

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

COUNCIL MEETING
MONDAY 25 FEBRUARY 2019

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE

1. APOLOGIES**2. CONFIRMATION OF MINUTES**

(File No. 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 4 February 2019, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION**4. COUNCIL WORKSHOPS**

In addition to the Aldermen's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE	DATE
Wirksworth – Presentation of Proposal Suburb Boundary Change Review of Local Government Act	12 February
Rosny Farm Redevelopment Recreational Needs Analysis General Manager Recruitment Process	18 February

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE (File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

6. TABLING OF PETITIONS
(File No. 10/03/12)

(Petitions received by Aldermen may be tabled at the next ordinary Meeting of the Council or forwarded to the General Manager within seven (7) days after receiving the petition.

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

7. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request an Alderman or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

7.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the General Manager of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Questions on notice and their answers will be included in the minutes.

Mr Thomas Chick has given notice of the following questions:

AUDIO-VISUAL RECORDING

1. During the audio-visual recordings, the 2 tables nearest the public gallery are not adequately audible on said recordings when what their occupants are saying is relevant to the meeting, more specifically; they are not audible at all. Is there anything that can be done to solve this?
2. During the audio-visual recording of the Council Meeting of 4 February 2019, approximately 35 minutes in, audio was replaced with loud white noise for several minutes, then silence for the rest of the recording except for the last few minutes, also white noise. Can it be confirmed the audio is permanently lost and what steps are being taken to prevent a recurrence?

7.2 ANSWERS TO QUESTIONS ON NOTICE

The Mayor may address Questions on Notice submitted by members of the public.

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The General Manager provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

SHARED PATHWAY BETWEEN BELLERIVE BEACH AND CLARENCE HOTEL

Mrs Joanne Marsh of Bellerive asked how and when are Council's Community Safety and Environmental Officers monitoring the state of the highly utilised shared pathway between Bellerive Beach and the Clarence Hotel, particularly overgrown plants, speed limits and the location of signs, speeding cyclists and motorists, provision of barriers, rusted and damaged fencing, line markings, acts of vandalism, dumping of rubbish and damage after extreme weather events.

Answer Details

Council's Parks Crew undertakes regular inspections of the Victoria Esplanade park region. A work order has been initiated to prune overhanging vegetation adjacent to the Clarence Foreshore Trail between Bellerive Beach and the carpark at 2 Cambridge Road, Bellerive.

A risk assessment of the foreshore trail identified a number of treatments to improve sightlines and pathway space along this section of the trail and this is being scheduled in the maintenance program to be undertaken this year.

Speeding motorists and cyclists are not monitored, however, there is clear signage to indicate the road speed limit and signage along our foreshore trail to indicate it is a shared pathway.

Section E11.7.1 P2

Mr Michael Figg asked the following question: Under Section E11.7.1 P2, there are issues of major concern; one in particular being refugia, which means that the land is reserved for flooding. Land is not to be raised and it basically states that through the Federal Coastal Policies and Laws once your land is inundated by the sea that property becomes the property of the Crown without compensation from State or Federal. This is what the Americans call regulatory taking. As one of the owners of land that's in this, I am deeply concerned and so will people in about 27 other areas of Clarence. I ask the question, are you interested in communicating with the public on this matter and if so, would you come to a meeting chaired by the Advance Lauderdale Association to bring you up to speed?

Answer Details

Council communicates with the public on a wide range of issues, as raised from time to time. Attendance at a meeting convened by a community group is a matter for each Alderman.

7.4 QUESTIONS WITHOUT NOTICE

The Chairperson may invite members of the public present to ask questions without notice.

Questions are to relate to the activities of the Council. Questions without notice will be dependent on available time at the meeting.

Council Policy provides that the Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda.

When dealing with Questions without Notice that require research and a more detailed response the Chairman may require that the question be put on notice and in writing. Wherever possible, answers will be provided at the next ordinary Council Meeting.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD MULDER
PLANNING CONTROLS APPLICABLE TO PAYMENT OF CASH-IN-LIEU FOR
CAR PARKING**
(File No 10-03-05)

In accordance with Notice given Ald Mulder intends to move the following Motion:

“That a Workshop be held to review the planning controls applicable to the payment of cash-in-lieu for car parking that cannot be provided on-site”.

EXPLANATORY NOTES

The planning scheme requires car parking spaces to be provided for certain uses. It also allows discretion to waive or reduce car parking and to levy a cash-in-lieu payment for car spaces that cannot be provided.

For cash-in-lieu payments, the planning scheme sets out the rate per car spaces for various activity centres, based on estimated costs in the year 2000.

It is proposed that a workshop be held to review the cash-in-lieu arrangements.

T Mulder
ALDERMAN

GENERAL MANAGER’S COMMENTS

A matter for Council determination.

9.2 NOTICE OF MOTION - ALD PEERS
DATA RELATING TO VEHICLES USING BEGONIA STREET AND MALUNNA ROAD
(File No 10-03-05)

In accordance with Notice given Ald Peers intends to move the following Motion

- “A That Council seek to obtain the data relating to the origins and destinations of vehicles using Begonia Street and Malunna Road
- B. That the information, if available, be presented to a future Council Workshop to consider options of sealing, making one way or implementing traffic calming safety measures and/or do nothing.
- C. That if needed a public meeting and community consultation be undertaken to determine which option, if any is preferred”.

EXPLANATORY NOTES

Due to the sometimes poor condition of the gravel section of Begonia Street and the \$30,000 per year maintenance costs the following is proposed

Aldermen need traffic data relating to origins and destinations of vehicles using Begonia Street, Malunna Road and extending into Beach Street, Lincoln Street and Flagstaff Gully Road.

Let Aldermen see what effects this data shows at a Workshop to gauge the structure of the need to improve Begonia Street traffic conditions.

With this knowledge Aldermen can make a sound judgement of what options need to be taken, if any.

If Aldermen make a decision on options this should first have community consultation by way of a public meeting.

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**NOTICE OF MOTION - ALD PEERS
DATA RELATING TO VEHICLES USING BEGONIA STREET AND MALUNNA ROAD
/contd...**

Council has previously tried to do various things with the gravel section of Begonia Street only succeeding in making the local residents hostile, may be this time let them have a say on what they see as the best option.

J P Peers
ALDERMAN

GENERAL MANAGER’S COMMENTS

Current vehicle numbers on Begonia Street are considered excessive for a gravel road. It is appropriate for Council to resolve to take action to seal Begonia Street, or take other action to restrict vehicle numbers significantly.

10. REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

Provision is made for reports from Single and Joint Authorities if required

Council is a participant in the following Single and Joint Authorities. These Authorities are required to provide quarterly reports to participating Councils, and these will be listed under this segment as and when received.

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**
Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**
Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT**

(File No)

Chairperson's Report – Alderman Beth Warren

Report to Council for the 3 month period 1 October 2018 to 31 December 2018.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the strategic planning and management of bushland and coastal reserves and parks throughout the City;
- provide advice on Council's Reserve Activity Plans and Catchment Management Plans in the context of the "Clarence Bushland and Coastal Strategy";
- administer, in conjunction with Council, the Land and Coast Care Grants Program;
- facilitate and provide guidance for the implementation of Council's adopted "Clarence Bushland and Coastal Strategy"; and
- promote information sharing of natural resource related matters affecting the City.

In working towards these goals the Committee, in conjunction with Council's Natural Assets Officer, implemented a range of activities which are set out below.

2. CAPITAL WORKS PROJECTS

Nil.

3. RECURRENT INITIATIVES**Development of Reserve Activity Plans (RAP) 2018-19**

Community consultation has been completed on the Mortimer Bay Coastal RAP. Key stakeholder is underway before a Report is prepared for Council's Endorsement.

The Seven Mile Beach Coastal RAP is seeking community consultation on the draft Reserve Activity Plan with feedback closing on 15 January 2019.

The Cremorne Coastal Reserve RAP draft is being prepared following collation of initial community consultation results addressing natural, cultural and recreational aspects.

Implement Natural Area Reserve Activity Plans

She Oak Point

Weeding of garden beds and other areas has occurred at She Oak Point. Additional mulch was added where required.

Clifton Beach Water Access Ramp

The water access ramp used by the Clifton Beach Surf Lifesaving Club and other parties has been upgraded after storm damage made the ramp steep and almost un-useable. Large boulder-type rocks were installed at the base of the ramp to minimise further erosion from storm events. Road base was compacted between the gaps of the rock paved boulders and sand spread over the base of the ramp to finish the work.



Image showing Rock Paving Installation at base of Water Access Ramp at Clifton Beach

Tranmere Coastal Reserve

Extensive maintenance work has been carried out along the linear Tranmere Coastal Reserve from the public toilets at the Southern end toward Minerva Park. Track verges and long grass areas have been brush cut.

Limekiln Point Coastal Reserve

General maintenance was carried out about the Limekiln Point area prior to Christmas. The locals were very happy with the work done by contractors.

Mortimer Bay Coastal Reserve

Entrances to the reserve received maintenance. The southern entrance to the reserve underwent extensive weed control and slashing. Weeds were also treated.

Roscommon

A bobcat with slasher was engaged to slash long grass around several areas of Roscommon where plantings have occurred recently. Brush cutting was then undertaken between the plants where the slasher could not access.

Clarence Plains Rivulet – 45 Goodwin's Road

Tasflora was engaged to brush cut the stream banks of the Clarence Plains rivulet at 45 Goodwin's Road. Track verges were also treated and cumbungi and other weeds controlled.

Clifton Beach Carpark Surrounds

The landscaping areas about the carpark at Clifton Beach received some much needed maintenance work. Long grass was brush cut, weeds controlled and vegetation pruned and thinned to make the local area look more aesthetically pleasing.

Elinga Greenbelt

Entrance landscaping underwent maintenance work and long grass was brush cut. There are future plans to plant more vegetation and add more mulch when the weather becomes cooler in autumn 2019.

Roches Beach Coastal Reserve

The entrance to Roches Beach at 34a Balook Street, between 32 and 34 Balook Street, was heavily pruned (mostly coastal wattle) to improve view lines, reduce fuel loads and allow improved access to the beach. Long grass was brush cut and litter collected in the vegetation removed.

Howrah-Bellerive Coastal Reserve

Several illegal campsites located in the dunes at Bellerive Beach were shut down by Council recently. Associated structures and rubbish were removed and areas left clean after decommission of the campsites. It was evident anti-social behaviour was occurring at these sites.

CCC Land and Coast Care Grants' Program

CCC Land and Coast Care Grants Applications were received and assessed by the NRM and Grants Committee. The following groups were successful in their funding applications:

Group	Funding (\$)
Bellerive Bluff L/C and C/C Group Inc	2665
Limekiln Point Landcare Group Inc	5000
Mt Rumney Landcare	4460
Opossum Bay and South Arm Coastcare	5000
Pipe Clay Coastcare	5000
Rosny Montagu Bay L/C and C/C Inc	4996
Seven Mile Beach Coastcare Group Inc	2392
Tranmere-Clarence Plains L/C and C/C Inc	5000
Waverley Flora Park Landcare	4791
TOTAL	\$39,304

Drainage Swales

The Clarence Plains Rivulet which runs under the bridge at Droughty Point Road was experiencing flow problems creating unpleasant smells and possible fish mortalities due to a rock structure under the bridge not allowing enough water flow through the bridge area. An excavator was engaged to remove some of the rock structure to open up the stream area and improve flows. Before and after images below show improved flows at low tide.

Before



After



Roches Beach Road Swale

The stormwater swale parallel with Roches Beach Road was brush cut, treated for weeds and rubbish/litter removed.

Kirra Road Swale

The swale or creek that runs along the start of Kirra Road toward the yacht club at Roches Beach was maintained recently.

Kangaroo Bay Rivulet

The Kangaroo Bay Rivulet stream banks were brush cut twice during the quarter due to accelerated growing conditions from significant rainfall combined with hot weather. Blockages about the log jam structure were removed as was rubbish and litter along the rivulet.

Wetland/Storm Water Retention Basins

Cambridge Park Wetland

Cambridge Park Wetland was mowed and brush cut to control the long grass growing around the wetland. Cumbungi has been removed and landscaping areas sprayed for weeds.

Rosny-Montagu Bio Retention Basin Network

All the bioretention basins along Rosny and Montagu Bay were weeded and brush cut during the quarter.

Priority Weed Management

Clifton Riding Club and the Northern end of Mortimer Bay Coastal Reserve underwent weed control contractor works. Weeds included serrated tussock, boneseed, African boxthorn, Spanish heath and briar rose.

Rosny Hill Reserve has undergone a big sweep for weeds. Weeds controlled included gorse, boneseed, canary broom, blackberry, cotoneaster and briar rose.

Sections of the Tangara Trail between Axiom Way and Roches Beach Road were treated for weeds. Large mirror bush were removed and mulched, while several large blackberry infestations were treated.

Weeds were removed from the Bedlam Walls area. The main weed of concern at this location is gorse, but only small seedlings were found in areas where larger plants were treated years ago. Reserve entrance landscaping was also maintained.

Cambridge, Pass and Clifton Beach Roadsides underwent weed control works. Blackberry, fennel, Spanish heath and canary broom were controlled.

Weed control work was administered at Thoona Bushland Reserve and Lindhill Bushland Reserve during the quarter.

The Howrah Coastal Reserve Swale System in front of Howrah Primary School had long grass brush cut, cumbungi slashed and blackberry and other declared weeds treated.

A sweep of Waverley Flora Park for declared weeds occurred in December. Boneseed and blackberry were the most common weeds treated, along with cotoneaster, fennel and broom.

Mediterranean Daisy

Mediterranean daisy control occurred in mid-November along Council-managed foreshore areas of Rosny, Tranmere and Mortimer Bay (Sandford). St John's wort control at known roadside infestations in Risdon Vale, Acton Park and various sites in Sandford occurred in early December prior to the rural roadside slashing contractors going through those areas.

Viper's Bugloss

Viper's bugloss control along Tangara Trail and roadsides in the Cambridge and Mount Canopus area occurred in early January 2019.

Needle Grass Project

Spring control commenced in early November 2018 on all known needle grass (Chilean and Texas) sites on Council-managed land (reserves, nature strips, Public Open Space) across the Clarence municipality – including Montagu Bay, Rosny, Bellerive, Lindisfarne, Rose Bay, Warrane, Otago, Sandford and Rokeby for Chilean needle grass; and Glebe Hill area (including Bushland Reserve) for Texas needle grass. A second and final sweep for both species will occur in early January 2019 which will include any areas previously missed or newly germinated and flowering plants at previously treated sites.

Many areas are showing significant improvements from past years in terms of plant numbers and seeding plants remaining at second spring sweep, however, all sites continue to have needle grass present to some extent highlighting the importance of regular follow-up and maintenance. Perhaps of greatest concern was the discovery that Texas needle grass has made its way from the public open space and previous subdivision site into Glebe Hill Bushland Reserve via a fire trail verge and maintained firebreak and path along the back of houses. In terms of private property management, Chilean needle grass has been picked up in multiple private properties in the Kandos Drive, Otago region and multiple new properties in Delphis Drive, Sandford region. The extent of infestations on private land in the Sandford area is enormous and will provide a significant challenge and burden for the landowners to manage effectively without support. On a more positive note the Council-managed Delphis and Honeywood Drive Sandford sites showed good success from primary control in August, which was when it was first identified.

Very recently a new and quite large infestation of Chilean needle grass was discovered in Clarendon Vale on a combination of Council and Housing Tasmania managed land (at 17, 22 and 45 Goodwin's Road, Clarendon Vale) in mid-December 2018. The site was roughly surveyed to determine the nature and extent of infestation and mapped accordingly. Discussions with Housing Tasmania and their maintenance contractors has focussed on “damage control” and managing hygiene for late season slashing works.

Some areas on Council-managed land have already been treated with glyphosate to reduce seed set. Otherwise Council is also in “damage control” phase. Mowing programs have been placed on hold until hygiene discussions and protocols have been put in place (estimated to be mid-January).

Schools Landcare Support Program

Planning for School Landcare Activities with Lauderdale Primary School and Cambridge Primary School has occurred in preparation for the new school year in 2019.

Emmanuel Christian School performed a clean-up of the Rose Bay and Montagu Bay Shorelines, with Council collecting the rubbish after the clean-up.

Prison Program Project

The Prison Crew installed sandstone retaining walls and borders for the Waverley Flora Park Avenue of Honour Project. The entrance was also mulched and planted with suitable native species as shown in the image below.



Two dry mudstone rock retaining walls have been installed by the Prison Crew at Casuarina Park opposite 142 Tranmere Road. The rock was hand-picked from a quarry at Richmond to construct the walls. One of the walls is 70m long and is pictured in the image below.



Risdon Vale Natural Areas

The Prison Crew have kept up with maintenance of the various natural areas at Risdon Vale in between other projects.

Clean up Australia Day 2019

An Expression of Interest Form has been completed and sent to Clean up Australia Day outlining Council's involvement for 2019. Council will identify sites for litter collection where required, organise and pay for transfer of rubbish collected to Mornington Waste Transfer Station, provide additional materials where required (bags, gloves, sunscreen, sharps containers etc) and advertise the event.

Groups are starting to register for the event and Sally Johns has been engaged to assist groups being organised for the event.

Feral Oyster Clean up at Doran's Road

A large group of volunteers from Windsurfing Tasmania performed a clean-up of feral Pacific Oysters along the rocky shoreline of Doran's Road. Council provided a large skip bin which was filled on the day. All oyster waste was transferred to Copping for deep burial which was sponsored by Council.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**World Wetlands Day Event**

Planning is being done for a World Wetlands Day Event. An organising committee is co-ordinating the event to be held on the weekend of 2 and 3 of February 2019. The event is in partnership with Sorell Council, the Derwent Estuary Program, NRM South and DPIPWE.

5. GOVERNANCE MATTERS**Committee Meeting**

The next committee meeting is scheduled for Wednesday, 10 April 2019.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil

Alderman Beth Warren

CHAIRPERSON

BICYCLE STEERING COMMITTEE – QUARTERLY REPORT

(File No)

Chairperson's Report

Report to Council for the 3 month period 1 October 2018 to 31 December 2018.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the identification, development and maintenance of cycling routes and infrastructure along roads and other easements throughout the City;
- facilitate and provide guidance for the implementation of Council's adopted Bicycle Strategy;
- be actively involved in providing design advice relating to cycling infrastructure projects undertaken by Council;
- be actively involved in providing advice to Cycling South on matters relating to regional cycling infrastructure; and
- promote information sharing of cycling related matters affecting the City.

In working towards these goals the Committee arranged and implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS**Silwood Avenue Track Upgrade, Howrah**

A detailed design has been completed, in consultation with Council's Aboriginal Heritage Consultant, for concreting of a steep section on the path at the west end of Howrah Beach. An application has been made for Crown Land approval for these works, after which construction can proceed.

Clarence Foreshore Trail – Marana Avenue (Tasman Bridge) to Montagu Bay Park, Montagu Bay

Construction of the first stage, from the area under the Tasman Bridge, through the ex-SES site and around the Primary School Oval is complete. Design and completion of the next stage is dependent on progress by the Department of Education of the Primary School Masterplan.

DoE are still in the early stages of their planning and the Committee agreed that options should be investigated to redirect remaining funds to progressing design of the next section of path towards Rosny Point.

Clarence Foreshore Trail –Simmons Park to Anzac Park, Lindisfarne

Civil works for the section from Simmons Park to Ford Parade are approaching completion. Landscaping and road surfacing works are to follow after civil works.

Rosny Hill Road – Highway Overpass to Rosny Barn Carpark

The concept design is under review with the aim of reducing the extent of substantive retaining walls.

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Clarence Street

Council decided to adopt “Option 1” as its preferred option at its Meeting held 3 July 2017. Detailed design is being undertaken for the entire length. While the section between Howrah Road to Wentworth Street was adopted by Council as being Stage 1, Officers are focussing on treating the section from Wentworth Street to Beach Street to meet the coming need for road reseal along this section. The Committee has reviewed and provided comment on the preliminary design.

Tasman Highway – Extension from Tasman Bridge to Montagu Bay Road

Council has been successful in receiving funding of \$70,000 under the Vulnerable Road User Program for this project. With Council’s contribution of \$50,000 the total funding available is \$120,000. Negotiations are ongoing with the Department of State Growth (DSG) on the maintenance responsibility for the area between the southern property boundary and the edge of the Tasman Highway. At issue is DSG’s insistence on the application of the Roads and Jetties Act, in relation to Council being responsible for maintaining the State Government road reserve, if a path is constructed. The Act has recently been amended to allow scope for negotiation on maintenance responsibilities, which may allow the project to progress.

Tasman Highway – Tasman Bridge to Mornington

Cycling South was successful in being awarded funding of \$25,000 for the feasibility and concept design for a multi-user pathway along the Tasman Highway road reservation. Sugden and Gee have prepared a draft report, which also considers a safe walking and cycling crossing at the Mornington Roundabout which could support future grant applications.

Linkage from Clarence Street to Kangaroo Bay

When the Bellerive Yacht Club marine slipway is open, it becomes a challenge for cyclists to make their way along Cambridge Road, through the village and back onto the foreshore path. The Committee has also considered issues relating to the proposed Bellerive Yacht Club development. At its Meeting of 28 May 2018, Council resolved on a preferred option to retain a ramp from Clarence Street to the Bellerive Yacht Club carpark.

5. GOVERNANCE MATTERS.**Committee Meeting**

The Committee held 2 meetings during the quarter; on 8 October 2018, chaired by Alderman Sharon von Bertouch and 12 December 2018, chaired by Alderman Dean Ewington.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil

Alderman Dean Ewington

CHAIRPERSON

TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT

(File No 07-06-09:A1248078)

Chairperson's Report

Report to Council for the 3 month period for 1 October to 31 December 2018.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- provide advice and make recommendations, including policy, to assist Council in the development of tracks and trails in the City;
- assist in the development and periodic review of Council's Tracks and Trails Strategy;
- develop and maintain a Tracks and Trails Register which captures all existing and possible future trail and track networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by Council that articulates the development initiatives prioritised and proposed to be conducted over a 5 year programme which recognises the access and needs of all users eg: walkers, horse riders, mountain bikers, etc;
- monitor progress and work to address the actions of the plan according to their level of priority;
- as part of internal referral processes to provide input and advice on the provision and requirements for trail networks and the provision of trail linkages as part of new subdivisions.

In working towards these goals, the Committee undertook a range of activities, which are set out below.

2. CAPITAL WORKS PROJECT**Clarence Foreshore Trail at Tranmere**

The coastal track has been extended south from Pindos Park to Starboard Road. There is a short section near Anchorage Court that has not been constructed due to an Aboriginal Heritage site. A Permit to Conceal needs to be applied for before work can be completed.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES

Tangara Trail – Silver Peppermint Track – Sediment has been removed from drains to minimise flooding after heavy rain.

Trail Audit – a track audit has been carried out and a maintenance program identified.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Barilla Rivulet Track

A meeting was held with the Department of State Growth to ensure they accommodate an underpass for the trail as part of the Cambridge bypass. A meeting was held with adjoining landowners, Tasmania Fire Service and Barilla Holiday Park, regarding a future trail.

Ralphs Bay Coastal Track

An Aboriginal Heritage Permit to Conceal has been received. A PWS Reserve Activity Assessment is underway and must be approved by PWS before work can commence.

Blessington Track to Fort Direction Road

Licence agreement was signed with Department of Defence and track construction will commence in January 2019.

Tangara Trail - Roscommon Track

A meeting was held with the Tasmanian Equestrian Centre to discuss options for the Tangara Trail through Roscommon.

Clarence Coastal Trail – Mays Point to Cremorne

A survey is required by Parks and Wildlife Service where the coastal track crosses the Calverts Hill Nature Area.

Gregson Track – Springhaven Development

A meeting was held with Southern Cross Aged Care to discuss the location of the fence along the southern boundary. The preference is for the fence to be located on the inside of the Vegetation Protection Zone in order to increase the width of the green belt alongside the highway and provide more width for the track and vegetation alongside. No agreement has been reached.

Meehan Range Strategic Mountain Bike Plan

A draft is being finalised in consultation with Parks and Wildlife Service.

5. GOVERNANCE MATTERS.

Committee Meetings

Two committee meetings were held on 18 October and 13 December 2018.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman D Ewington
CHAIRPERSON

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 4, 11 and 18 February 2019 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 4, 11 and 18 February 2019 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.3 PLANNING AUTHORITY MATTERS

In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

11.3.1 DEVELOPMENT APPLICATION D-2018/684 - 18A SWINTON PLACE, WITH ACCESS OVER 18 SWINTON PLACE, ROSE BAY - DWELLING
(File No D-2018/684)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 18A Swinton Place, with access over 18 Swinton Place, Rose Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater Management codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the applicant's consent until 27 February 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- building envelope encroachment;
- impact on privacy;
- overshadowing of properties on adjoining lots; and
- misrepresentation in plans of adjoining properties.

RECOMMENDATION:

A. That the Development Application for a Dwelling at 18A Swinton Place, with access over 18 Swinton Place, Rose Bay (re-advertised) (CI Ref D-2018/684) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The lot was approved as a part of subdivision SD-2015/64.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone; and
- Section E6.0 – Parking and Access and Stormwater Management Codes.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 552m² irregular shaped allotment, located at Swinton Place, Rose Bay. It is surrounded by single dwellings. The site is westwards sloping and partly cleared of vegetation. Access would be provided via an internal driveway to Swinton Place.

The site contains 2 storey weatherboard dwelling and a garage. The area surrounding the site is similarly zoned General Residential and is characterised exclusively by 2 storey single dwelling developments.

3.2. The Proposal

The proposal is to construct a 2 storey dwelling with integrated carport. The dwelling would be positioned at northern end of the lot. The lower level of the dwelling would have a gross floor area of 95m² with the upper level occupying a floor area of 94m². The lower level would contain 2 bedrooms, bathroom, lounge room and a carport. The upper level would contain open space living and kitchen and a bedroom with an ensuite. The dwelling would be constructed of brick walls and have aluminium framed windows and a pitched Parapet roof.

A new crossover and a sealed driveway would be constructed as a part of works.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Access and Stormwater Management Codes with the exception of the following.

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D).</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	Does not comply - the building would extend beyond the building envelope on the west (1m) and rear (3m) boundaries.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 as follows.

Performance Criteria	Comment
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>a. not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>Complies - the degree of building envelope encroachment is illustrated in the elevation plans. The upper level of the proposed extension encroaches on the building envelope on both the north and western side elevations.</p> <p>Shadow diagrams in Attachment 4 demonstrate that the shadows cast by the proposed dwelling are reasonable. They demonstrate that the proposal will not cause an unreasonable reduction in sunlight to a habitable room, or a private open space of a dwelling on an adjoining lot.</p> <p>The diagrams demonstrate that no overshadowing impacts would occur to the property to the north at 70 East Derwent Highway. This is due to the northerly orientation of this adjoining property in relation to the subject site. The adjoining property to the west at 66 East Derwent Highway would not be impacted by overshadowing.</p> <p>The diagrams indicate the adjoining property to the south at 18 Swinton Place would be affected by some overshadowing caused by the proposed dwelling. The proposed dwelling will not cause a habitable room of a dwelling on an adjoining lot to receive less than 3 hours sunlight between 9.00am and 3.00pm on 21 June. The shadows cast by the proposed extension will overshadow windows of a habitable room of 18 Swinton Place approximately between 9.00am and 11.00am.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Complies - in terms of private open space, the overshadowing caused by the proposed dwelling will mainly be the casting of shadows on the backyard of 18 Swinton Place, between 9.00am and 12pm on 21 June.</p>

	<p>The main private open space of 18 Swinton Place appears to be the deck on the western elevation, which will be impacted by overshadowing between 9.00am-10.00am.</p> <p>The backyard of 66 East Derwent Highway would also be impacted by some minor overshadowing between 1.00pm and 3.00pm. However, shadows will only reach its private opens spaces eastern corner and well over 50% of its private open space will stay unshaded between 9.00am and 3.00pm on 21 June.</p>
<i>(iii) overshadowing of an adjoining vacant lot; or</i>	complies
<p><i>(iii) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p><i>(d) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>Complies - the proposed dwelling does not have any negative impact on the separation of dwellings. The separation and siting of dwellings is compatible with the surrounding area. The distances between dwellings on adjoining lots vary from 10m to 2.8m. The horizontal distance between the dwellings on 16 Swinton Place and 18 Swinton Place would be 6m and between 18 Swinton Place and 23 Swinton Place it would be 4m.</p> <p>It is considered that most of the dwellings on adjoining lots are 2 storey dwellings with similar maximum heights to the proposed dwelling.</p> <p>The proposed dwelling would not impact on the panoramic views offered in the direction to the west towards Lindisfarne Bay. The dwellings located behind are not compromised as they are located topographically on a contour at least 6m higher.</p> <p>The design of the proposed dwelling aims to reduce visual bulk through suspended upper level creating space between the dwelling and ground. The dwelling would also provide visual articulation through the use staggered boundary and variation in roof profile and height.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Overshadowing and Building Envelope Encroachment

The representor is concerned that the proposed dwelling is extending beyond the building envelope and will overshadow their kitchen, bedrooms and bathroom.

- **Comment**

For the purposes of clarification of the shadowing impact, the shadow diagrams indicate that the property at 18 Swinton Place would be affected by overshadowing from 9.00am onwards during the Winter Solstice. The overshadowing impact will mainly cast shadows on its northern elevation and only have a minor impact on its private open space between 9.00am and 10.30am. It is worth pointing out that the shadowing caused by the proposed extension will only cause additional shadows to reach the habitable windows (2 bedrooms and a living room) of the dwelling on 18 Swinton Place at 9.00am. The lower level bedroom will be overshadowed between 9.00am and 11.00am and the upper level bedroom and living room between 9.00am and 10.00am. Therefore, the proposed dwelling will overshadow the habitable rooms of 18 Swinton Place for less than 3 hours on 21 June.

The proposed dwelling will overshadow a small portion of the private open space of the dwelling on 66 East Derwent Highway. The shadows will not reach the dwelling on 66 East Derwent Highway. No overshadowing impact would occur to other adjoining dwellings.

5.2. Impact on Privacy

The representor is concerned that the large windows in the western elevation will be overlooking their property and significantly impacting on privacy.

- **Comment**

In regards to privacy, the proposed dwelling complies with the Acceptable Solutions in Clauses 10.4.6 A1 and Clauses 10.4.6 A2 Privacy for all dwellings in relation to its location and siting to the adjoining properties. Therefore, it can be considered that it will not cause unreasonable loss of privacy by overlooking dwellings or their private open spaces on adjoining lots.

5.3. Misrepresentation in Plans

The representor has noted that the plans do not represent their property correctly and the existing laundry structure is actually located next to the north side boundary.

- **Comment**

The applicant has shown the configuration of the adjoining properties for additional information only. The location of the existing laundry structure is not relevant in terms of assessing the proposal against planning scheme standards and, therefore is not a relevant planning matter.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is recommend for approval.

Attachments: 1. Location Plan (1)
2. Site Plan (1)
3. Proposal Plan (1)
4. Proposed Elevations (2)
4. Overshadowing Diagram (1)
5. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1

LOCATION PLAN

18A SWINTON PLACE, ROSE BAY

4a

East Derwent Highway

Sunnyside Road

Kaoota Road

Swinton Place

1

3

68

70

1

66

18a

3

23

18

7

16

9

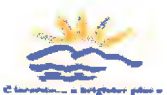
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Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 13 February 2019 **Scale:** 1:701.5 @A4



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ALL DIMENSIONS TO WALL FRAME.
LOCATION OF SITE FEATURES DERIVED
FROM AERIAL PHOTOGRAPHY.

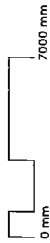
use written dimensions only.
do not scale drawings.



architecture
development
strategic design

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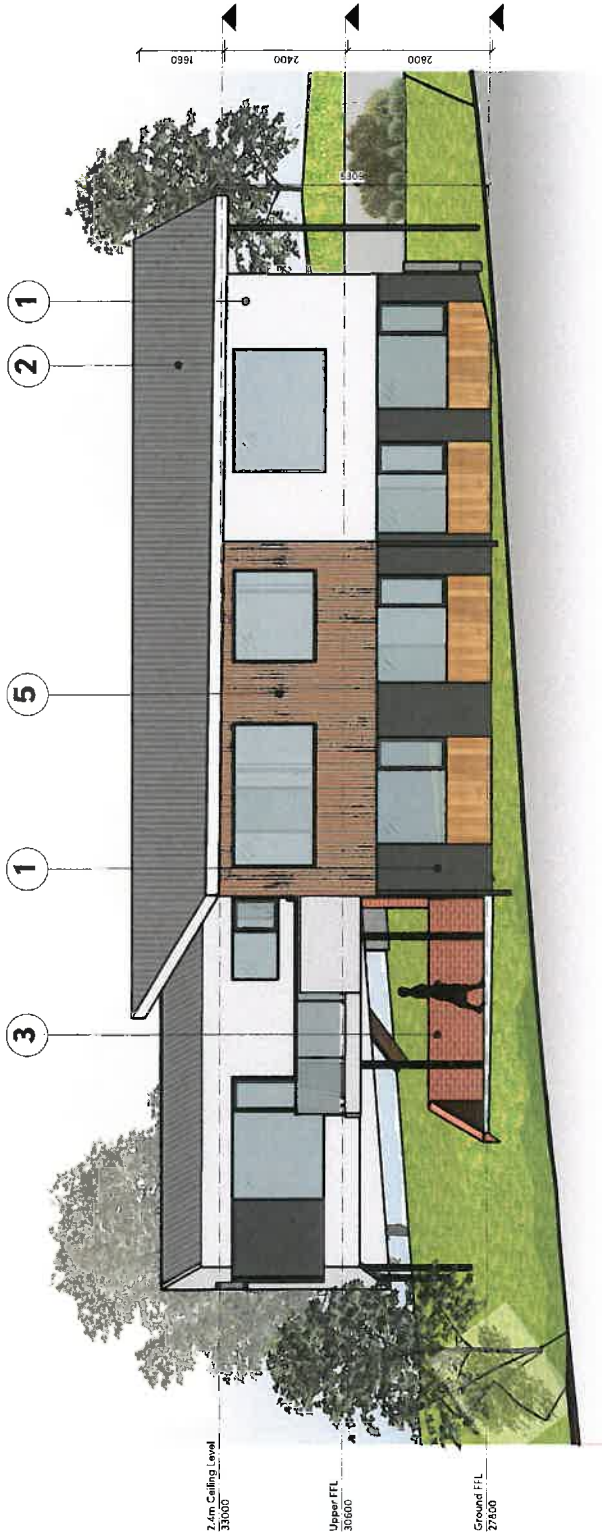
floor area = 76m²



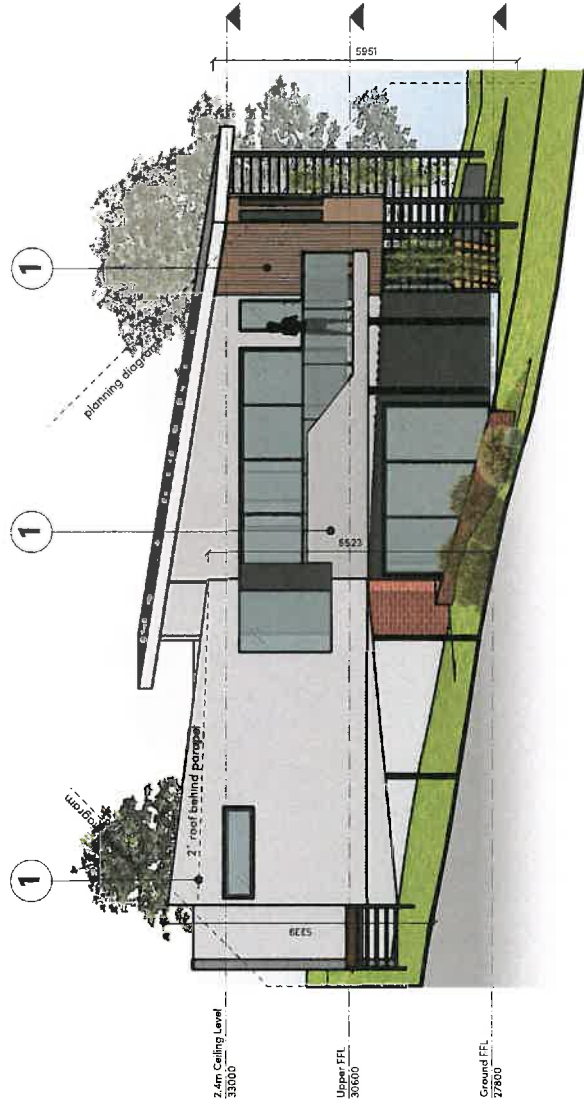
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USE WRITTEN DIMENSIONS ONLY.
DO NOT SCALE DRAWINGS.

floor area = 189m²

[illegible]



1 Western Elevation



2 Northern Elevation

EXTERNAL FINISHES & COLOURS SCHEDULE:

- 1 James Hardie® EasyLap™ Smooth Cladding
Texture Paint finish: Acetex or similar
- 2 Colorbond® CustomOrb™ roofing
colour to future selection
- 3 selected Common brickwork
raked joints
- 4 Selected concrete blockwork wall
natural finish
- 5 Selected HWD vertical timber cladding
Natural finish, to future selection

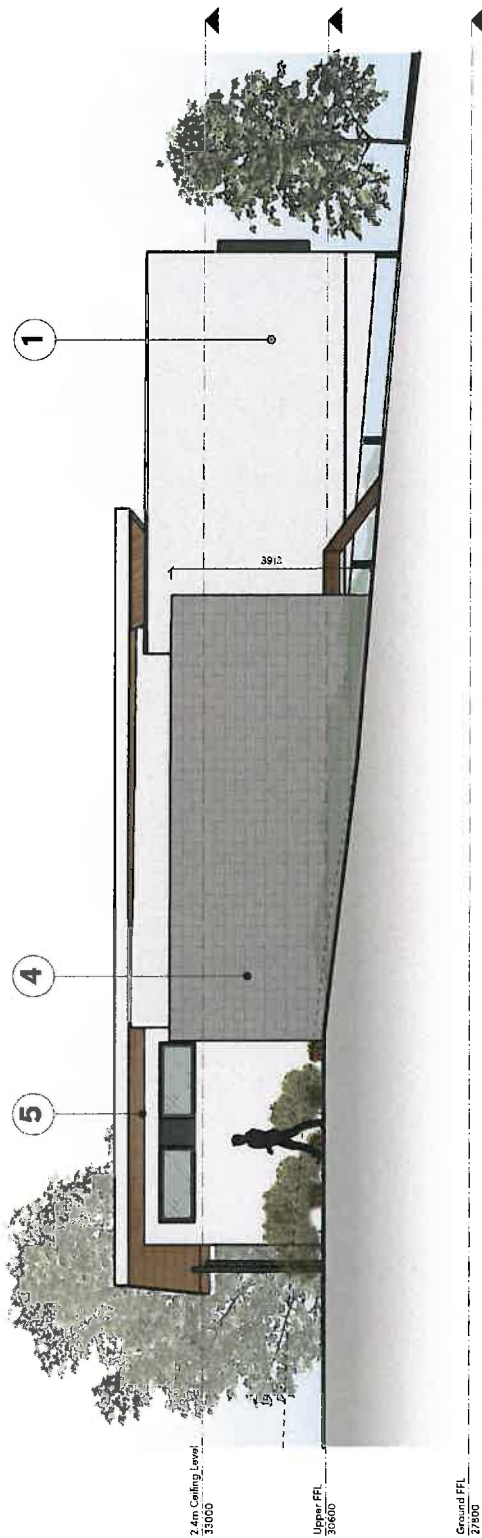
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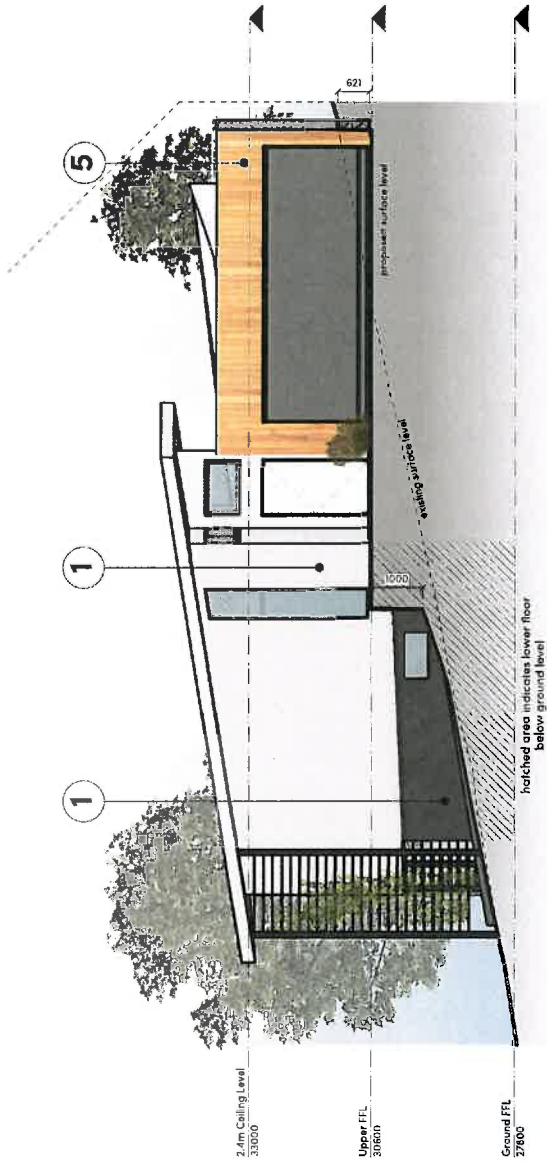
REVISION	DATE	DESCRIPTION	ISSUE
1	18/07/20	Lot 2 Swinton Place, Rose Bay	PA
2	18/07/20	Kingsley	A300
3	18/07/20	Proposed Elevations 01	SG
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3 Eastern Elevation



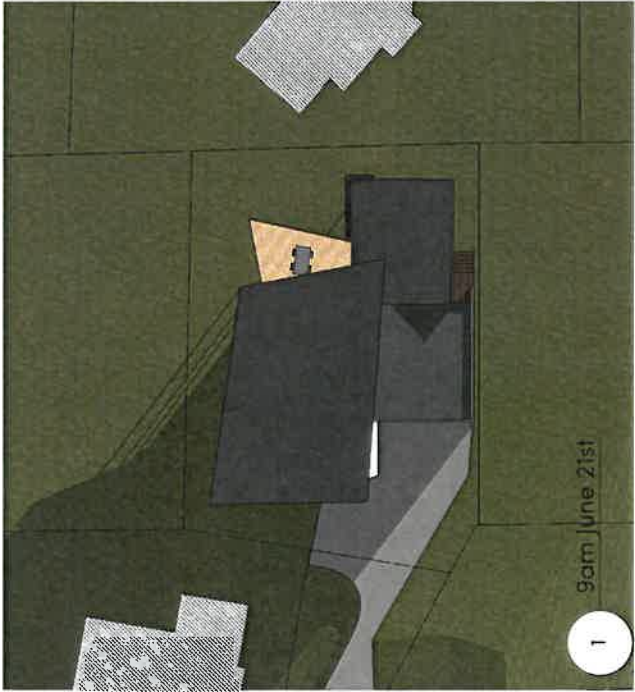
4 Southern Elevation

EXTERNAL FINISHES & COLOURS SCHEDULE:

- 1 James Hardie® Easy Lap® Smooth Cladding
Texture Paint finish Acrolux or similar
- 2 Colorbond® CustomOryx® roofing
colour to future selection
- 3 selected Commons brickwork
raked joints
- 4 Selected concrete blockwork wall
natural finish
- 5 Selected HWD vertical timber cladding
Natural finish, to future selection

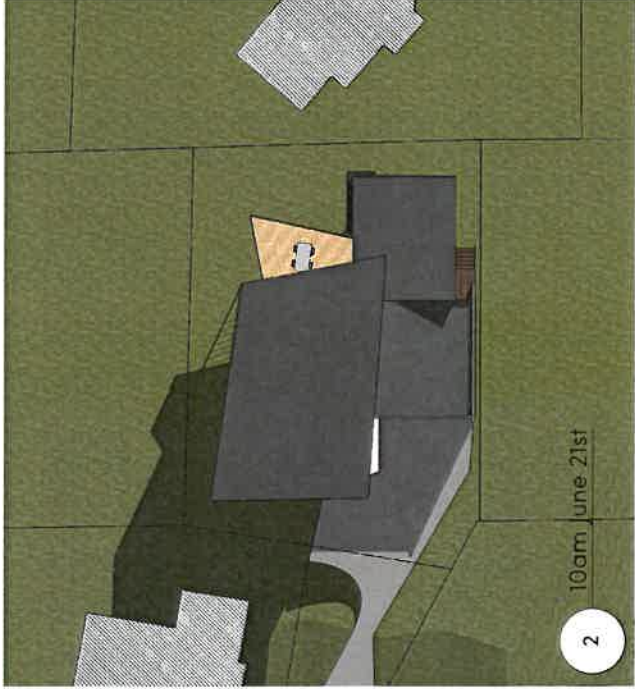


RECORD ID	DATE	18/7/19	DESCRIPTION	DWG #	ISSUE
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CUSTOMER					
Kingsley					
DWG					
Proposed Elevations 02					
SCALE @ A3	1:100				
DRAWN	SG				
CHECK	JU				
PROJECT #	J005362				
1/10-14 Paterson Street Launceston, Tasmania					
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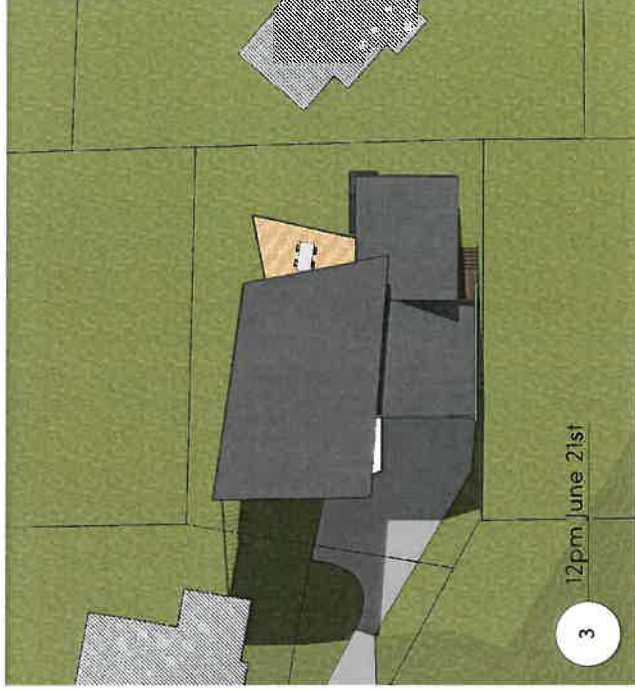
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9am June 21st



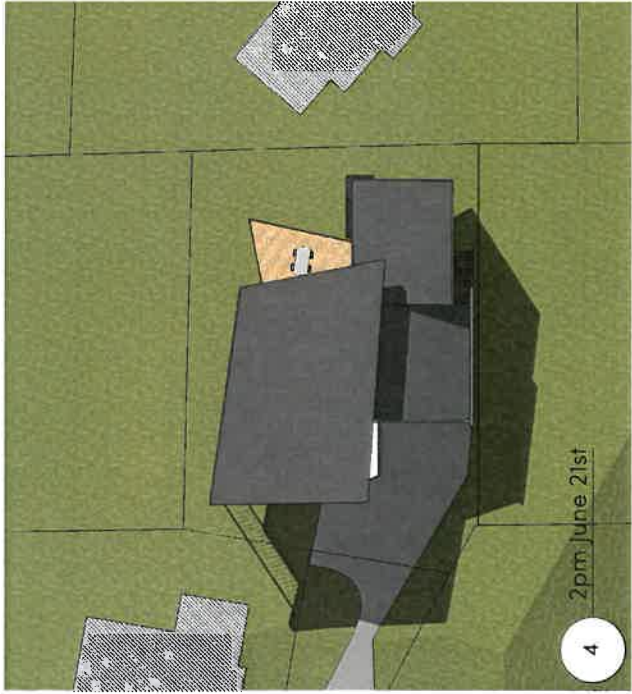
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10am June 21st



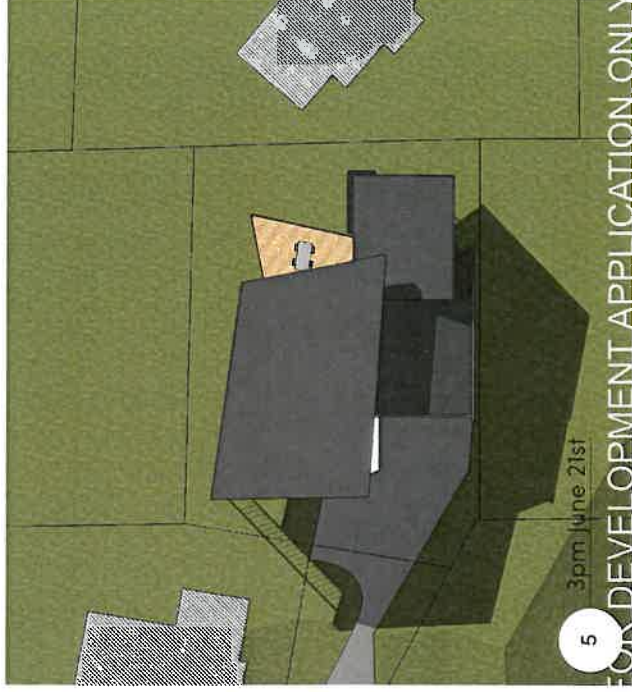
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12pm June 21st



4

2pm June 21st



5

3pm June 21st

FOR DEVELOPMENT APPLICATION ONLY



REVISION ID	DATE	DESCRIPTION	DECK REMOVED
Lot 2 Swinton Place, Rose Bay	18/7/19		
ADDRESS			
CLIENT	Kingsley		
DWG	Shadow Diagram		
SCALE @ A3	1:100		
DRAWN	SSG		
CHECK	JU		
PROJECT #	0005362		
ISSUE	PA		
DWG #	A302		

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18A Swinton Place, with access over 18 Swinton Place, ROSE BAY (re-advertised)



Photo: Site viewed from 18 Swinton Place

11.3.2 DEVELOPMENT APPLICATION D-2018/756 - 2 RAMINEA ROAD, LINDISFARNE - COURTYARD ROOF
(File No D-2018/756)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Courtyard roof at 2 Raminea Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater Management codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the applicant's consent until 28 February 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of overshadowing.

