosion Hazard Code –*

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 C10.7.1 states that use within a coastal erosion investigation area can achieve and maintain a tolerable risk from coastal erosion.

The coastal erosion overlay covers a portion of the western side of the development. This overlay is identified as a coastal erosion investigation area. Lots 1 and 2 would be subject to this overlay. Lots 3 and 4 would be clear of the overlay. There is no Acceptable Solution for Clause C10.5.4–(A1). Therefore, the application is discretionary and relies on an assessment against the applicable, mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause C10.5.4–(P1) states that a coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that:

- (a) it is not located within a low, medium or high coastal hazard band;
- (b) it is located within a high coastal erosion hazard band, and it meets the requirements in Clause C10.5.1–(P1);
- (c) it is located within a non-urban zone and within a low or medium coastal erosion hazard band and it meets the requirements in Clause C10.5.2–(P1); or
- (d) if it is for a critical use, hazardous use, or vulnerable use, it is located within a low, medium or high coastal erosion hazard band and it meets the relevant requirements in Clause C10.5.3–(P1), (P2), (P3) or (P4).

Planner's comments: The subdivision complies with part (a) above. The development site is not located within a low, medium or high coastal hazard band. The application was accompanied with a Coastal

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Erosion Hazard Report by CSE Tasmanian Pty Ltd which concludes that the proposal satisfies the Planning Scheme's Performance Criteria Clause 10.5.4-(P1).

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criterion in relation to the site being within a coastal erosion investigation area. Regarding the Objective for this Clause, the Coastal Erosion Hazard Report by CSE Tasmania Pty Ltd, undertook an assessment regarding the proposed subdivision in relation to the coastal erosion investigation area that applies to the development site. This report included an analysis regarding adjoining houses within the same 'risk' zone (located to the north and south); ground conditions; and distance from the high water. It is concluded in this report that the site has been classified as being in the acceptable hazard band range. It is therefore considered that the application has demonstrated compliance with the Objective.

2 *C15.0 Landslip Hazard Code -*

The Objective for the Planning Scheme's Clause C15.7.1 states that subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable level of risk from landslip.

The Planning Scheme's Acceptable Solution for Clause 15.7.1-(A1) states that 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 hazard area.

Medium landslip hazard overlay covers the entire eastern portion of the development site. The building area and vehicle access for Lot 4 and some services for the overall subdivision will be located in the landslip hazard area. Therefore, the application is discretionary and relies on an assessment against the applicable, mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause C15.7.1-(P1) states that each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:

- (a) any increase in risk from a landslip for adjacent land;

- 
- (b) the level of risk to use or development arising from an increased reliance on public infrastructure;
  - (c) the need to minimise future remediation works;
  - (d) any loss of substantial compromise, by a landslip, of access to the lot on or off site;
  - (e) the need to locate building areas outside the landslip hazard area;
  - (f) any advice from a State authority, regulated entity or a council; and
  - (g) the advice contained in a landslip hazard report.

Planner's comments: The application was accompanied by a Landslide Risk Assessment by Tasman Geotechnics (considered a suitably qualified person). This report encompassed geotechnic background in relation to the development site; landslide susceptibility; proposed development; field investigation; results; landslide assessment; risk evaluation; discussions and recommendations. This report also included an assessment regarding on-site wastewater for the existing single dwelling and proposed lots.

There are several recommendations outlined in the discussions section of this report. These include specific requirements regarding footings to be used for future dwellings and outbuildings; materials of future dwellings; on-site wastewater disposal; cut and batter; retaining walls; stormwater; and maintenance for each site.

Adherence to this report will form part of a condition on the Permit and will also require a Part 5 Agreement. Refer to Condition Nos. 3 and 8.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criterion and the Objective in relation to the Landslip Hazard Code. The supporting Landslip report was prepared by suitably qualified person. Adherence to this report and the recommendation will be a condition on the Permit.