RECOMMENDATION:

- A. That the Development application for Courtyard roof at 2 Raminea Road, Lindisfarne (Cl Ref D-2018/756) be approved subject to the following conditions and advice.
 - 1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION D-2018/756 - 2 RAMINEA ROAD, LINDISFARNE
- COURTYARD ROOF /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone; and
- Section E6.0 – Parking and Access and Stormwater Management Codes.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL**3.1. The Site**

The site is a 673m² irregular shape on the corner of Raminea Road and Oliver Avenue, Lindisfarne. It is surrounded by single and multiple dwellings. The site is relatively steeply eastwards sloping and cleared of vegetation. A solid masonry boundary fence is located between the paved courtyard and Oliver Avenue.

Access is provided via a concrete driveway through Raminea Road. The property is zoned General Residential and is surrounded by a suburban living setting. The existing dwellings in the street have setbacks from Oliver Avenue between 18m and 5m.

3.2. The Proposal

The proposal is to construct a roof over the existing paved courtyard at the western side of the dwelling. The roof would occupy an area of 34.4m². The proposed maximum height would be 3.5m above natural ground level.

The proposed roof structure would be 4.1m wide and 8.3m long. It would have a 1.1m front setback and a 2m north side setback. The roof would be a hipped roof pitched at 21.5 degrees.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Access Codes with the exception of the following.

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A1	Setbacks and building envelope for all dwellings	<p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 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; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. 	The proposed roof has a 1.1m minimum setback to the front boundary.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.4.2 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must:</i></p> <p><i>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</i></p> <p><i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road”.</i></p>	<p>The proposed roof will cut through the frontage setback requirement by 3.4m. However, it is considered that the proposed roof will be contained next to the existing building footprint.</p> <p>It can be considered that it will have a comparable setback to some of the surrounding properties in the street. The dwelling on 26 Oliver Avenue has a setback of 3.5m from the frontage and the dwelling on 1 Moirunna Road has a setback of 0.9m from its Oliver Avenue boundary. Also, 26 Oliver Avenue, located topographically 7m higher contour line, will appear visually more dominant than the proposed addition.</p> <p>Furthermore, by having a maximum height of 3.5m above natural ground level, the proposed structure will not appear large and or visually dominant when viewed from the street.</p> <p>It is also worth noting that Oliver Avenue is located on a contour line that is 2m above that of the site.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Overshadowing

The proposed courtyard roof will prevent the front of adjoining property receiving solar access.

- **Comment**

The proposed roof complies with the Acceptable Solutions in Clause 10.4.2 A3 Setbacks and building envelope for all dwellings in relation to its location and siting to the adjoining properties. Therefore, it will not cause unreasonable loss of amenity by preventing habitable rooms or the private open space of adjoining properties receiving solar access.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

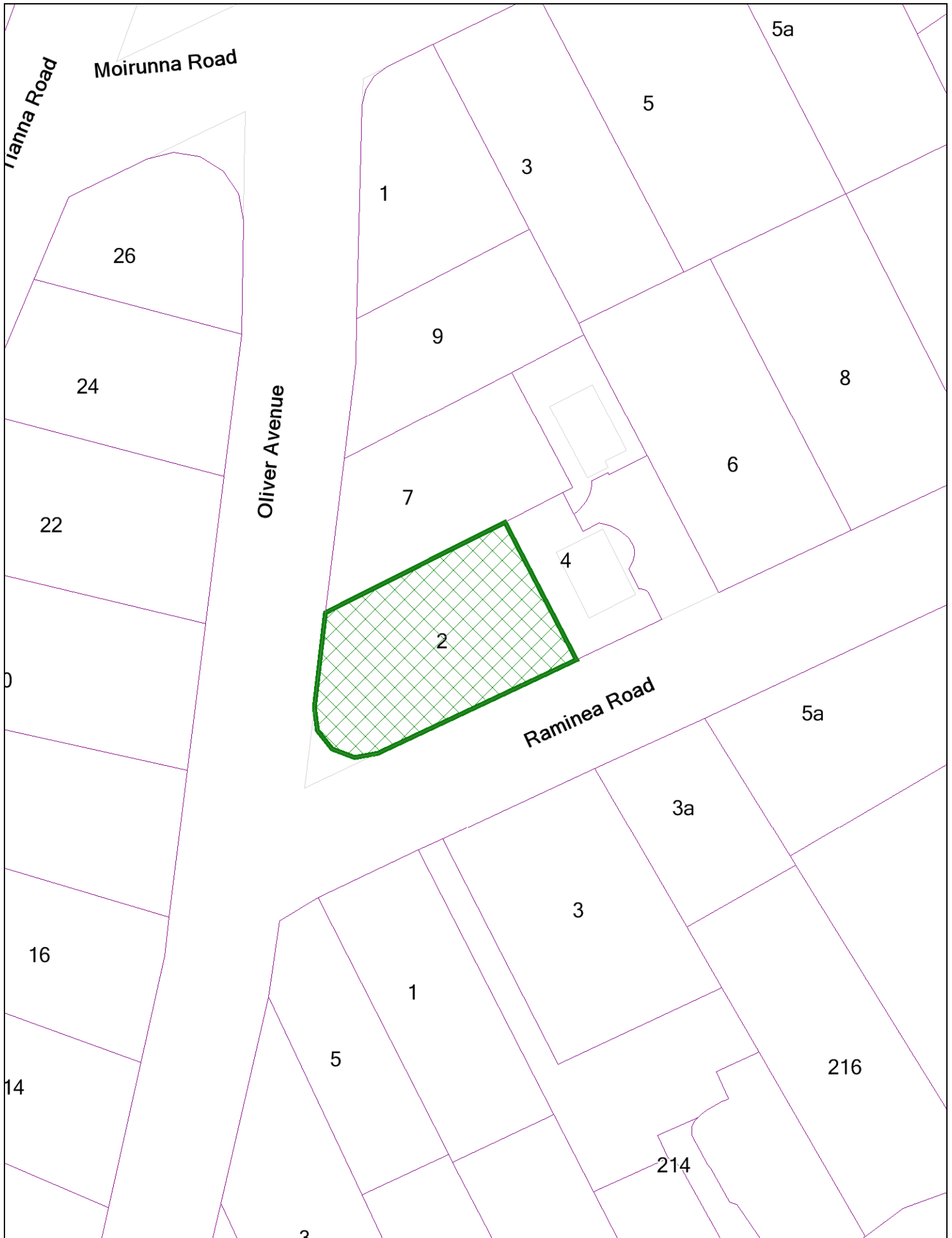
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

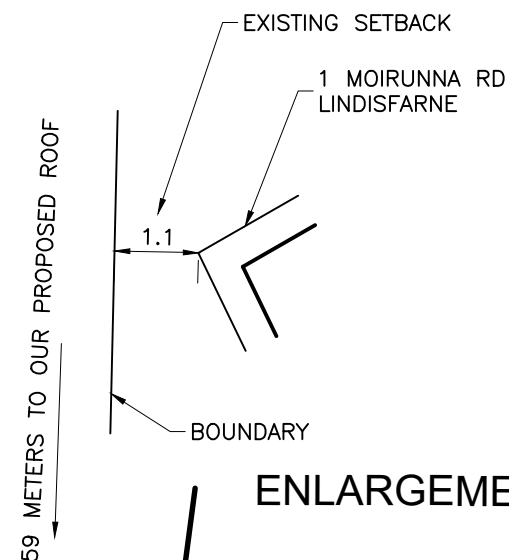
The proposal is recommend for approval.


Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Elevations (2)
4. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING



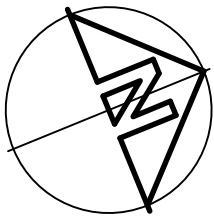
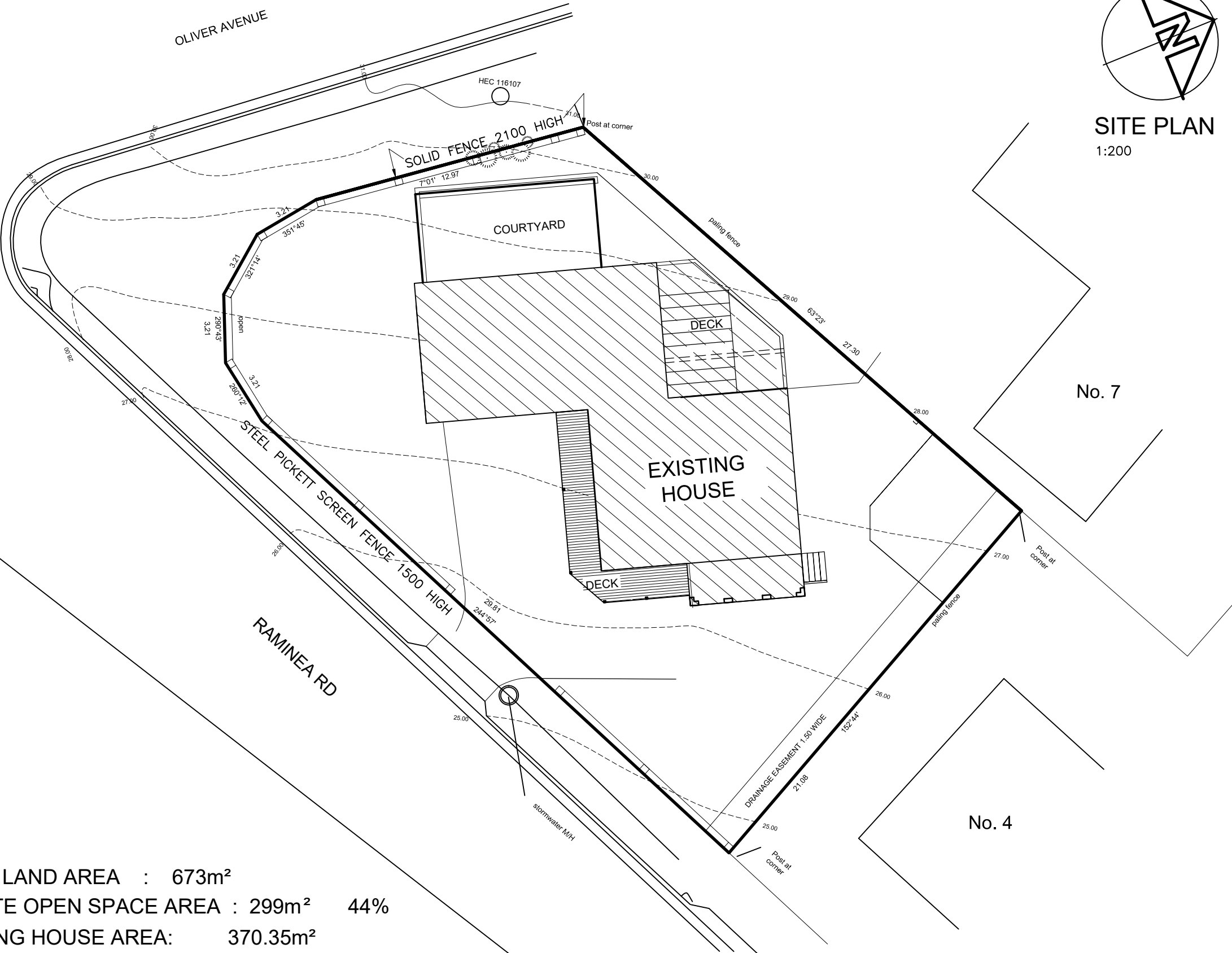
PLANNING APPLICATION



 DALLAS WILSON DESIGN DRAFTING	SCALE:	PAGE 1 OF 7 PAGES	PROPOSED HOUSE 2 RAMINEA RD LINDISFARNE For J. BAYLES
	DESIGNED: DALLAS WILSON	DRAWN: MK	
	DATE: 19/12/18	DWG No: BAYL-J-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			

ENLARGEMENT OF SETBACK - 1 MOIRUNNA RD





SITE PLAN
1:200

LEVEL DATUM ARBITRARY
ALL BOUNDARIES & ADJACENT OFFSETS
ARE SUBJECT TO ON-SITE CONFIRMATION
BY A LICENCED SURVEYOR

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS AND ANY BY-LAWS
THAT MAY APPLY.

CONTRACTORS TO CONFIRM WITH DESIGNER ALL
AREAS & DIMENSIONS & LEVELS PRIOR TO
COMMENCING ANY WORK.

THESE PLANS HAVE BEEN PREPARED FOR THE
PURPOSE OF OBTAINING APPROVAL FROM THE
RELEVANT AUTHORITIES AND ARE SUBJECT TO THAT
APPROVAL.

DO NOT SCALE.

SMOKE ALARMS ARE TO BE INSTALLED IN
ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA

ALL GLAZING TO COMPLY WITH AUSTRALIAN
STANDARDS. A.S.1288


STAIRS ARE TO CONFORM TO THE B.C.A..

ALL EXTERNAL DOORS & WINDOWS
TO COMPLY WITH BCA 3.12.3.3

REV	DATE	DETAIL
-	-	-

TOTAL LAND AREA : 673m²
PRIVATE OPEN SPACE AREA : 299m² 44%
EXISTING HOUSE AREA: 370.35m²

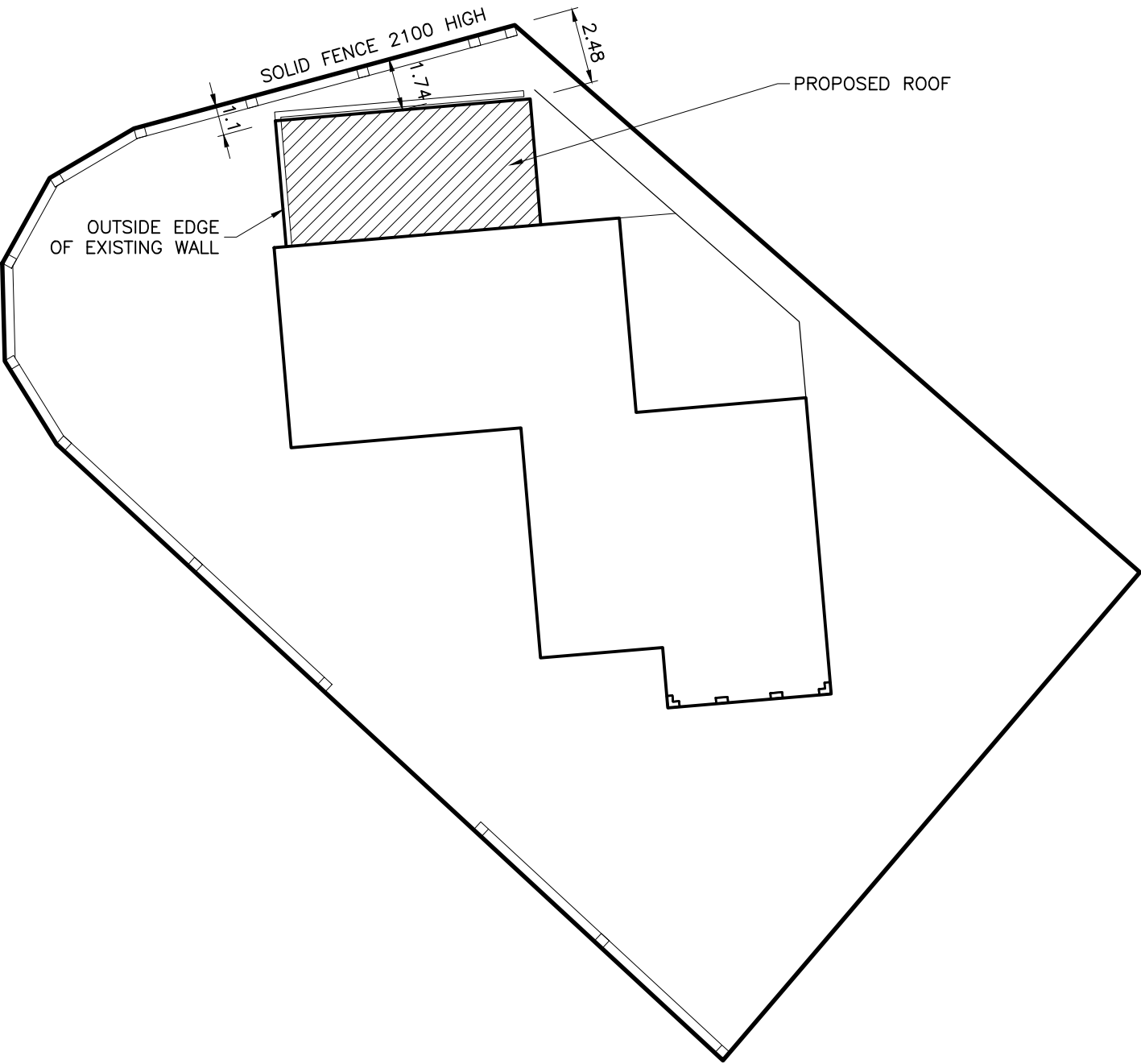
FOOTPRINT AREA : 240m²
PLOT RATIO : 36%



DALLAS WILSON DESIGN DRAFTING

SCALE:	PAGE 2 OF 7 PAGES	PROPOSED HOUSE 2 RAMINEA RD LINDISFARNE For J. BAYLES
DESIGNED: DALLAS WILSON	DRAWN: MK	
DATE: 19/12/18	DWG No: BAYL-J-01	

ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009



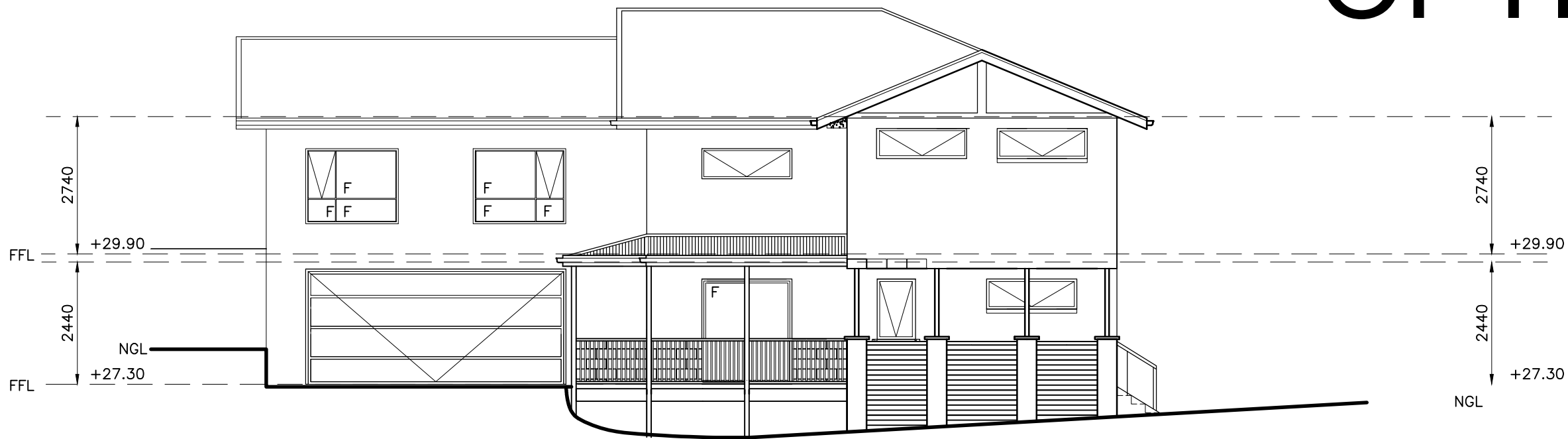
SETOUT PLAN
1:200



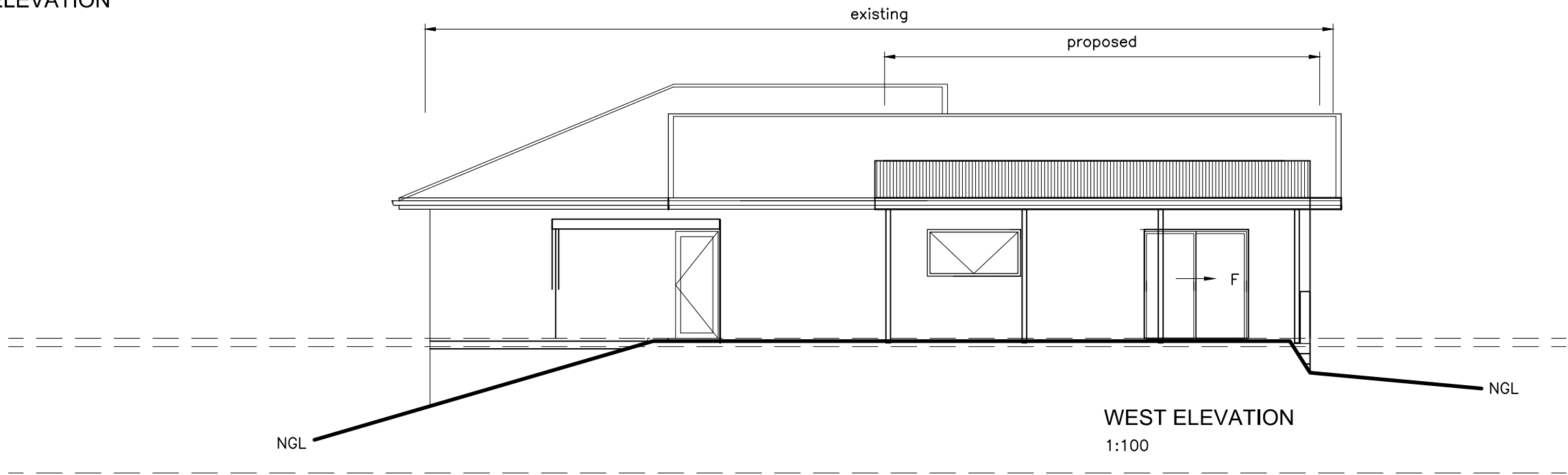
DALLAS WILSON DESIGN DRAFTING

SCALE: 1:100	PAGE 3 OF 7 PAGES	PROPOSED HOUSE 2 RAMINEA RD LINDISFARNE For J. BAYLES
DESIGNED: DALLAS WILSON	DRAWN: MK	
DATE: 19/12/18	DWG No: BAYL-J-01	


OPTION 2



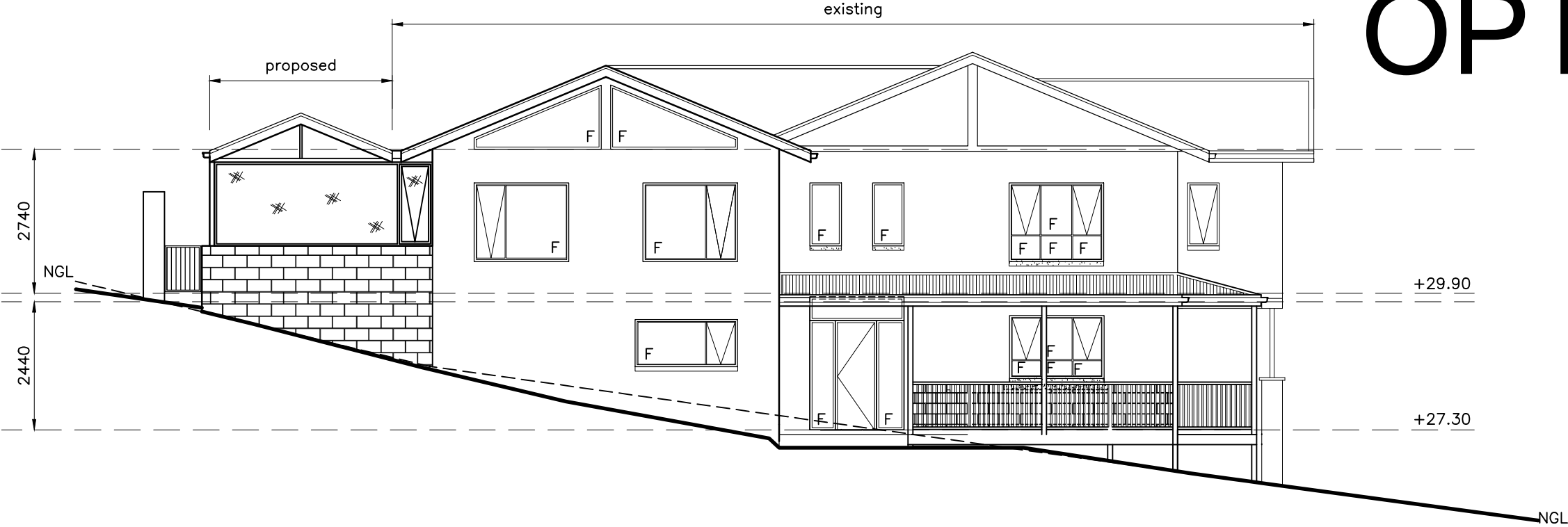
EAST ELEVATION
1:100



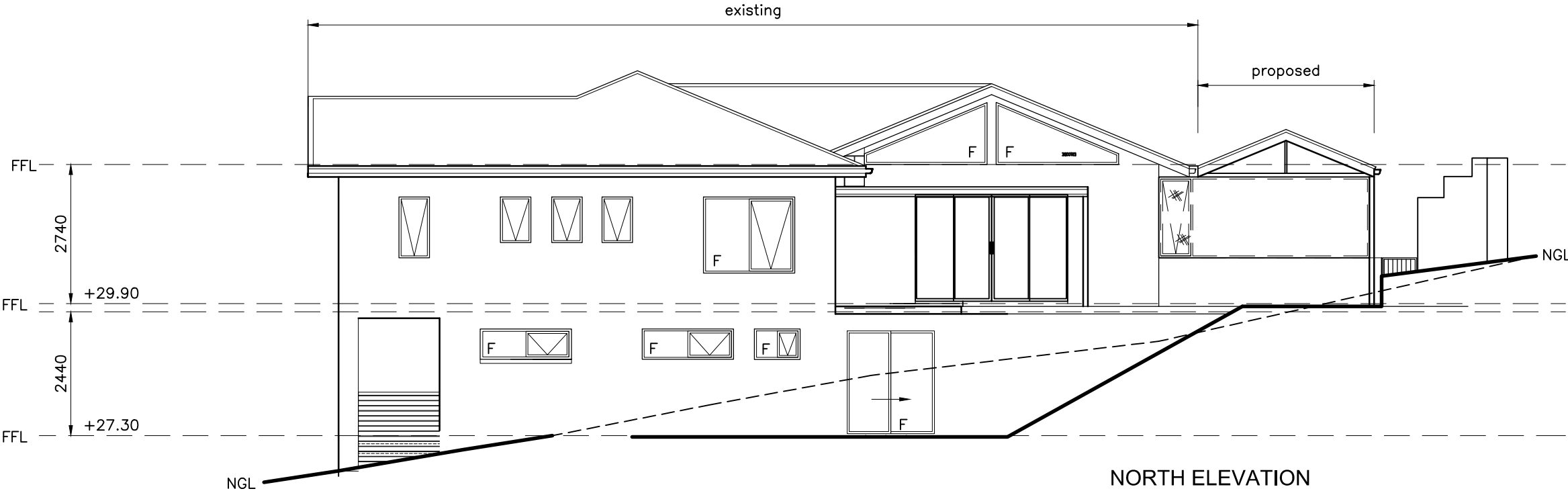
WEST ELEVATION
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 6 OF 7 PAGES	PROPOSED HOUSE 2 RAMINEA RD LINDISFARNE For J. BAYLES
	DESIGNED: DALLAS WILSON	DRAWN: MK	
	DATE: 19/12/18	DWG No: BAYL-J-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			


OPTION 2



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 7 OF 7 PAGES	PROPOSED HOUSE 2 RAMINEA RD LINDISFARNE For J. BAYLES
	DESIGNED: DALLAS WILSON	DRAWN: MK	
	DATE: 19/12/18	DWG No: BAYL-J-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			

2 Raminea Road, Lindisfarne



Photo: The dwelling when viewed from Oliver Avenue.

11.3.3 DEVELOPMENT APPLICATION D-2018/682 - 15 TERRINA STREET, LAUDERDALE - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 2 MULTIPLE DWELLINGS

(File No D-2018/682)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for Multiple Dwellings at 5 Terrina Street, Lauderdale.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Coastal Inundation Hazard, Stormwater Management and Parking and Access codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 11 March 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of impact on privacy.

RECOMMENDATION:

A. That the Development Application for Demolition of existing dwelling and construction of 2 Multiple Dwellings at 15 Terrina Street, Lauderdale (CI Ref D-2018/682) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER.
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.

5. ENG M1 – DESIGNS DA.
 6. The development must meet all required Conditions of Approval specified by TasWater notice dated 24 January 2019 (TWDA 2018/01857-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned General Residential under the Scheme.
- 2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zones; and
 - Section E6.0 – Stormwater Management, Parking and Access and Coastal Inundation Codes.
- 2.4. Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 668m² rectangular shaped allotment, located at Terrina Street Road, Lauderdale. It is surrounded by suburban living setting. The site is level and predominantly cleared of vegetation. Access would be provided via Terrina Street.

The site contains a single dwelling which will be demolished as a part of the works. The area surrounding the site is similarly zoned General Residential and is characterised by residential development.

3.2. The Proposal

An application is made to construct 2 three bedroom units. Both units would be 2 storeys. Unit one would be sited 5.05m from the front boundary. It would occupy a floor area of 227.16m² and have a maximum height of 7.44m. The unit would have an area of private open space in excess of 67.36 m².

Unit 2 would be sited 4.4m from the rear boundary. It would occupy a floor area of 227.16m² and have a maximum height of 7.44m. The unit would have an area of private open space in excess of 81.66m².

Both units would be constructed of brick walls and spotted gum cladding and have aluminium framed windows and a pitched Colourbond roof.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and Parking and Access, Stormwater Management and Coastal Inundation Areas Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope.	Does not comply – north corner extend beyond the prescribed building envelope (2.5m).

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 as follows.

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) Not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to habitable room (other than bedroom of a dwelling on an adjoining lot; and</i></p>	<p>Complies - the degree of building envelope encroachment is illustrated in the elevation plans. The upper level of the proposed units encroaches on the building envelope on the north side elevation.</p> <p>Shadow diagrams in Attachment 4 demonstrate that the proposal will not cause an unreasonable reduction in sunlight to a habitable room of a dwelling on an adjoining lot as no overshadowing impacts would occur to the property to the north at 17 Terrina Street. This is due to the northerly orientation of this adjoining property in relation to the subject site.</p>

	<p>The diagrams also indicate the adjoining property to the south at 13 Terrina Street would be affected by some overshadowing caused the proposed units. The proposed extension will not cause a habitable room of a dwelling on an adjoining lot to receive less than 3 hours sunlight between 9.00am and 3.00pm on 21 June. The shadows cast by the proposed extension will overshadow windows of a habitable room of 13 Terrina Street approximately between 9.00am-11.30am.</p> <p>In addition, the northern elevation of the proposed units is contained within building envelope.</p>
(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; and</i>	<p>Complies - in terms of private open space, the overshadowing caused by the proposed units will be the casting of shadows on the backyard of 13 Terrina Street, between 12.00pm and 3.00pm on 21 June. The shadows will only reach between 20-40% of 13 Terrina Streets private open space and therefore the overshadowing impact can be considered reasonable.</p> <p>In addition, the area that it is considered to be its most usable private open space (where the outdoor furniture is located) is affected partly by overshadowing between 12.00pm and 12.30pm and between 2.00pm and 3.00pm.</p>
(iii) <i>overshadowing of an adjoining vacant lot; or</i>	not applicable
<p>(iv) <i>visual impacts caused by apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p>(v) <i>(d) provide separation between dwellings and lots that is compatible with that prevailing in the area”.</i></p>	<p>Complies - it is considered that the southern elevations of the proposed units extending outside of the building envelope would not add significantly to the visual bulk when viewed from the adjoining property at 17 Terrina Street. The proposed design solutions, such as skillion roof types and varied external finishes, will make the units appear lighter and less bulky.</p>

	<p>The proposed units will not have any negative impact on the separation of dwellings. The separation and siting of dwellings is compatible with the surrounding area. The distances between dwellings on adjoining lots vary from 1.5m to 2.5m. The horizontal distance between the dwellings on 18 Terrina Street and 16 Terrina Street is 1.5m; between 19 Terrina Street and 7 Terrina Street it is 2.5m; and between 18 Terrina Street and 20 Terrina Street it is 2m. In addition, the maximum height of the proposed units is under the maximum height allowed by the General Residential zoning.</p> <p>It can be considered that reducing the height or increasing the setback of the northern elevation is unlikely to result in any significant reduction in visual bulk when compared with the bulk attributed to the addition in a compliant location on the southern elevation.</p>
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General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	A dwelling must have an area of private open space that: (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site.	Does not comply - Unit ones private open space is located between the dwelling and frontage, and the frontage is not orientated between 30 degrees west of north and 30 degrees east of north.

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) Includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>Complies - the proposed Unit 1 has a private open space that is directly accessible from a habitable room (other than a bedroom) and takes advantage of sunlight due to its western orientation that will provide it with full solar access after 10.00am on 21 June. It has a minimum horizontal dimension of 5m, which provides room for children’s play and outdoor relaxation.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1 Impact on Privacy

The representor is concerned that both units are 2 storey dwellings and that the proposed alfresco areas will be overlooking their property and significantly impacting on privacy.

- **Comment**

With reference to Clauses 10.4.6 A1 and 10.4.6 A2 - Privacy for all dwellings the proposed units meet the Acceptable Solution in relation to having a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a side boundary. They therefore meet the objective to provide reasonable opportunity for privacy for dwellings. In addition, there are no windows that have a setback of less than 3m from the side boundary facing the side boundary that have a floor level more than 1m above the natural ground level. Therefore the 2 storey form will not have an impact on the privacy of the adjoining dwellings.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

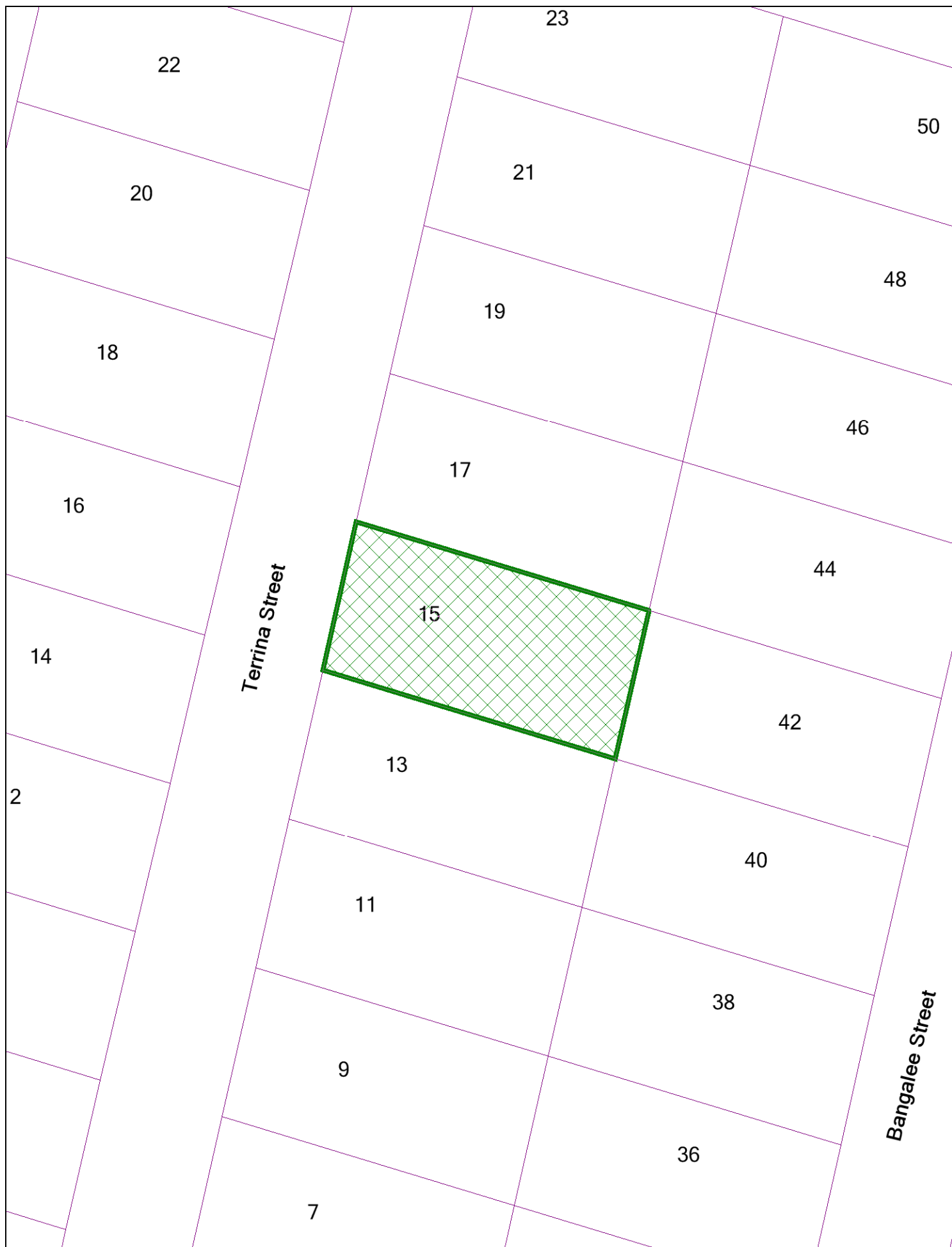
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is for Multiple Dwellings at 15 Terrina Street, Lauderdale. The proposal satisfies all the relevant development standards of the Scheme and is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Elevations (4)
4. Shadow diagrams (2)
5. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING



TITLE REFERENCE.	
VOLUME	FOLIO
15543	184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609

NORTH



SITE ANALYSIS

AREA

LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

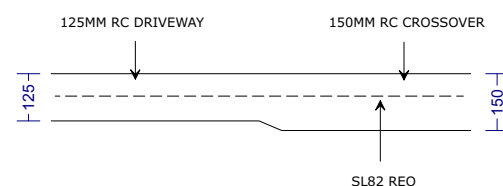
FLOOR AREAS UNIT 1

FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

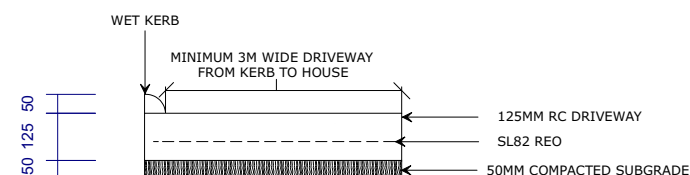
FLOOR AREAS UNIT 2

FLOOR AREAS UNIT 2

FLOOR AREA:	191.1 SQM
ALFRESCO AREA	9.86 SQM
GARAGE:	26.2 SQM
TOTAL:	227.16 SQM



CROSS OVER SECTION 1:20



DRIVEWAY SECTION

1:20

CONSTRUCTION

TWO NEW DWELLINGS TO BE CONSTRUCTED
EXISTING HOUSE TO BE DEMOLISHED

SAFE ACCESS TO & FROM THE SITE

THE EXISTING ACCESS WILL EXTENDED TO
ACHIEVE TWO VEHICLE ACCESS WHICH ALLOWS
EASE OF ACCESS

STOCKPILE AND WASTE

DESIGNATED STOCKPILE AND WASTE DURING CONSTRUCTION

STORAGE

EACH UNIT HAS ITS OWN LETTER BOX AND BIN STORAGE SPACE

COASTAL EROSION HAZARD

COASTAL EROSION HAZARD

FINISHED FLOOR LEVELS TO BE ABOVE 3.0 AHD

SET BACKS/BUILDING ENVELOPE

MINIMAL VARIATION TO THE NORTHERN SIDE
BOUNDARY SET BACK/BUILDING ENVELOPE

VEGETATION

N/A

SUN/SHADOW/PRIVACY/VIEWS

SUN TO PRIVATE OPEN SPACE AREAS AND WINDOWS. NO NEIGHBORING PROPERTY'S ARE EFFECTED BY OVER SHADOWING OR BLOCKING OF VIEWS AND GIVING THE LOW PITCH ROOFS AND SMALL GROUND FOOT PRINT THE DWELLINGS GIVE NO UNREASONABLE LOSS OF AMENITY. WINDOWS WITHIN 1M OF A SHARED DRIVEWAY TO HAVE A SILL HEIGHT OF 1700MM FROM NGL. PRIVACY SCREEN ON ALFRESCO AREAS TO BE 1.7M ABOVE FLOOR LEVEL AND TRANSPARENCY OF NO MORE THAN 25%.

PLUMBING

SEWER TO BE CONNECT TO PSU TANK FOR BOTH
UNITS. STORM WATER TO BE CONNECTED TO
ABSORPTION TRENCH
(REFER TO DRAINAGE/PLUMBING PLAN)

No.	REVISION

PROJECT

**TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021**

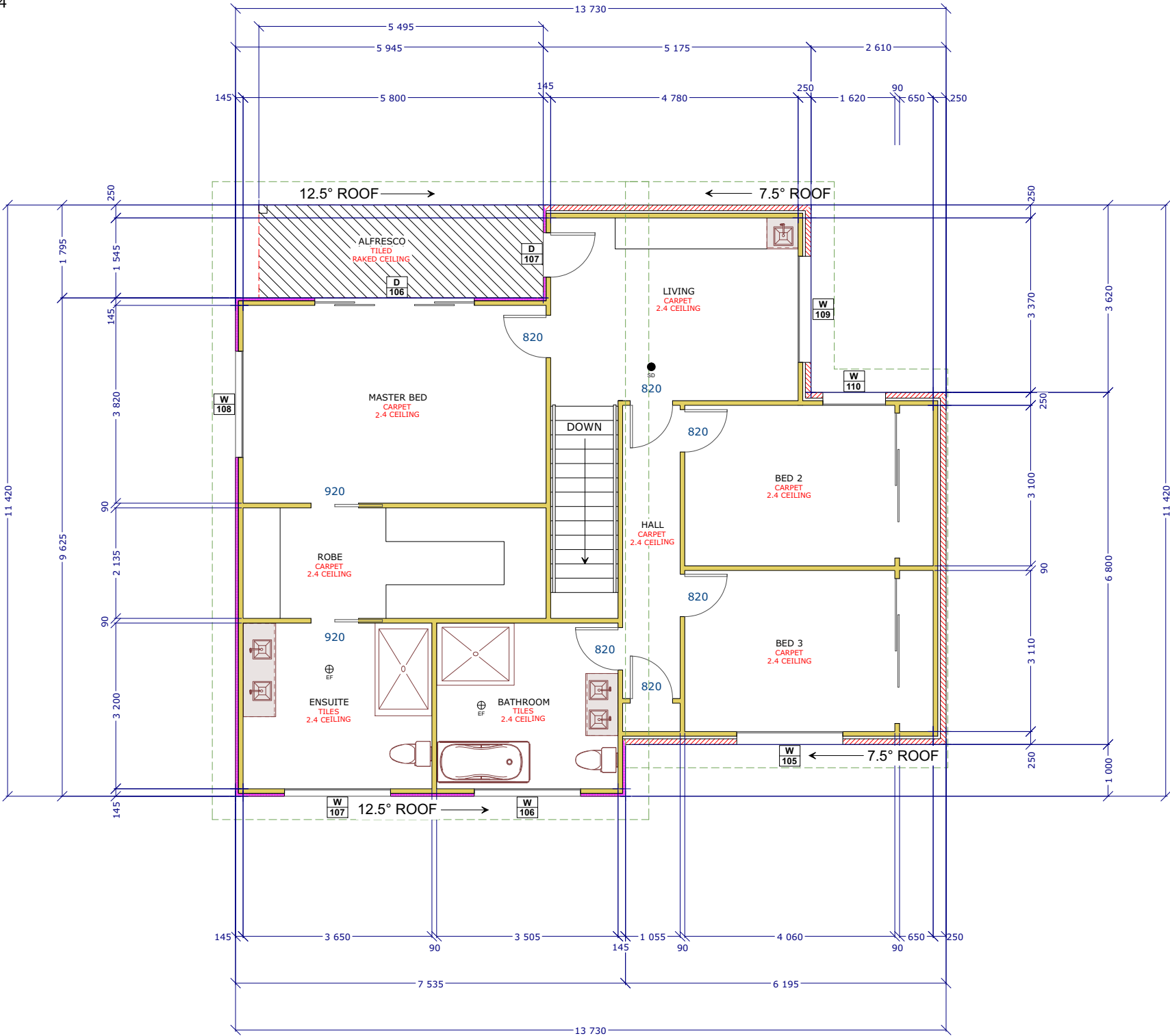
SCALE		1:200
DRAWN DC	CHECKED SB	
DATE:		
SEPTEMBER 2018		
SITE PLAN		
DRG No	REV	
2018-11-WD601		
	A3	

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



NORTH



AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA: 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA: 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

UPPER FLOOR AREA
125.2 sq m

CONSTRUCTION NOTES

WALLS:
EXTERNAL:
GRAPHITE FACEBRICK &
SPOTTED GUM SHIPLAP

INTERNAL WALLS:
10mm PLASTERBOARD LINING ON
90X35mm MGP10 STUDWORK
@450mm CTS,1 ROW NOGGIN
90X45,MGP10 TOP AND BOTTOM
PLATES.LINTELS AND PLATES
WHERE SHOWN ON DETAIL PLANS.

WET AREAS:
10mm WATER RESISTANT LININGS
AND SUBSTRATES TO WET AREAS
IN ACCORDANCE WITH B.C.A 3.8.1

FLASHINGS:
COLORBOND FLASHINGS AS
REQUIRED
COLOUR TO BE SURFMIST

WINDOWS:
DOWELL WINDOWS
OR SIMILAR,SELECTED
POWDER COATING TO
WINDOWS AND DOORS
COLORBOND FLASHINGS
AROUND WINDOWS AND
DOORS

GLAZING:
REFER TO WINDOW SCHEDULE

ROOF:
COLORBOND CORRUGATED IRON
COLOUR TO BE SURFMIST

CORNICE AND REVEALS:
SQAURE SET PLASTERBOARD

CEILINGS:
10mm PLASTERBOARD FITTED TO
FURRING CHANNELS @450mm
CTS AND/OR UNDERSIDE OF
450mm FLOOR JOISTS.

FLOOR:
SELECTED 10mm TILES TO BATHROOMS
10mm TIMBER FLOORBOARDS AND
CARPET WHERE SHOWN.

ARCHITRAVE & SKIRTING
42X18mm BEVELLED PAINTED
ARCHITRAVES AND 67X18mm
SQAURE PAINTED SKIRTS.

INSULATION:
R4.0 PINK BATTS TO CEILINGS
AND R2.5 BATTS TO EXTERNAL
WALLS.

**WATERPROOF LININGS
AND MEMBRANE TO ALL
WET AREAS TO BCA 3.8.1**

NOTES

- KEY**
- SMOKE DETECTOR HARD WIRED
 - ⊙ EXHAUST FAN

No. REVISION

PROJECT
**TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021**

SCALE
1:100

DRAWN DC
CHECKED SB

DATE:
SEPTEMBER 2018

**UPPER FLOOR
PLAN UNIT 1**

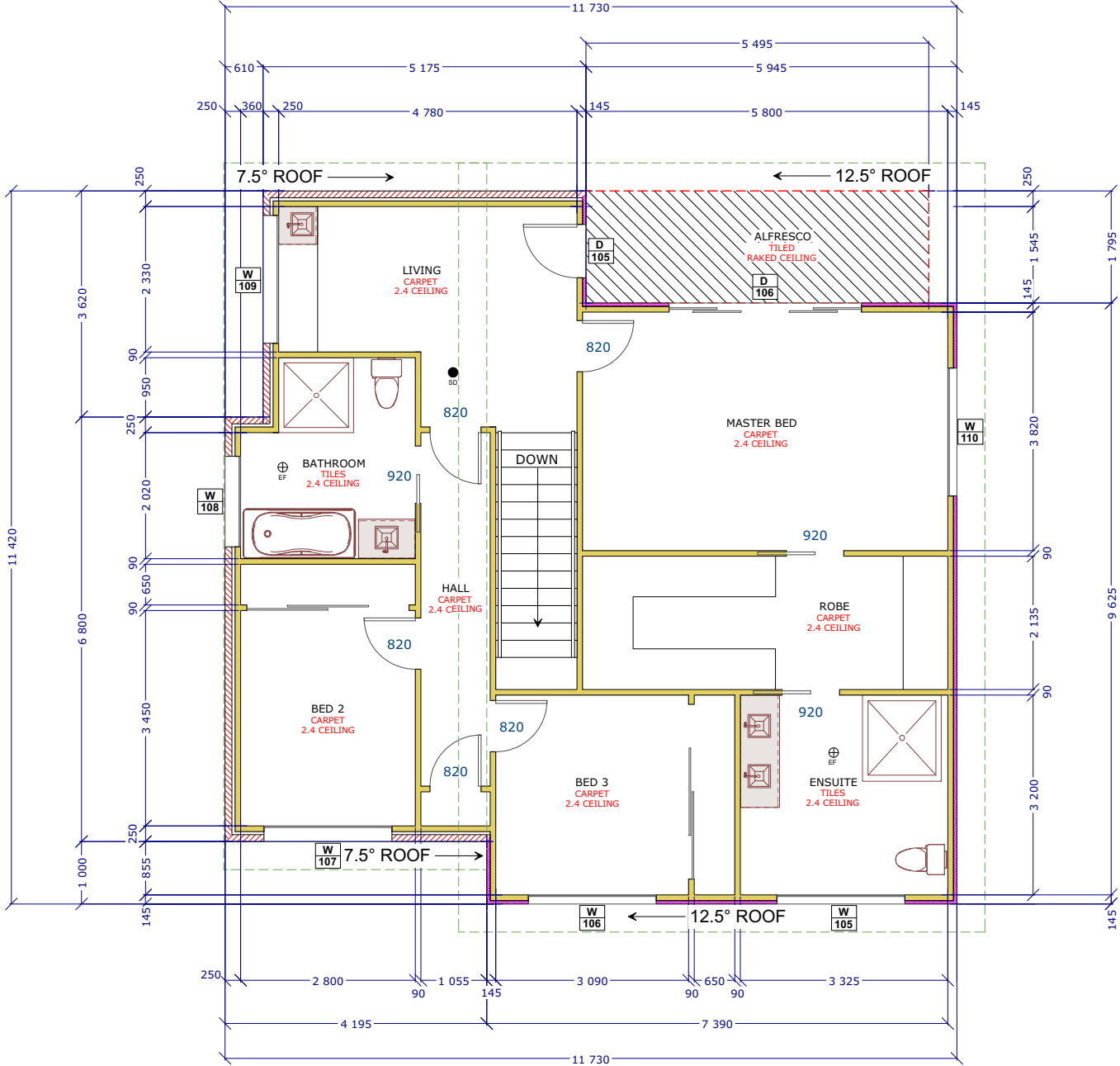
DRG No
2018-11-WD604

REV

A3

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



UPPER FLOOR AREA
112.2 sq m

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

CONSTRUCTION NOTES

WALLS:
EXTERNAL:
GRAPHITE FACEBRICK &
SPOTTED GUM SHIPLAP

INTERNAL WALLS:
10mm PLASTERBOARD LINING ON
90X35mm MGP10 STUDWORK
@450mm CTS,1 ROW NOGGIN
90X45,MGP10 TOP AND BOTTOM
PLATES.LINTELS AND PLATES
WHERE SHOWN ON DETAIL PLANS.

WET AREAS:
10mm WATER RESISTANT LININGS
AND SUBSTRATES TO WET AREAS
IN ACCORDANCE WITH B.C.A 3.8.1

FLASHINGS:
COLORBOND FLASHINGS AS
REQUIRED
COLOUR TO BE SURFMIST

WINDOWS:
DOWELL WINDOWS
OR SIMILAR,SELECTED
POWDER COATING TO
WINDOWS AND DOORS
COLORBOND FLASHINGS
AROUND WINDOWS AND
DOORS

GLAZING:
REFER TO WINDOW SCHEDULE

ROOF:
COLORBOND CORRUGATED IRON
COLOUR TO BE SURFMIST

CORNICE AND REVEALS:
SQAURE SET PLASTERBOARD

CEILINGS:
10mm PLASTERBOARD FITTED TO
FURRING CHANNELS @450mm
CTS AND/OR UNDERSIDE OF
450mm FLOOR JOISTS.

FLOOR:
SELECTED 10mm TILES TO BATHROOMS
10mm TIMBER FLOORBOARDS AND
CARPET WHERE SHOWN.

ARCHITRAVE & SKIRTING
42X18mm BEVELLED PAINTED
ARCHITRAVES AND 67X18mm
SQAURE PAINTED SKIRTS.

INSULATION:
R4.0 PINK BATTS TO CEILINGS
AND R2.5 BATTS TO EXTERNAL
WALLS.

**WATERPROOF LININGS
AND MEMBRANE TO ALL
WET AREAS TO BCA 3.8.1**

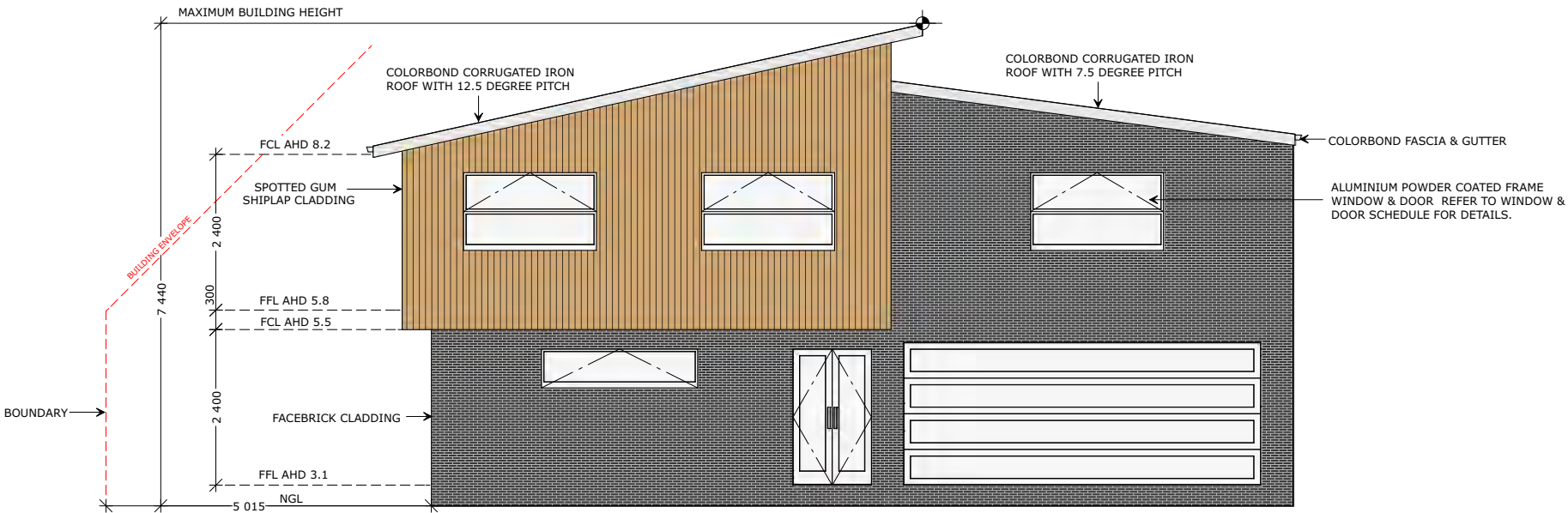
NOTES

- KEY**
- SMOKE DETECTOR HARD WIRED
 - ⊙ EXHAUST FAN

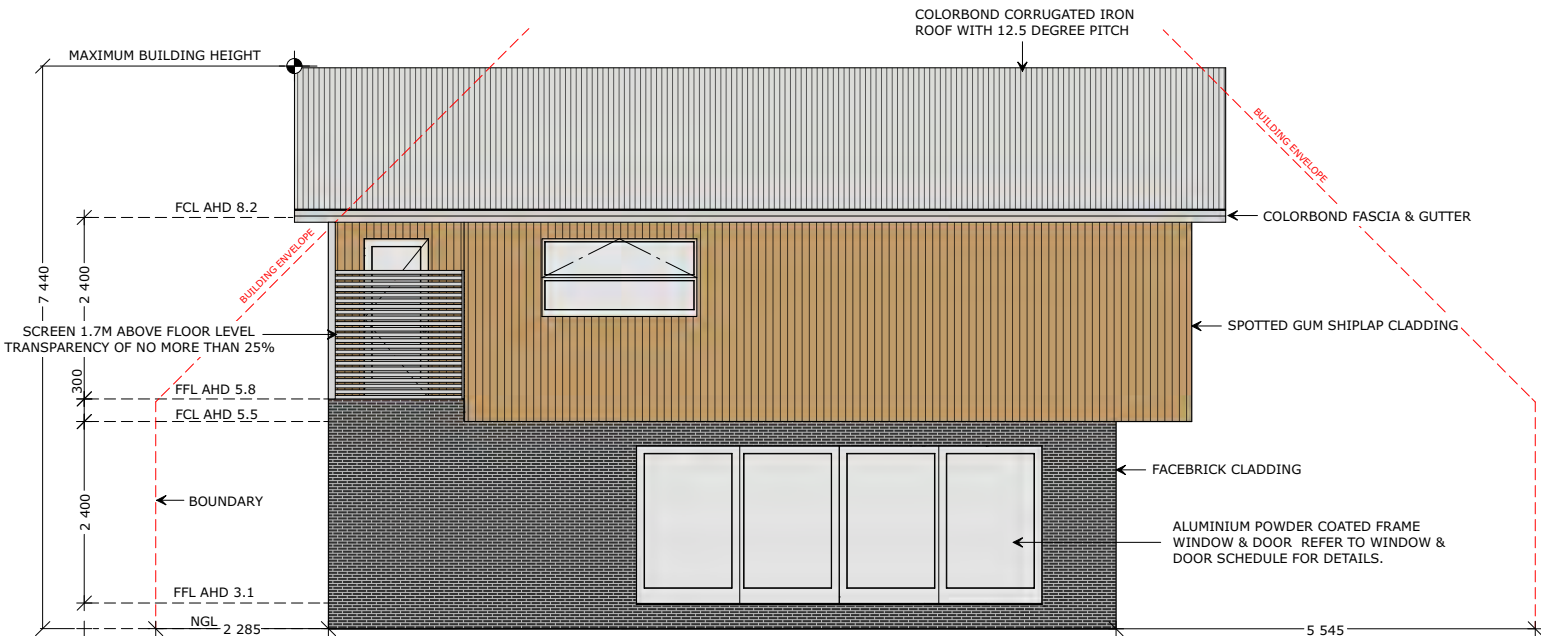
No.	REVISION
PROJECT TWO NEW DWELLINGS FOR D CHANDLER 15 TERRINA STREET LAUDERDALE 7021	
SCALE 1:100	
DRAWN DC	CHECKED SB
DATE: SEPTEMBER 2018	
UPPER FLOOR PLAN UNIT 2	
DRG No 2018-11-WD605	REV
	A3

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



SOUTHELEVATION



WEST ELEVATION

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA: 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA: 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

No. REVISION

PROJECT
TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021

SCALE
1:100

DRAWN **CHECKED**
DC **SB**

DATE:
SEPTEMBER 2018

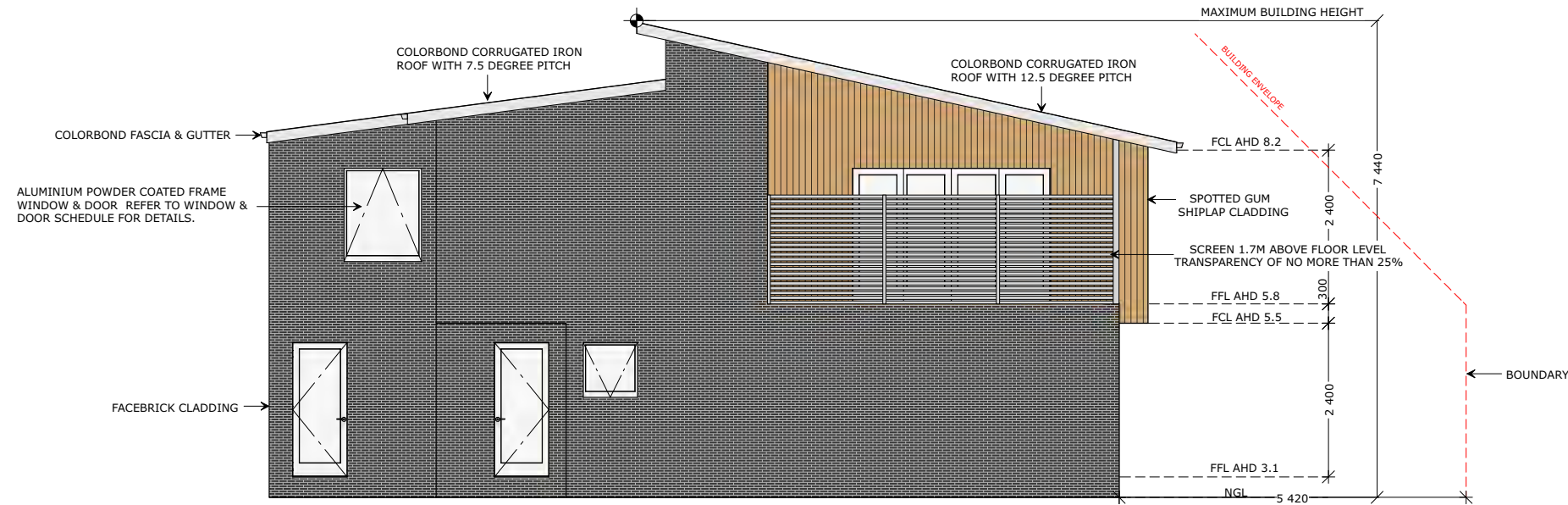
S/W ELEVATION
PLAN UNIT 1

DRG No **REV**
2018-11-WD607

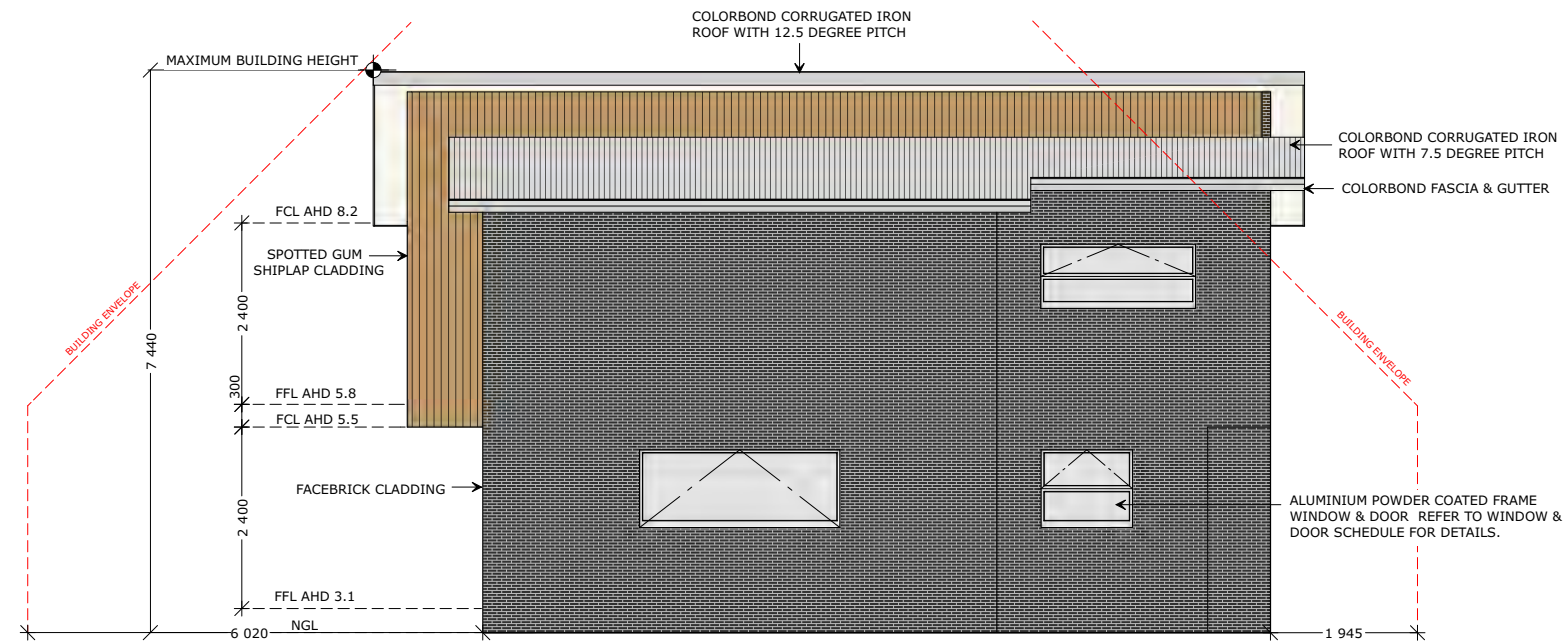
A3

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



NORTH ELEVATION



EAST ELEVATION

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

No. REVISION

PROJECT
TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021

SCALE
1:100

DRAWN DC
CHECKED SB

DATE:
SEPTEMBER 2018

N/E ELEVATION
PLAN UNIT 1

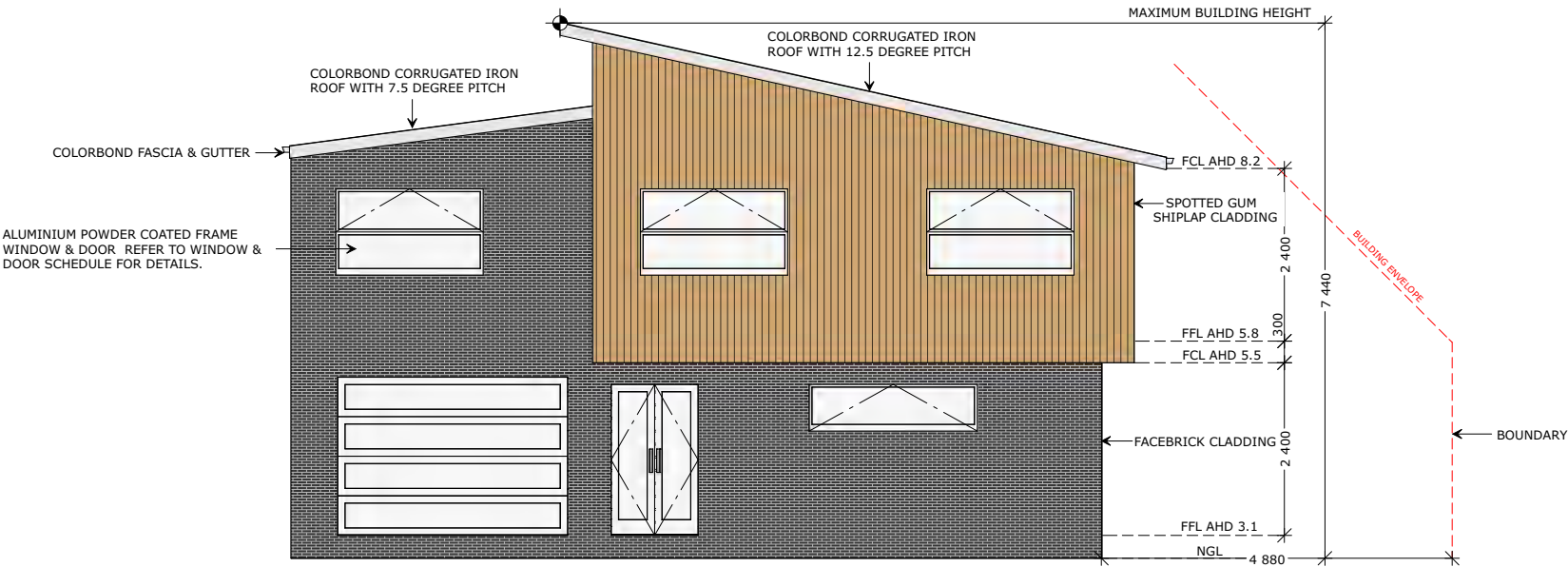
DRG No
2018-11-WD606

REV

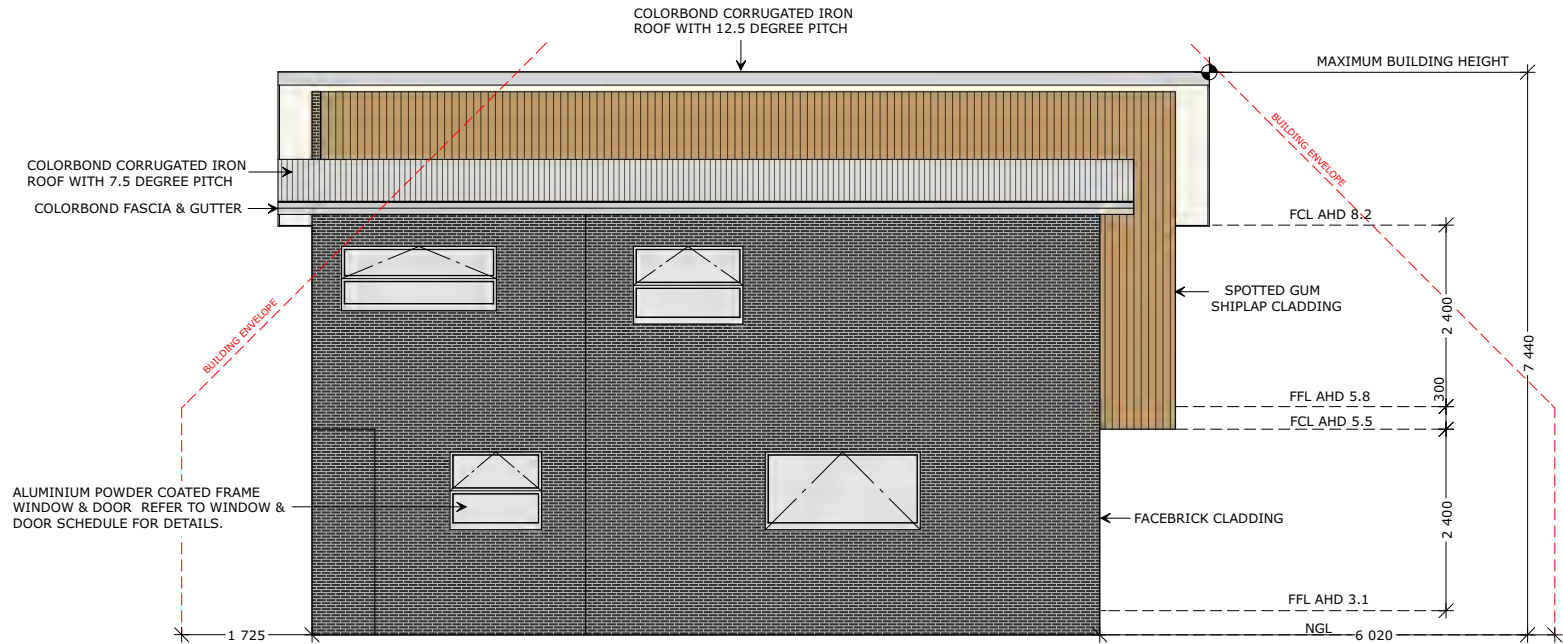
A3

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



SOUTHELEVATION



WEST ELEVATION

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

No. REVISION

PROJECT
**TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021**

SCALE
1:100

DRAWN DC CHECKED SB

DATE:
SEPTEMBER 2018

**S/W ELEVATION
PLAN UNIT 2**

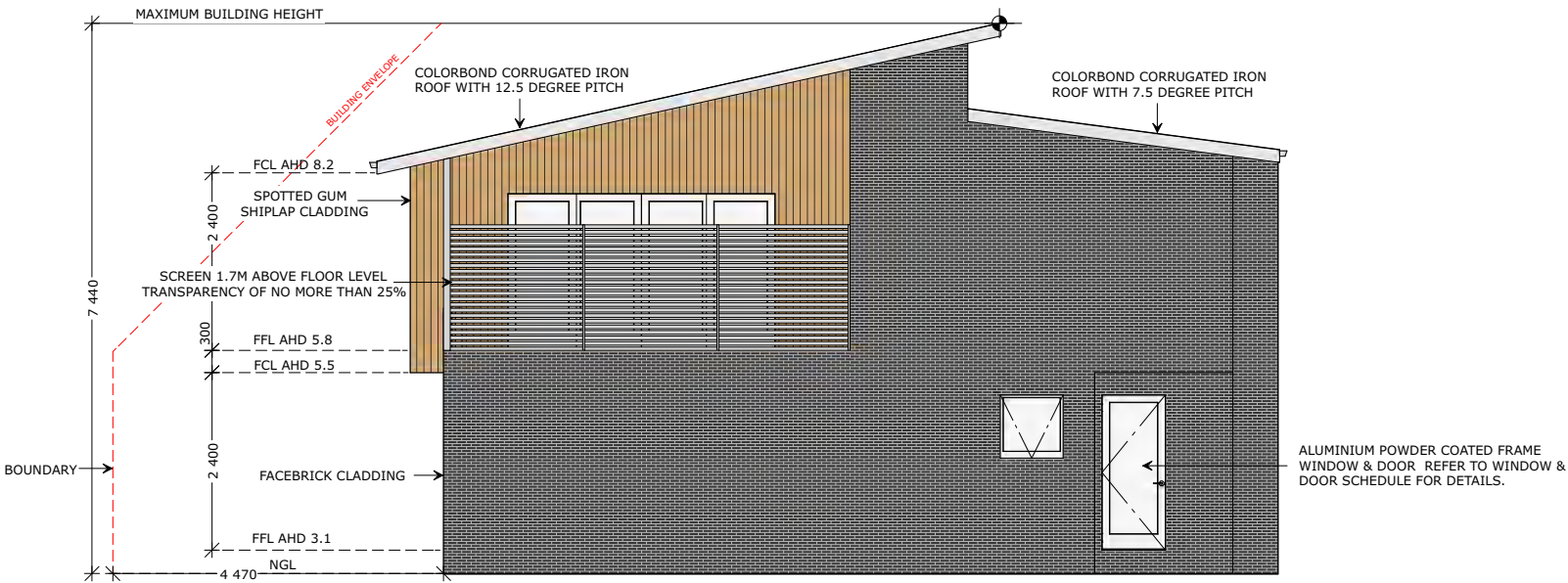
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2018-11-WD609

REV

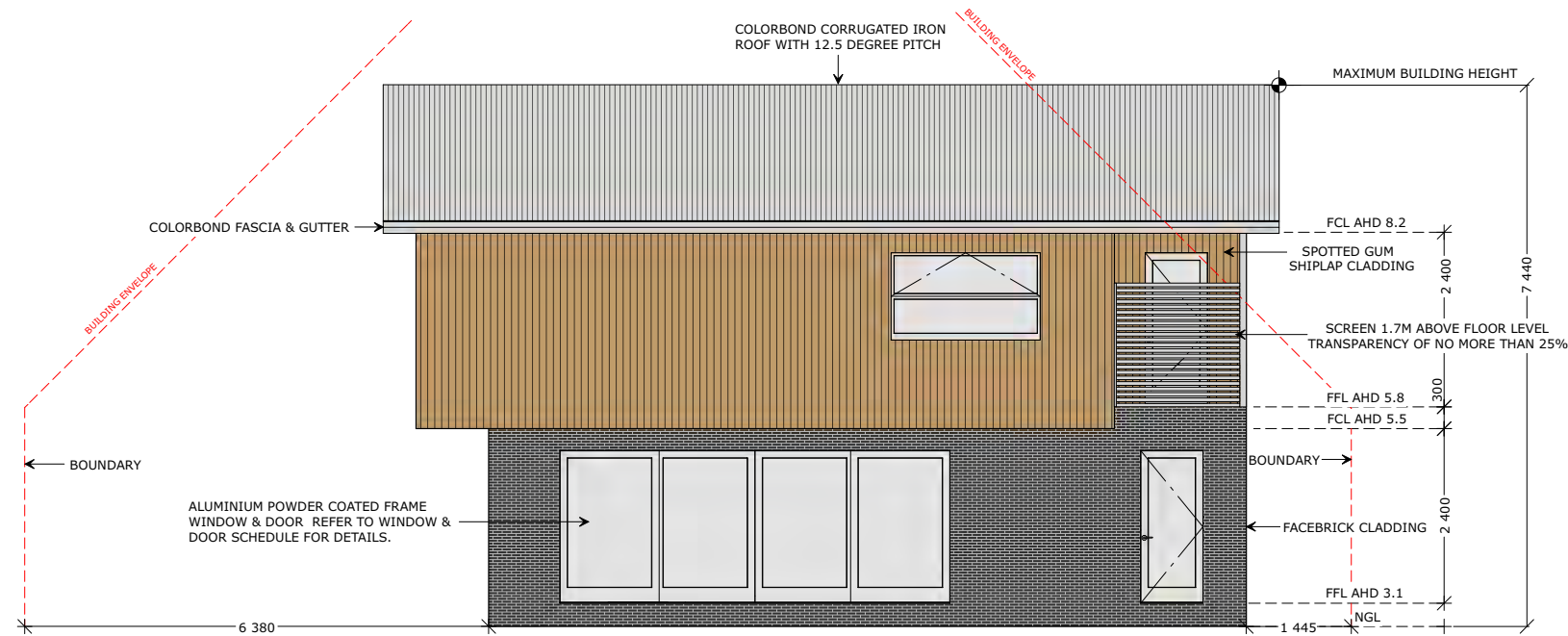
A3

TITLE REFERENCE.
VOLUME FOLIO
15543 184

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



NORTH ELEVATION



EAST ELEVATION

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

No. REVISION

PROJECT
TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021

SCALE
1:100

DRAWN **CHECKED**
DC **SB**

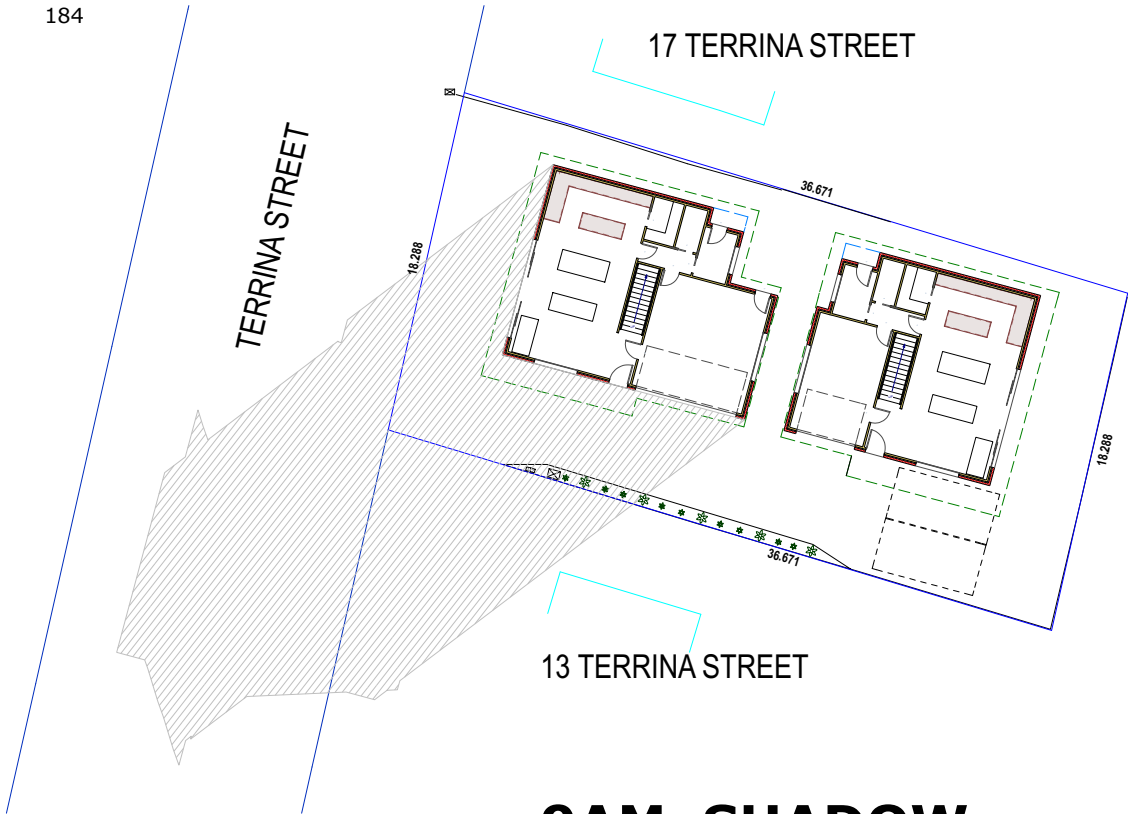
DATE:
SEPTEMBER 2018

N/E ELEVATION
PLAN UNIT 2

DRG No
2018-11-WD608

REV

A3



9AM SHADOW



12PM SHADOW



3PM SHADOW

AREA	
LAND AREA:	669SQM
SITE COVERAGE:	313.7SQM= 46.8%
AREA FREE FROM IMPERVIOUS SURFACES: 246.1SQM=36.8%	
FLOOR AREAS UNIT 1	
FLOOR AREA:	205.9 SQM
ALFRESCO AREA	9.86 SQM
GARAGE:	39.2 SQM
TOTAL:	254.96 SQM
FLOOR AREAS UNIT 2	
FLOOR AREA:	191.1 SQM
ALFRESCO AREA	9.86 SQM
GARAGE:	26.2 SQM
TOTAL:	227.16 SQM

No.	REVISION
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PROJECT

TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021

SCALE

1:400

DRAWN DC	CHECKED SB
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DATE:

SEPTEMBER 2018

SHADOW DIAGRAM
PLAN UNIT 1

DRG No	REV
2018-11-WD611	

A3

Received 12/11/2018
TITLE REFERENCE:
VOLUME FOLIO
15543 184

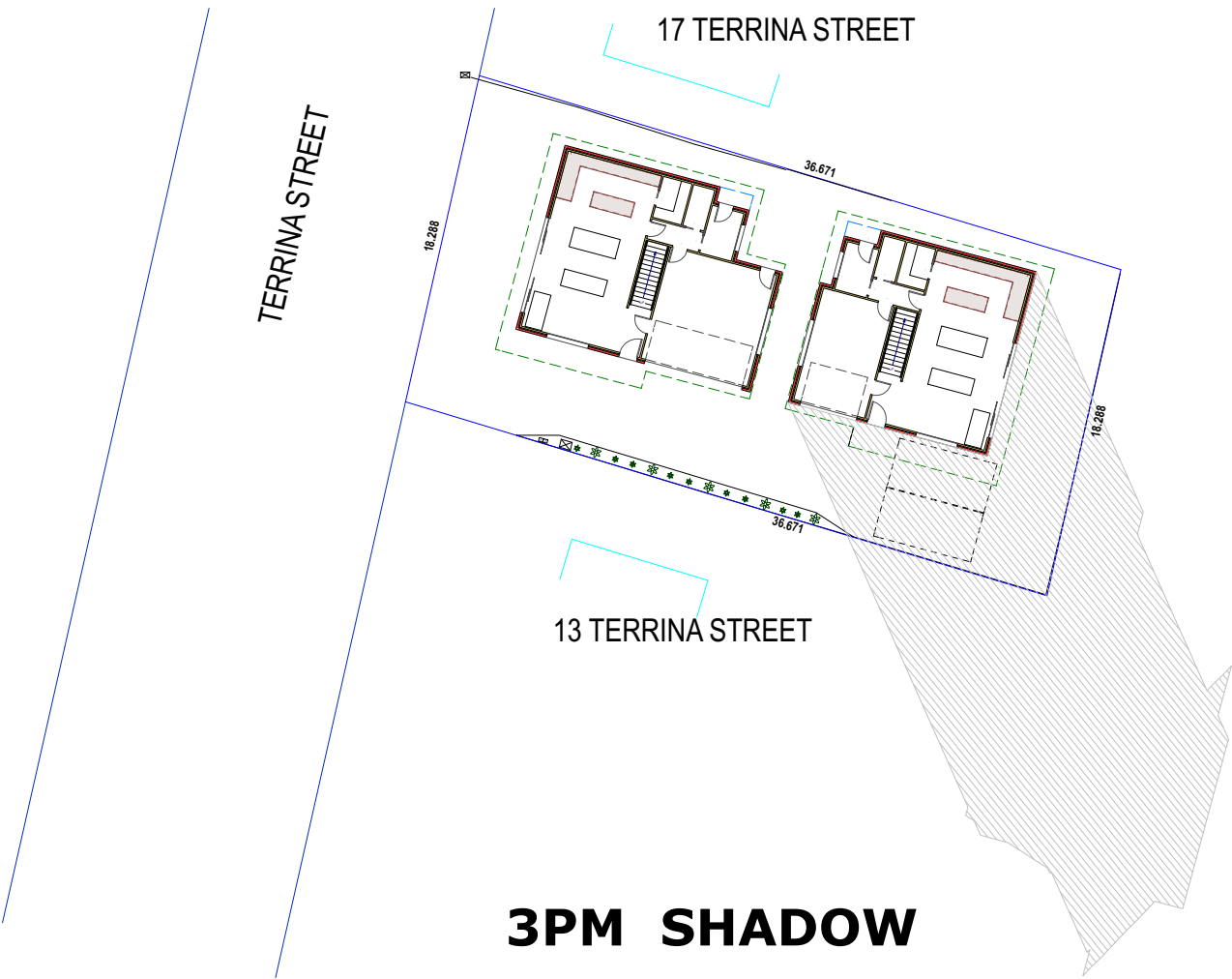
BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609



9AM SHADOW



12PM SHADOW



3PM SHADOW

AREA
LAND AREA: 669SQM
SITE COVERAGE: 313.7SQM= 46.8%

AREA FREE FROM
IMPERVIOUS SURFACES: 246.1SQM=36.8%

FLOOR AREAS UNIT 1
FLOOR AREA: 205.9 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 39.2 SQM
TOTAL: 254.96 SQM

FLOOR AREAS UNIT 2
FLOOR AREA: 191.1 SQM
ALFRESCO AREA 9.86 SQM
GARAGE: 26.2 SQM
TOTAL: 227.16 SQM

No.	REVISION
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PROJECT

**TWO NEW DWELLINGS
FOR D CHANDLER
15 TERRINA STREET
LAUDERDALE 7021**

SCALE	1:400
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DRAWN DC	CHECKED SB
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DATE:	SEPTEMBER 2018
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**SHADOW DIAGRAM
PLAN UNIT 2**

DRG No 2018-11-WD612	REV
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A3

15 Terrina Street, Lauderdale



Photo: The subject site when viewed from Terrina Street, Lauderdale.

11.3.4 DEVELOPMENT APPLICATION D-2018/635 - 12 CHERRINGTON DRIVE, TRANMERE - 2 MULTIPLE DWELLINGS
(File No D-2018/635)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings at 12 Cherrington Drive, Tranmere.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Areas, Parking and Access and Stormwater Management codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the written consent of the applicant on 27 February 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- inconsistency with building envelope requirements;
- separation between dwellings and private open space, and privacy;
- waste storage;
- density of development;
- visual impact;
- gradient; and
- loss of property value.

RECOMMENDATION:

- A. That the Development Application for 2 Multiple Dwellings at 12 Cherrington Drive, Tranmere (CI Ref D-2018/635) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. ENG A5 – SEALED CAR PARKING.
3. ENG M1 – DESIGNS DA, delete “service upgrades or relocations”.
4. The development must meet all required Conditions of Approval specified by TasWater notice dated 30 October 2018 (TWDA 2018/01717-CCC).

ADVICE

The proposed works are located within a mapped bushfire prone area and as such a BAL and bushfire assessment must form part of the certified documents for the building permit application.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

The development that created the subject property was a combined application for a scheme amendment and subdivision, granted a permit on 2 June 2012 under A-2010/12 and SD-2010/63. The lot was created within Stage 3 of the approved subdivision.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned General Residential under the Scheme.
- 2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zone;
 - Section E1.0 – Bushfire Prone Areas; Code;
 - Section E6.0 – Parking and Access Code; and
 - Section E7.0 – Stormwater Management Code.

- 2.4.** Clause E1.2.1(b) provides that the proposal is exempt from the Bushfire Prone Areas Code as the proposed development is not a vulnerable or hazardous use.
- 2.5.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 750m² lot with frontage to Cherrington Drive, Tranmere. It is vacant, clear of significant vegetation, is located adjacent to established residential properties to the west, and recently created lots to the north and south. It slopes moderately down to the west and a drainage and pipeline and services easement exists at the western part of the site. Vehicular access exists to the site from Cherrington Drive.

3.2. The Proposal

The proposal is for the development of 2 Multiple Dwelling units. Each would be 3 bedroom, 2 storey, self-contained dwellings with upper level deck areas. Each would be provided with a double car garage and a single visitor parking space is proposed adjacent the southern boundary.

The development would be clad using a combination of brick, Colorbond, horizontal weatherboard-type cladding, and cement sheet. The dwelling units would not exceed 8.28m in height at their highest point above natural ground level and would have setbacks ranging from 1.15m to 6.19m from the property boundaries. Unit 1 would have a floor area of 204.78m² and Unit 2 would have a floor area of 160.92m².

Diagrams illustrating the extent of likely overshadowing were provided and included in the advertised plans. Upon conclusion of the advertising period it was identified that there was a discrepancy between north as shown on the advertised plans (and reflected by the shadow diagrams) and true north. This was corrected by the applicant and the amended plans and shadow diagrams are included in the attachments. The representors were provided with a copy of these plans and given the opportunity to review them and make further representation.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, the Parking and Access and Stormwater Management Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:	

		<p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>complies</p> <p>Does not comply – there is a 5.0m protrusion at the western (rear) wall of Unit 2, which would be setback 3.3m. The south-eastern and north-eastern corners of Unit 2 also protrude by 1.2m and 1.4m. There would be a 3.6m protrusion at the western end of Unit 1's northern wall reducing to a 1.6m protrusion at the eastern end of that wall. These are as illustrated in the attachments.</p> <p>not applicable</p> <p>complies</p>
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The proposed variation must be considered pursuant to Performance Criteria (P3) of Clause 10.4.2 as follows.

Performance Criteria	Comment
<i>“P3 – The siting of a dwelling must: (a) Not cause any unreasonable loss of amenity by:</i>	see below
<i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i>	<p>The proposal plans identify the extent of the parts outside the prescribed building envelope. Diagrams illustrating the extent of likely shadows to be cast at Winter Solstice (21 June) were included within the advertised plans.</p> <p>The shadow diagrams show that the shadows to be cast by the development would extend to the south-west and south/south-east throughout the day at Winter Solstice.</p> <p>The proposal plans show that the neighbouring property to the west at 14 Cherrington Drive would experience overshadowing at times throughout the day at Winter Solstice. A planning permit was granted by Council on 2 November 2018 for a single dwelling at 14 Cherrington Drive D-2018/588, and building permit granted on 11 January 2019.</p> <p>The diagrams provided and included in the advertised plans did not provide sufficient detail to determine the impact upon the windows of habitable rooms of the approved dwelling at 14 Cherrington Drive.</p> <p>To address this issue and following the advertising period, the applicant subsequently provided additional diagrams to illustrate the extent of likely overshadowing at Winter Solstice on the windows to the kitchen/dining and living areas of the dwelling at 14 Cherrington Drive. These diagrams are in elevation view and are included in the attachments.</p>

The only window to the kitchen/dining area at 14 Cherrington Drive has an area of 1.8m², and would be just above the kitchen bench height within that dwelling. This window would experience some overshadowing and with the exception of minor impacts surrounding the outer parts of this window, it would be provided with 3 hours of sunlight at Winter Solstice. Given its location and small size the window appears not to be intended to provide for solar access to the living spaces of that dwelling, but rather for ambient light only. The main windows for the living spaces of the dwelling at 14 Cherrington Drive are orientated to the west. These are full height windows which would receive afternoon sunlight (for at least 3 hours at Winter Solstice) as demonstrated by the attachments.

In assessing the overshadowing impact on the dwelling at 14 Cherrington Drive, the previous decisions of the Resource Management and Planning Appeal Tribunal must be considered and in this case the most relevant decision is *J Fewkes v Clarence City Council* [2016] TASRMPAT 30. The method of determining what amount of sunlight received through a window as articulated in the decision is relevant to the current proposal.

In the case of the Fewkes decision, an existing window, which currently received 6 hours of sunlight, was overshadowed by a proposed dwelling to the north which reduced the amount of sunlight to less than 3 hours.

The Tribunal found that, in the case of the Fewkes decision, that *“in order for the sunlight received to have an appreciable impact on amenity, most of the subject window should be in sun in order to be measured in three hours on 21 June.*

The sunlight received, on the Appellants case, is precious for its scarcity. It is not plentiful or meaningfully continuous and the standard cannot be considered satisfied in that there is not ‘received’ (in the requisite sense) three hours of sunlight”.

In making its decision, the Tribunal considered that there are a range of matters that an assessment should have regard to including the size of the window, proportion of the area of the window receiving sunlight and the density of the proposed development.

A second appeal decision relevant to consideration of solar access is A Armarego v Launceston City Council and Honed Architecture & Design [2018] TASRMPAT 20. In this decision the Tribunal considered that the calculation of sunlight into habitable rooms may include the combination of sunlight received by other windows to living areas of a dwelling.

In the case of this proposal, the kitchen/living and dining room windows of 14 Cherrington Drive where facing west are effectively floor to ceiling windows which would provide a significant amount of sunlight to this core living area. The additional shadow diagrams show that the kitchen/dining window dwelling at 14 Cherrington Drive would be impacted at Winter Solstice, however, the majority of this kitchen/dining window would still receive 3 hours of sunlight at Winter Solstice despite the design of this proposal.

Whilst it is acknowledged that there is an impact upon solar access, it is considered that on balance and in reference to the Tribunal decisions discussed above that the proposal meets the tests of the performance criterion.

<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The shadow diagrams demonstrate that the shadow cast by the proposed development would, in relation to 14 Cherrington Drive, impact the northern part of that site for part of the morning only at Winter Solstice.</p> <p>Though there are outdoor living areas shown on the northern side of the neighbouring dwelling, there is sufficient area to the west that would both meet the dimension, gradient and accessibility requirements of the Scheme and would receive in excess of 3 hours of sunlight at Winter Solstice, with any shadowing impacts to cease by 12pm.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>This proposal has given consideration to the approved development to the south at 14 Cherrington Drive, as discussed above.</p>
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>Given the gradient of the land in the vicinity of the site, development is largely orientated to the west to obtain views of the river and mountain, and constructed over multiple levels.</p> <p>The visual impact of the proposed development is considered reasonable, in that the building height at its highest point would be 8.28m above natural ground level and largely consistent with the nature and scale of development within proximity of the site.</p> <p>The neighbouring properties to the west along Oceana Drive and to the north are comprised of a combination of single dwellings and multiple dwellings with existing (and establishing) landscaped gardens, and the combination of materials proposed for cladding of the development would be consistent with the range of styles in the vicinity of the site. This part of the performance criterion is therefore met by the proposal.</p>

(b) <i>Provide separation between dwellings on an adjoining lot that is compatible with that prevailing in the surrounding area”.</i>	<p>The dwellings and dwelling units located on Oceana Drive to the north of the site are, in the vicinity of the site, setback in excess of 4m from the western (rear) boundary of the site. The proposal would therefore be comparable to the existing separation distances.</p> <p>The surrounding area is characterised by a range of side setbacks consistent with that proposed. The proposed separation distances between dwellings are therefore considered to be compatible with the separation distances evident in the surrounding area.</p>
---	--

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Site coverage and private open for all dwellings	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(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); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p>	<p>complies</p> <p>complies</p> <p>Does not comply – outdoor living area for Unit 2 is accessed from an upper level. Unit 1 complies.</p>

		(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and	complies
		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	complies
		(f) has a gradient not steeper than 1 in 10; and	Does not comply – Unit 2 open space would have a gradient of 1 in 4.6. Unit 1 complies.
		(g) is not used for vehicle access or parking.	complies

The proposed variation must be considered pursuant to Performance Criteria (P2) of Clause 10.4.3 as follows.

Performance Criterion	Comment
<p><i>“P2 - A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>Both units would be provided with upper level deck areas accessed from the living areas of each, and orientated to the north/north-west. These areas would be capable of use for outdoor dining, entertaining and relaxing as part of each unit.</p> <p>Similarly, both would have available outdoor living areas and provision for associated clothes drying facilities on the northern, north-western and north-eastern sides of each dwelling unit, with associated access from the adjacent laundry and service deck areas of each.</p>

(ii) <i>oriented to take advantage of sunlight</i> ".	<p>The proposed areas of private open space are located north/north-west and north-east of each of the units, and each incorporate decks on the upper levels that face north/north-west.</p> <p>Whilst Unit 2 does provide its compliant area to the west of the dwelling unit, this space when used in conjunction with available outdoor areas to the north/north-east of that dwelling unit and at the upper level would enable residents to take advantage of sunlight. The deck and ground level open space areas associated with Unit 1 are compliant with the acceptable solution.</p>
---	---

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A1	Sunlight and overshadowing for all dwellings	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Does not comply – living areas of Unit 2 on southern side of dwelling. Unit 1 complies.

The proposed variation must be considered pursuant to Performance Criteria (P1) of Clause 10.4.4 as follows.

Performance Criteria	Comment
<i>"P1- A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)".</i>	The proposed dwelling units would each have windows facing north and whilst Unit 1 would have living areas facing north, the living areas of Unit 2 would be on the southern part of dwelling unit. Despite this, there would be provision for solar access to the main, upper level living areas of each dwelling through west facing windows. On the basis that reasonable solar access is provided for, this criterion is met.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received.

Upon conclusion of the advertising period, it was identified that there was a discrepancy between north as shown on the advertised plans (and reflected by the shadow diagrams) and true north. This was corrected by the applicant and the amended plans provided. The amended plans did not change the development itself but more accurately described the likely overshadowing impacts.

The representors were subsequently provided a copy of the amended plans and supplementary shadow diagrams, and invited to make further comments in support of their representations and the statutory timeframe extended to allow for this. The discussion below is based on both the initial and supplementary comments received from the representors, who raised the following issues.

5.1. Inconsistency with Building Envelope Requirements

Concern is raised by the representations that the proposed dwelling units would exceed the building envelope prescribed by Clause 10.4.2 of the Scheme, and that this is evidence of the proposal being inconsistent with the size and scale of dwellings in the vicinity of the site.

Consequent overshadowing of both indoor and outdoor living areas of adjacent residential development is raised as justification for refusal of the proposal, with the representations submitting that additional power usage and associated high heating costs would result by the development of the proposal.

- **Comment**

The proposed development meets the relevant performance criteria of Clause 10.4.2 (P3) of the Scheme in relation to building envelope. The detailed reasons are provided above and whilst elements of the design rely upon the performance criteria, the visual impact of the development is considered to be reasonable in terms of the proposed separation distances and solar access.