### 3 *CCO-S2.0 Leith Specific Area Plan -*

The Objective for the Planning Scheme's Clause CCO-S2.8.1 states that each lot:

- 
- (a) has an area and dimensions appropriate for use and development in Leith;
  - (b) is provided with appropriate access to a road;
  - (c) contains areas which are suitable for residential development; and
  - (d) can accommodate on-site drainage and wastewater and stormwater disposal without adversely impacting adjoining land.

The Planning Scheme's Acceptable Solution for Clause CCO-S2.8.1(A1)(a) states that each, or a lot proposed in a plan of subdivision, must have an area of not less than 4,000m<sup>2</sup>.

Proposed Lots 1, 2 and 4 would all have a land area less than 4,000m<sup>2</sup>. Therefore, the application is discretionary and relies on an assessment against the applicable, mandatory Performance Criteria.

The Planning Scheme's Performance Criteria for Clause CCO-S2.8-(P1) states that each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant requirements for development of buildings on the lots;

Planner's comments: Lots 1, 3 and 4 all would have a building area (10m x 15m) as shown on the subdivision plan. This building area would be clear of all required setbacks for Low Density Residential. The Landslide Risk Assessment by Tasman Geotechnics included an assessment regarding on-site wastewater and stormwater disposal for Lots 1, 2 and 4. This report concluded that each lot is capable to support on-site wastewater and stormwater disposal.

Lots 1, 2 and 4 would have land area and dimensions appropriate for future residential use and development.

- (b) the intended location of buildings on the lots;

Planner's comments: Lots 1, 3 and 4 all would have a building area (10m x 15m) as shown on the subdivision plan. This

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building area would be clear of all required setbacks for Low Density Residential. The Landslide Risk Assessment by Tasman Geotechnics included an assessment regarding on-site wastewater and stormwater disposal for Lots 1, 2 and 4. This report concluded that each lot is capable to support on-site wastewater and stormwater disposal.

Lots 1, 2 and 4 would have land area and dimensions appropriate for future residential development.

- (c) the topography of the site;

Planner's comments: The development site is reasonably flat.

- (d) adequate provision of private open space;

Planner's comments: Lots 1, 2 and 4 are of land area sufficient to accommodate future residential development, whilst allowing ample areas for private open space.

- (e) the pattern of development existing on established properties in the area;

Planner's comments: All surrounding Low Density Residential lots accommodate single dwellings and associated outbuildings.

- (f) the capability of accommodating on-site wastewater treatment systems and on-site stormwater management systems;

Planner's comments: The Landslide Risk Assessment by Tasman Geotechnics included an assessment regarding on-site wastewater and stormwater disposal for Lots 1, 2 and 4. As per section 6.5 of this report, wastewater disposal for Lots 1 and 2 can be via conventional trenches or beds. As there is a slope up to 9° on Lot 4, it is recommended treating wastewater via a secondary treatment system and disposing to an irrigation area. Conventional trenches or beds are not recommended for Lot 4.

- (g) cumulative impacts of on-site waste water and stormwater disposal on the land, air and water resources of the Leith Specific Area Plan;

Planner's comments: The Landslide Risk Assessment by Tasman Geotechnics states that on-site wastewater disposal will not adversely impact on the land, air and water resources,



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providing the systems in Lots 1 and 2 are located at least 50m from the river edge.

Condition on Permit will include a Part 5 Agreement. This Agreement would include the above requirement.

- (h) any constraints to development;

Planner's comments: There will be some building requirements for future development due to the landslip on the development site. These are listed in section 6 of the Landslide Risk Assessment by Tasman Geotechnics and will form part of a condition on the Permit, requiring a Part 5 Agreement.

- (i) the local area objectives in this Specific Area Plan;

Planner's comments: The Landslide Risk Assessment by Tasman Geotechnics included an assessment regarding the Objective for the Leith Specific Area Plan and provided the following:

- . The intended location of buildings on the lots are shown in the subdivision plan, in relation to Objective (a).
- . Section 6.5 of the report shows that sufficient area is available on each of Lots 1, 2 and 4 for an on-site wastewater system. Stormwater should be diverted to roadside table drains.
- . On-site wastewater disposal will not adversely impact on the land, air and water resources, if the systems on Lot 1 and 2 are located at least 50m from the river edge.
- . Constraints on development are detailed in Section 6.1 of the report.

must have an area not less than 2,500m<sup>2</sup>.