5.2. Separation between Dwellings and Private Open Space and Privacy

The representations raised overshadowing of an adjacent property as a concern, in reference to Clauses 10.4.2 and 10.4.3 of the Scheme. Reduction in privacy in reference to these clauses is also raised as an issue for adjacent residential development and use.

- **Comment**

The proposed development has been designed to meet the acceptable solutions for privacy under the Scheme in relation to windows and glazed doors to habitable rooms (Clause 10.4.6, A2), and outdoor living areas (Clause 10.4.6, A1). Separation distances between the proposed dwelling units and associated open space areas satisfy the relevant acceptable solutions of Clause 10.4.4. The proposal meets the relevant performance criteria of Clause 10.4.2 (P3) in relation to building envelope, and consistency of separation distances in the surrounding area.

5.3. Waste Storage

The number of wheelie bins and “general waste within the street front” is raised as a concern in respect of Clause 10.4.8 of the Scheme, and it is submitted that it is unclear how this issue would be managed.

- **Comment**

The proposal satisfies the acceptable solutions of Clause 10.4.8 which requires that a 1.5m² area be provided for each dwelling unit for storage of garbage and recycling bins. These compliant areas are shown on the site plan as required to the south of Unit 2 and to the west of Unit 1.

5.4. Density of Development

The total site area per dwelling is raised as a concern in reference to Clause 10.4.1 of the Scheme. The identified concern is that the services provided to the lot would be compromised by the development of further multiple dwellings at this location, given the number of multiple dwellings located within close proximity of the site.

It is submitted that the subdivision was not intended for such a number of multiple dwelling developments, and that the lack of off-street parking and single-sided footpath is evidence of this.

- **Comment**

The proposal satisfies the acceptable solution of Clause 10.4.1 which requires a site area per dwelling of not less than 325m² per unit.

Council's Development Engineer advises that there is sufficient capacity within the infrastructure network that services the subject property to cater for the proposed development. The proposal complies with the requirements of the Parking and Access Code. This issue is therefore not of determining weight.

5.5. Visual Impact

The impact of the proposal when viewed from adjacent properties is raised as a concern. Specifically, the large areas of brick wall with no windows or other articulation to provide visual relief, coupled with the scale and bulk of the dwelling units, is identified as justification for refusal.

- **Comment**

The proposed development meets the relevant performance criteria of Clause 10.4.2 (P3) of the Scheme in relation to building envelope. The detailed reasons are provided above and include consideration of visual impact caused by the design of the proposal.

Parts of the development are reliant upon the performance criteria; however it is considered that the visual impact of the development is considered to be reasonable in terms of the proposed combination of cladding materials and articulation of the units. Windows on each elevation provide relief from large expanses of wall and separation distances between the proposed buildings and the neighbouring dwelling to the south. This issue therefore does not justify the refusal of the proposal.

5.6. Gradient of Access

Concern is raised that the gradient of the proposed access would be 30%, which it is submitted is 5% steeper than would “usually be approved”.

- **Comment**

Clause E6.7.2 requires that the design of vehicular accesses comply (in the case of non-commercial vehicles) with the relevant Australian Standard being AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking. Council’s Engineers have recommended that a permit condition be included requiring detailed engineering designs for access to ensure that the 25% gradient required by the Standard is met, and are satisfied that this can be achieved within the boundaries of the lot. This issue is therefore not of determining weight.

5.7. Loss of Property Values

The representations raise concerns that the proposal would have an adverse impact upon land values.

- **Comment**

Impact upon land value, and loss of value as a result of a particular type of development proposed, is not a relevant consideration under the Scheme and therefore not of determining weight.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for 2 Multiple Dwellings at 12 Cherrington Drive, Tranmere is considered to satisfy all relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for conditional approval.

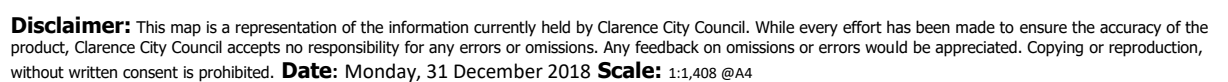
Attachments: 1. Location Plan (1)
2. Proposal Plan (18)
3. Site Photo (1)
4. Supplementary Shadow Diagrams (8)

Ross Lovell
MANAGER CITY PLANNING

The map displays a residential neighborhood with several streets and numerous lots. The streets are labeled as follows:

- Anchorage Court
- Spinnaker Crescent
- Oceana Drive
- Yachtsmans Way
- Bindara Road
- Cherrington Drive
- Mandeville Court

A specific lot, numbered 12, is highlighted with a green cross-hatched border. This lot is located on Cherrington Drive, between lots 10 and 14, and adjacent to lot 16. Other lots are numbered with various digits, some with prefixes like 967, 968, 970, 972, 975, 977, 981, 983, 996, 40, 38, 41, 39, 43, 45, 47, 49, 51, 53, 55, 8, 6, 4, 2, 1, 3, 5, 10, 7, 9, 11, 13, 15, 20, 22, 14, 16, 3, 1, 2, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site
Lot 42
Site Area : 750m²

Site Coverage : 287.31m²
= 38.31%

Stabilised site entry / exit point:-
1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

SOIL AND WATER MANAGEMENT NOTES:-

Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.

Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).

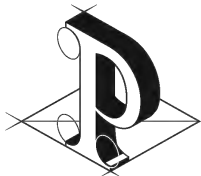
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.

Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.

Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.

Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.

All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.



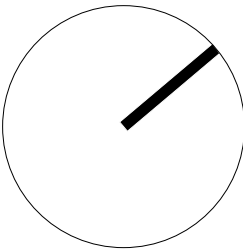
PRECISION
DESIGN & DRAFTING

Katie Court

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Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



JOB : PROPOSED UNIT
DEVELOPMENT

AT : LOT 42 CHERRINGTON
DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :
**SITE PLAN
GROUND**

DRAWN: DATE: DWG NO. :
KC 08.01.19

SCALE:
A3 1:200

01

CHERRINGTON DRIVE

Note:
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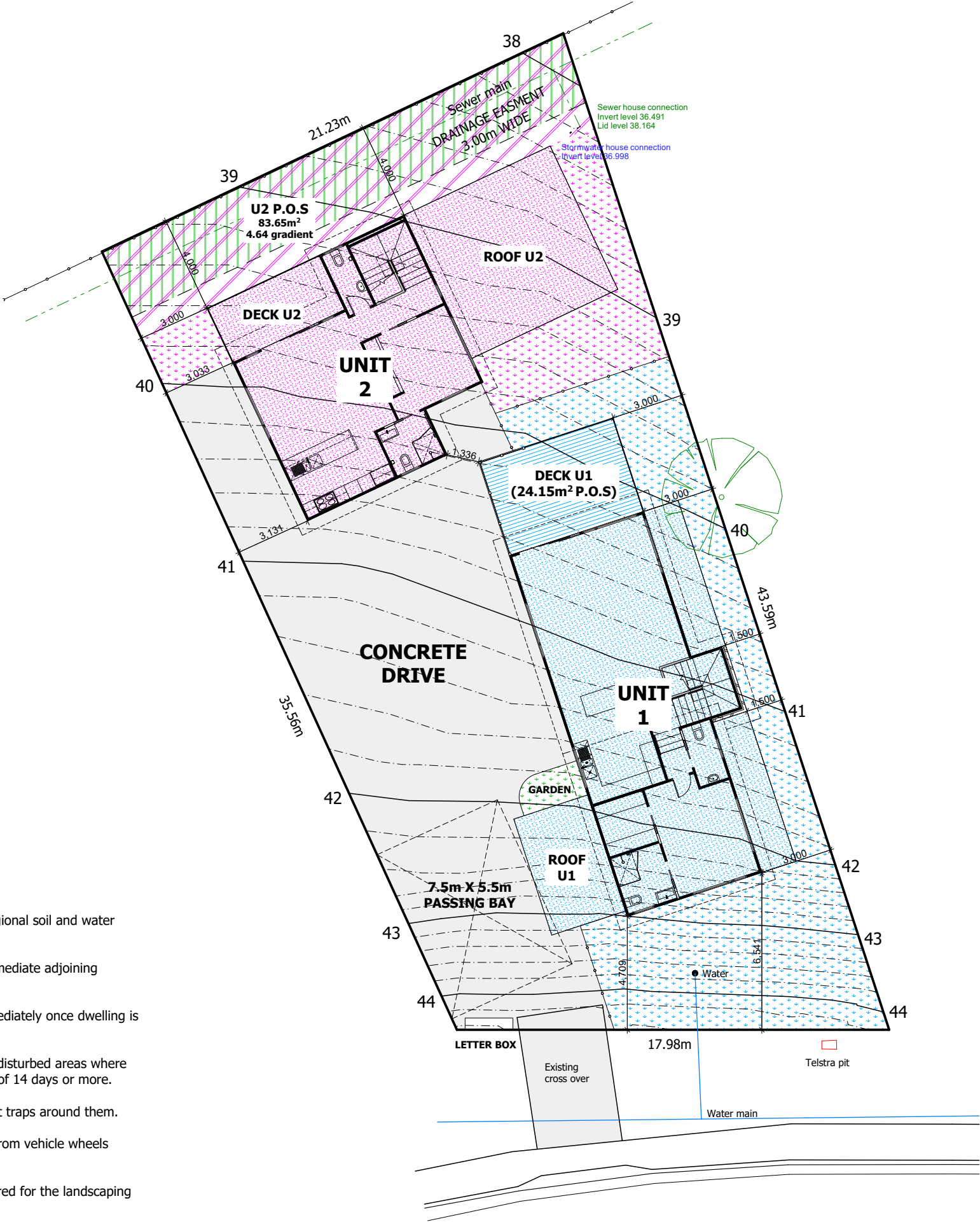
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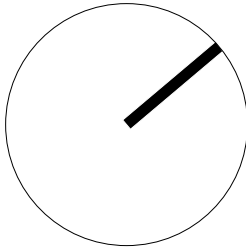
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DESIGN & DRAFTING

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JOB : PROPOSED UNIT
DEVELOPMENT

AT : LOT 42 CHERRINGTON
DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :
**SITE PLAN
UPPER**

DRAWN: DATE: DWG NO. :
KC 08.01.19

SCALE:
A3 1:200

02

CHERRINGTON DRIVE

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All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

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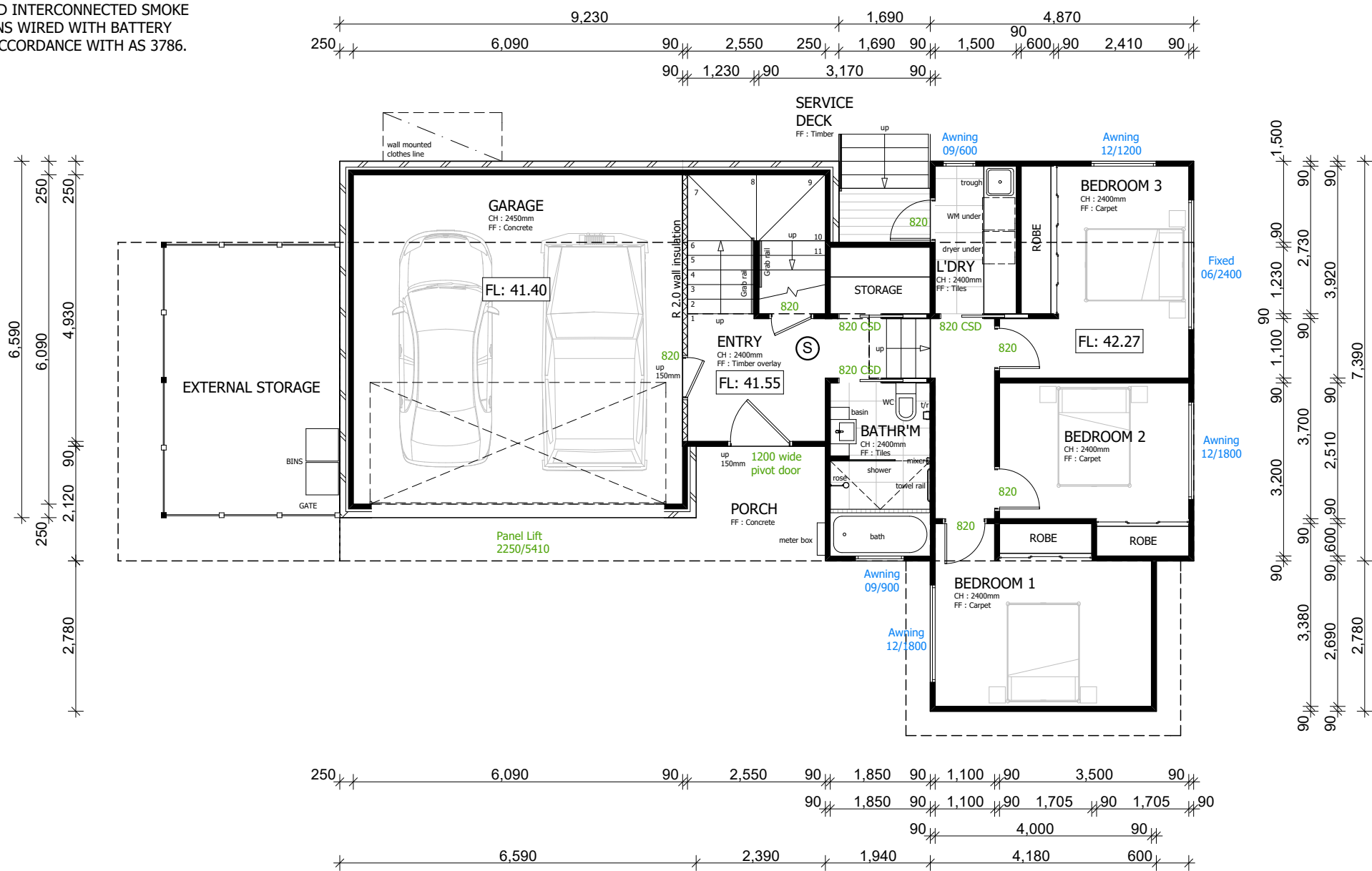
Ⓢ CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED.
ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.

ENERGY EFFICIENCY:
• BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE). NOT REQUIRED TO GARAGE EXTERNAL WALLS.
• EXTERNAL WALLS TO BE CLAD WITH PROCTORWRAP (NON REFLECTIVE/BREATHABLE) OVER THE OUTSIDE OF THE TIMBER STUD FRAME.
MIN 15MM THICK X 20MM WIDE TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER PROCTORWRAP.
LEAVE BOTTOM EDGE OPEN FOR AIRFLOW AND CONDENSATION.
• ROOF SPACE TO BE INSULATED WITH R 5.0 AND REFLECTIVE FOIL.
• FLOOR TO BE INSULATED WITH R2.5 BATTS. NO INSULATION REQ TO GARAGE SLAB.
• SEAL EXHAUST FANS TO ENSUITE, BATHROOM, WC, LAUNDRY AND KITCHEN.
• BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
• CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5
• ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.



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Floor Area : 115.14m², 12.4sq
Service Deck Area : 2.87m², 0.31sq

JOB : PROPOSED UNIT DEVELOPMENT

AT : LOT 42 CHERRINGTON DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :
UNIT 1 GROUND FLOOR PLAN

DRAWN: KC
DATE: 08.01.19
DWG NO. :

SCALE:
A3 1:100

03

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

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GENERAL :

ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH
3.3.4.4 AND 3.3.4.5 OF THE BCA.

FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.

BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.

PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH
SELECTED CORNICE.

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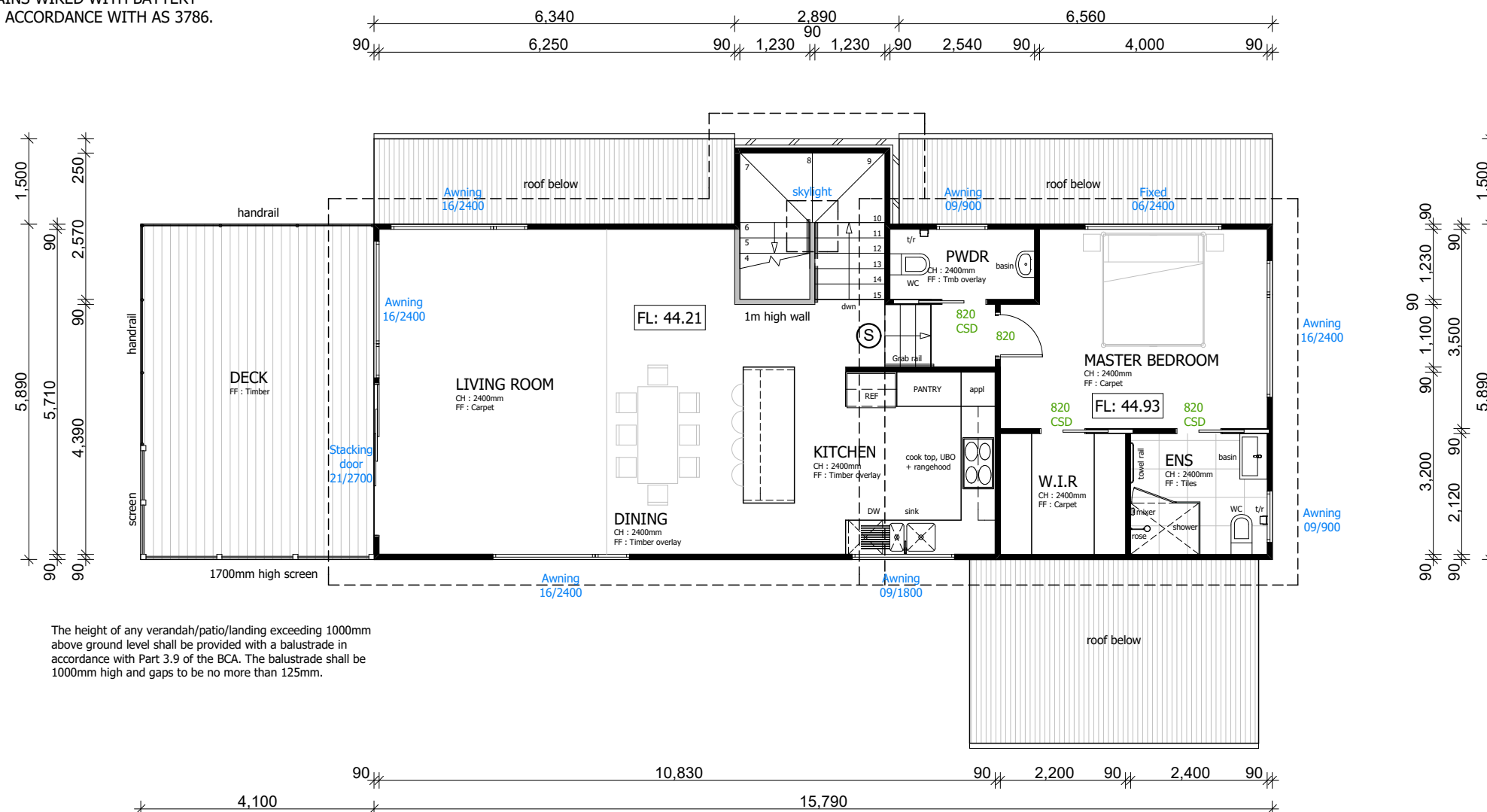
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 - CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5
 - ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.



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- Ⓢ CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.



Floor Area : 89.64m², 9.65sq
Deck Area : 24.15m², 2.6sq

JOB : PROPOSED UNIT
DEVELOPMENT

AT : LOT 42 CHERRINGTON
DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :

UNIT 1 UPPER FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
KC	08.01.19	

SCALE:
A3 1:100

04

Note:
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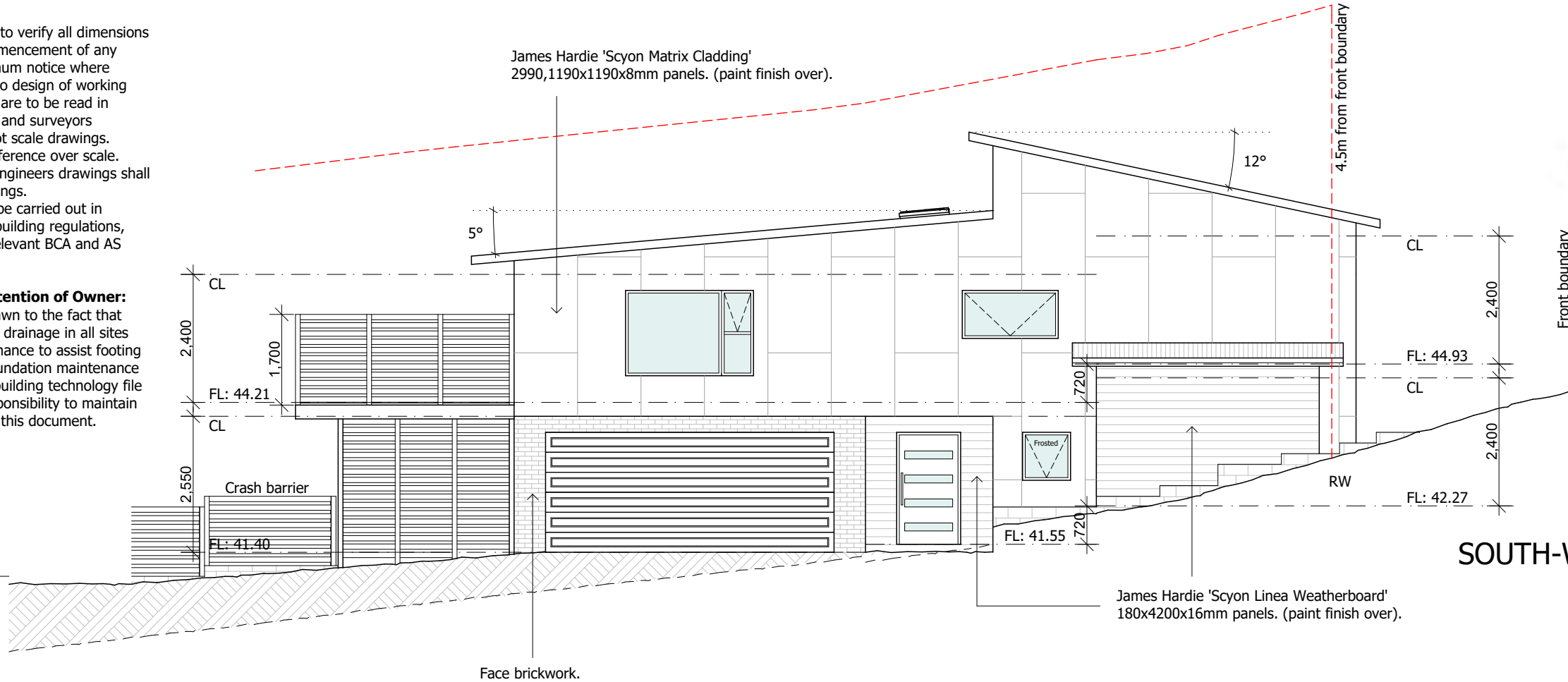
FRAMING PART 3.4 BCA

ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED



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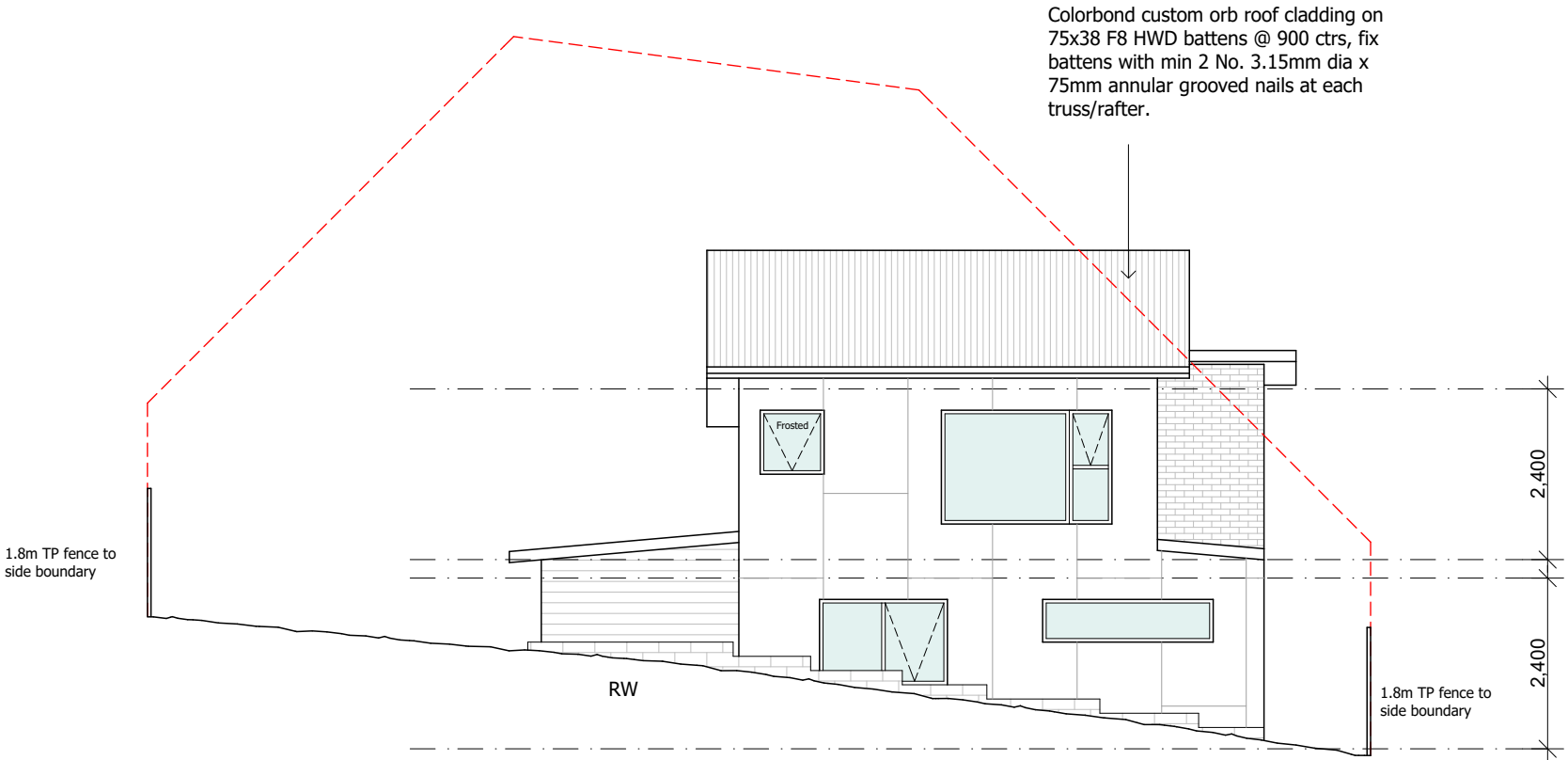


SOUTH-WEST ELEVATION

GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED.
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



SOUTH-EAST ELEVATION

JOB : PROPOSED UNIT DEVELOPMENT
AT : LOT 42 CHERRINGTON DRIVE, TRANMERE
FOR : TASBD SERVICES

DRAWING TITLE :

**UNIT 1
ELEVATIONS**

DRAWN: KC DATE: 08.01.19 DWG NO. :

SCALE:
A3 1:100

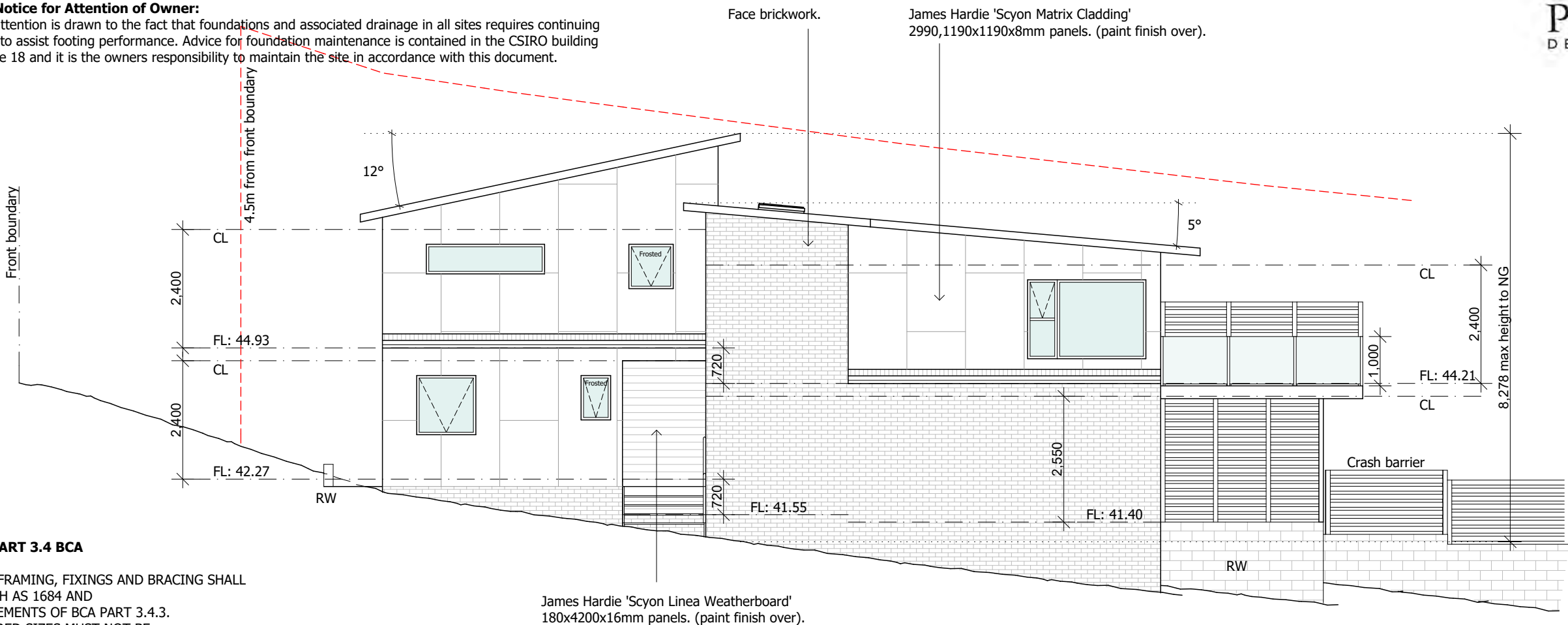
05

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NORTH-EAST ELEVATION

FRAMING PART 3.4 BCA

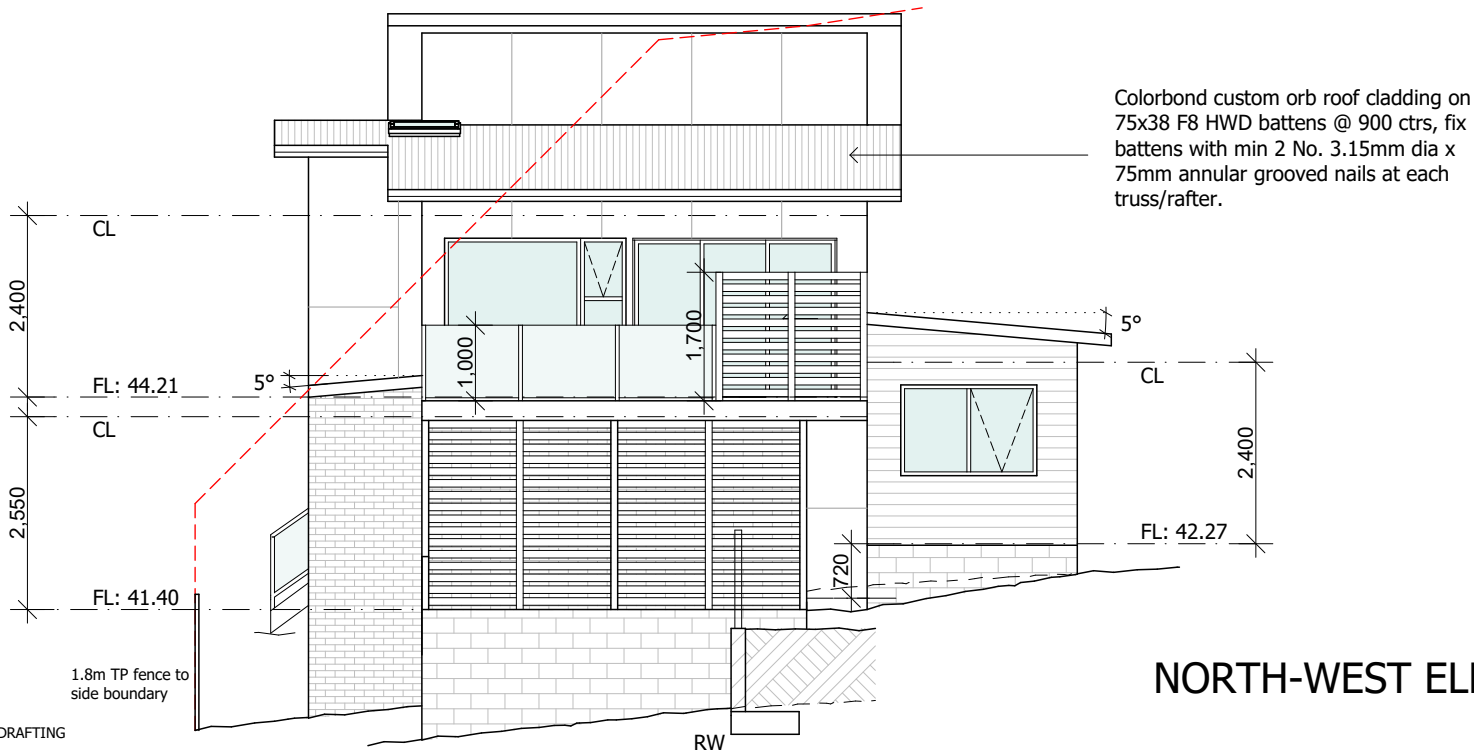
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



NORTH-WEST ELEVATION

JOB : PROPOSED UNIT DEVELOPMENT

AT : LOT 42 CHERRINGTON DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :

**UNIT 1
ELEVATIONS**

DRAWN: KC DATE: 08.01.19 DWG NO. :

SCALE:
A3 1:100

06

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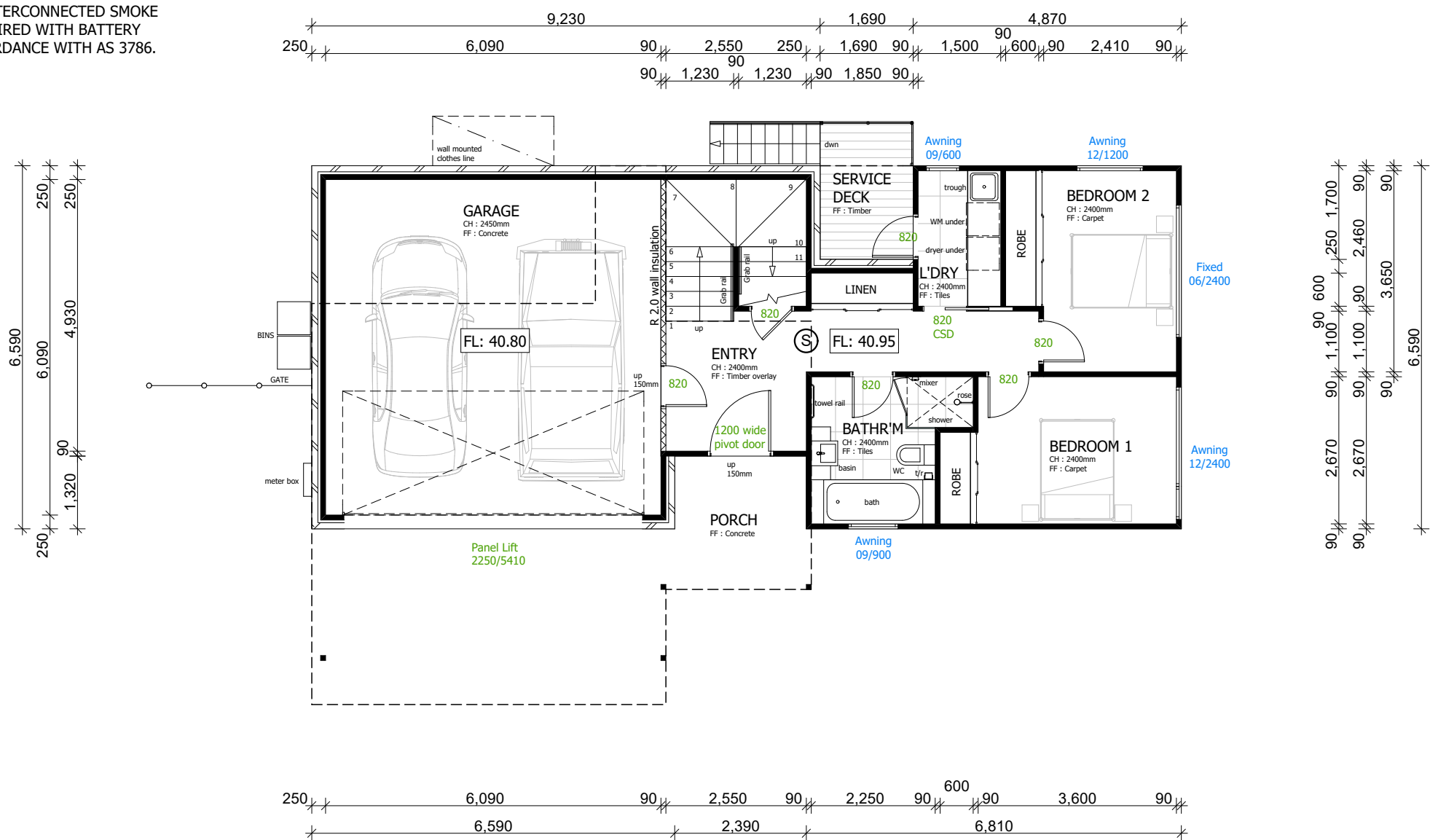
GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED.
ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.

ENERGY EFFICIENCY:
• BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)
• EXTERNAL WALLS TO BE CLAD WITH PROCTORWRAP (NON REFLECTIVE/BREATHABLE) OVER THE OUTSIDE OF THE TIMBER STUD FRAME.
MIN 15MM THICK X 20MM WIDE TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER PROCTORWRAP.
LEAVE BOTTOM EDGE OPEN FOR AIRFLOW AND CONDENSATION.
• CEILING/ROOF SPACE TO BE INSULATED WITH R 5.0 AND REFLECTIVE FOIL.
• FLOOR TO BE INSULATED WITH R2.5 BATTS.
• INSULATE UNDER CONCRETE SLAB WITH 30MM KOOLTHERM K3 FLOORBOARD OR EQUIVALENT (R1.4). NOT REQUIRED TO GARAGE SLAB.
• SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
• BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
• CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5
• ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.



Katie Court
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m : 0400 598 990
e : katie.court1@gmail.com

Ⓢ CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.



Floor Area : 98.05m², 10.55sq
Service Courtyard Area : 9.68m², 1.04sq

JOB : PROPOSED UNIT DEVELOPMENT

AT : LOT 42 CHERRINGTON DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :

UNIT 2 GROUND FLOOR PLAN

DRAWN: KC DATE: 08.01.19 DWG NO. :

SCALE: A3 1:100

07

Note:
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FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
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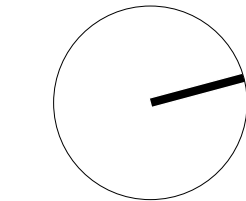
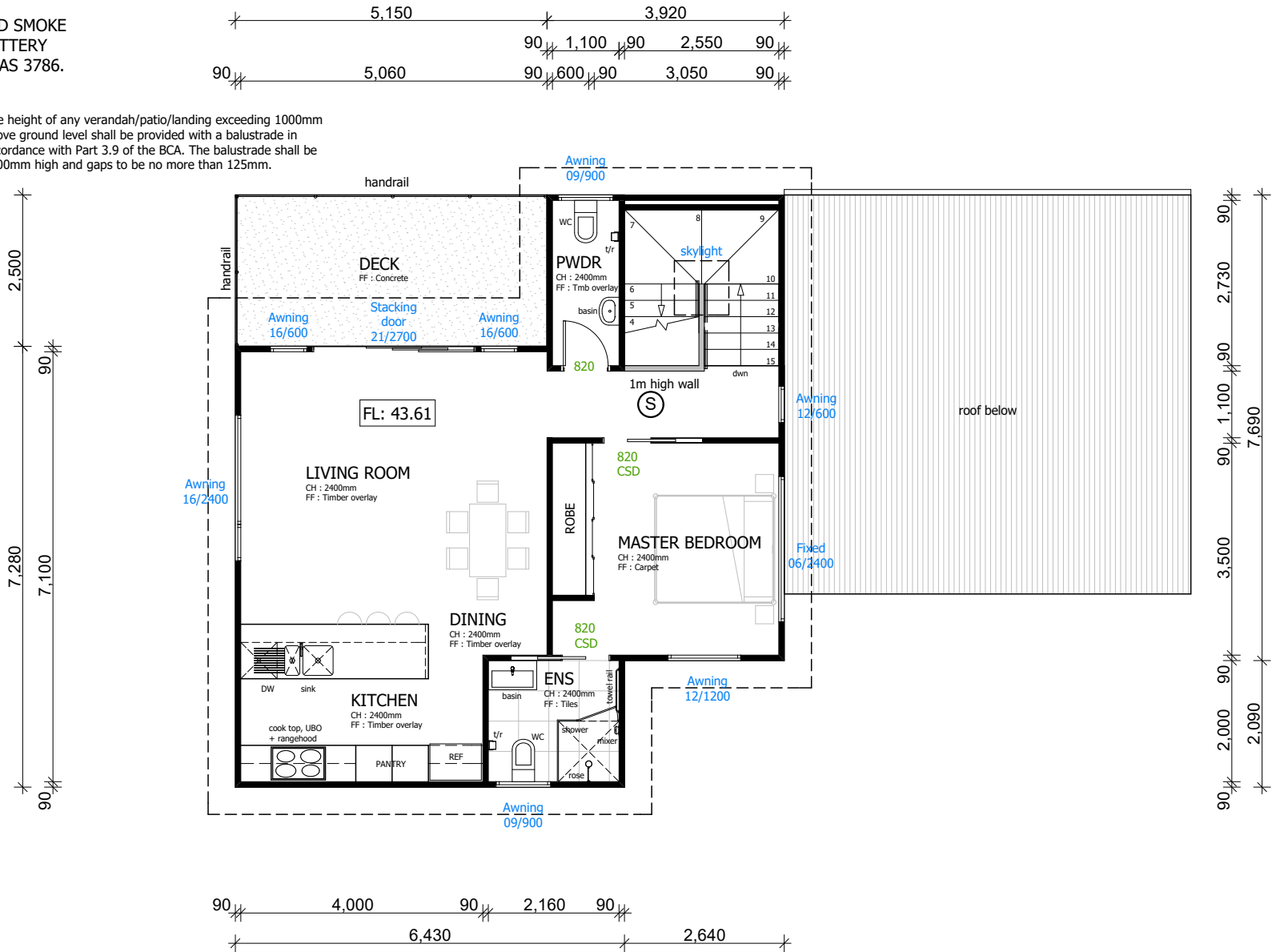
ENERGY EFFICIENCY:
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Ⓢ CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

The height of any verandah/patio/landing exceeding 1000mm above ground level shall be provided with a balustrade in accordance with Part 3.9 of the BCA. The balustrade shall be 1000mm high and gaps to be no more than 125mm.



Floor Area : 62.87m², 6.77sq
Deck Area : 12.88m², 1.38sq

JOB : PROPOSED UNIT DEVELOPMENT

AT : LOT 42 CHERRINGTON DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :
UNIT 2 UPPER FLOOR PLAN

DRAWN: KC
DATE: 08.01.19
DWG NO. :

SCALE:
A3 1:100

08

Note:
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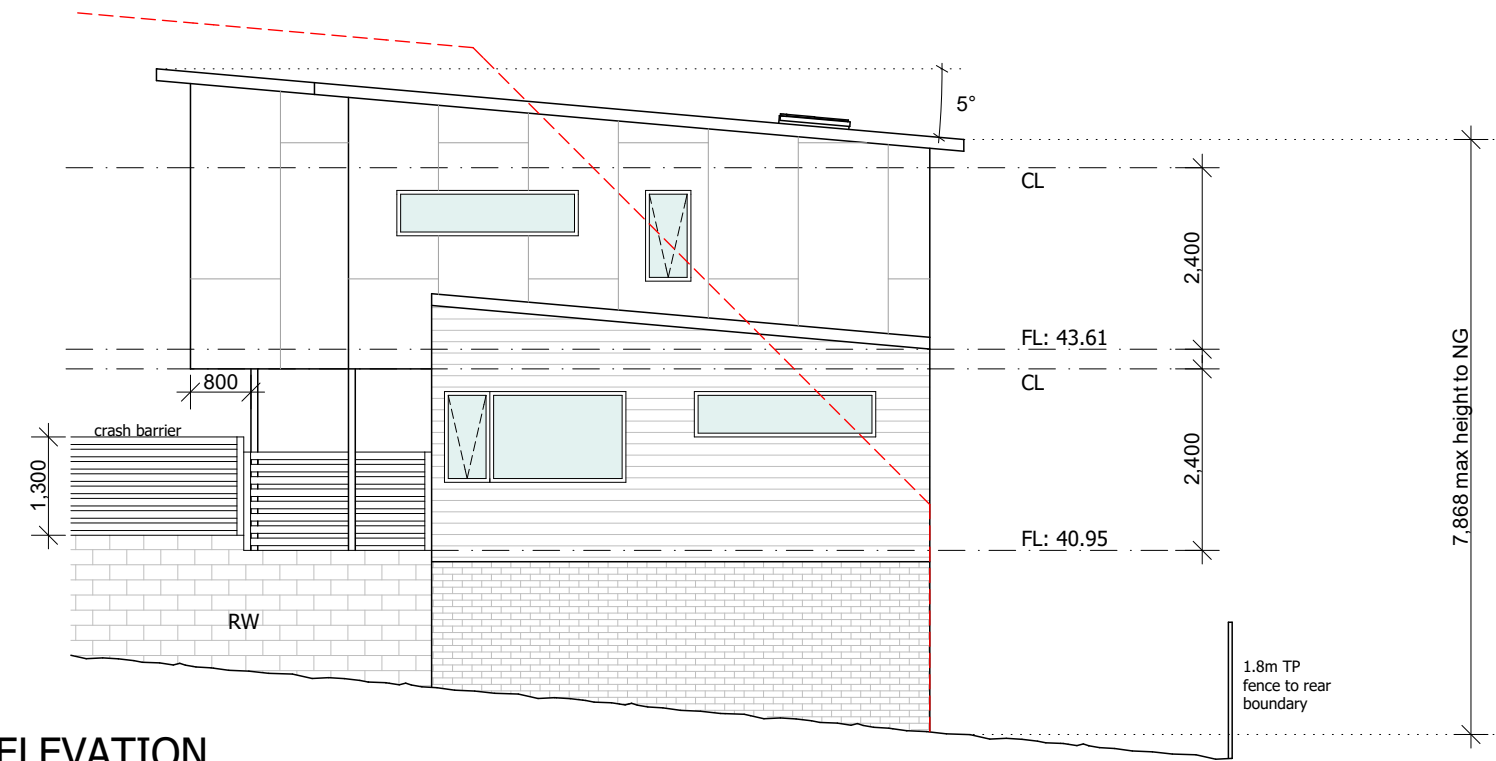
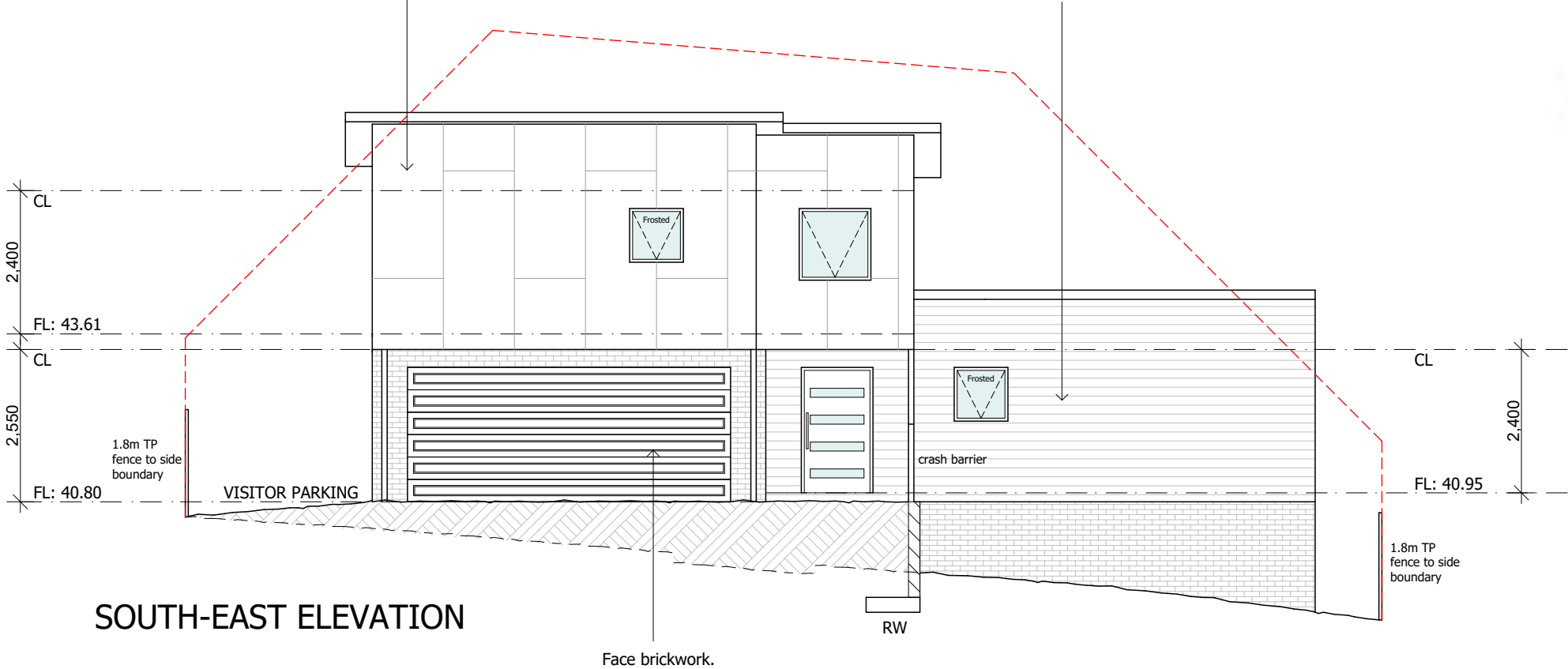
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HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.

James Hardie 'Scyon Matrix Cladding'
2990,1190x1190x8mm panels. (paint finish over).

James Hardie 'Scyon Linea Weatherboard'
180x4200x16mm panels. (paint finish over).



PRECISION
DESIGN & DRAFTING

Katie Court
a : 17 Waverley Avenue,
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m : 0400 598 990
e : katie.court1@gmail.com

JOB : PROPOSED UNIT
DEVELOPMENT

AT : LOT 42 CHERRINGTON
DRIVE, TRANMERE

FOR : TASBD SERVICES

DRAWING TITLE :

**UNIT 2
ELEVATIONS**

DRAWN: KC DATE: 08.01.19 DWG NO. :

SCALE:
A3 1:100

09

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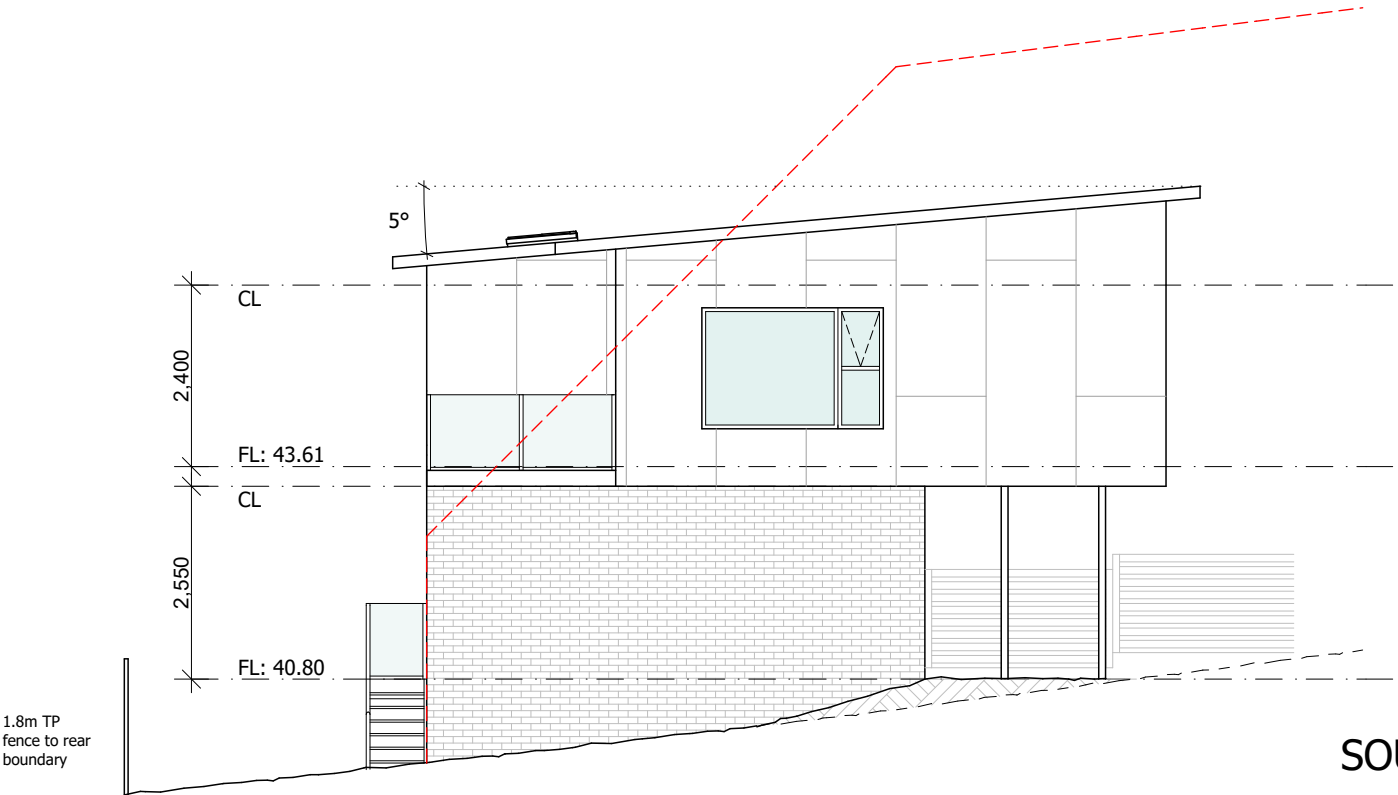
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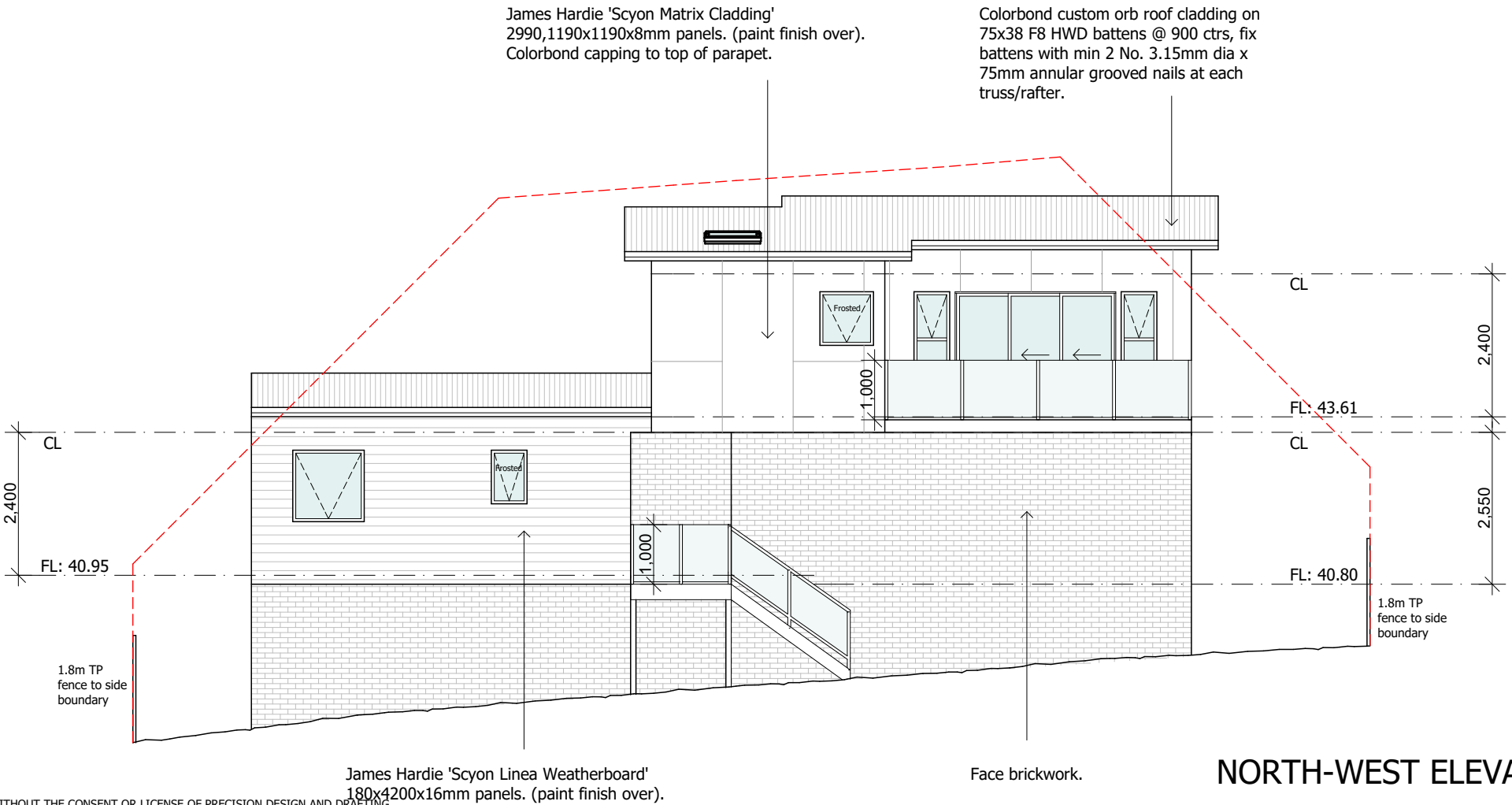
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SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



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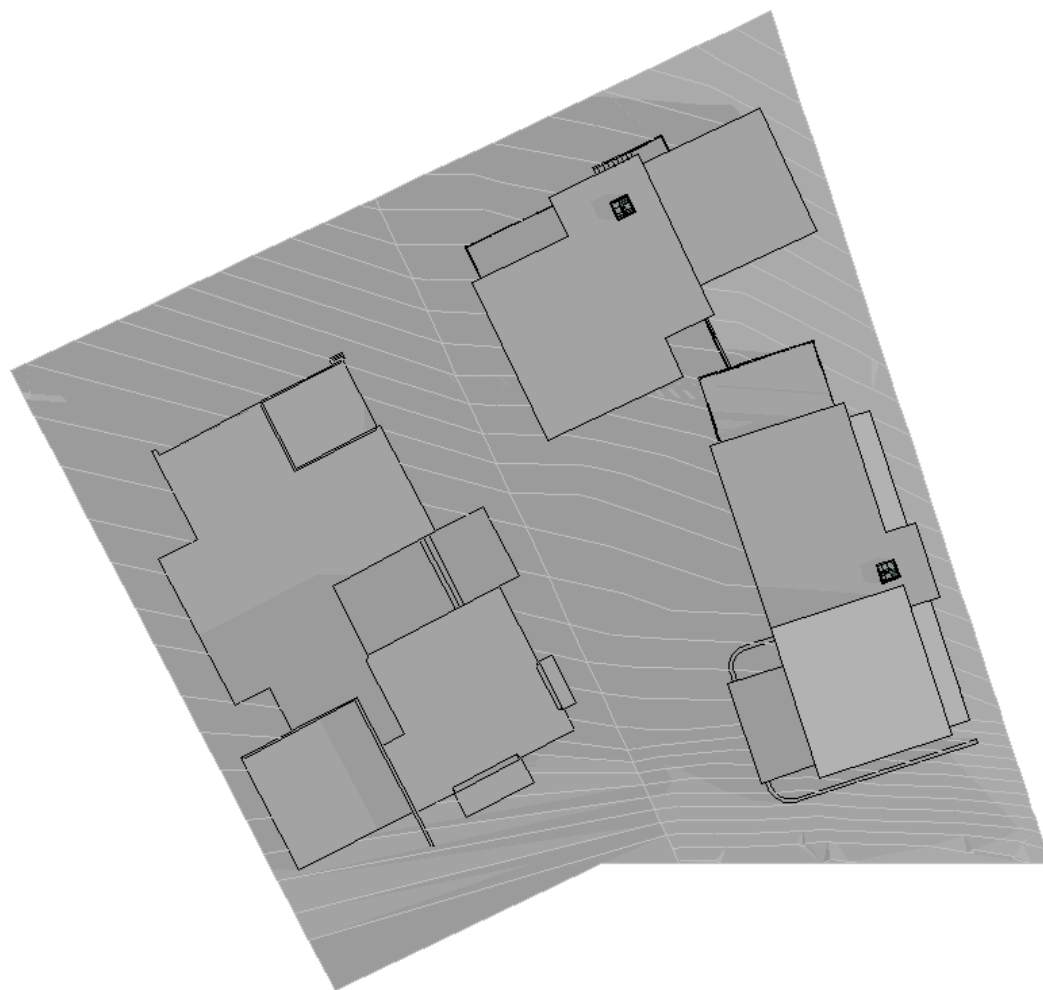
JOB : PROPOSED UNIT DEVELOPMENT
AT : LOT 42 CHERRINGTON DRIVE, TRANMERE
FOR : TASBD SERVICES

DRAWING TITLE :
UNIT 2 ELEVATIONS

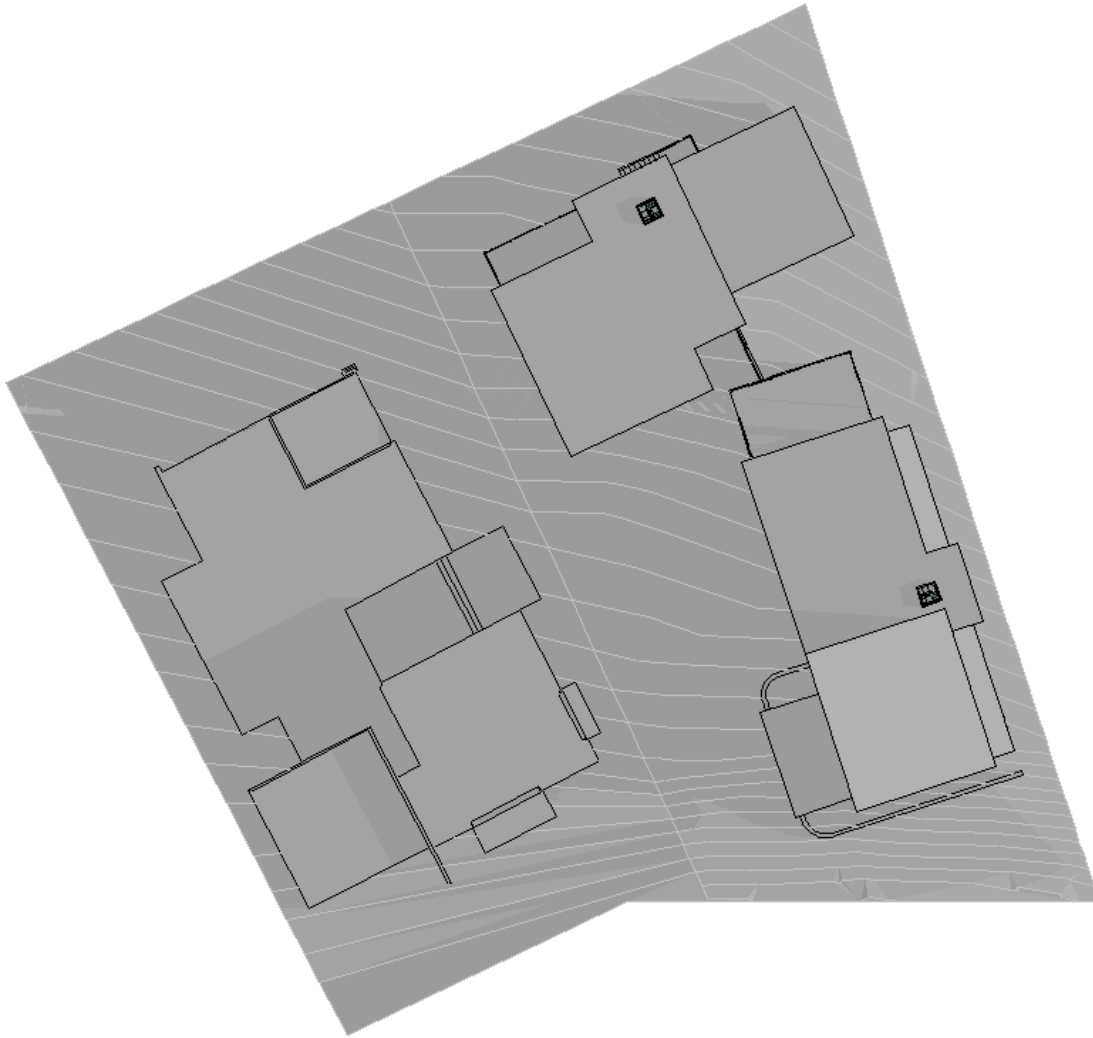
DRAWN: KC DATE: 08.01.19 DWG NO. :
SCALE: A3 1:100
10

Lot 41 (single dwelling) and Lot 42 (2 units)

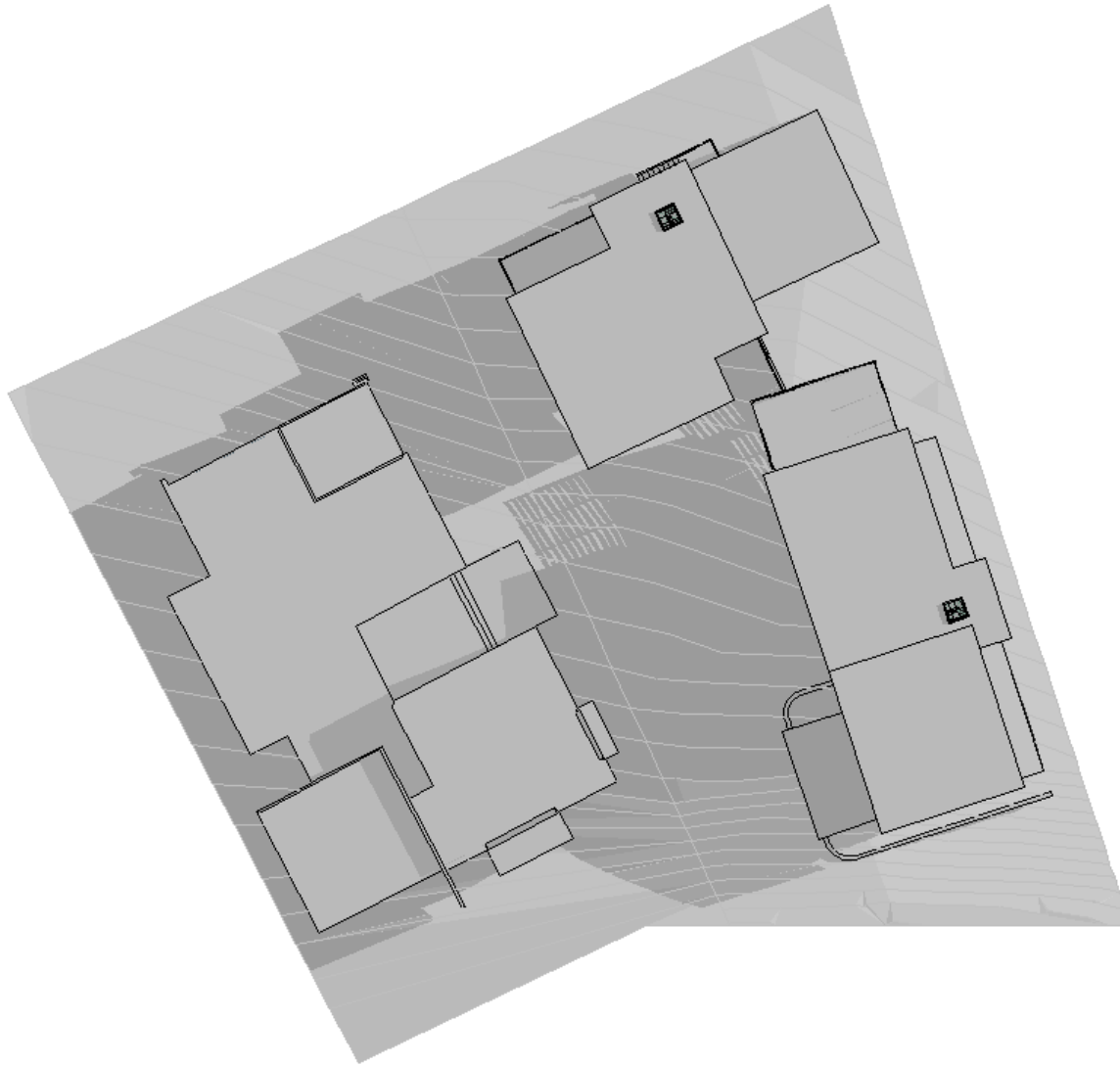
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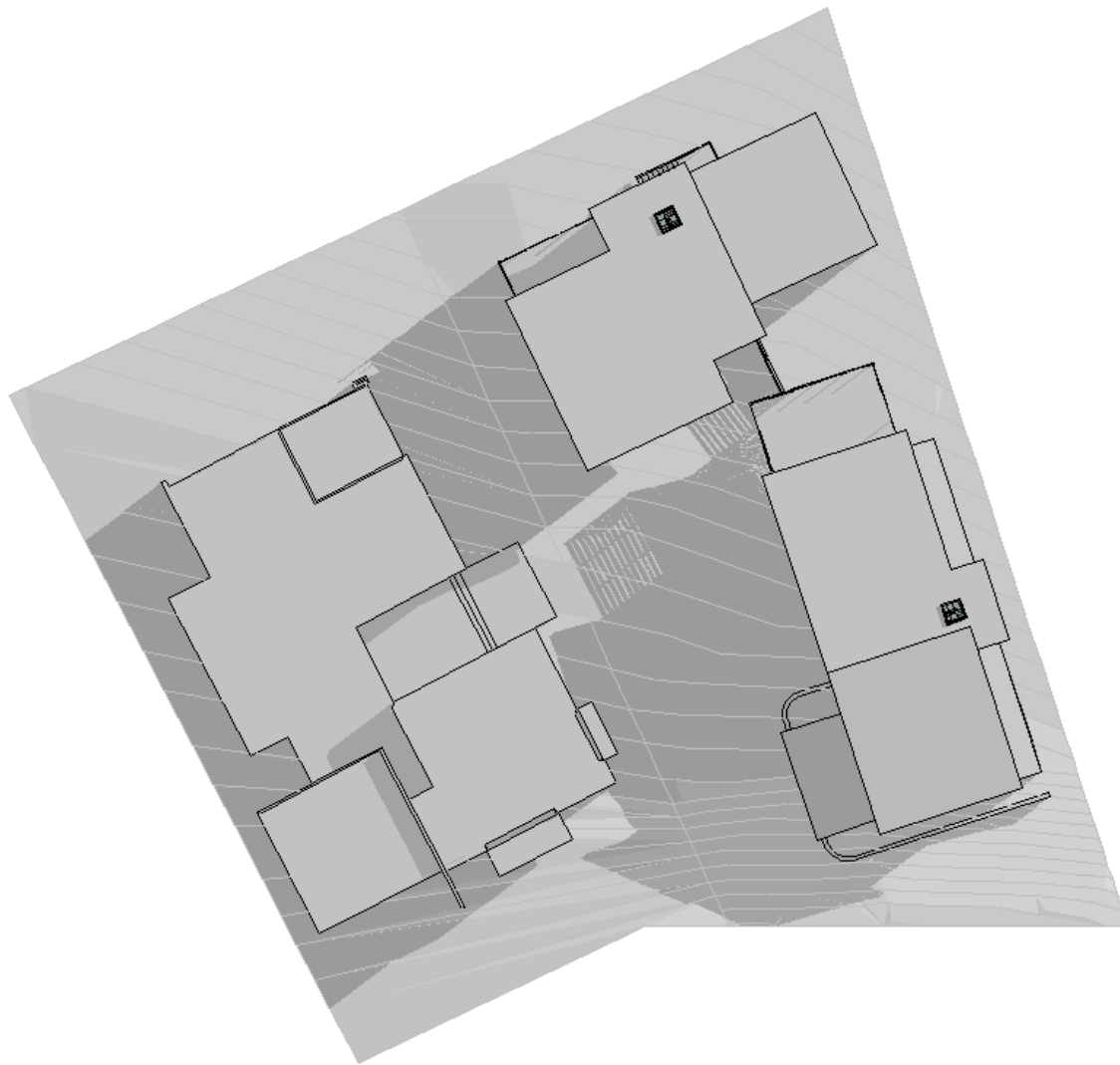
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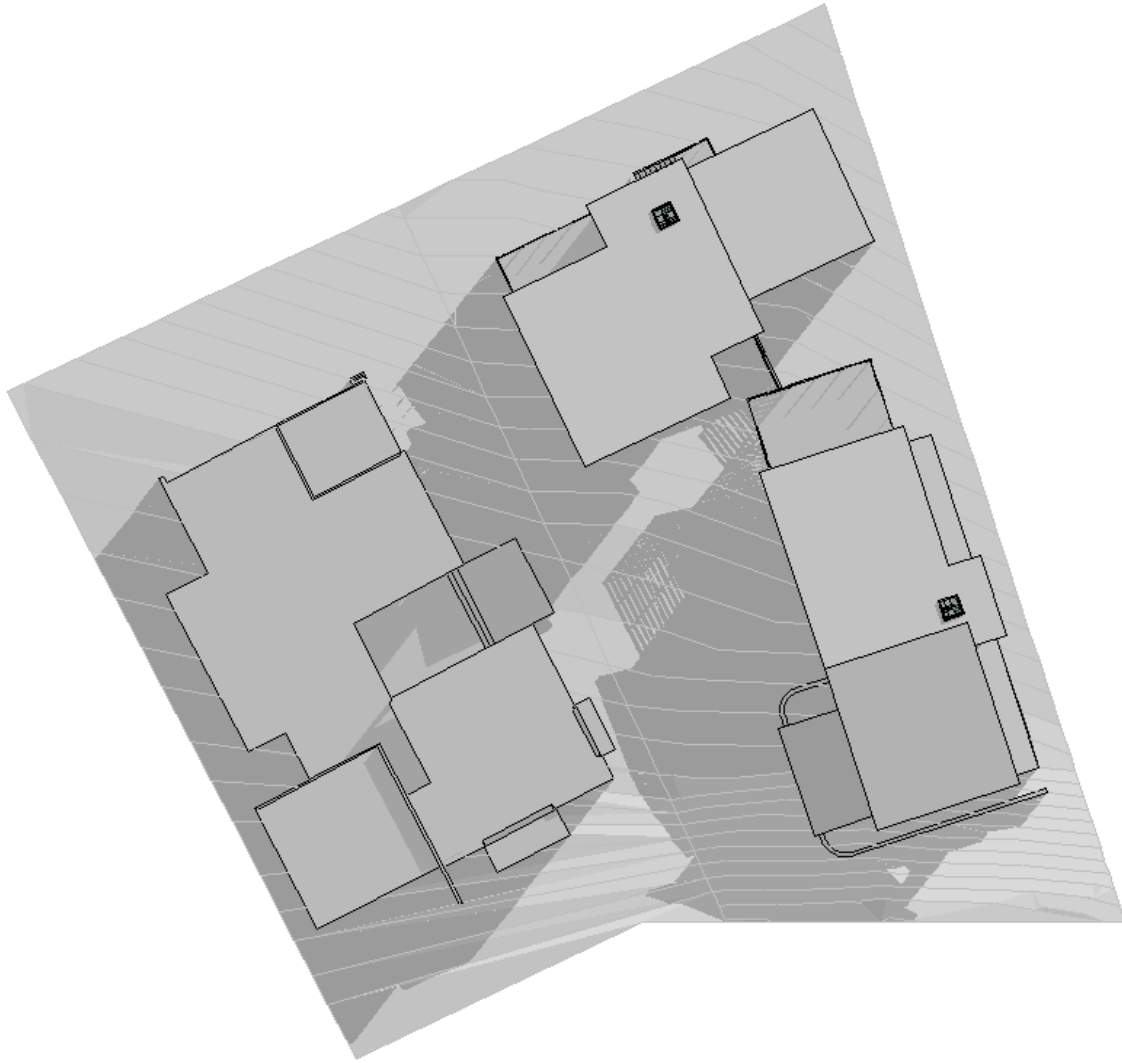
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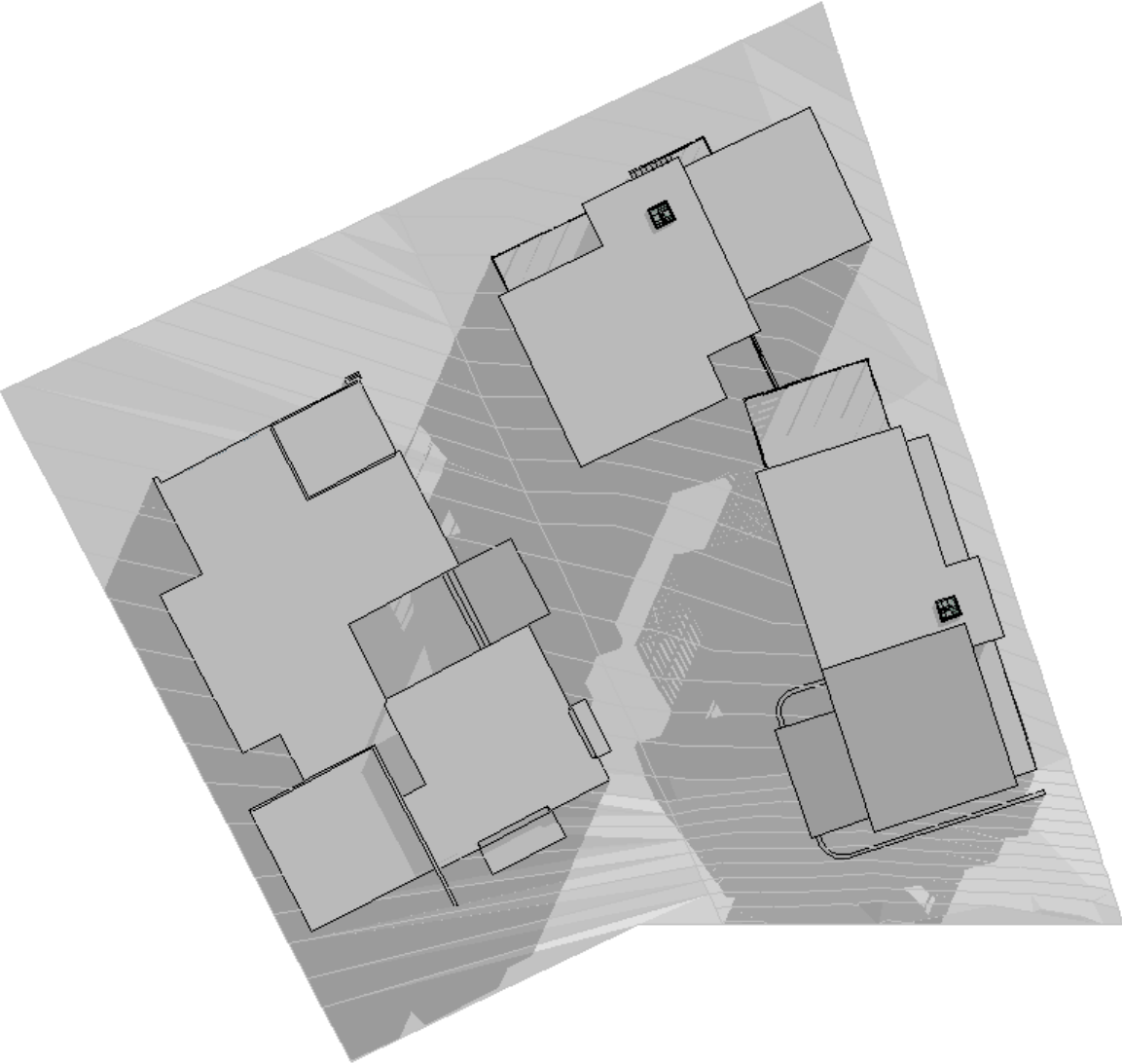
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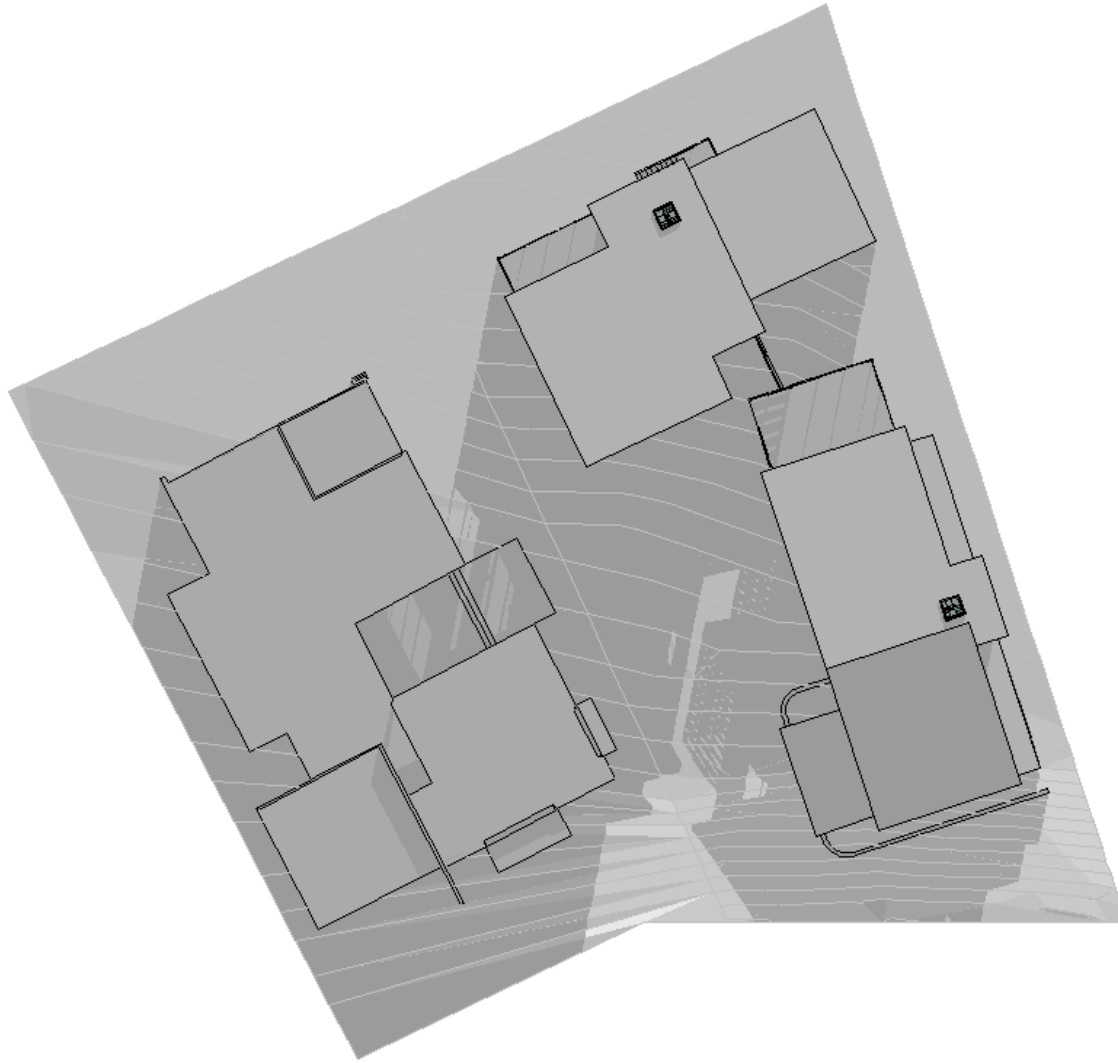
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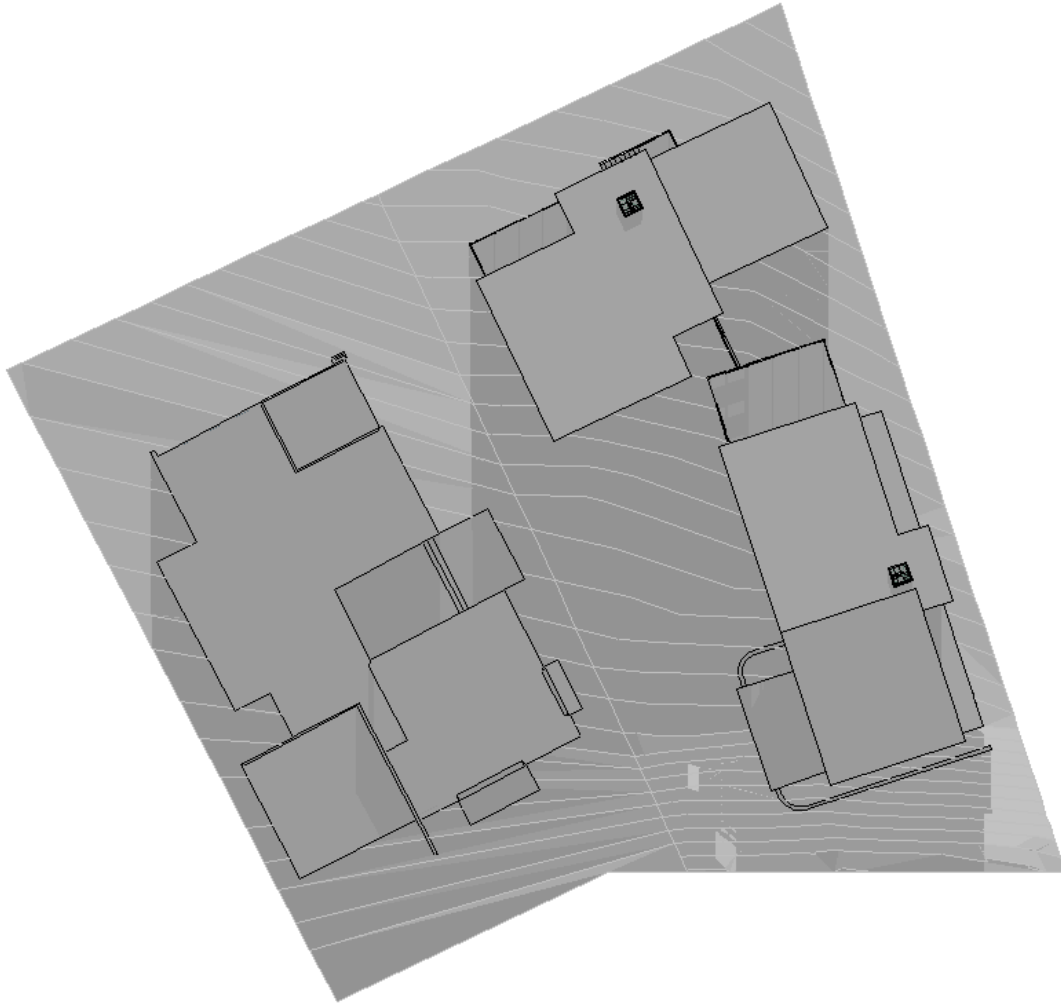
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3pm



4pm



12 Cherrington Drive, TRANMERE



Site viewed from Cherrington Drive, looking west



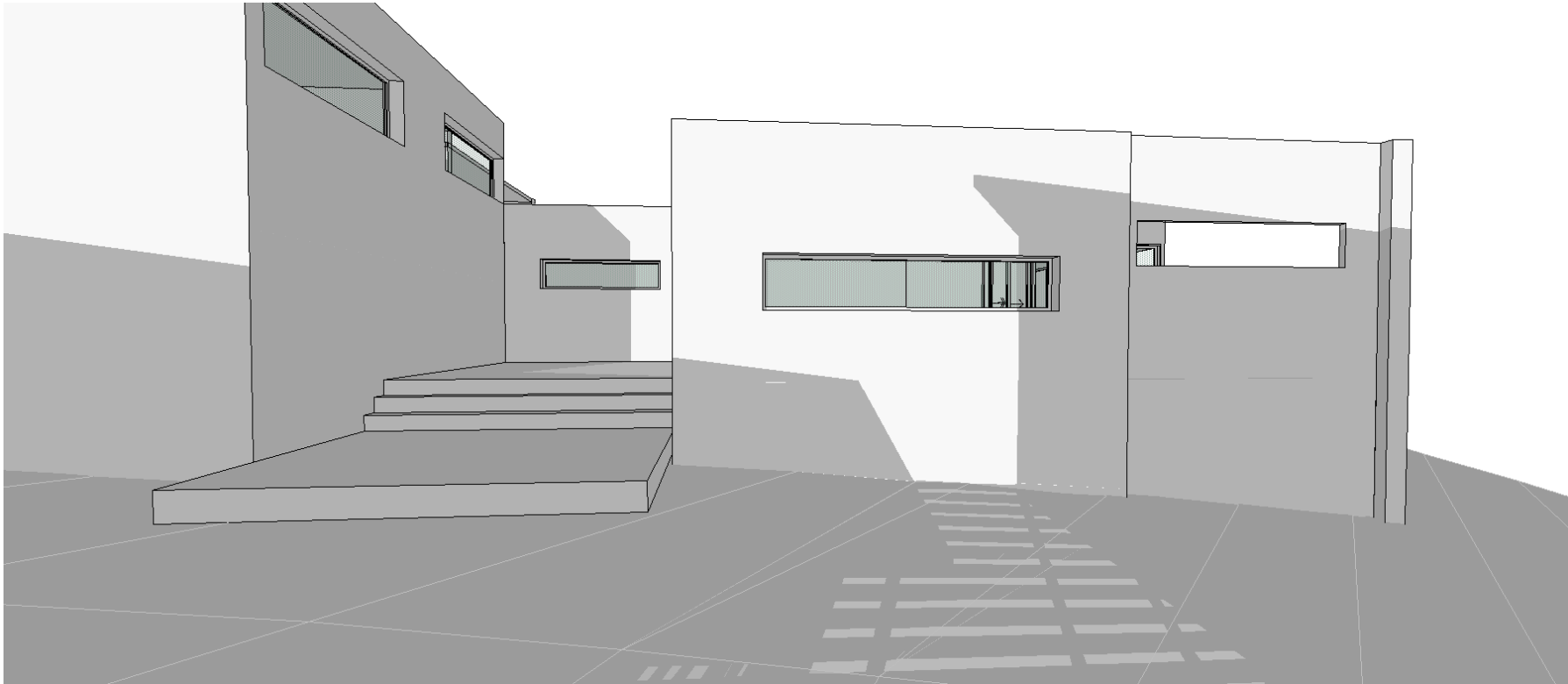
Site viewed from Cherrington Drive, looking northwest