Planner's comments: Lots 1, 2 and 4 would all have a land area greater than 2,500m<sup>2</sup>.

Conclusion: It is considered that the application has demonstrated compliance with the mandatory Performance Criterion and the Objective in relation to the Leith Specific Area Plan. The supporting

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Landslide Risk Assessment was prepared by a suitably qualified person. Adherence to this report and the recommendation will be a condition on the Permit.

4 *Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP) –*

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

In this case, the proposal has demonstrated that all lots can satisfy the Planning Scheme's lot size requirement either under the Acceptable Solution or Performance Criteria.

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

All lots proposed would connect to reticulated services and have access to the road network.

It is considered that the requirements of the LGBMP have been satisfied.

5 *Public Open Space Contribution –*

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

The Council's *Public Open Space (POS) Contributions Policy 2019* requires a contribution for any residential subdivision where new lots are created. This is either by way of land, where there is a deficiency of public open space, or by a cash-in-lieu payment. In this instance, there is no land required to be taken for public open space.

In accordance with the Council's *Public Open Space (POS) Contributions Policy 2019*, a 5% cash-in-lieu contribution is to be paid, based on the unimproved value of Lots 1, 2 and 4. The POS contribution is required to provide for the provision or improvement of public open space of local, district or regional value. POS contribution for Lots 1, 2 and 4 would be \$8,288.00 per lot. As per Council's *Public Open Space (POS) Contributions Policy 2019*, this amount is capped at \$3,000.00 per lot. Therefore, the POS contribution for this subdivision would be \$9,000.00. This will require a condition on the Permit.

*Referral advice -*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Building	Standard Note to apply to Permit.
Infrastructure Services	Conditions and Notes to apply to Permit.
TasWater	Submission to Planning Authority Notice provided. Refer to Annexure No. 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

*CONSULTATION*

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

- . a site notice was posted;

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

*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 Wastewater disposal from lots need further investigation to ensure wastewater disposal is possible in winter and spring.	<p>It is acknowledged that the Landslide Risk Assessment outlined that the field investigation was undertaken on 9 March 2023.</p> <p>The Landslide Risk Assessment was prepared by Dr Jacobus Griffioen of Tasman Geotechnics. This assessment addressed on-site wastewater disposal and provided recommendations on what type of systems should be installed after considering the landslide hazard and coastal erosion hazard overlays and the topography of the development site.</p> <p>The Planning Scheme defines a suitably qualified person to <i>mean a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise, or practice with direct relevance to the matter under consideration.</i></p> <p>The Landslide Risk Assessment included a Certificate of Qualified Person – Assessable Item (Form 55),</p>

	<p>being Certificate No. TG23048/1-02Form55 for LRA dated 03/04/2023 (refer to Annexure No. 2).</p> <p>It is considered that the report, which included the assessment for on-site wastewater was prepared by a suitably qualified person.</p> <p>A condition on the Planning Permit will be for a Part 5 Agreement that would include recommendations from this report, including types of wastewater systems.</p> <p>The Landslide Risk Assessment concludes that as the individual lots are greater than 2,500m<sup>2</sup>, there is sufficient area available for wastewater disposal. The actual wastewater disposal system for each Lot should be designed by a registered practitioner once the size and location of the proposed dwelling is known.</p> <p>The on-site wastewater system would need to be in accordance with the recommendations contained in this report that would form part of the Part 5 Agreement.</p>
<p>2 Boundary trees between the development site and the representor's site (15 Dry Street, Leith) need to be considered when siting a house on proposed Lot 4.</p>	<p>There is a strip of existing established mature vegetation along the development site's eastern boundary (refer to aerial image of the development site in Annexure No. 4).</p> <p>The building area shown on the subdivision plan for proposed Lot 4, appears to be within an area that contains some vegetation.</p>

	<p>The development site is not subject to a priority vegetation overlay. Therefore, any removal of vegetation on the development site does not require planning approval.</p> <p>When it comes to removal of vegetation that may be across a boundary, this is a matter between the two property owners.</p>
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possible 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 subdivision – 4 residential lots. The proposal has demonstrated satisfactory compliance with the Planning Scheme’s relevant Performance Criteria.