Lot 41 North elevation

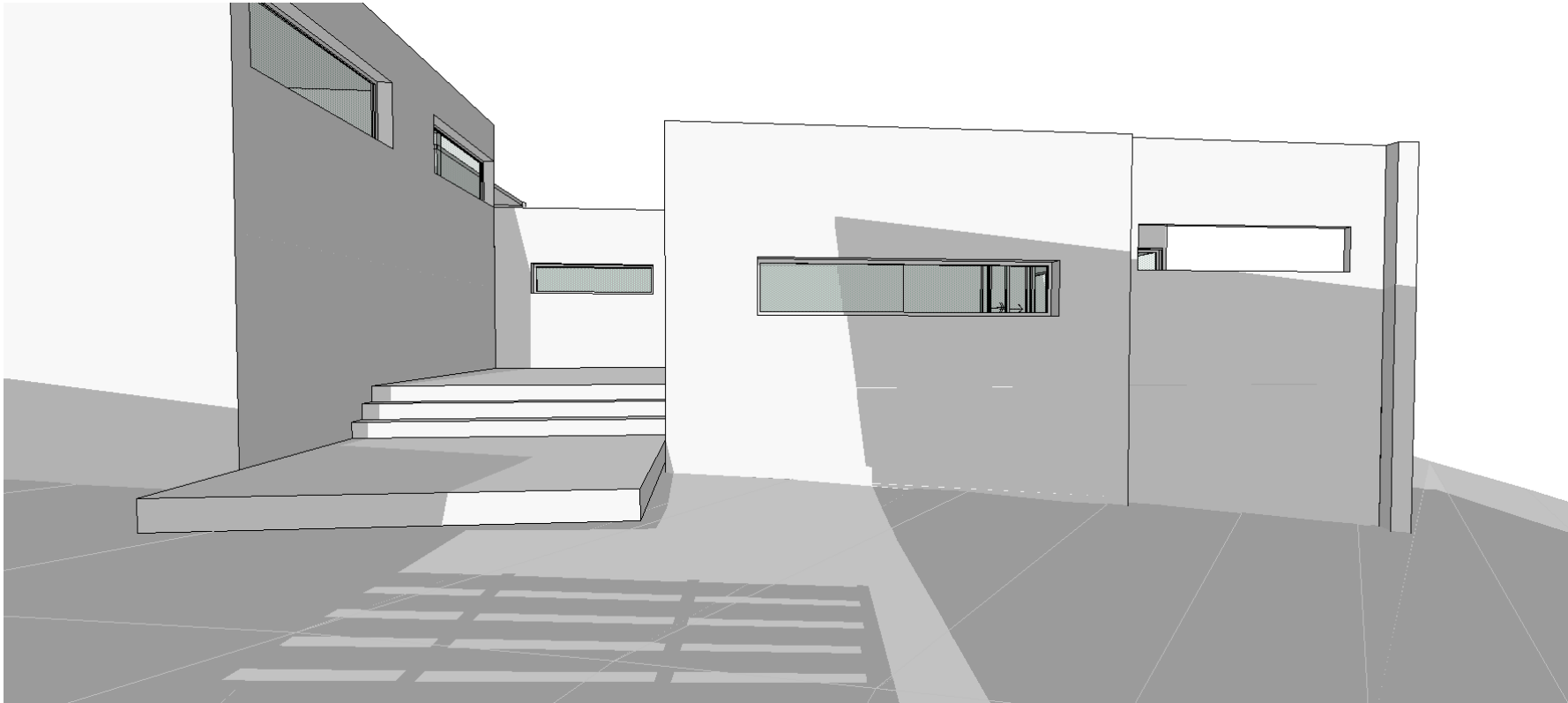
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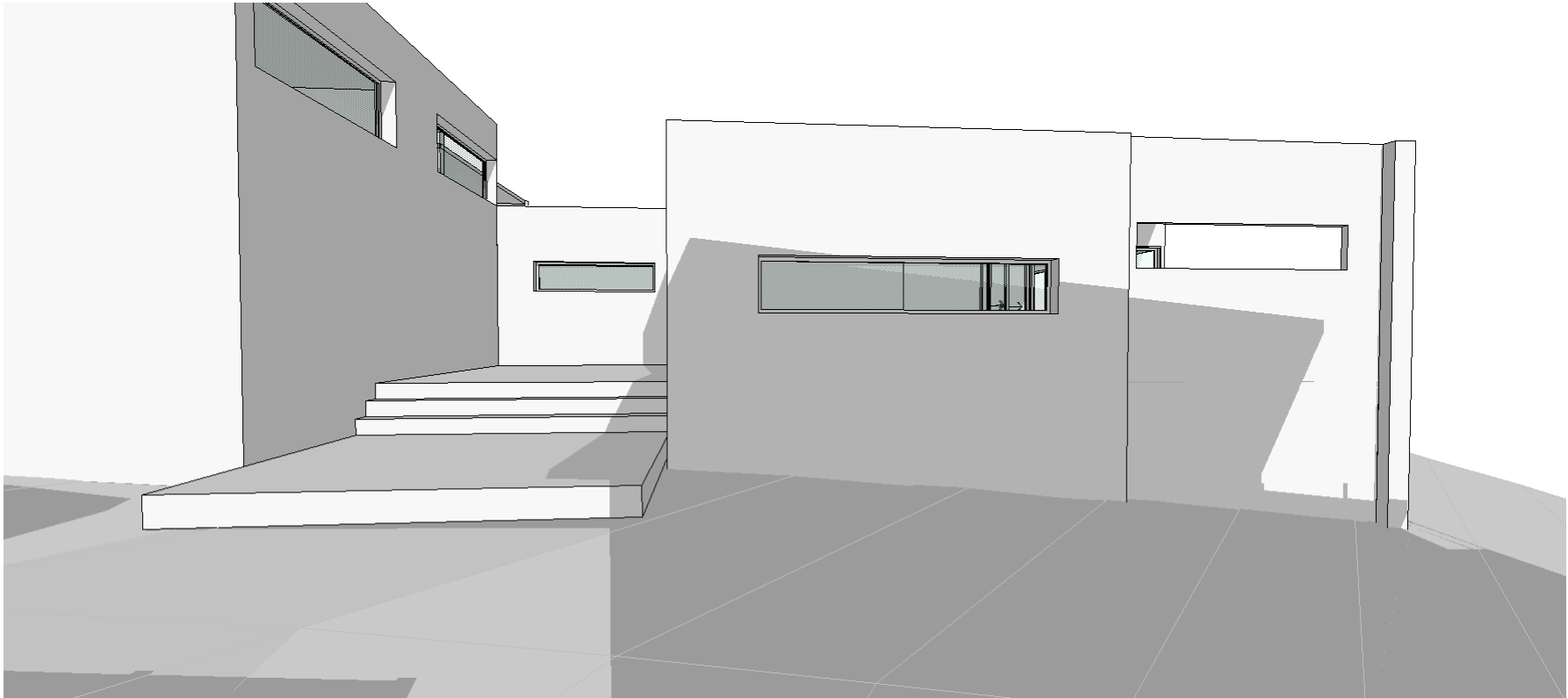
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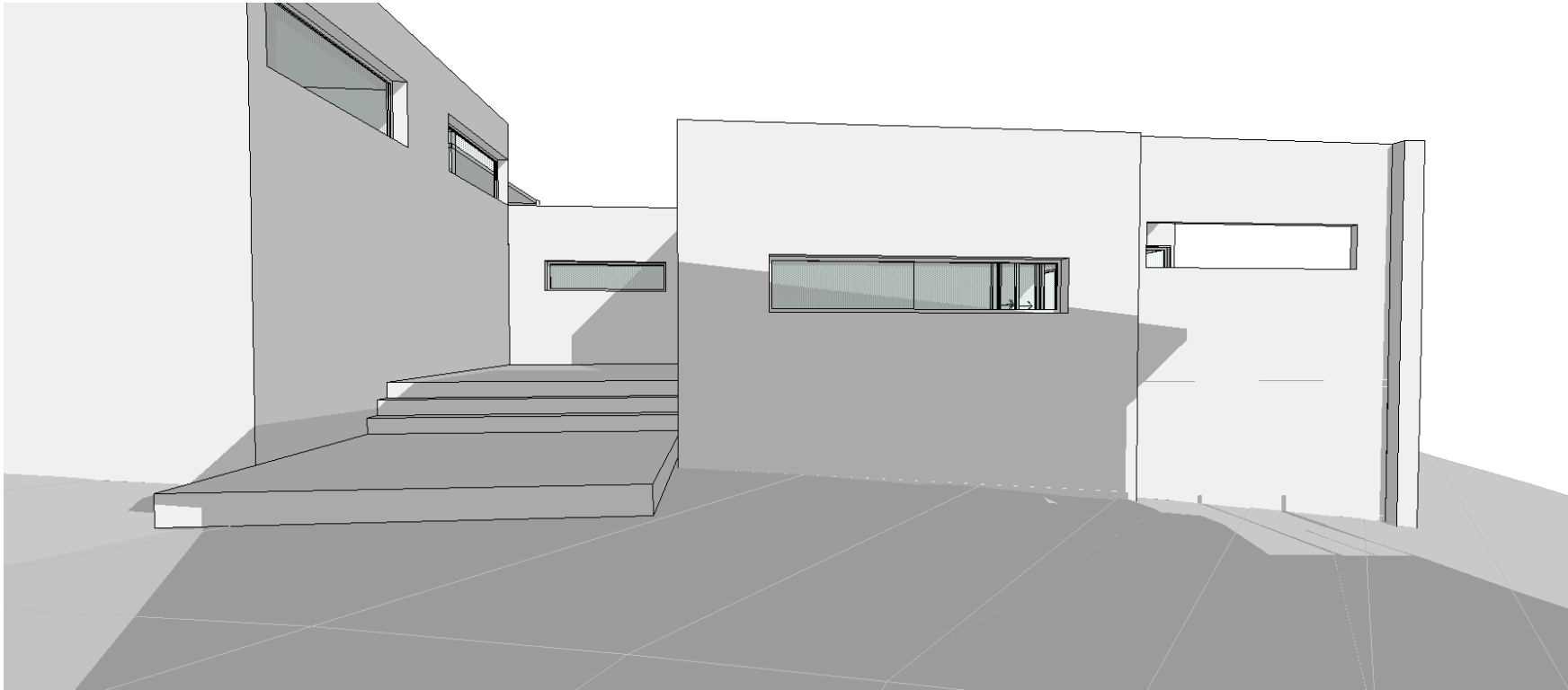
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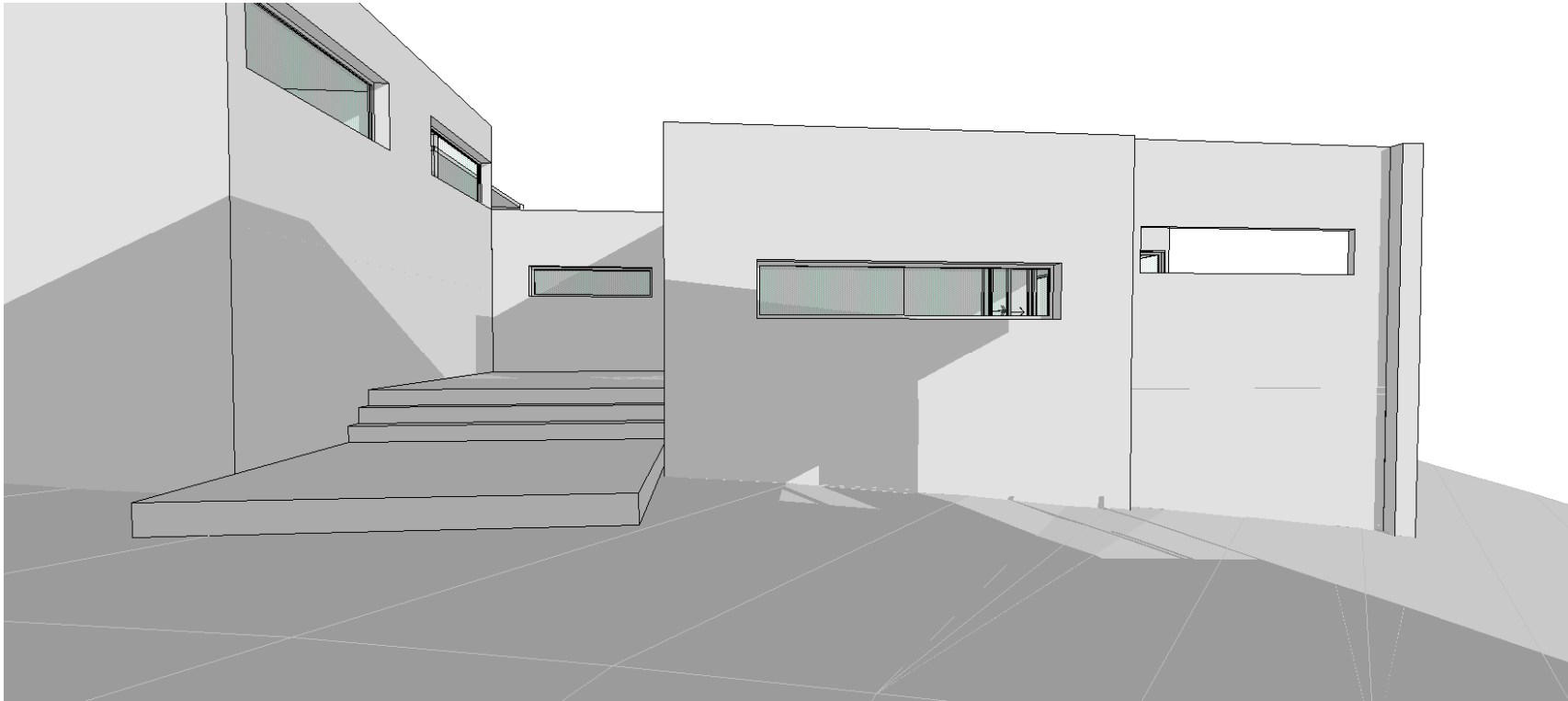
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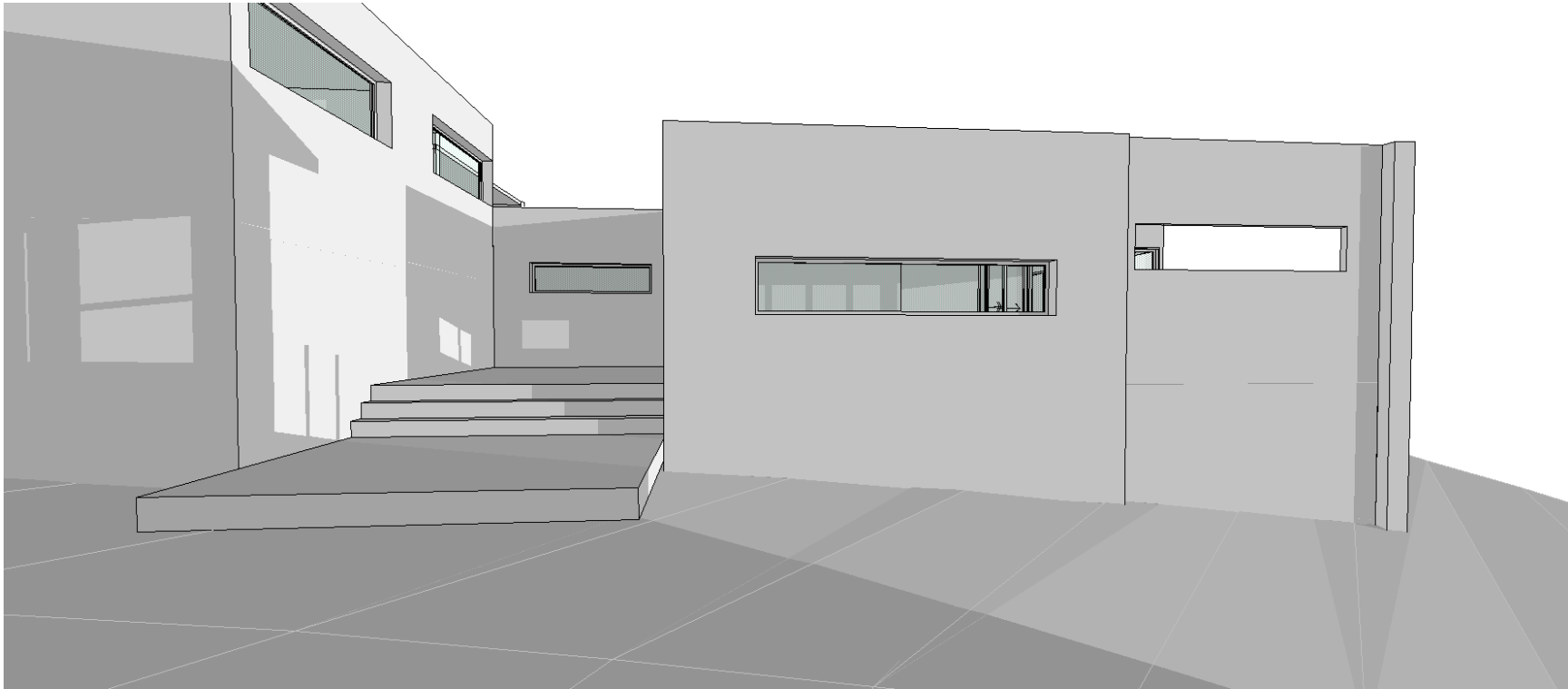
2pm



3pm



4pm



**11.3.5 DEVELOPMENT APPLICATION D-2018/746 - 2 VIENNE DRIVE, HOWRAH
- 5 MULTIPLE DWELLINGS (1 EXISTING + 4 NEW)**
(File No D-2018/746)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 5 Multiple Dwellings (1 existing + 4 new) at 2 Vienne Drive, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Landslide and Parking and Access codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 28 February 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received (including 1 in support) raising the following issues:

- traffic management issues;
- consistency with Permit SD-2007/93; and
- impact on amenity.

RECOMMENDATION:

A. That the Development Application for 5 Multiple Dwellings (1 existing + 4 new) at 2 Vienne Drive, Howrah (CI Ref D-2018/746) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A2 – CROSSOVER CHANGE [5.5m minimum].
3. ENG A5 – SEALED CAR PARKING.

4. ENG S1 – INFRASTRUCTURE REPAIR.
 5. ENG M1 – DESIGNS DA.
 6. ENG M5 – EROSION CONTROL.
 7. All stormwater runoff from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit. This report is to include the maintenance management regime/replacement requirements for the treatment facility.
 8. The development must meet all required Conditions of Approval specified by TasWater notice dated 10 January 2019 (TWDA 2018/02089-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The subject lot was formerly known as 6 Merindah Street and formed part of the combined amendment and subdivision application A-2007/11 and SD-2007/93, which was approved by the Tasmanian Planning Commission in 2010.

In 2018, a Petition to Amend request was approved by Council to amend a restrictive covenant that stated the following stipulations:

- "1. Not to subdivide such lot;*
- 2. Not to strata-subdivide such lot;*
- 3. Not to construct, or allow to be constructed, on such a lot a dwelling on that part of such lot formerly comprised in Folio of the Register Volume 62918 Folio 68".*

The proposed change was as follows:

- “1. Not to subdivide such lot;*
- 2. Not without the prior written consent of Lymore Holdings Pty Ltd to construct more than one single dwelling on the lot”.*

The petition to amend was originally served on all landowners subject to the covenant on the sealed plan. However, as the notice was incomplete it was served for a second time. There were no objections or requests to be heard from any interested parties. The amendment was subsequently approved.

In approving the amendment, it was noted that Council was not a party to this covenant and there were no statutory requirements at the time of the subdivision that necessitated that creation of the covenant.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme and subject to the Landslide and Parking and Access Codes.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zone;
 - Section E3.0 – Landslide Code; and
 - Section E6.0 – Parking and Access Code.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 2400m² residential lot located on the corner of Merindah Street and Vienne Drive. The site contains a 2 storey dwelling and associated garages and outbuildings.

3.2. The Proposal

The proposal is for 5 Multiple Dwellings (1 existing and 4 new). Access to all dwellings is via the existing crossover from Vienne Drive. All four new dwellings (Units 1 – 4) are single storey and contain 3 bedrooms. Internal alterations and a double garage with deck above is proposed for the existing 2 storey dwelling (Unit 5). The existing carport is proposed to be demolished.

The site will contain a total of 12 car parking spaces which comprises of 2 spaces for each dwelling and 2 visitor spaces.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Landslide and Parking and Access Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(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); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p>	<p>complies</p> <p>Unit 4 does not comply as the private open space has a maximum dimension of 3.34m.</p> <p>complies</p> <p>complies</p>

		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	Unit 3 does not comply as its private open space is located between the dwelling and frontage which is orientated 36 degrees west of north.
		(f) has a gradient not steeper than 1 in 10; and	complies
		(g) is not used for vehicle access or parking.	complies

The proposed variation must be considered pursuant to the Performance Criteria A2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>The 24m² area of private open space for Unit 3 is located to the north-west of the dwelling. The orientation to the north-west will ensure that the area will receive adequate sunlight and is conveniently located in relation to the living area and alfresco area of the dwelling. Additionally, it is noted that the dwelling has an outdoor area of 170m² which is considered adequate to serve as an extension to the dwelling.</p> <p>The private open space for Unit 4 directly accessible from the living room and is orientated to take advantage of the sunlight. This unit also has additional outdoor space located on the western and southern side of the dwelling and the total area provided is considered to provide a suitable area of private open space.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A1	Sunlight and overshadowing for all dwellings	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Unit does not comply as the living room window faces 41 degrees west of north.

The proposed variation must be considered pursuant to the Performance Criteria A2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<i>“A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.</i>	The open plan living/kitchen/dining room contains windows on its north-east and north-west elevations which will allow adequate sunlight to enter this room.

Stormwater Management Code

Clause	Standard	Acceptable Solution	Proposed
E7.7.1 A2	Stormwater drainage and disposal	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>Does not comply as the impervious area exceeds 600m².</p> <p>complies</p> <p>not applicable</p>

The proposed variation must be considered pursuant to the Performance Criteria A2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<i>“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	Council’s Engineers are satisfied that on-site stormwater can be adequately treated in accordance with the State Stormwater Strategy 2010. Detailed designs of the system will be required prior to issuing a Building Permit. It is recommended that a permit condition be included requiring details of the stormwater system.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Traffic Management Issues

Concern was raised that the proposal will exacerbate the existing traffic issues at the intersection of Merindah Street and Vienne Drive where vehicles are disregarding the no entry sign into Vienne Drive from Merindah Street.

- **Comment**

The current road configuration was approved as part of the combined amendment and subdivision application, A-2007/11 and SD-2007/93, which was approved by the Tasmanian Planning Commission in 2010.

Council’s Engineers are aware that residents are concerned about this intersection and are monitoring the traffic volumes to determine if modification to the intersection may be warranted.

However, the current application for 4 additional dwellings is not considered to significantly increase the traffic volumes along Vienne Drive and therefore no changes are required to the current intersection arrangement as a direct result.

5.2. Consistency with Approval of SD-2007/93

Concern was raised that the proposal to further develop the subject lot is not consistent with the approval of the combined amendment and subdivision.

- **Comment**

Permit SD-2007/93 did not contain conditions restricting the future development of this lot. However, the developer included covenants on the title which restricted the development of multiple dwellings and strata developments. This covenant was amended in 2018 so that the consent of Lynmore Holdings Pty Ltd is required for multiple dwelling developments. This consent was granted for the current application.

Notwithstanding, it is noted that Council is not a party to the covenant and that a restrictive covenant is a civil instrument and cannot constrain a planning scheme.

5.3. Impact on Amenity

Concern was raised that Units 3 and 4 will overshadow the adjoining property to the south. In particular, Unit 4 will impact on the amount of winter sun received into the downstairs living room on the dwelling at 4 Vienne Drive and will result in a loss of privacy and an unreasonable visual impact.

- **Comment**

The proposal meets the relevant Acceptable Solutions of Clause 10.4.2 A3 relating to building envelope and boundary setback standards. Therefore, this issue cannot have determining weight.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is for 5 Multiple Dwellings (1 existing and 4 new) and is recommended for approval with conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (18)
3. Site Photo (1)

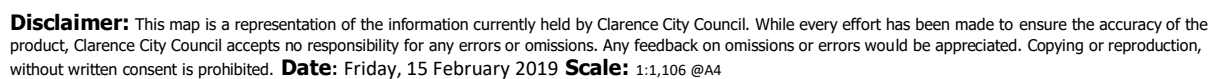
Ross Lovell
MANAGER CITY PLANNING

The map displays a residential area with the following streets and lot numbers:

- Mookara Street** (top left)
- Merindah Street** (bottom left)
- Miros Drive** (bottom left)
- Tennent Court** (bottom right)

The lots are numbered as follows:

- Top left: 16, 22, 24, 26, 28, 31a, 31
- Middle left: 25, 27, 29, 8, 10, 12, 14
- Center: 2 (highlighted with green cross-hatch), 4, 6, 8, 10, 12
- Bottom left: 9, 7, 5, 1, 3, 2
- Bottom right: 11, 9, 7, 5, 3
- Far right: 7, 9, 11, 13, 11



THIS PLAN IS PREPARED BY
ROGERSON & BIRCH SURVEYORS
FROM A COMBINATION OF FIELD
SURVEY AND EXISTING RECORDS FOR
THE PURPOSE OF DESIGNING NEW
CONSTRUCTIONS ON THE LAND AND
SHOULD NOT BE USED FOR ANY
OTHER PURPOSE.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

NOTES
BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DESIGN OF WORKING DRAWINGS, THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

IMPORTANT NOTICE FOR ATTENTION OF OWNER
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT
FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES
REQUIRES CONTINUING MAINTENANCE TO ASSIST
FOOTING PERFORMANCE. ADVICE FOR FOUNDATION
MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING
TECHNOLOGY FILE 18 AND IT IS THE OWNERS
RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE
WITH THIS DOCUMENT.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

SOIL AND WATER MANAGEMENT NOTES:
SITE TO BE VEGETATED AND PLANTED ACCORDING TO
THE HOBART REGIONAL SOIL AND WATER MANAGEMENT
CODE OF PRACTICE.

SITE TO BE DISTURBED AS MINIMALLY AS POSSIBLE, (I.E. ONLY BUILDING, DRAINAGE AND IMMEDIATE ADJOINING AREAS).
INSTALL ALL DRAINAGE LINES PRIOR TO PLACEMENT OF ROOF AND GUTTERING.
CONNECT IMMEDIATELY ONCE DWELLING IS ROOFED.
APPLY TEMPORARY COVERING (E.G. WATERPROOF BLANKETS, VEGETATION OR MULCH) TO ALL DISTURBED AREAS WHERE CONSTRUCTION IS ONLY PARTIALLY COMPLETED, WHICH WILL REMAIN EXPOSED FOR A PERIOD OF 14 DAYS OR MORE.

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM. LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

NOTE
FINAL FFL'S AND DRIVEWAY GRADIENT TBC BY
BUILDER AND TO COMPLY WITH BCA AND
AUSTRALIAN STANDARDS

IMPORTANT!
SITE INFORMATION AS DRAWN IS APPROXIMATE
ONLY. FINAL SITE INFORMATION IS SUBJECT TO A
DETAILED CONTOUR SURVEY BY LICENSED
SURVEYOR.

SOIL CLASSIFICATION:	H1
WIND CLASSIFICATION:	N2

SITE COVERAGE	
SITE AREA	2400.1 m ²
UNIT 1 AREA	162.0 m ²
UNIT 2 AREA	162.0 m ²
UNIT 3 AREA	162.4 m ²
UNIT 4 AREA	160.7 m ²
UNIT 5 AREA	190.6 m ²
PROPOSED BUILDING FOOTPRINT	837.68 m ²
PROPOSED SITE COVERAGE	34.90 %
PROPOSED PERVIOUS AREAS	1284.1 m ²
PROPOSED PERVIOUS AREAS	53.50 %

PROPOSED SITE PLAN

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01



CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	INITIAL:	DATE:
A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
B	RESPONSE TO COUNCIL RFI	IB	14/1/19
C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
2 Vienne Drive
Howrah

DESIGNER: J. Brown

DRAWN: J. Brown

CHECKED:

SCALE: 1:250

CLIENT:
Mr Rob Lynch

2 SHEET: 1 of 22

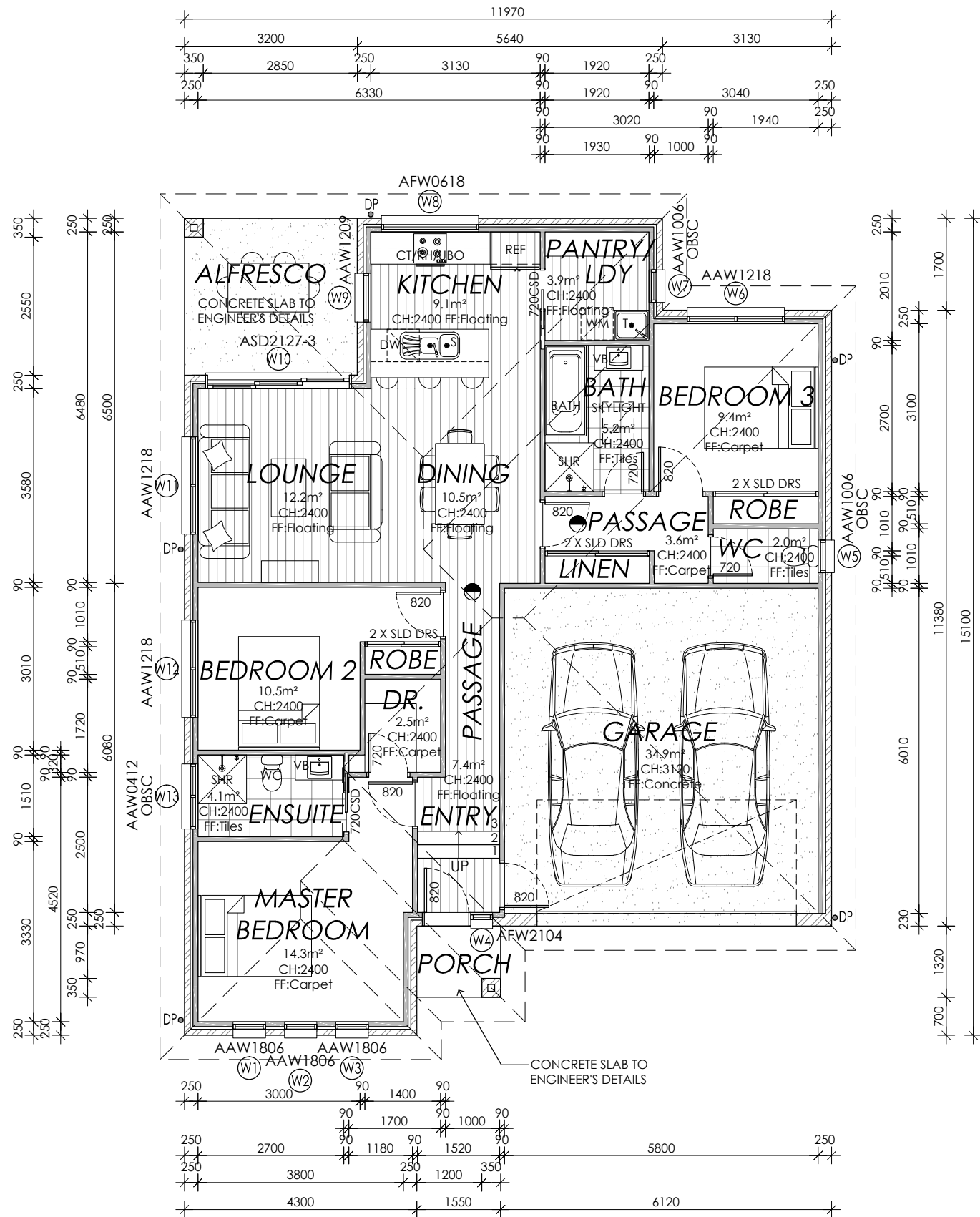
8	DESIGN TYPE:	Custom
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DRAWING NO:

79342

AREAS:

FLOOR AREA:	112.9 m ²
PORCH:	2.0 m ²
GARAGE:	37.8 m ²
ALFRESCO:	9.3 m ²
TOTAL AREA:	162.0 m ²



LEGEND

- PROPOSED BRICKWORK
- PROPOSED TIMBER FRAMING
- PROPOSED CONCRETE
- PROPOSED METAL ROOFING
- PROPOSED TILING
- PROPOSED FLOATING FLOORING

Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and BCA clauses in part 3.6.

Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commence-ment of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document. Energy efficiency bulk insulation between external studs to be insulated with min r2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

For typical installation requirements of shower recesses, tap flanges, shower troughs, floors & waterproof membranes refer to figures 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9. For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & baths refer to figures 3.8.1.10 and 3.8.1.11. Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5. Refer to AS 3740-2010 for waterproofing of domestic wet areas, as well as appropriate wall & floor treatment when not using a prefabricated shower unit (eg. Min 1:100 fall to waste).

- NOTE:
- LIFT OFF HINGES TO WC DOORS AS REQUIRED
 - ALL WINDOWS TO BE DOUBLE GLAZED (U.N.O.)
 - BAL. SELECTED BALUSTRADE TO BUILDER'S SPECIFICATIONS & TO COMPLY w/NCC REQUIREMENTS
- DP 90mm DOWNPIPE
- MASONRY ARTICULATION JOINT
- - LOCATION TO ENGINEER'S DETAILS
- CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

PROPOSED FLOOR PLAN - UNIT 1

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

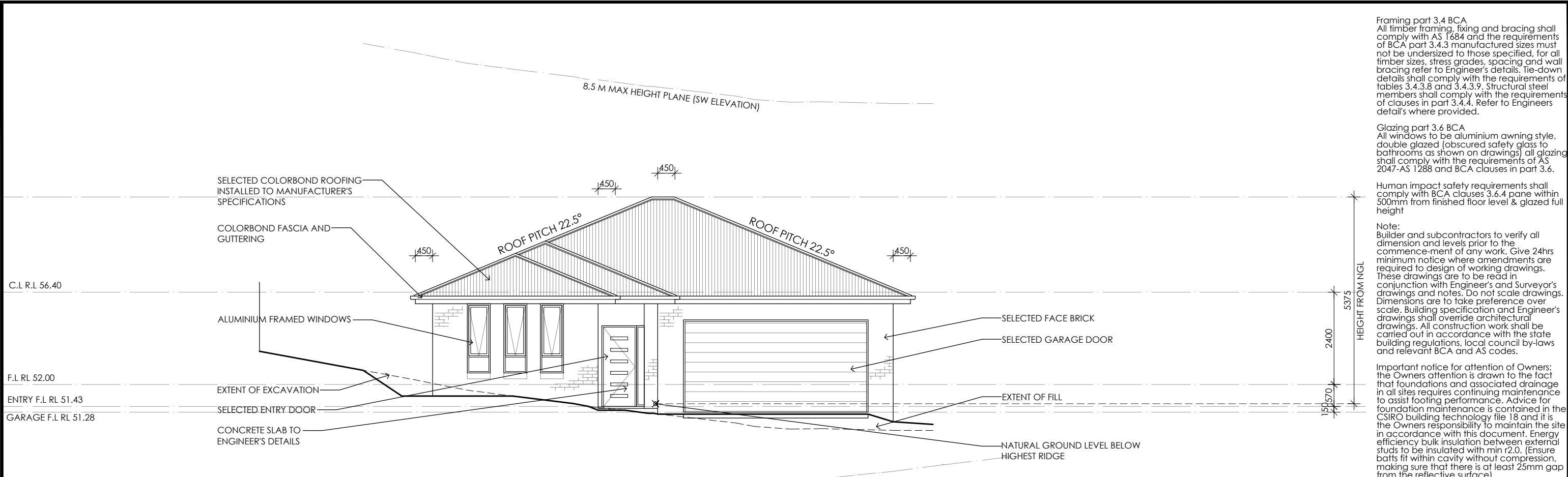
REV:	DESCRIPTION:	INITIAL:	DATE:
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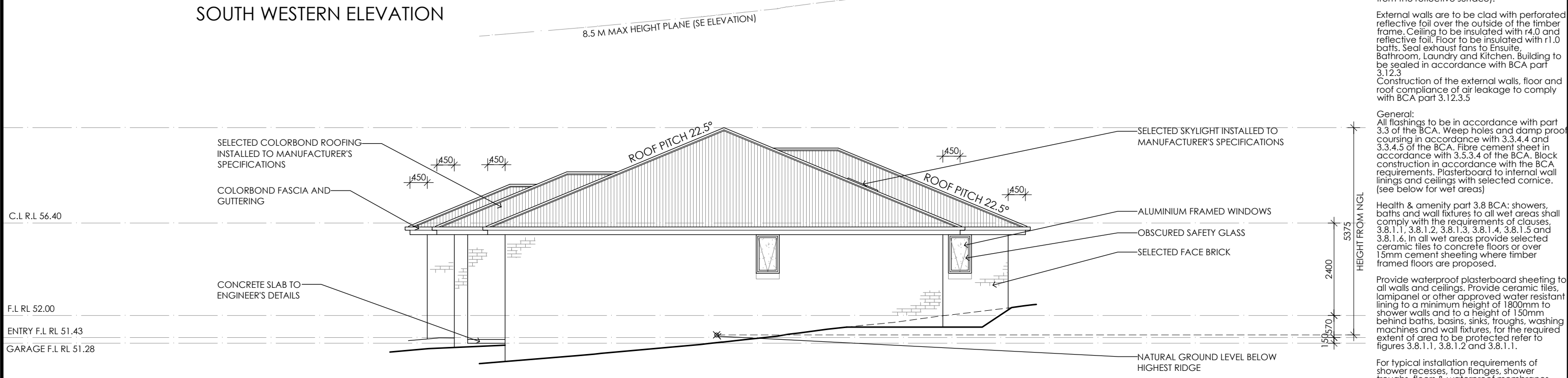
CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 2 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 79342
SCALE: 1:100	REV: C	



SOUTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION

PROPOSED ELEVATIONS - UNIT 1

Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commence-ment of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document. Energy efficiency bulk insulation between external studs to be insulated with min r2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

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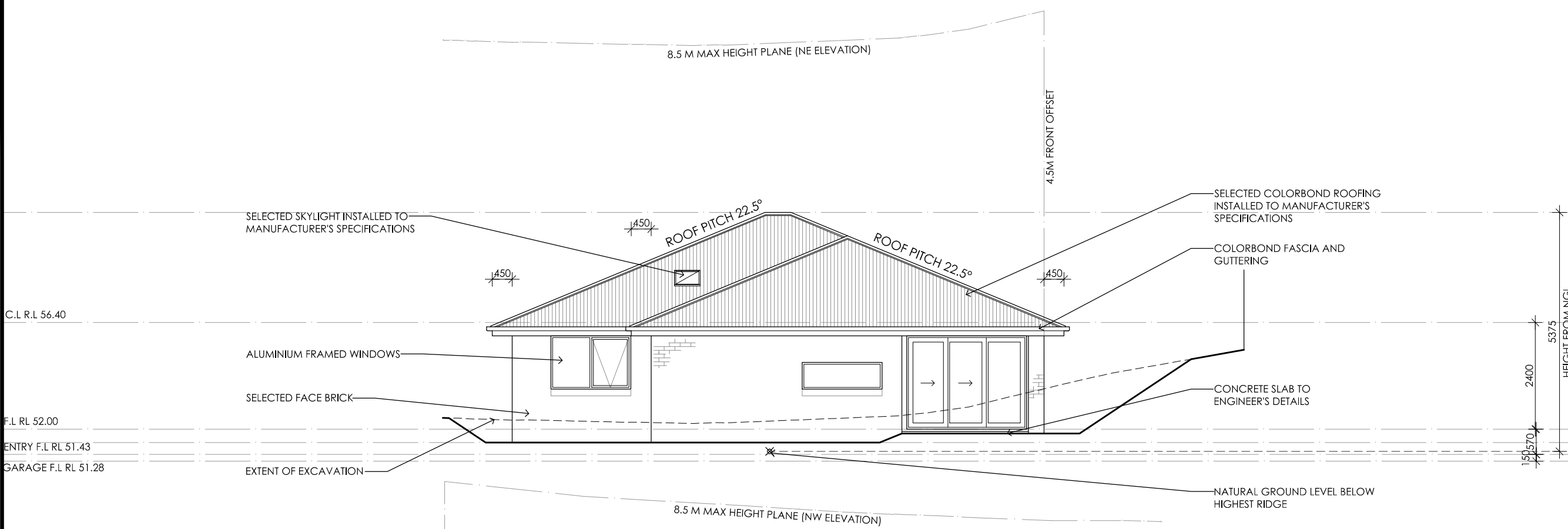
04	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
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CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 4 of 22	
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 79342	
SCALE: 1:100	REV: C		



NORTH EASTERN ELEVATION



NORTH WESTERN ELEVATION

PROPOSED ELEVATIONS - UNIT 1

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Glazing part 3.6 BCA
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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
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All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, ironpanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

For typical installation requirements of shower recesses, tap flanges, shower troughs, floors & waterproof membranes refer to figures 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9. For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & baths refer to figures 3.8.1.10 and 3.8.1.11. Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5. Refer to AS 3740-2010 for waterproofing of domestic wet areas, as well as appropriate wall & floor treatment when not using a prefabricated shower unit (eg. Min 1:100 fall to waste).

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05	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
			B	RESPONSE TO COUNCIL RFI	IB	14/1/19
			C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19

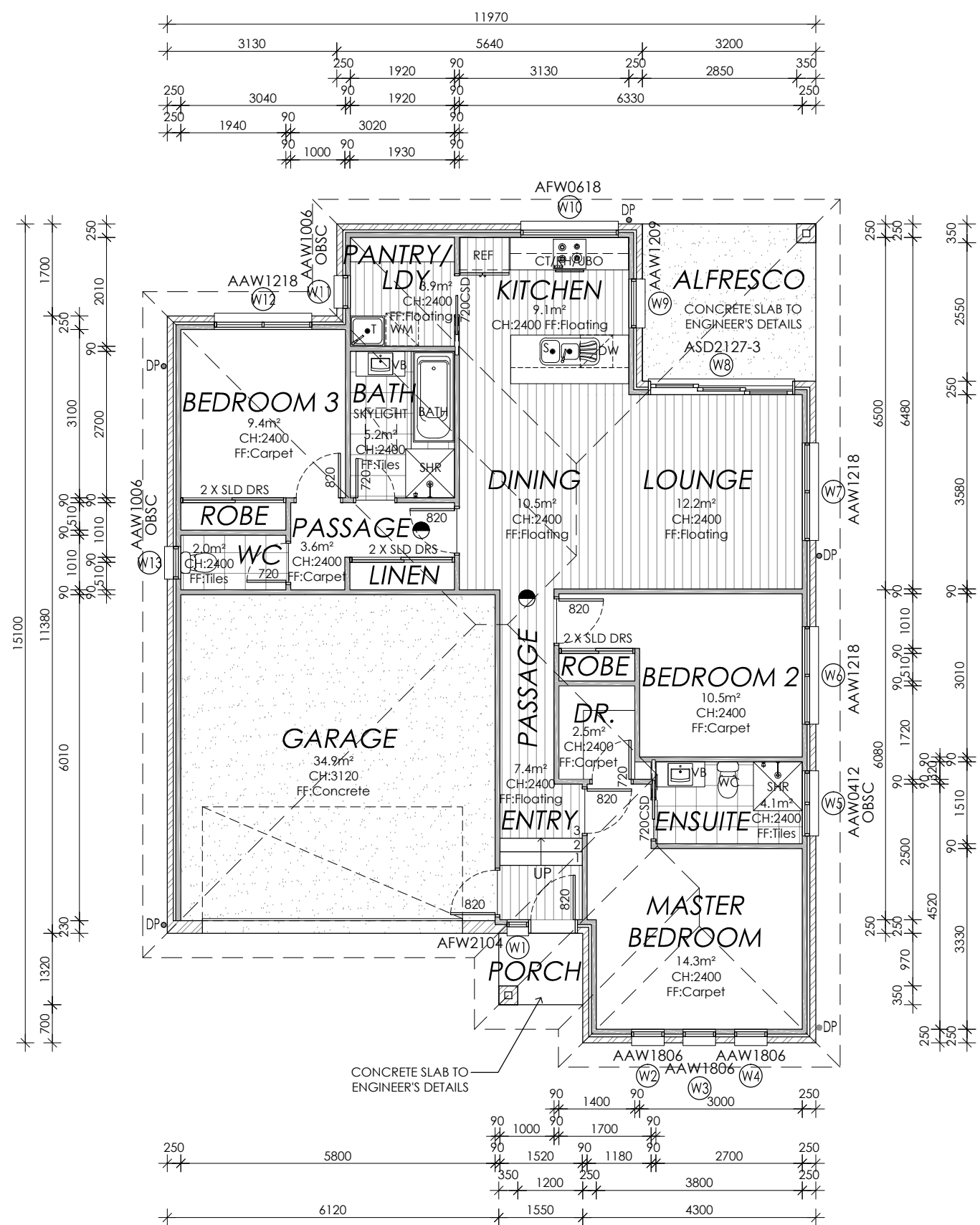


CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	5 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	79342
SCALE: 1:100	REV: C		

AREAS:	
FLOOR AREA:	112.9 m ²
PORCH:	2.0 m ²
GARAGE:	37.8 m ²
ALFRESCO:	9.3 m ²
TOTAL AREA:	162.0 m ²



LEGEND

- PROPOSED BRICKWORK
- PROPOSED TIMBER FRAMING
- PROPOSED CONCRETE
- PROPOSED METAL ROOFING
- PROPOSED TILING
- PROPOSED FLOATING FLOORING

Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
All windows to be aluminium awning style, double glazed (obsured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and BCA clauses in part 3.6.

Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 900mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commence-ment of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document. Energy efficiency bulk insulation between external studs to be insulated with min r2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses, 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

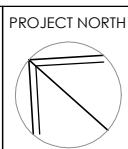
For typical installation requirements of shower recesses, tap flanges, shower troughs, floors & waterproof membranes refer to figures 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9. For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & baths refer to figures 3.8.1.10 and 3.8.1.11. Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5. Refer to AS 3740-2010 for waterproofing of domestic wet areas, as well as appropriate wall & floor treatment when not using a prefabricated shower unit (eg. Min 1:100 fall to waste).

- NOTE:
- LIFT OFF HINGES TO WC DOORS AS REQUIRED
 - ALL WINDOWS TO BE DOUBLE GLAZED (U.N.O.)
 - BAL. SELECTED BALUSTRADE TO BUILDER'S SPECIFICATIONS & TO COMPLY w/NCC REQUIREMENTS
 - DP 90mm DOWNPIPE
 - MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS
 - CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

PROPOSED FLOOR PLAN - UNIT 2

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06



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

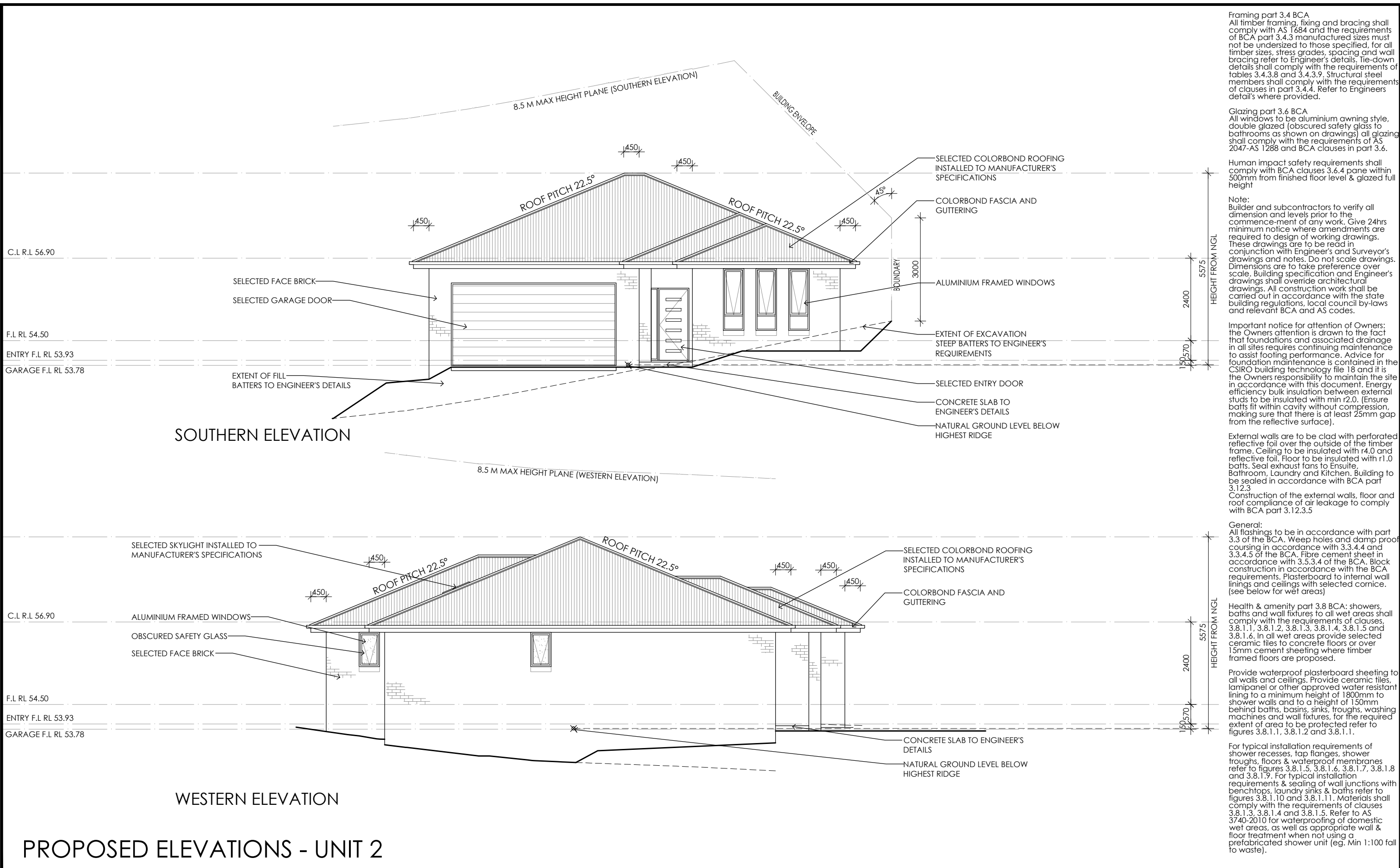
REV:	DESCRIPTION:	INITIAL:	DATE:
A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
B	RESPONSE TO COUNCIL RFI	IB	14/1/19
C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 6 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 79342
SCALE: 1:100	REV: C	



PROPOSED ELEVATIONS - UNIT 2

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08

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	INITIAL:	DATE:
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B	RESPONSE TO COUNCIL RFI	IB	14/1/19
C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19

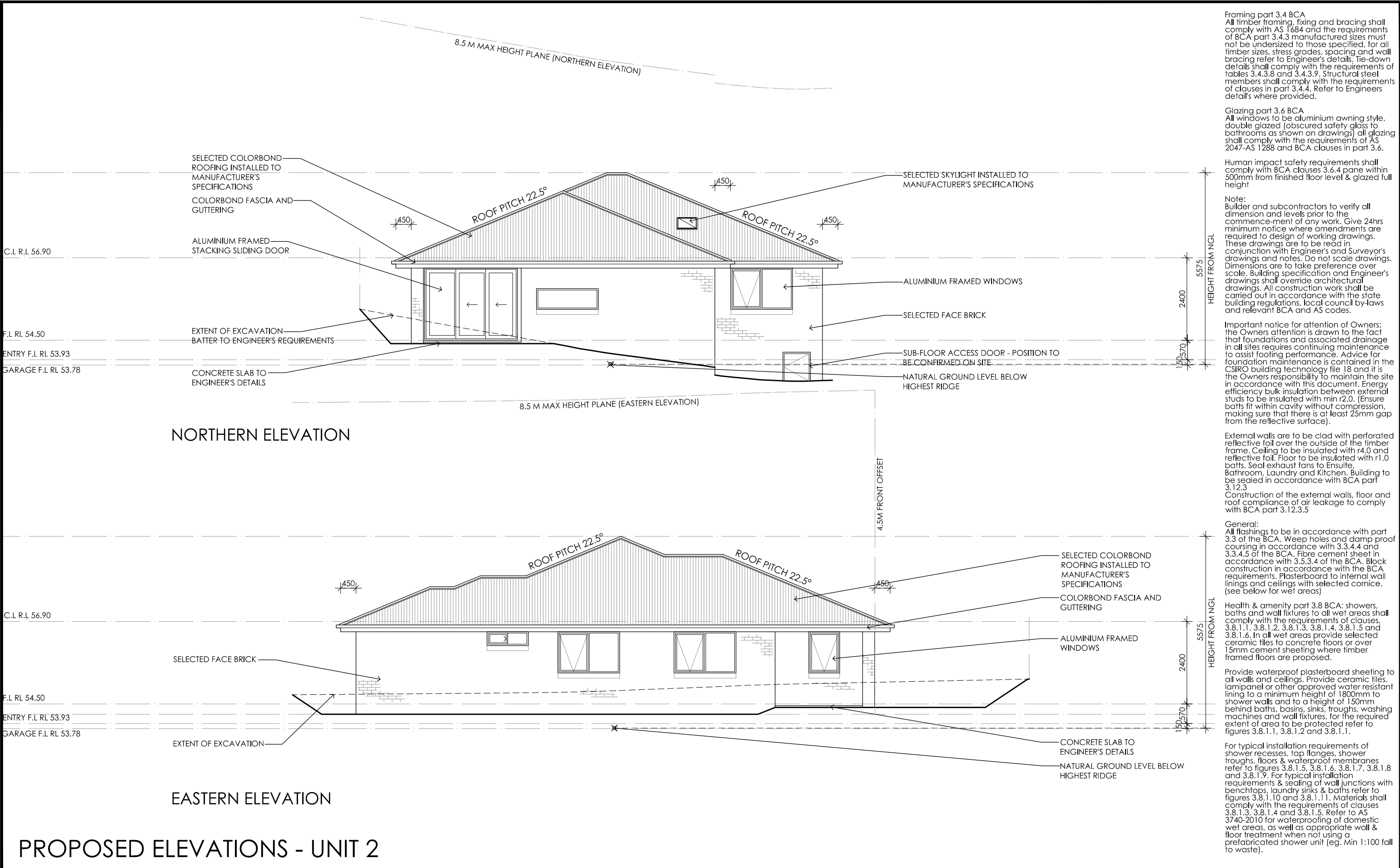


CREATIVE HOMES



HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 8 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 79342
SCALE: 1:100	REV: C	



PROPOSED ELEVATIONS - UNIT 2

© COPYRIGHT IN WHOLE OR IN PART						<div><div>CREATIVE HOMES HOBART</div></div> <div>CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000</div>		JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
09		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:			DATE:	DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 9 of 22
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB			17/12/18	DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom
			B	RESPONSE TO COUNCIL RFI	IB			14/1/19	CHECKED:	DATE:	DRAWING NO: 79342
			C	FURTHER INFO FOR COUNCIL RFI	IB			17/1/19	SCALE: 1:100	REV: C	

AREAS:

FLOOR AREA:	111.7 m ²
PORCH:	2.2 m ²
GARAGE:	39.8 m ²
ALFRESCO:	9.8 m ²

TOTAL AREA: 162.4 m²

LEGEND

- PROPOSED BRICKWORK
- PROPOSED TIMBER FRAMING
- PROPOSED CONCRETE
- PROPOSED METAL ROOFING
- PROPOSED TILING
- PROPOSED FLOATING FLOORING

Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
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External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 bats. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3

Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
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Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

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- NOTE:
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 - BAL. SELECTED BALUSTRADE TO BUILDER'S SPECIFICATIONS & TO COMPLY w/NCC REQUIREMENTS
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 - CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

PROPOSED FLOOR PLAN - UNIT 3

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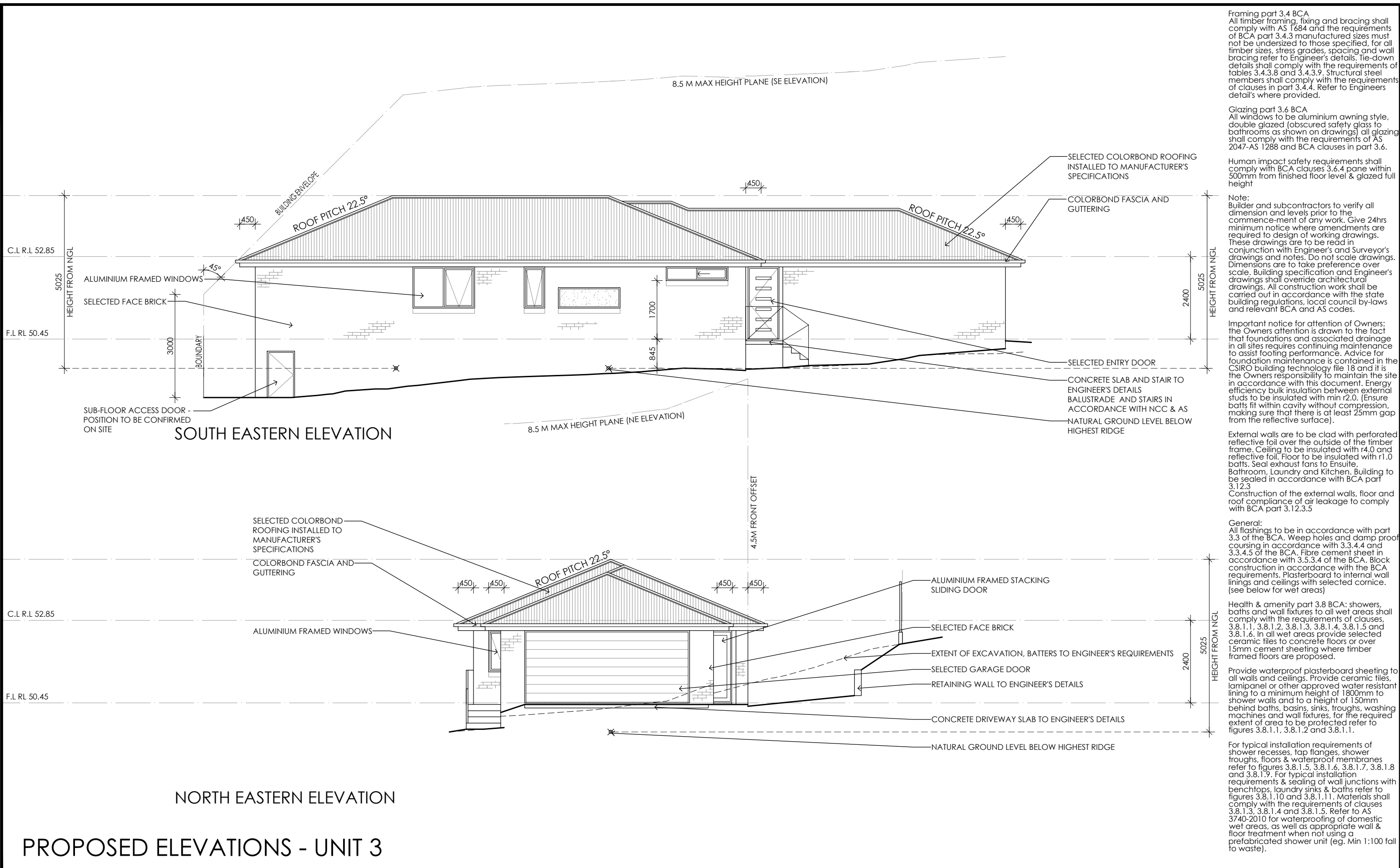
10	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
			B	RESPONSE TO COUNCIL RFI	IB	14/1/19
			C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	10 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	79342
SCALE: 1:100	REV: C		



Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
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External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and reflective foil. Floor to be insulated with R1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses, 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

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PROPOSED ELEVATIONS - UNIT 3

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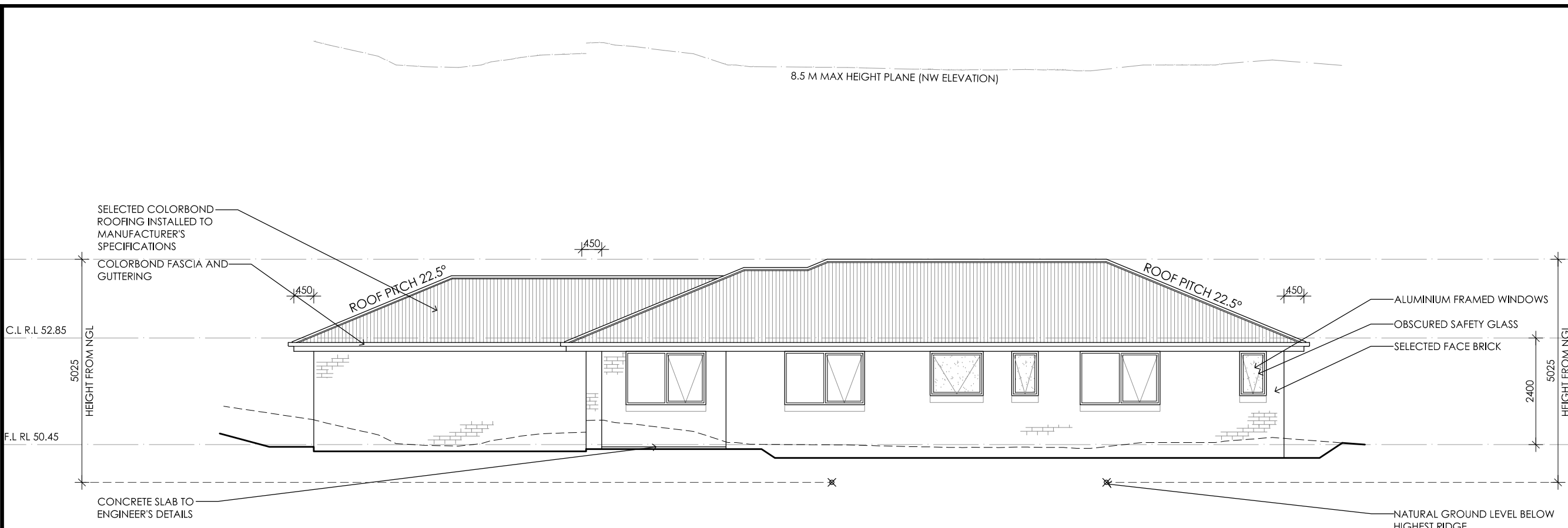
12	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
			B	RESPONSE TO COUNCIL RFI	IB	14/1/19
			C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19



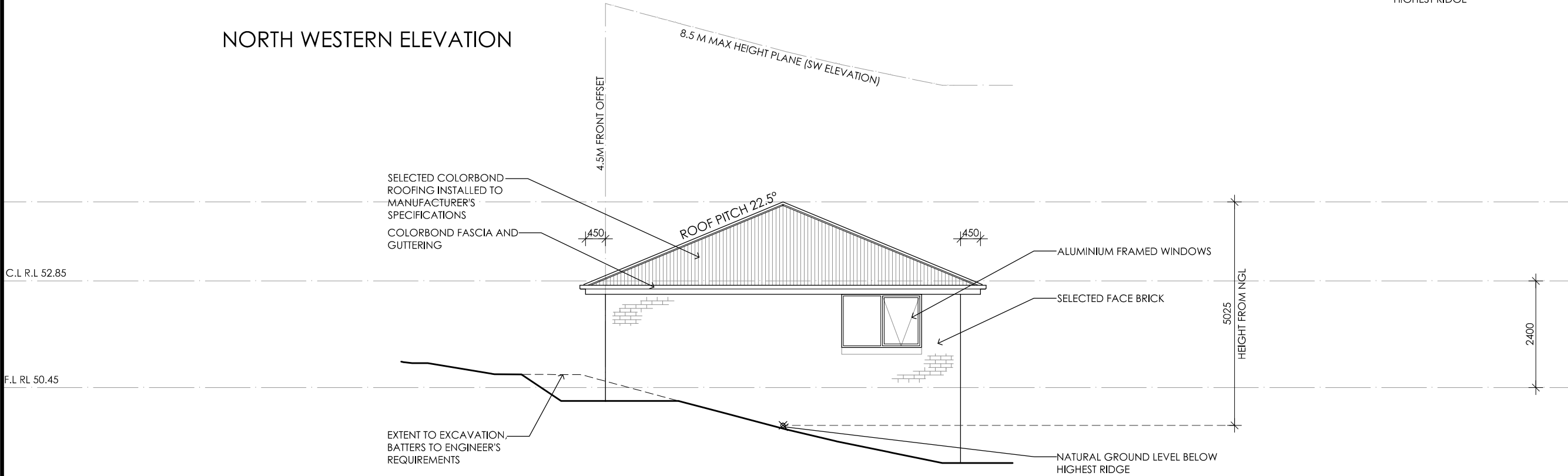
CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	12 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	79342
SCALE: 1:100	REV: C		



NORTH WESTERN ELEVATION



SOUTH WESTERN ELEVATION

PROPOSED ELEVATIONS - UNIT 3

Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
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External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

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13	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
			B	RESPONSE TO COUNCIL RFI	IB	14/1/19
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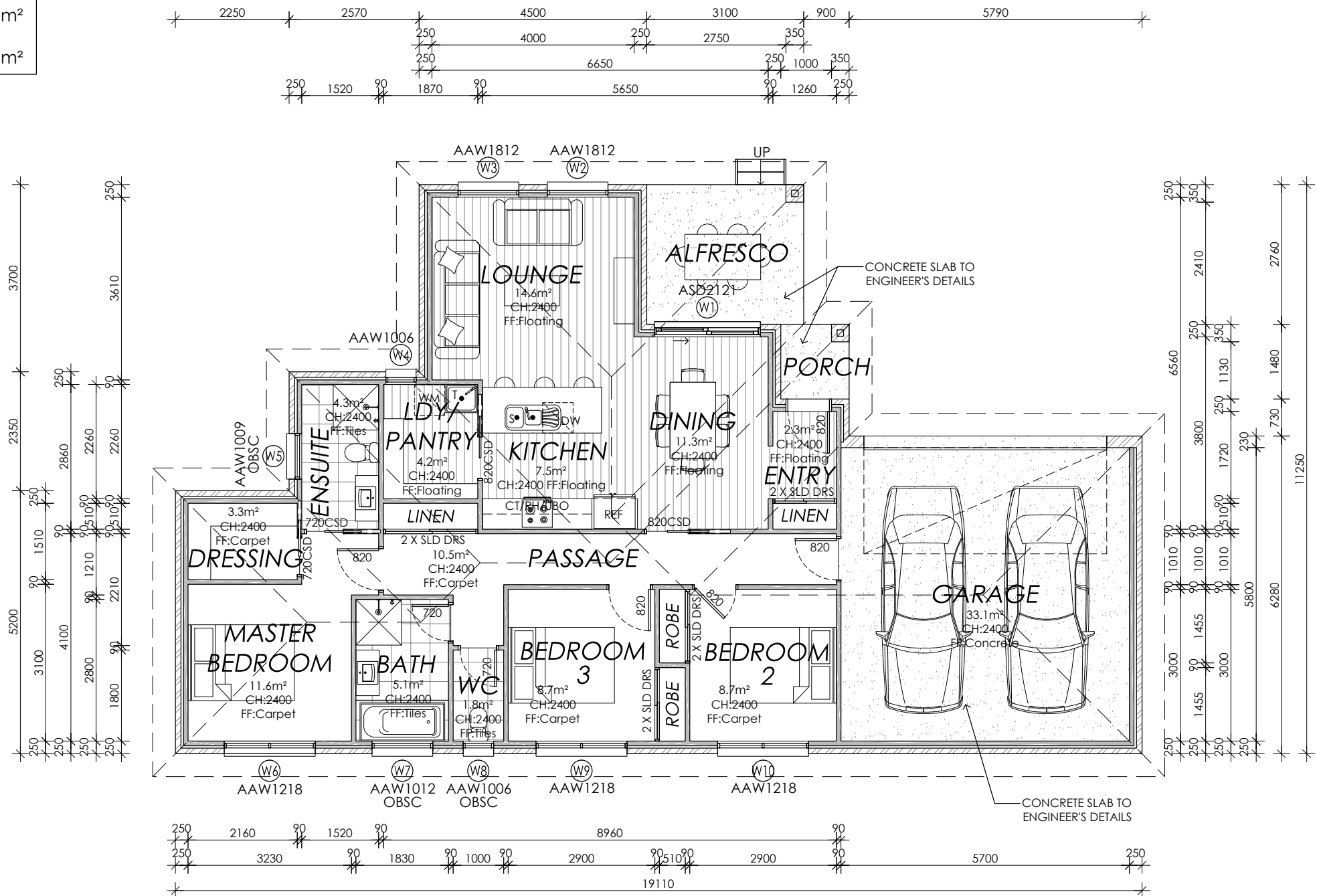


CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 13 of 22	
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 79342	
SCALE: 1:100	REV: C		

AREAS:	
FLOOR AREA:	112.7 m ²
PORCH:	2.0 m ²
GARAGE:	37.3 m ²
ALFRESCO:	8.6 m ²
TOTAL AREA:	160.6 m ²



Framing part 3.4 BCA
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of BCA part 3.4.3 manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9. Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to Engineers detail's where provided.

Glazing part 3.6 BCA
All windows to be aluminium awning style, double glazed (obsured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and BCA clauses in part 3.6.

Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
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External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and reflective foil. Floor to be insulated with R1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3

Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses, 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lampanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

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NOTE:
- LIFT OFF HINGES TO WC DOORS AS REQUIRED
- ALL WINDOWS TO BE DOUBLE GLAZED (U.N.O.)
BAL. SELECTED BALUSTRADE TO BUILDER'S SPECIFICATIONS & TO COMPLY w/NCC REQUIREMENTS

● DP 90mm DOWNPIPE
● MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS
● CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

PROPOSED FLOOR PLAN - UNIT 4

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14	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
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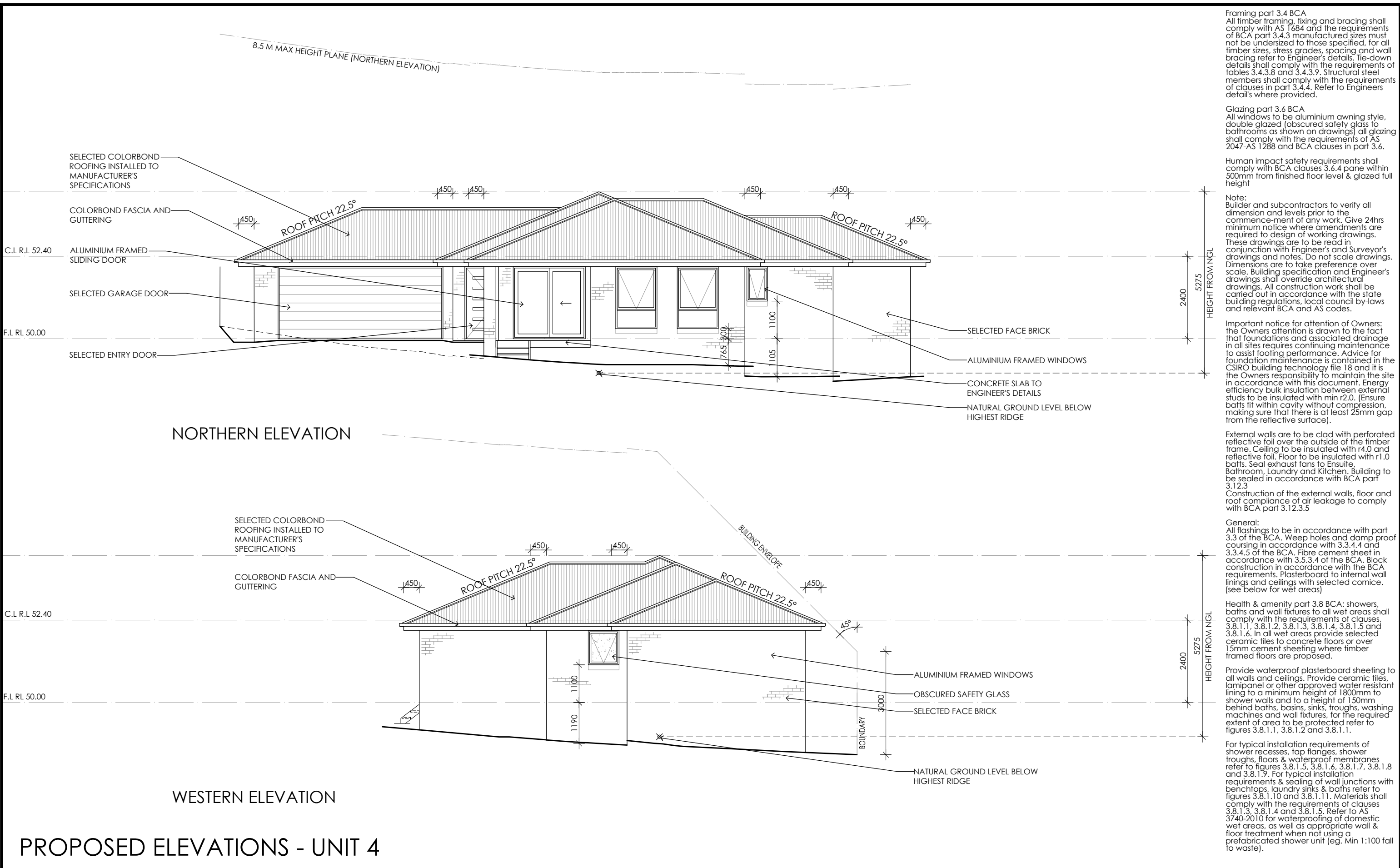


CREATIVE HOMES

HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
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DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
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PROPOSED ELEVATIONS - UNIT 4

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Howrah

DESIGNER: I. Brown

DRAWN: I. Brown

CHECKED:

SCALE: 1:100

ACCRED. NO.: CC6652

DATE: November 2018

DATE:

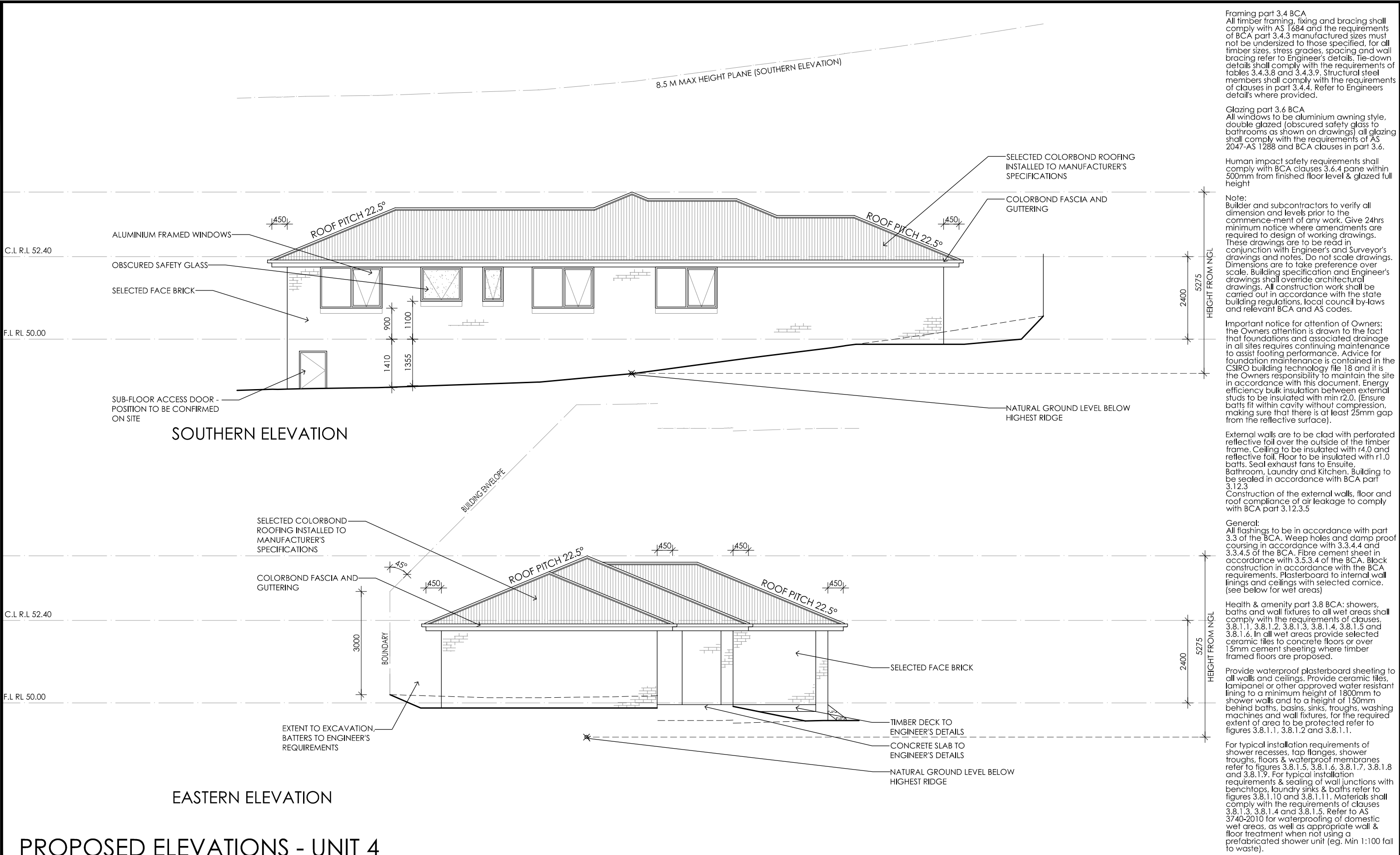
REV: C

CLIENT:
Mr Rob Lynch

SHEET: 16 of 22

DESIGN TYPE: Custom

DRAWING NO: 79342



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PROPOSED ELEVATIONS - UNIT 4

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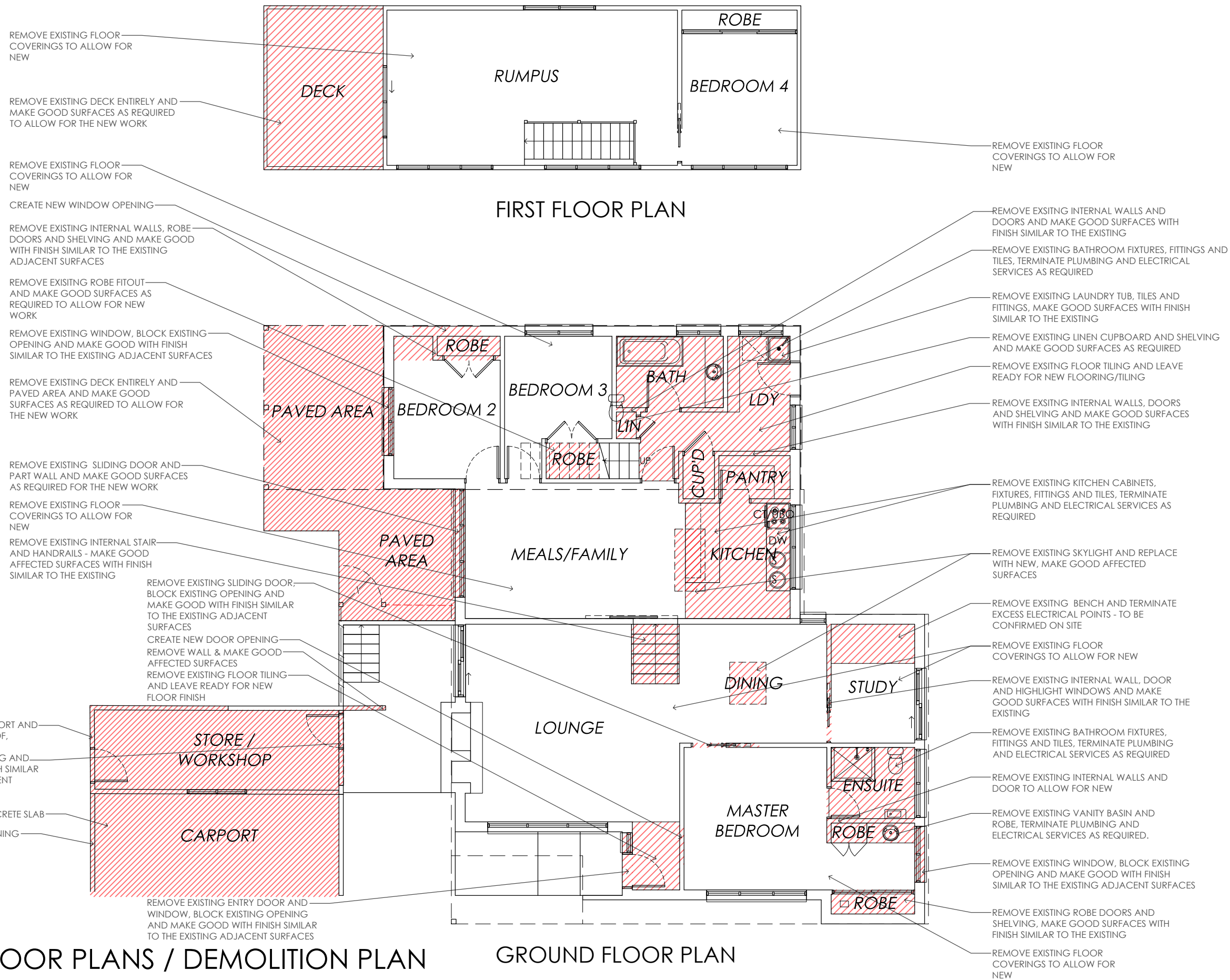
17	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
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CREATIVE HOMES
HOBART

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JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	17 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
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EXISTING FLOOR PLANS / DEMOLITION PLAN

GROUND FLOOR PLAN

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PROJECT NORTH



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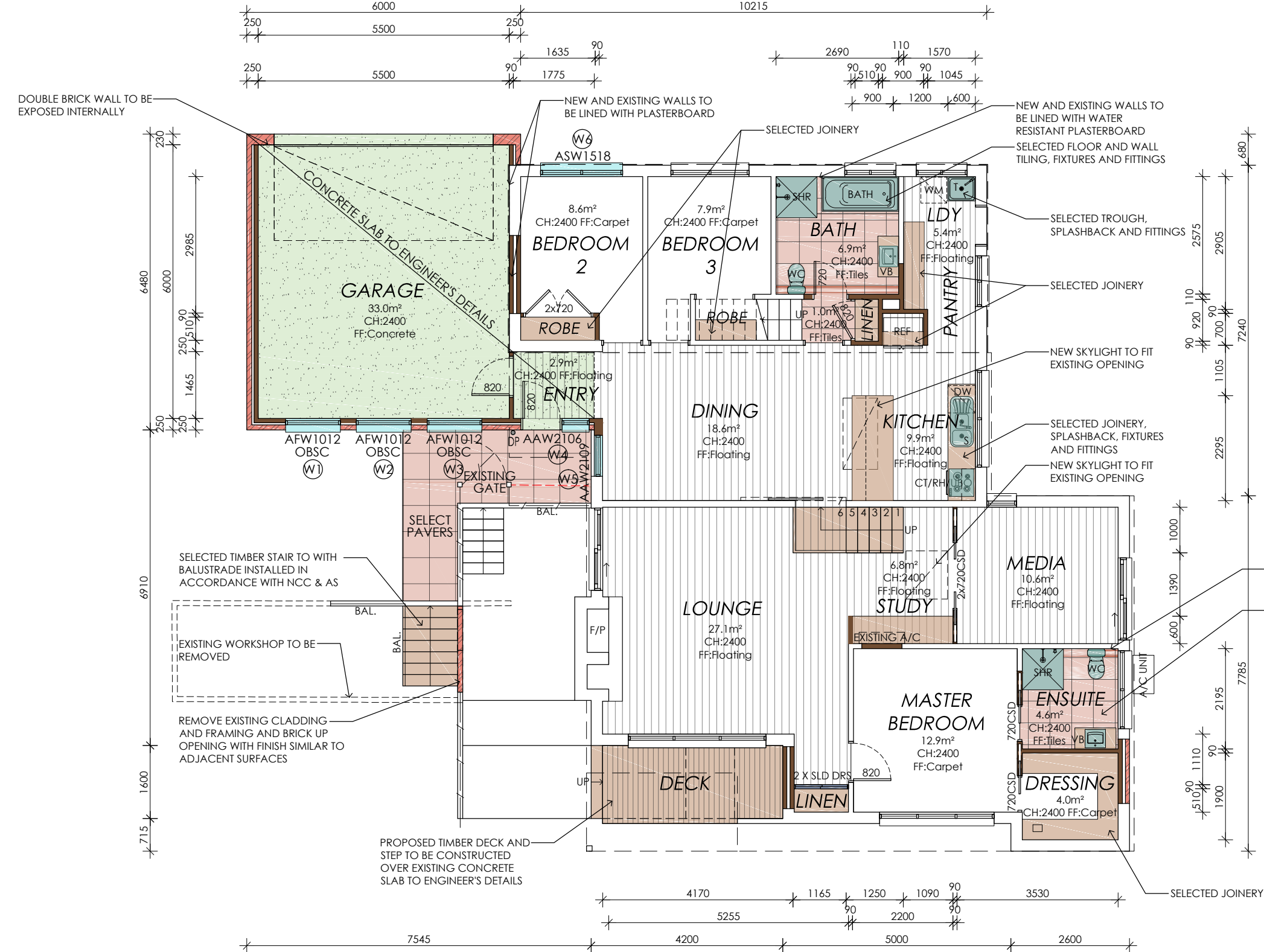


CREATIVE HOMES

HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000


JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	18 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
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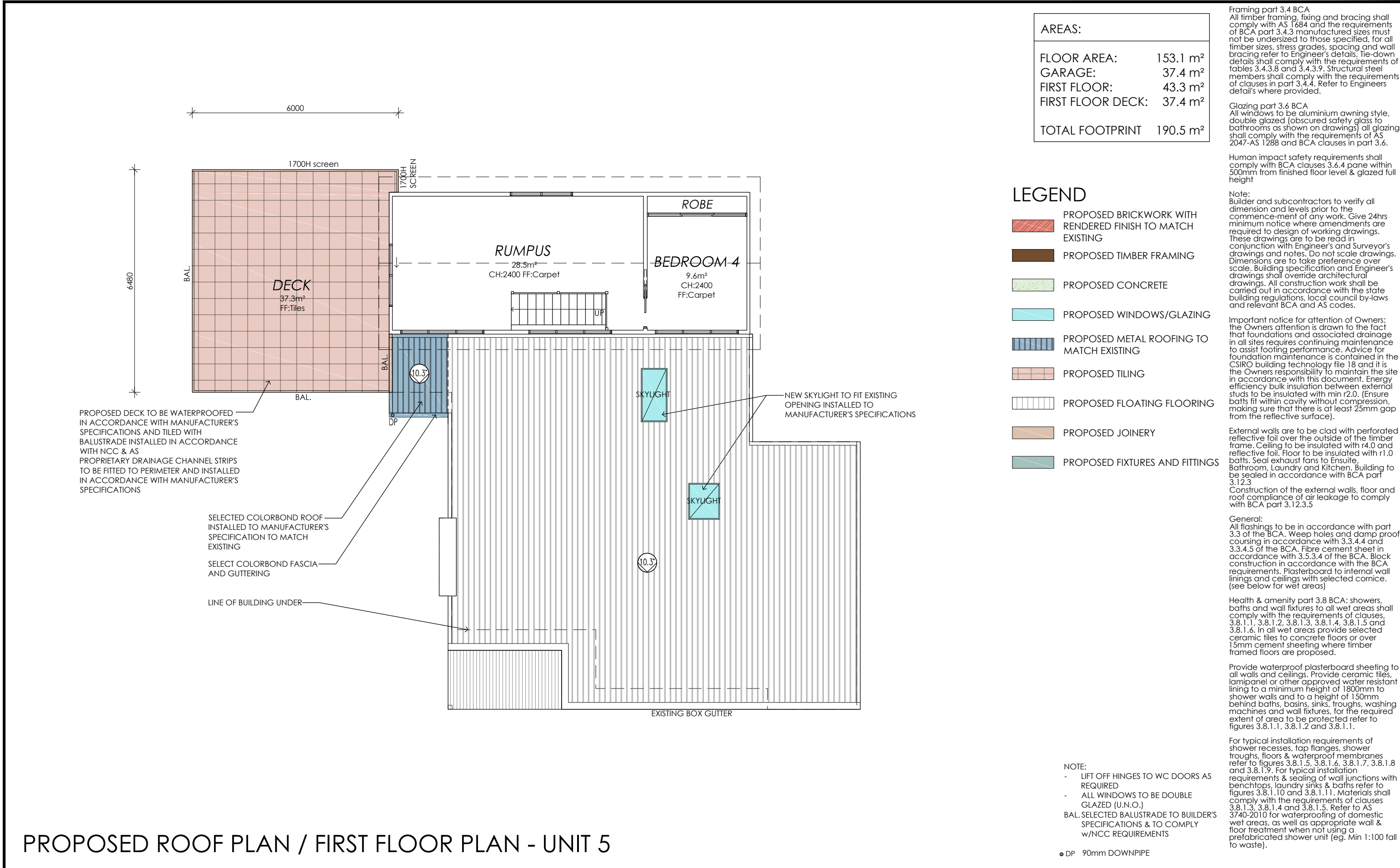


PROPOSED GROUND FLOOR PLAN - UNIT 5

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 CREATIVE HOMES HOBART <small>CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000</small>	JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
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PROPOSED ROOF PLAN / FIRST FLOOR PLAN - UNIT 5

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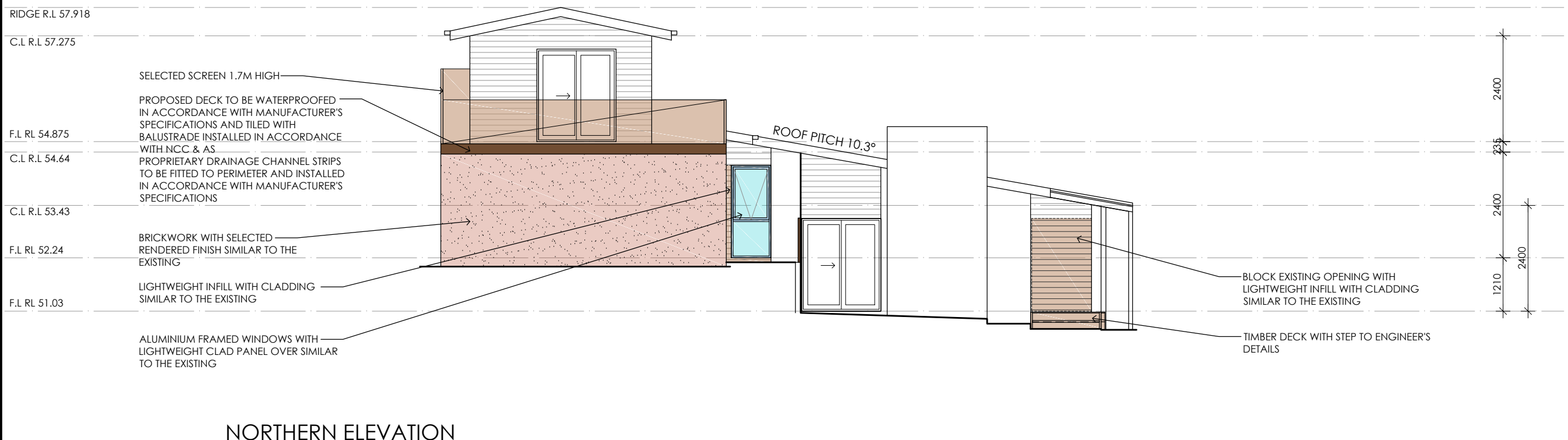
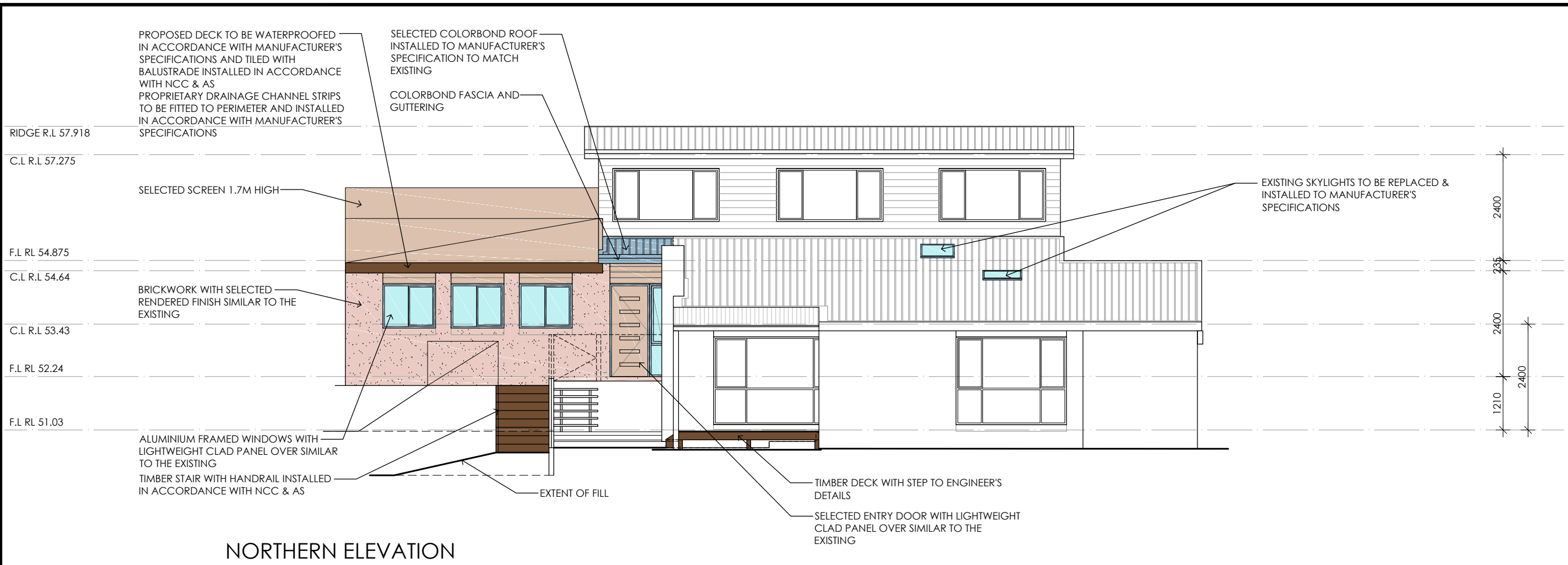
CREATIVE HOMES
HOBART

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PROPOSED ELEVATIONS - UNIT 5

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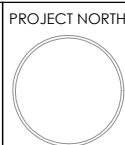
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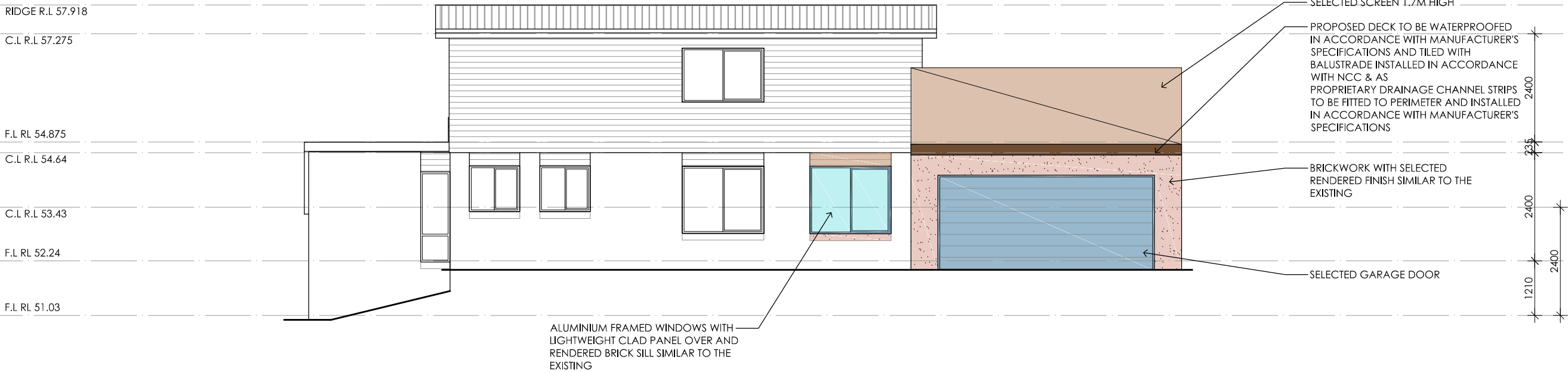
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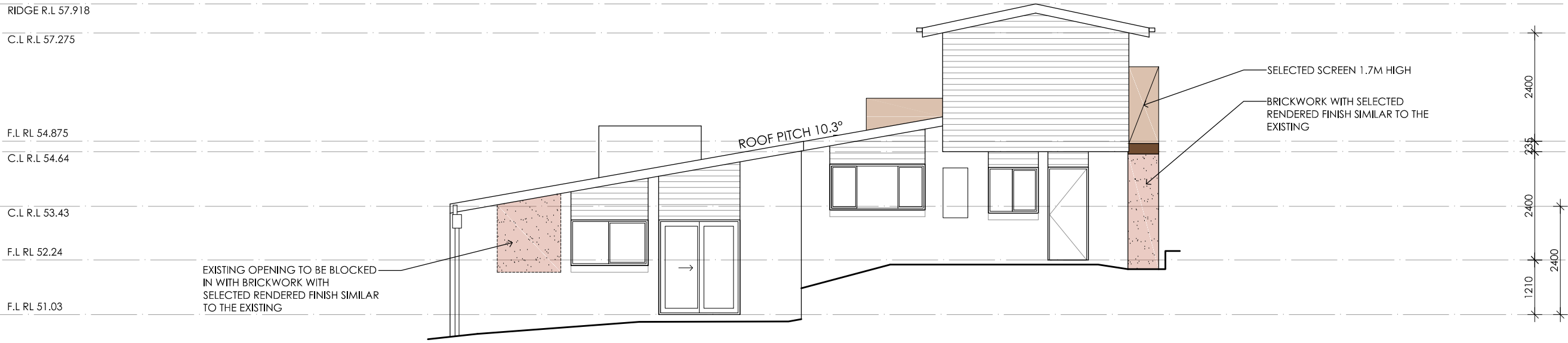


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NORTHERN ELEVATION



NORTHERN ELEVATION

PROPOSED ELEVATIONS - UNIT 5

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Human impact safety requirements shall comply with BCA clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document. Energy efficiency bulk insulation between external studs to be insulated with min r2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with r4.0 and reflective foil. Floor to be insulated with r1.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA part 3.12.3
Construction of the external walls, floor and roof compliance of air leakage to comply with BCA part 3.12.3.5

General:
All flashings to be in accordance with part 3.3 of the BCA. Weep holes and damp proof coursing in accordance with 3.3.4.4 and 3.3.4.5 of the BCA. Fibre cement sheet in accordance with 3.5.3.4 of the BCA. Block construction in accordance with the BCA requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (see below for wet areas)

Health & amenity part 3.8 BCA: showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses, 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures, for the required extent of area to be protected refer to figures 3.8.1.1, 3.8.1.2 and 3.8.1.1.

For typical installation requirements of shower recesses, tap flanges, shower troughs, floors & waterproof membranes refer to figures 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9. For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & baths refer to figures 3.8.1.10 and 3.8.1.11. Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5. Refer to AS 3740-2010 for waterproofing of domestic wet areas, as well as appropriate wall & floor treatment when not using a prefabricated shower unit (eg. Min 1:100 fall to waste).

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22	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	INITIAL:	DATE:
			A	U4 LAUNDRY WINDOW ADDED, ISSUED FOR APPROVAL	IB	17/12/18
			B	RESPONSE TO COUNCIL RFI	IB	14/1/19
			C	FURTHER INFO FOR COUNCIL RFI	IB	17/1/19



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 2 Vienne Drive Howrah		CLIENT: Mr Rob Lynch	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	22 of 22
DRAWN: I. Brown	DATE: November 2018	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	79342
SCALE: 1:100	REV: C		

2 Vienne Drive, HOWRAH



View of the site from Vienne Drive.

11.3.6 DEVELOPMENT APPLICATION D-2018/736 - 30 DUMBARTON DRIVE, GEILSTON BAY (INCLUDING ACCESS OVER 22, 26, 28A AND 32 DUMBARTON DRIVE) - 6 MULTIPLE DWELLINGS
(File No D-2018/736)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for 6 Multiple Dwellings at 30 Dumbarton Drive, Geilston Bay (including access over 22, 26, 28a and 32 Dumbarton Drive).

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Areas, Waterway and Coastal Protection, Road and Railway Asset, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 28 February 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- survey information;
- Traffic Impact Assessment;
- driveway sightlines;
- driveway slope;
- screening for protection from vehicle lights;
- location of garbage bins;
- upgrading of Geilston Creek Road;
- lack of disabled parking; and
- stormwater.

RECOMMENDATION:

A. That the Development Application for 6 Multiple Dwellings at 30 Dumbarton Drive, Geilston Bay (including access over 22, 26, 28a and 32 Dumbarton Drive) (CI Ref D-2018/736) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN [a screen with a minimum height of 1.7m located to the north of Unit 1 and west of Unit 2 where the windows have a sill height of less than 1.7m above the driveway level].
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. ENG M1 – DESIGNS DA.
6. ENG M5 – EROSION CONTROL.
7. ENG M3 – GARBAGE FACILITIES.
8. The development must meet all required Conditions of Approval specified by TasWater notice dated 21 April 2017 (TWDA 2017/00519-CCC).
9. All stormwater runoff from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) and a Maintenance Management Schedule/Regime must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.

ADVICE

The proposed works are located within a mapped bushfire prone area, a bushfire assessment and BAL must form part of the certified documents for the building permit application.

B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2018/736 - 30 DUMBARTON DRIVE, GEILSTON BAY (INCLUDING ACCESS OVER 22, 26, 28A AND 32 DUMBARTON DRIVE) - 6 MULTIPLE DWELLINGS /contd...

ASSOCIATED REPORT**1. BACKGROUND**

D-2008/116 for 6 Multiple Dwellings was approved in 2008; however, the permit has lapsed.

D-2015/108 for 6 Multiple Dwellings was approved in 2015; however, this permit was also not substantially commenced or extended and has also lapsed. The plans approved by this permit are the subject of the current application.

D-2017/141 for 4 Multiple Dwellings on 240 Geilston Bay was approved in 2017. These dwellings are located to the north of the subject site and are accessed via the driveway proposed as part of the current application.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone;
- Section E5.1 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E11.0 – Waterway and Coastal Protection Code.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 2784m² vacant residential lot which is accessed by 2 sealed access strips from Dumbarton Drive.

The title includes an access strip from Dumbarton Way. The application also includes 22 and 26 Dumbarton Drive as these titles have a right-of-way over the access strip.

No 28A and 32 Dumbarton are also included as the subject lot has right-of-way access over the access strips on the titles for these properties.

3.2. The Proposal

The proposal is for 6 Multiple Dwellings accessed via 2 driveways from Dumbarton Drive. Each dwelling is single storey and contains 3 bedrooms. The site contains 12 car parking spaces (2 per dwelling including 1 carport). The proposal is the same as was previously assessed and approved by the lapsed permit for D-2015/108.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and Bushfire Prone Areas, Waterway and Coastal Protection, Road and Railway Assets, Parking and Access and Stormwater Management Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelopes for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	<p>Unit 1 does not comply as it has a 1.5m setback to the western boundary which is an internal front boundary. Unit 3 does not comply as it has a 2m setback to the western boundary which is an internal front boundary.</p> <p>complies</p>

		(b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	complies
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The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 as follows.

Performance Criteria	Proposal
<i>“The siting and scale of a dwelling must:</i>	
<i>(a) not cause unreasonable loss of amenity by:</i> <i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i>	<p>Unit 1 is located to the east of the dwelling at 26 Dumbarton Drive which is located approximately 14m from the western boundary of the subject site. Due to the separation distance between dwellings, the topography of the site which slopes down to the east and the single storey design of the dwelling, the variation to this setback will not cause a loss of sunlight to a habitable room on the adjoining lot.</p> <p>Unit 3 is located to the east of the dwelling at 32 Dumbarton Drive. As above, the proposal will not cause a loss of sunlight to a habitable room on the adjoining lot due to the topography of the site and the single storey design of the dwelling.</p>
<i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i>	<p>Due to the location of Units 1 and 3 being downslope from the adjoining dwellings the proposal will not result in overshadowing the private open space of 26 or 32 Dumbarton Drive. The overshadowing diagrams submitted with the application demonstrate compliance with this criteria.</p>

<i>(iii) overshadowing of an adjoining vacant lot; or</i>	Not relevant as all surrounding lots, other than 240 Dumbarton Drive, which is directly north of the site, contain dwellings.
<i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	Due to site sloping down to the east and the single storey design of the dwelling, Units 1 and 3 will be located on a lower level than the dwellings to the east. It is considered that the dwellings will not have an unreasonable visual impact on the adjoining dwellings to the west.
<i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i>	The separation is consistent with the pattern of development in the area and the approved dwellings on the site.

General Residential

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer);</p>	<p>complies</p> <p>complies</p>

		(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom);	Units 1 and 2 do not comply as the compliant private open is accessed through the entry/laundry.
		(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June;	complies
		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site;	complies
		(f) has a gradient not steeper than 1 in 10; and	complies
		(g) is not used for vehicle access or parking.	complies

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	Units 1 and 2 have a large area of private open space to the west of the dwelling that is capable of serving as an extension of the dwelling.
<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	As well as the compliant private open space located to the west of the dwelling there is also covered outdoor living area accessed directly from the living area of the dwelling.
<p><i>(ii) orientated to take advantage of sunlight”.</i></p>	The private open space for the dwelling will receive adequate sunlight.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A1	Sunlight and overshadowing for all dwellings	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Units 4 and 5 do not comply as the living room windows are orientated 43 degrees west of north.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.4.4 as follows.

Performance Criteria	Proposal
<i>“A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.</i>	Units 4 and 5 both contain windows on their north-west and north-east elevations which will allow adequate sunlight to enter the habitable rooms.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A3	Privacy for all dwellings	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>Unit 1 does not comply as the windows on the north elevation are located less than 2.5m to the shared driveway.</p> <p>Unit 3 does not comply as one of the living room windows on the north elevation are located less than 2.5m from the shared driveway.</p>

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.6 as follows.

Performance Criteria	Proposal
<i>“A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling”.</i>	To ensure that the amenity of the residents is protected by lights from vehicle light and noise intrusion it is recommended that a 1.7m screen be provided for those windows on the northern elevations of Units 1 and 3 that have a sill height of less than 1.7m above the level of the shared driveway. It is recommended that a condition requiring amended plans have been included to this effect. This issue was discussed with the applicant who has agreed to the condition being included on a permit, if approved.

Parking and Access Code

Clause	Standard	Acceptable Solution	Proposed
E6.6.1 A1	Number of Car Parking Spaces	The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 which totals 14 spaces.	A total of 12 spaces are proposed, 2 per dwelling. No visitor spaces are proposed.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.1 as follows.

Performance Criteria	Proposal
<i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i> (a) <i>car parking demand;</i>	The proposal was previously approved by D-2015/108 but was assessed against the car parking requirements of the Clarence Planning Scheme 2007. Twelve spaces were provided in accordance with the car parking standards under this scheme and visitor car parking spaces was not required. It is considered that due to the relatively modest size of the proposed dwellings, 2 car parking spaces would be sufficient to cater for the anticipated visitor demand.