It is considered that the proposed development for subdivision is suitable for the development site, subject to recommendations being adopted as per expert reports (Landslide Risk Assessment, Coastal Erosion Hazard Report and Bushfire Hazard Report).

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

*Recommendation –*

It is recommended that Application No. DA2023122 for Subdivision – 4 residential lots – Reliance on *C10.0 Coastal Erosion Hazard Code*; *C15.0 Landslip Hazard Code*; and *Leith Specific Area Plan* at 9 Dry Street, Leith be approved, subject to the following conditions:

- 
- 1 The development must be substantially in accordance with the subdivision plan by CSE Tasmanian Ptd Ltd, Drawing No. 1206-97\_SK01, Revision No. P0 dated November 2022.
  - 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2023/00606-CC dated 17 May 2023.
  - 3 The development must be in accordance with the recommendations contained in the Landslide Risk Assessment by Tasman Geotechnics, Document Reference No. TG23048/1-01report, Revision No. 1 dated 30 May 2023.
  - 4 The development must be in accordance with the Bushfire Hazard Report by Woolcott Surveys dated May 2023.
  - 5 The development must be in accordance with the recommendations contained in the Coastal Erosion Hazard Report by CSE Tasmania Pty Ltd dated 11 May 2023.
  - 6 Public open space contribution of \$9,000.00 must be paid prior to the sealing of the Final Plan of Survey. This cash-in-lieu of public open space contribution equates to 5% of the unimproved value of Lots 1, 2 and 4.
  - 7 All sheds and structures not to be contained within the proposed Lot 3 must be removed and materials, soils and vegetation must be disposed of at an approved landfill site.
  - 8 As part of the sealing of the Final Plan of Survey, the following Part 5 Agreement, in accordance with section 71 of the *Land Use Planning and Approvals Act 1993*, must be submitted:
    - (a) Lots 1, 2 and 4 must identify recommendations outlined in Section 6 of the Landslide Risk Assessment by Tasman Geotechnics, Document Reference No. TG23048/1-01report, Revision No. 01 dated 30 May 2023.
  - 9 Execution of the Part 5 Agreements, including drafting and registration of the Agreements against the respective Titles, must be at the developer's expense.
  - 10 The Final Plan of Survey must show the no build area (including on-site wastewater systems) for Lots 1 and 2, in accordance with the Bushfire

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Hazard Management Plan that forms part of the Bushfire Hazard Report by Woolcott Surveys dated May 2023 and referenced in the Landslide Risk Assessment by Tasman Geotechnics dated 30 May 2023.

#### Infrastructure Services

- 11 Existing two accesses off Dry Street must be used as road access for Lot 3.
- 12 The existing accesses and driveway aprons must be upgraded in accordance with Tasmanian Standard Drawing *TSD-R03-v3 Rural Roads - Typical Property Access* and Tasmanian Standard Drawing *TSD-R04-v3 Rural Roads - Typical Driveway Profile* at the developer's cost.
- 13 The new accesses off Leith Road (Lot1) and Dry Street (Lots 2 and 4) must use a standard minimum 3.6 m wide access driveway apron.
- 14 The property accesses must be constructed in accordance with Tasmanian Standard Drawing *TSD-R03-v3 Rural Roads - Typical Property Access* at the developer's cost.
- 15 Sight triangle areas adjacent to the driveway accesses 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*.
- 16 The driveway aprons must be constructed in accordance with Tasmanian Standard Drawing *TSD-R04-v3 Rural Roads - Typical Driveway Profile* at the developer's cost.
- 17 Prior to commencement of works, the detailed design of stormwater management system for the proposed lots, designed by a suitably qualified person, must be submitted for approval by the Council's Director Infrastructure Services. This must include:
  - (a) the design of stormwater detention system as per Council's *Stormwater Detention Policy 2022* for proposed lots;
  - (b) a downstream analysis to be undertaken on any stormwater system into which stormwater discharges from the subdivision considering the extreme rainfall events, as mentioned in Council's *Stormwater Detention Policy 2022*;



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- (c) any stormwater system in which the downstream analysis has indicated that there is a lack of capacity to adequately cope with the additional stormwater discharge from the subdivision must be upgraded, relative to the scenarios detailed above; and
- (d) the proposal, based on the above analysis, must be for stormwater detention system or upgrade of downstream stormwater system or the combination of both.
- 18 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.
- 19 Stormwater drainage and associated infrastructure must be installed in accordance with the Tasmanian Standard Drawings, unless otherwise required or approved by Council's Director Infrastructure Services.
- 20 Appropriate drainage and/or pipeline easements must be established over any Council stormwater infrastructure and aligned along property boundaries.
- 21 Prior to commencement of works, the developer must submit engineering design drawings, including supporting documentation and calculations, for all accesses and stormwater infrastructure associated with the development that will become an asset of the Council.
- In this regard, Engineering Drawing Approval must be granted by the Council.
- 22 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.
- 23 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.

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- 24 Prior to sealing the Final Plan of Survey, the developer must complete all infrastructure services works and provide the Council with evidence of completed works, including as-constructed drawings.
  - 25 All works or activity listed above must be at the developer's cost.

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 Prior to commencement of works in the road reservation, the developer must obtain a 'Works in Road Reservation (Permit)'.
- 5 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 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.'

The report is supported."

The Executive Services Officer reported as follows:

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“A copy of the Annexures referred to in the Town Planner’s report have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr Hiscutt seconded, “That Application No. DA2023122 for Subdivision – 4 residential lots – Reliance on *C10.0 Coastal Erosion Hazard Code; C15.0 Landslip Hazard Code; and Leith Specific Area Plan* at 9 Dry Street, Leith be approved, subject to the following conditions:

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  - (a) Lots 1, 2 and 4 must identify recommendations outlined in Section 6 of the Landslide Risk Assessment by Tasman Geotechnics, Document Reference No. TG23048/1-01report, Revision No. 01 dated 30 May 2023.
- 9 Execution of the Part 5 Agreements, including drafting and registration of the Agreements against the respective Titles, must be at the developer’s expense.

- 
- 10 The Final Plan of Survey must show the no build area (including on-site wastewater systems) for Lots 1 and 2, in accordance with the Bushfire Hazard Management Plan that forms part of the Bushfire Hazard Report by Woolcott Surveys dated May 2023 and referenced in the Landslide Risk Assessment by Tasman Geotechnics dated 30 May 2023.

#### Infrastructure Services

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- (a) the design of stormwater detention system as per Council's *Stormwater Detention Policy 2022* for proposed lots;
  - (b) a downstream analysis to be undertaken on any stormwater system into which stormwater discharges from the subdivision considering the extreme rainfall events, as mentioned in Council's *Stormwater Detention Policy 2022*;
  - (c) any stormwater system in which the downstream analysis has indicated that there is a lack of capacity to adequately cope with the additional stormwater discharge from the subdivision must be upgraded, relative to the scenarios detailed above; and

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- (d) the proposal, based on the above analysis, must be for stormwater detention system or upgrade of downstream stormwater system or the combination of both.
- 18 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.
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- In this regard, Engineering Drawing Approval must be granted by the Council.
- 22 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.
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- 24 Prior to sealing the Final Plan of Survey, the developer must complete all infrastructure services works and provide the Council with evidence of completed works, including as-constructed drawings.
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is made before this period expires. If the Permit lapses, a new application must be made.

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- 6 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."

Carried unanimously

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**Closure**

There being no further business, the Mayor declared the meeting closed at 6.05 pm.

CONFIRMED THIS 21<sup>st</sup> DAY OF JULY, 2023.

**Chairperson**

(dk)

**Appendices**

Nil

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*QUALIFIED PERSON'S ADVICE*

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

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

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

- (i) that the reports within these Planning Sub-Committee minutes 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 Planning Sub-Committee members.



Barry Omundson  
GENERAL MANAGER