<i>(b) the availability of on-street and public car parking in the locality;</i>	On street car parking is available for visitors to the site along Dumbarton Drive.
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	A public bus service is available on East Derwent Highway, which although is located in close proximity to the site, is a walking distance of 415m from the site.
<i>(d) the availability and likely use of other modes of transport;</i>	The site is located approximately 480m from the beginning of the Clarence Foreshore Trail which follows the foreshore around to the Tasman Highway and Bellerive.
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	not applicable
<i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	not applicable
<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
<i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	not applicable
<i>(i) the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	A cash-in-lieu contribution is not required for this development as there are no public parking areas planned in the immediate area that would service this site.
<i>(j) any verified prior payment of a financial contribution in-lieu of parking for the land</i>	none
<i>(k) any relevant parking plan for the area adopted by Council;</i>	not applicable
<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable

Road and Railway Assets Code

Clause	Standard	Acceptable Solution	Proposed
E5.5.1 A3	Existing road accesses	The annual average daily traffic (AADT) of vehicle movements to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	6 additional dwellings

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause E5.51 as follows.

Performance Criteria	Proposal
<p><i>“Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <p><i>(a) the increase in traffic caused by the use;</i></p>	<p>The proposal was previously approved by Permit D-2015/108. A permit was also granted to 4 additional dwellings by Permit D-2017/141 for 4 Multiple Dwellings which are extension to the 6 dwellings approved by D-2015/108. The increase in traffic was previously considered by Council’s Engineer and the access was considered to meet all relevant standards at that time. This assessment remains the case.</p>
<p><i>(b) the nature of the traffic generated by the use;</i></p>	<p>The traffic to the site will generally be domestic and the increase in traffic is not considered to have an unreasonable impact on the safety or the efficiency of the access.</p>
<p><i>(c) the nature and efficiency of the access or the junction;</i></p>	<p>Both access points onto Dumbarton Road are considered satisfactory.</p>
<p><i>(d) the nature and category of the road;</i></p>	<p>The road is a low traffic road and the increase in traffic is not considered to have an unreasonable impact on the safety or the efficiency of the access.</p>
<p><i>(f) any alternative access to a road;</i></p>	<p>There are no alternatives available.</p>
<p><i>(g) the need for the use;</i></p>	<p>The access is necessary for the development.</p>

(h) any traffic impact assessment; and	None required, given that the proposal is for the same development approved in 2015 and traffic issues were assessed at this time and remain current.
(i) any written advice received from the road authority”.	not applicable

Stormwater Management Code

Clause	Standard	Acceptable Solution	Proposed
E7.7.1 A2	Stormwater drainage and disposal	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>does not comply</p> <p>does not comply</p> <p>not applicable</p>

The proposed variation must be considered pursuant to the Performance Criteria A2 of the Clause E7.7.1 as follows.

Performance Criteria	Proposal
“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.	Council’s Engineers are satisfied that the development can achieve adequate stormwater treatment to achieve the targets of the State Stormwater Strategy. It is recommended that a permit condition be included requiring details of the stormwater system.

5. REPRESENTATIONS

The proposal was advertised in accordance with the statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Survey Information

Concern was raised that levels and the surveyors name was not shown on the advertised plans.

- **Comment**

The advertised plans show sufficient information to enable assessment against the Scheme standards. If approved, engineering details will need to be provided which will include all relevant survey information.

5.2. Traffic Impact Assessment

Concern was raised that a Traffic Impact Assessment was not provided as part of the assessment.

- **Comment**

As discussed above, an application for the same proposal was approved in 2015, however, the permit has lapsed and the applicant has re-applied. Traffic issues were previously assessed and found to be satisfactory and therefore a Traffic Impact Assessment was not required in this case. Additionally, anticipated traffic movements of the lots were assessed as part of the subdivision that created the lots (SD-2006/24) and the access arrangements for the lot were considered satisfactory.

5.3. Driveway Sightlines

Concern was raised that the access driveways from Dumbarton Drive do not comply with AS 2890.1:2004 Figure 3.3 in relation to the minimum sight lines.

- **Comment**

Council Engineers consider that the existing accesses to driveways from Dumbarton Drive have adequate sight distance and comply with the above Australian Standard.

5.4. Driveway slope

Concern was raised that the slope of the access driveways do not meet AS 2890.1:2004.

- **Comment**

The 4 dwellings utilise 2 existing sealed access strips from Dumbarton Drive. Engineering details of the existing and new section of driveway submitted with the previous application (D-2015/108) indicated that the slope of the driveways was less than 20%, which complies with the relevant Australian Standard.

Engineering designs will be required prior to the issue of a Building Permit to confirm that the standards are met.

5.5. Screening for Protection from Vehicle Lights

Concern was raised that the proposal does not include screening to limit vehicle lights on the adjoining property owner's windows.

- **Comment**

As discussed above, Units 1 and 3 contain windows that would potentially be subject to impact from vehicle lights and it is recommended that screening be required to protect the amenity of the future residents.

5.6. Location of Garbage Bins

Concern was raised that there would be no space for 20 garbage bins along the street due to the lack of street frontage.

- **Comment**

The lot has frontage to Dumbarton Drive. The applicant has proposed that each of the 6 dwellings will provide garbage bin storage for each dwelling which meets the Acceptable Solution in Clause 10.4.8.

Notwithstanding the above, Council's Engineer has advised that the site is not suitable for a private collection service and bins will need to be placed along Dumbarton Drive for collection where there is sufficient space to accommodate the bins.

5.7. Upgrading of Geilston Creek Road

Concern was raised that the application does not address the width of Geilston Creek Road which was required to be widened (by the relocation of the existing power lines).

- **Comment**

The permit for the subdivision that created the lot (SD-2006/24) includes a number of conditions requiring works to Geilston Bay Road and the junction with East Derwent Highway. However, the permit conditions do not specifically require the widening of Geilston Bay Road which would necessitate the relocation of the power poles which are in close proximity to the road pavement. Nevertheless, this concern is not a relevant issue under the Scheme.

5.8. Lack of Disabled Parking

Concern was raised that the proposal did not include the provision of disabled parking.

- **Comment**

Disabled parking is not required under the Scheme for the development and therefore this is not a relevant planning consideration.

5.9. Stormwater

Concern was raised that the proposal did not include stormwater treatment in compliance with the Stormwater Code.

- **Comment**

In accordance with the Code, on-site stormwater treatment will be required for the development and a permit condition to this effect is recommended.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

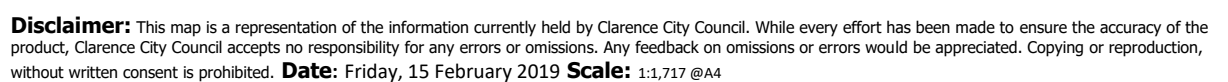
9. CONCLUSION

The proposal is for 6 Multiple Dwellings is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (15)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

This map illustrates a residential development in Dumbarton, Scotland. The central focus is lot 30, which is highlighted with a green grid pattern. The map shows a network of streets including Dumbarton Drive, Andreas Place, East Derwent Highway, and Clinton Road. Numerous individual lots are delineated by purple lines and numbered, ranging from 3 to 61. Some lots have sub-designations, such as 28a and 43A. A blue line, likely representing a watercourse or a specific boundary, runs diagonally through the map. The overall layout shows a mix of lot sizes and shapes, typical of a residential subdivision.



Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

GENERAL NOTES:

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- DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

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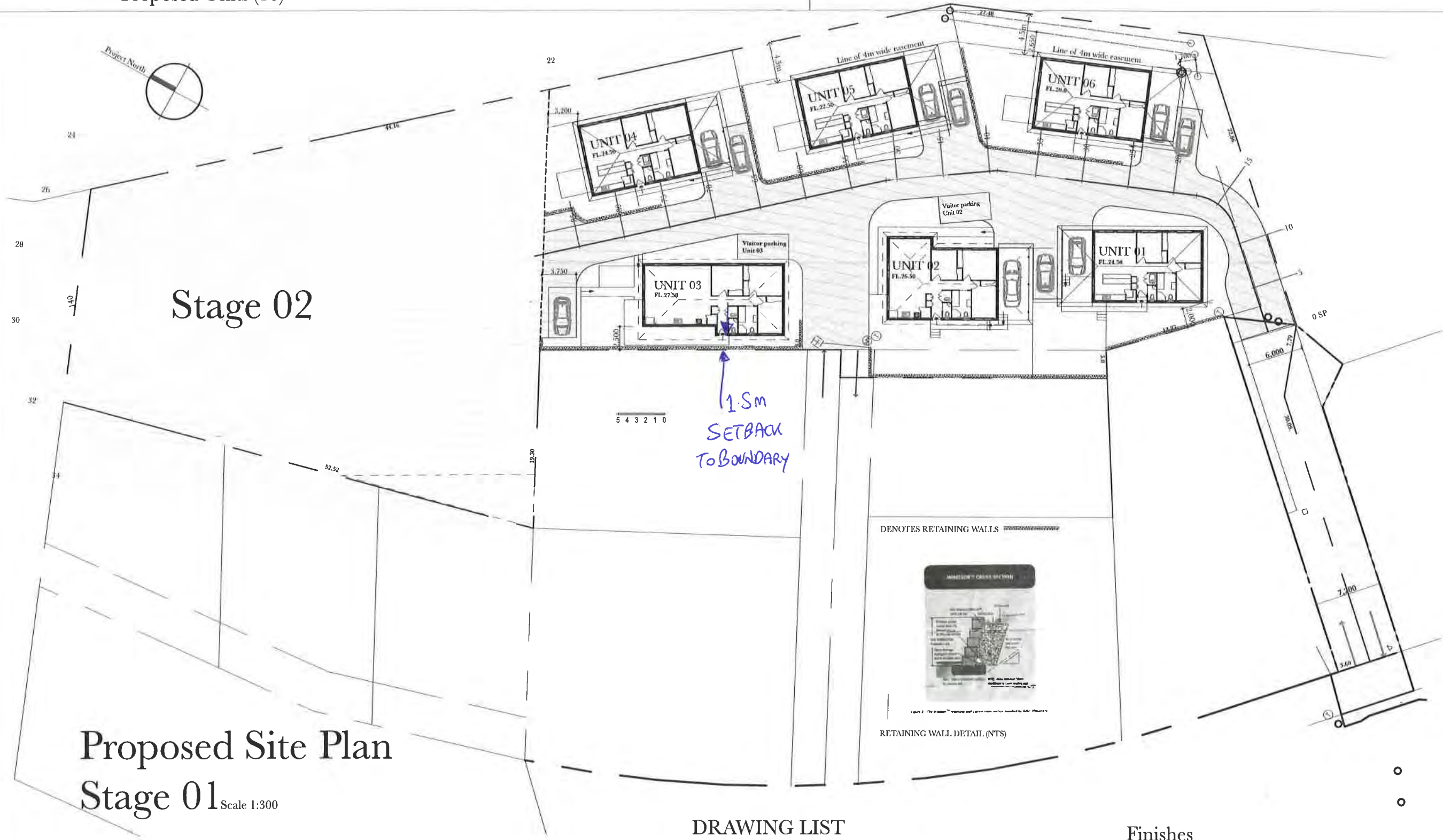
File Number:
DEN/14/25

Title:
Specifications & detailing for certification & permit issue of residential construction

map
modern architecture practice

Registered Architects
Leon Jenkins
34 Silwood Avenue
Howrah Tas 7016
Phone: (03) 6244 4850
Mobile: 0419 894 623
Email: maparch@neispace.net.au

TCC No: 1003
QCC No: 4833



Proposed Site Plan Stage 01

Scale 1:300

PROJECT DATA KEY PROPOSAL STATISTICS

TITLE	VOLUME 156955 FOLIO 11
LOCATION	LOT 11, N° 30 DUMBARTON DRIVE GEILSTON BAY
SITE AREA	2,545m ² (excludes drive)
SITE COVERAGE	34% (roof area)
TOTAL ROOF AREA	850.75m ²
FLOOR AREAS	586.90m ²
NUMBER OF STOREYS	1
PEAK BUILDING HEIGHT	4.5m
VEHICULAR CROSSOVER WIDTH	7.200



**CITY OF CLARENCE
PLANNING APPROVAL**

**DEVELOPMENT PERMIT NO: D-2015/108
DATED: 24/8/2015**

NOTE: A separate Building Approval must be obtained BEFORE the commencement of any building works

DRAWING LIST

- A.01 Site-Setout plan/General
- A.02 Existing Site Conditions (Services)
- A.03 Site Drive Levels
- A.04 Floor Plan/Elevations/Section Unit 01
- A.05 Floor Plan/Elevations/Section Unit 02
- A.06 Floor Plan/Elevations/Section Unit 03
- A.07 Floor Plan/Elevations/Section Unit 04
- A.08 Floor Plan/Elevations/Section Unit 05
- A.09 Floor Plan/Elevations/Section Unit 06
- A.10 Vehicular Movement
- A.11 Cross Sections
- A.12 Open Space
- A.13 Landscape Plan
- A.14 Sun Shadows

Finishes

Roof	- Customorb 'basalt'
Windows	- Aluminium powder coated 'basalt'
Wall residence	- Island brick & paving Pearl-washed finish
Colorbond fence 1.8m high	- Pale Eucalypt

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction Contact: Greg Carpenter
CJA Ph: 6224 4869
C. Johnstone & Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Scale	Project	Drawn	Date
1:300	2014/25	3-01	29/06/2015



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Jim Tsiakis

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Registered Architects

Leon Jenkins

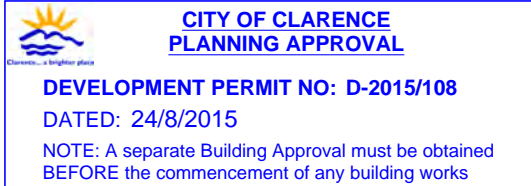
34 Silwood Avenue
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Email: maparch@netspace.net.au

TCC No: 1003
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PROJECT DATA

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- A.05 Floor Plan/Elevations/Section Unit 02
- A.06 Floor Plan/Elevations/Section Unit 03
- A.07 Floor Plan/Elevations/Section Unit 04
- A.08 Floor Plan/Elevations/Section Unit 05
- A.09 Floor Plan/Elevations/Section Unit 06
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Colorbond fence 1.8m high -	Pale Eucalypt

PROJECT CONSULTANTS: Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
CJohnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Scale As shown	Paper A3	Drawn LJ	Date Dec.14
JOB N° 2014/25	SHEET A-01	ISSUE	
PLOT DATE: 01 JUNE 2015			

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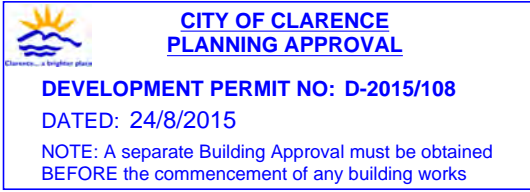
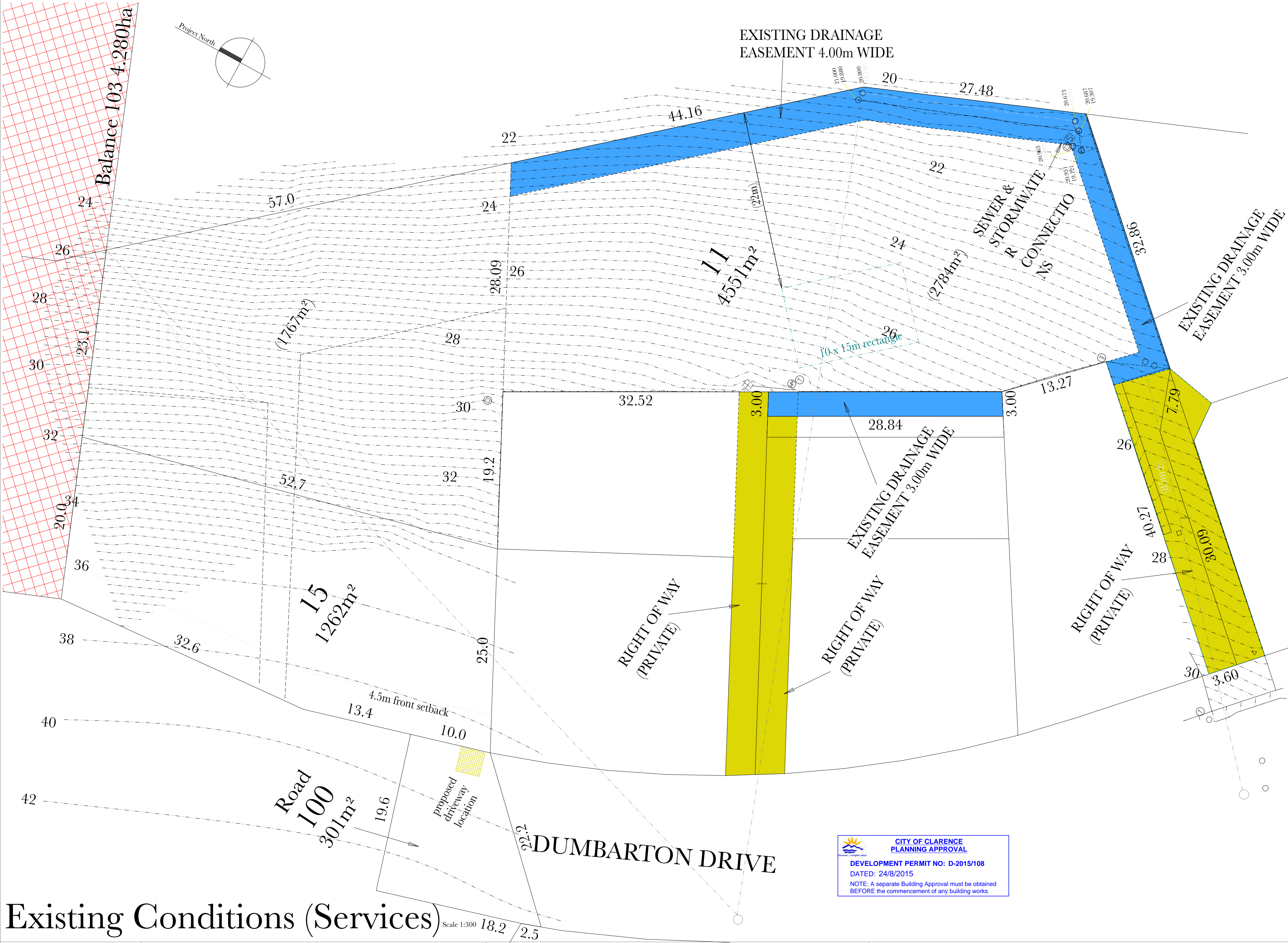
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Leon Jenkins

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TCC No: 1003
QCC No: 4833

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PLOT DATE: 01 JUNE 2015			



Existing Conditions (Services)

PROJECT CONSULTANTS: Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
CJohnstone& Associates M: 0417 506 525

Surveyor: Surveyor: Building

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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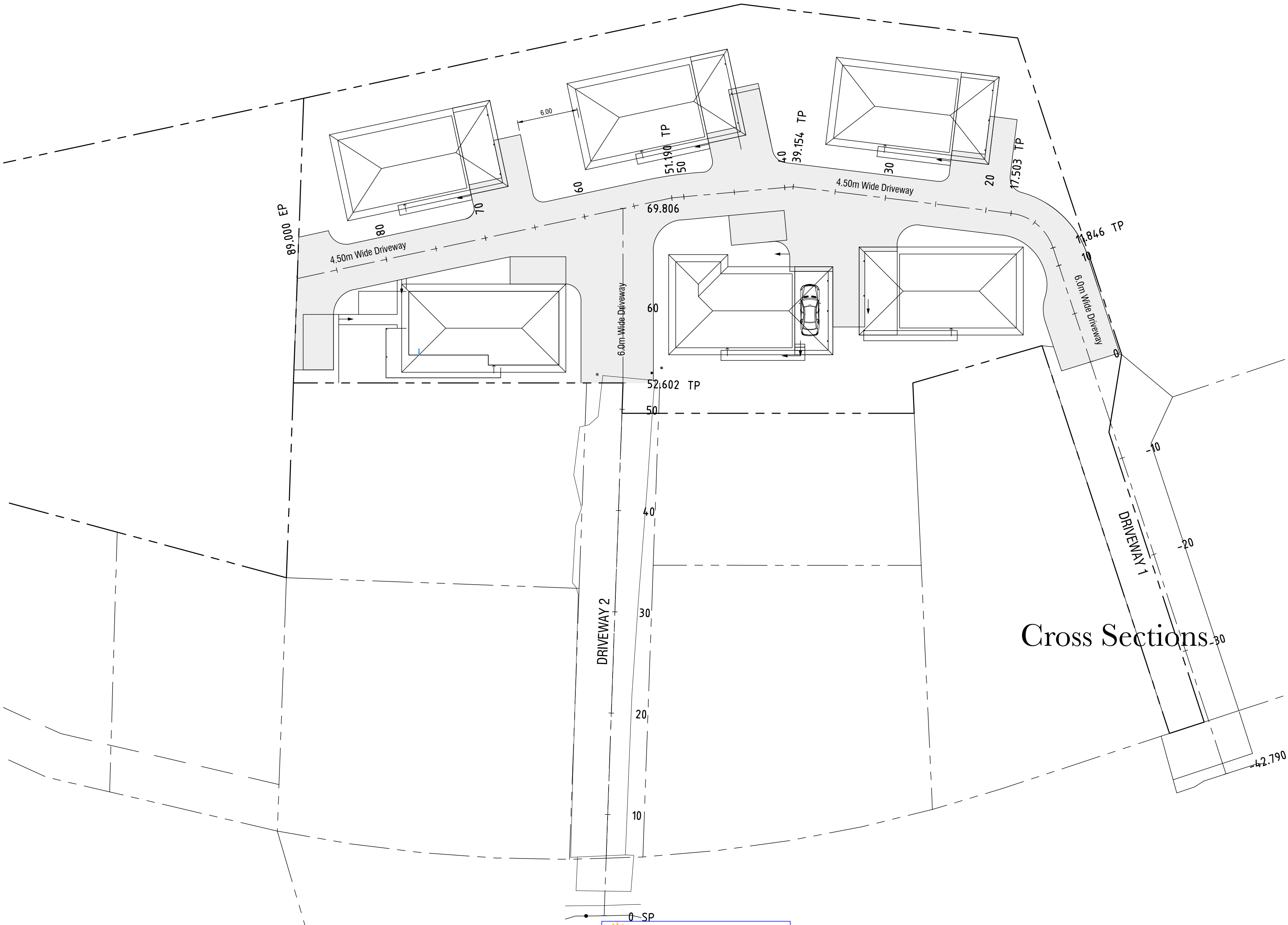
Registered Architects

Leon Jenkins

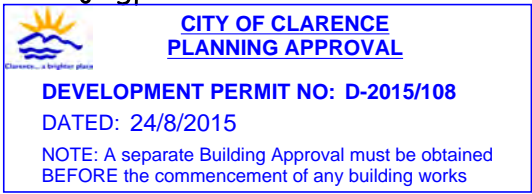
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JOB N ^o 2014/25	SHEET A-03	ISSUE	
PLOT DATE: 01 JUNE 2015			



Site/Drive Levels Scale 1:300



PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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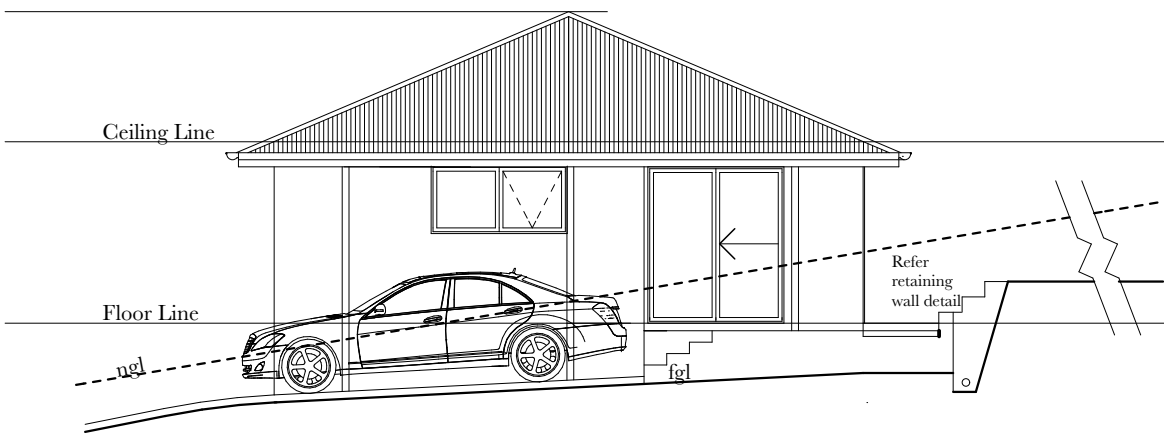
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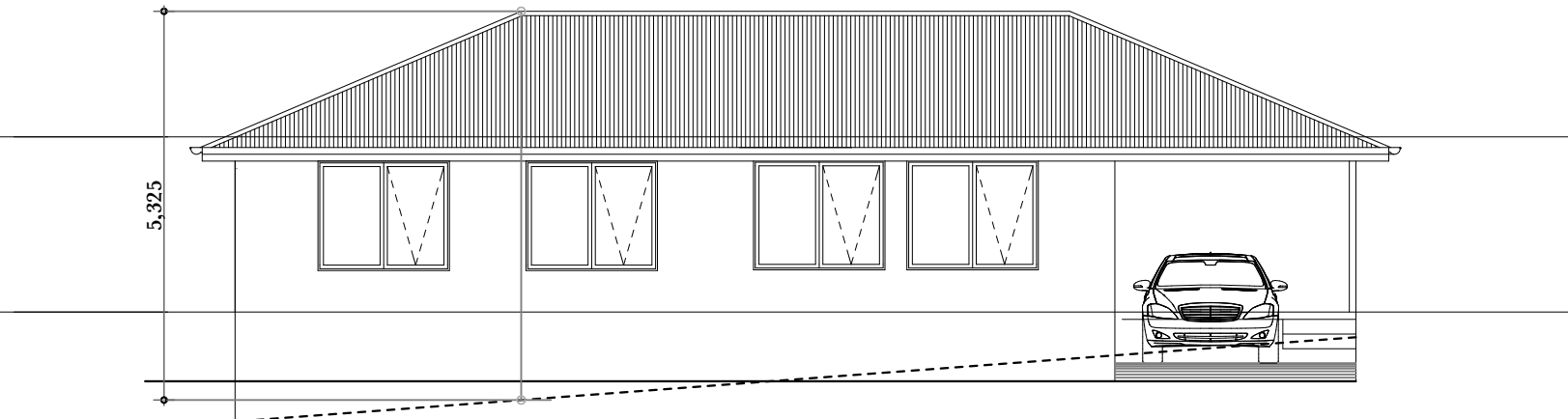


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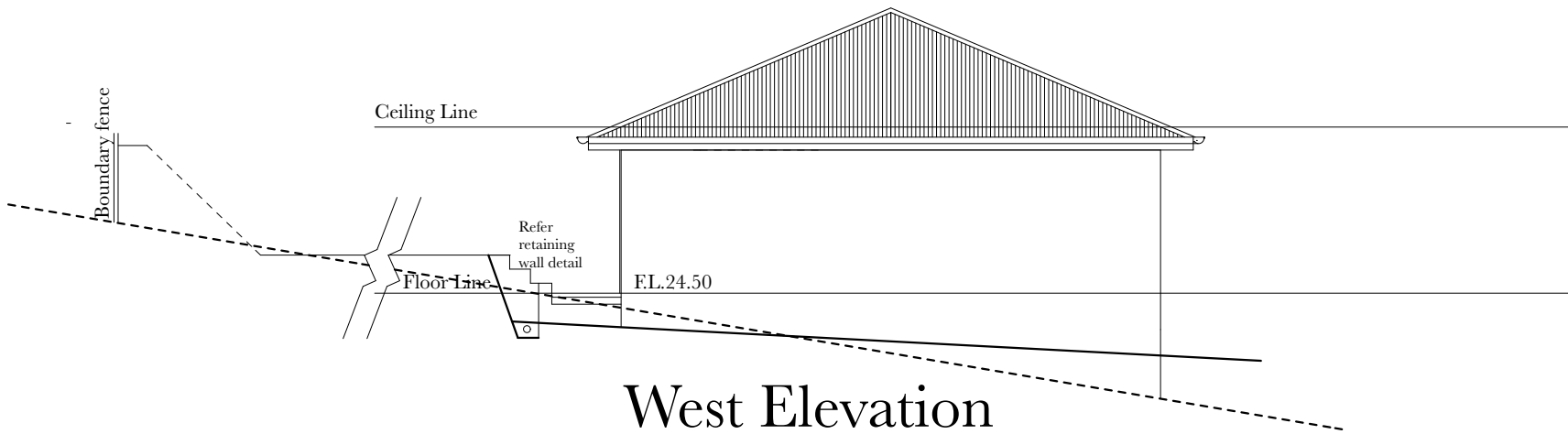
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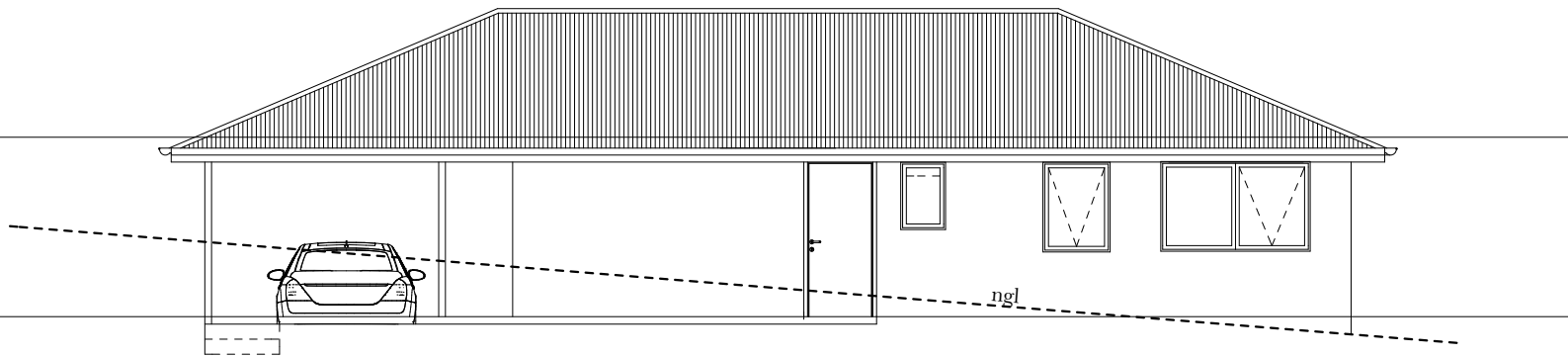
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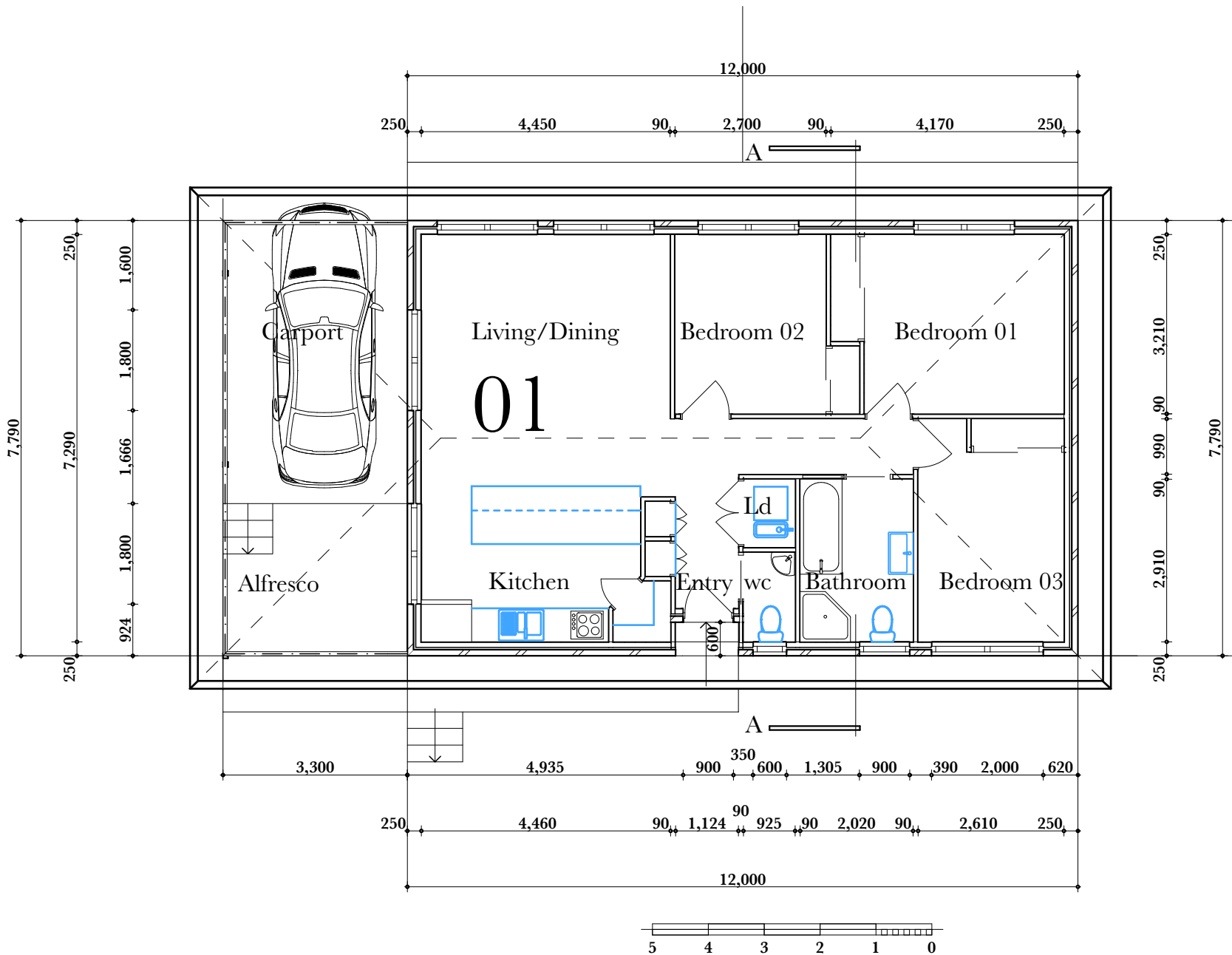
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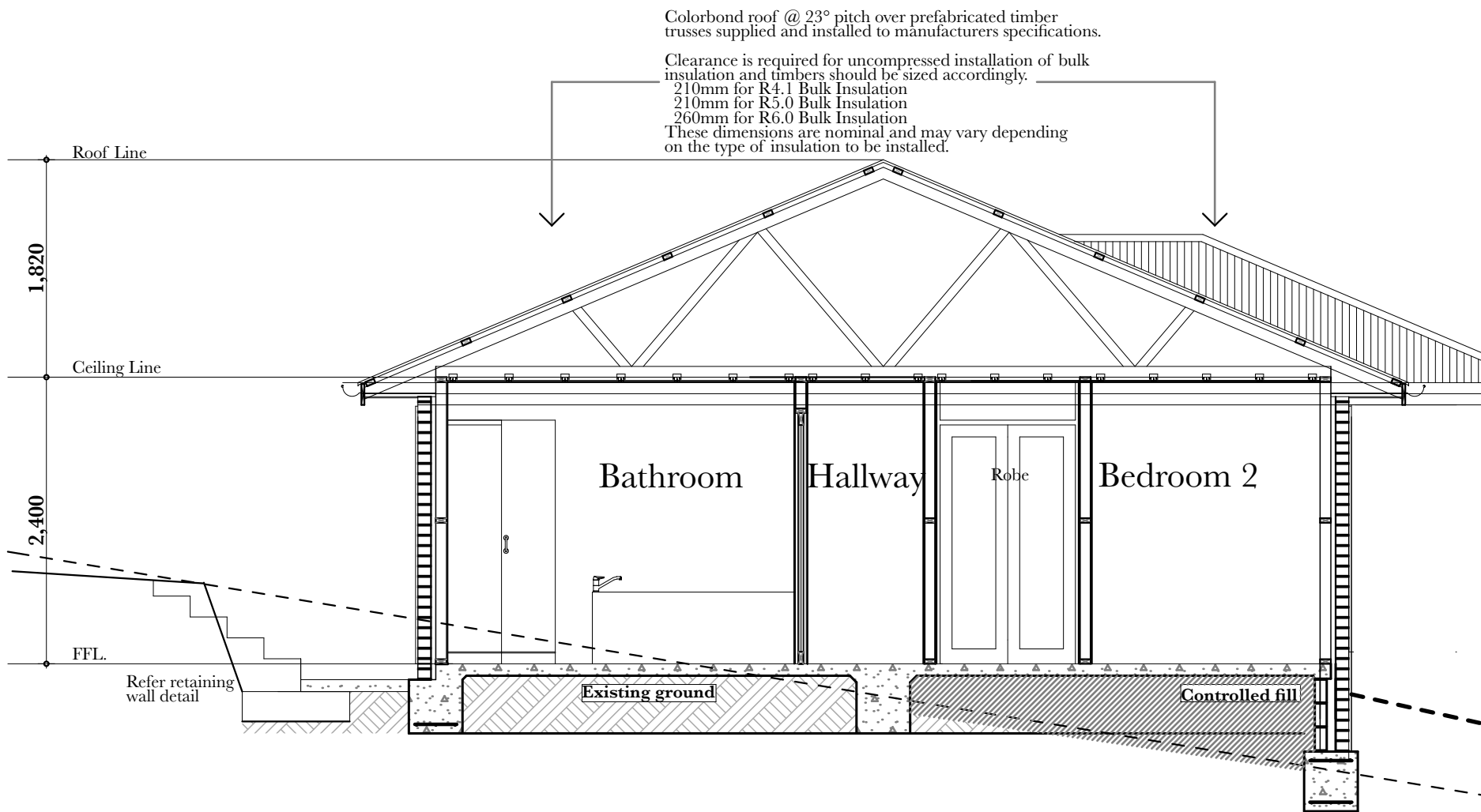
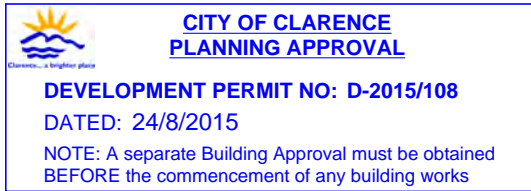
West Elevation



West Elevation



Proposed Floor Plan Unit 01
93.50m2



Section A A
Scale 1:50

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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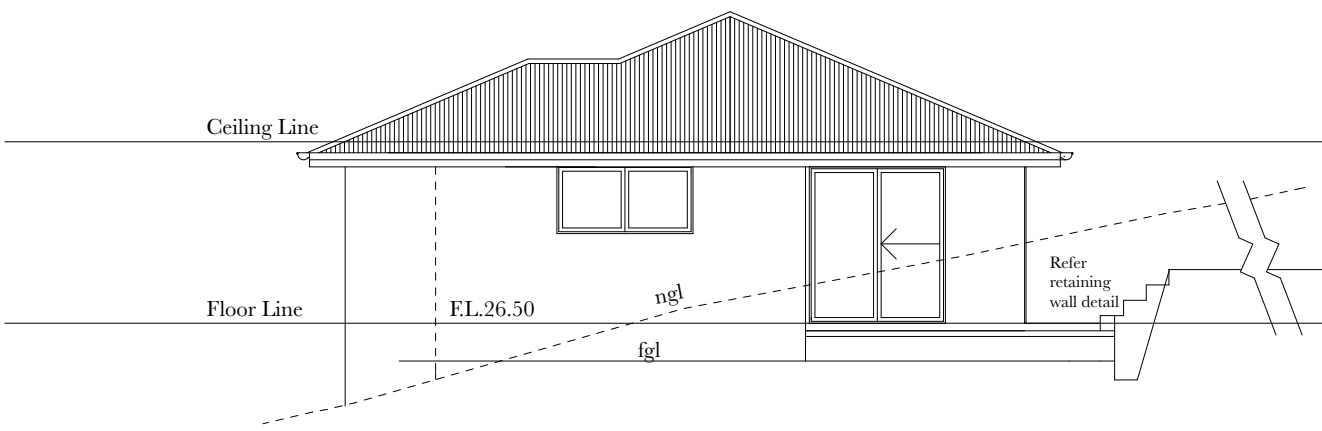
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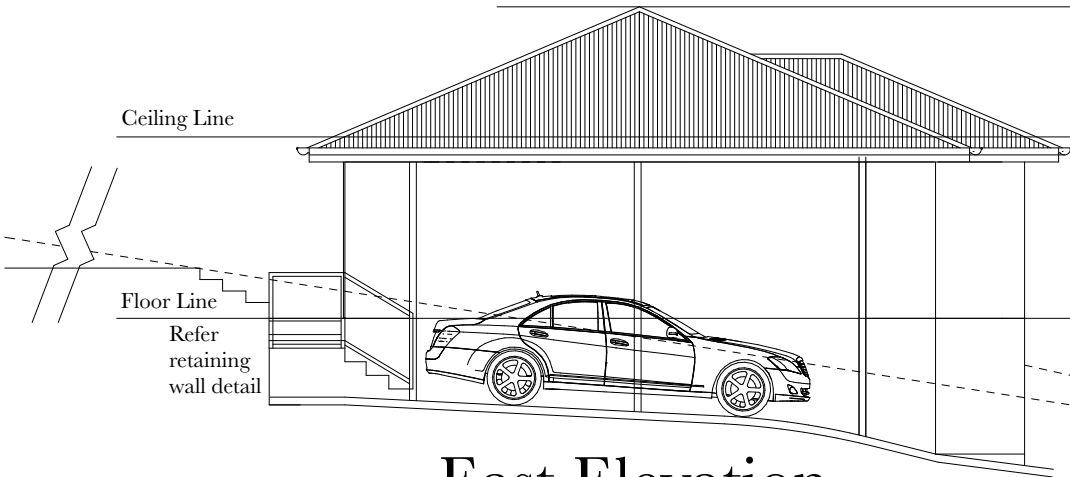
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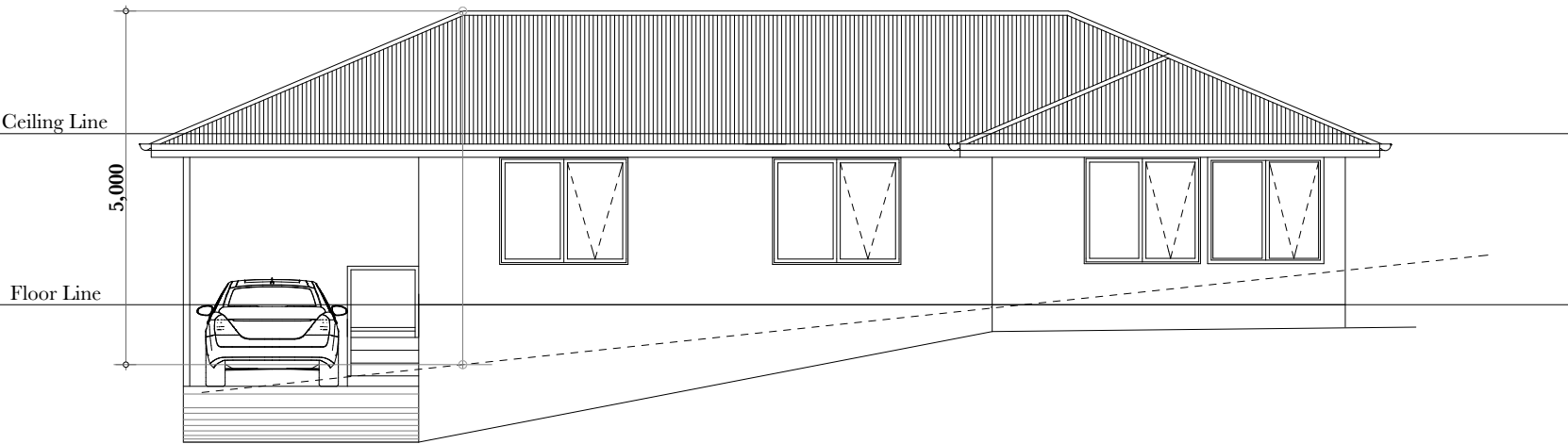
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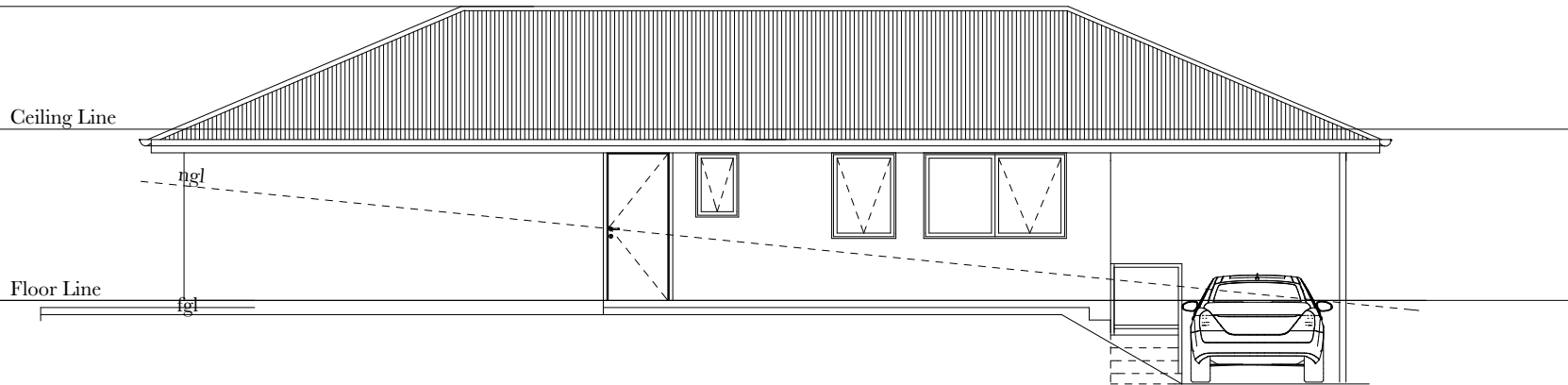
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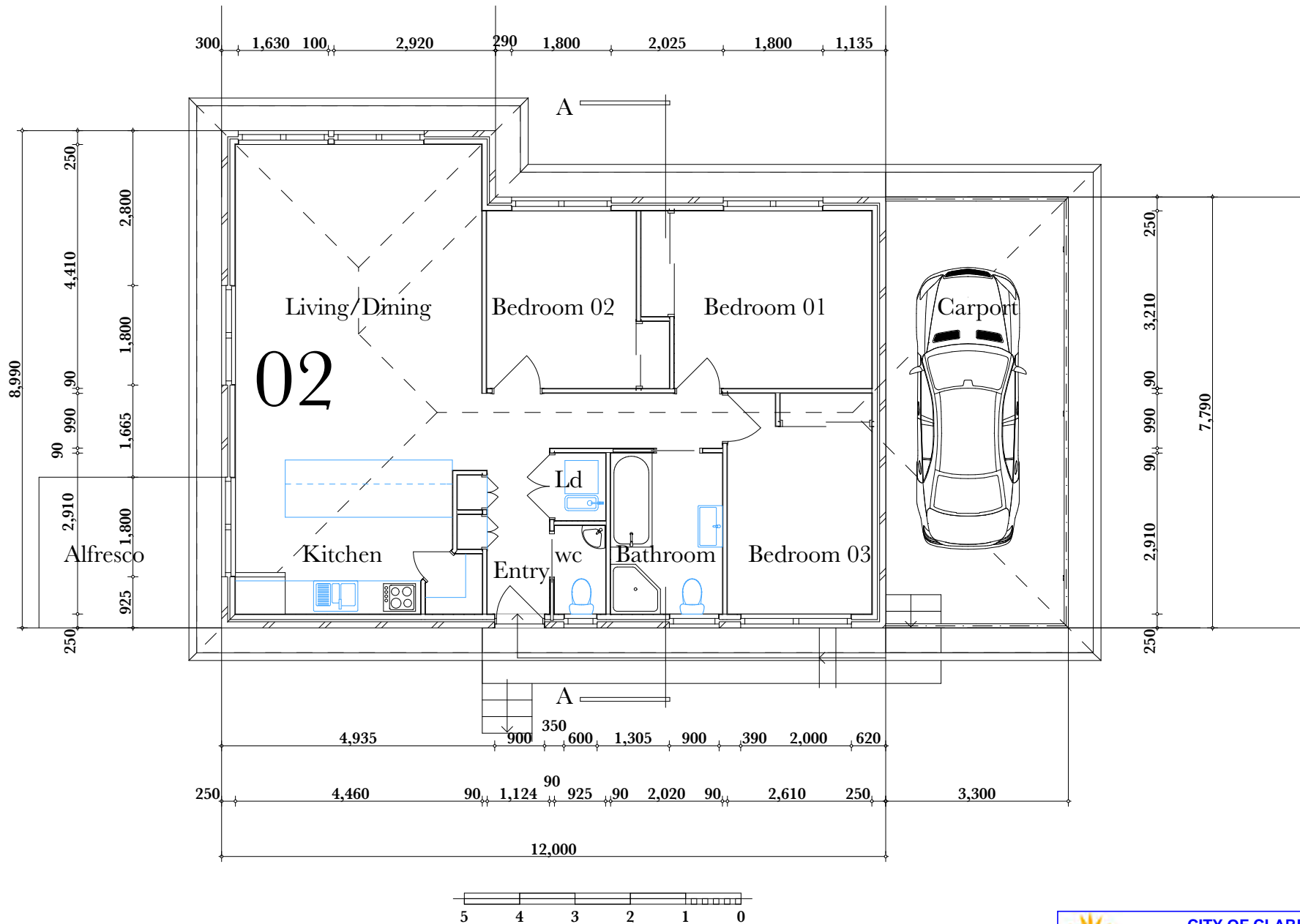
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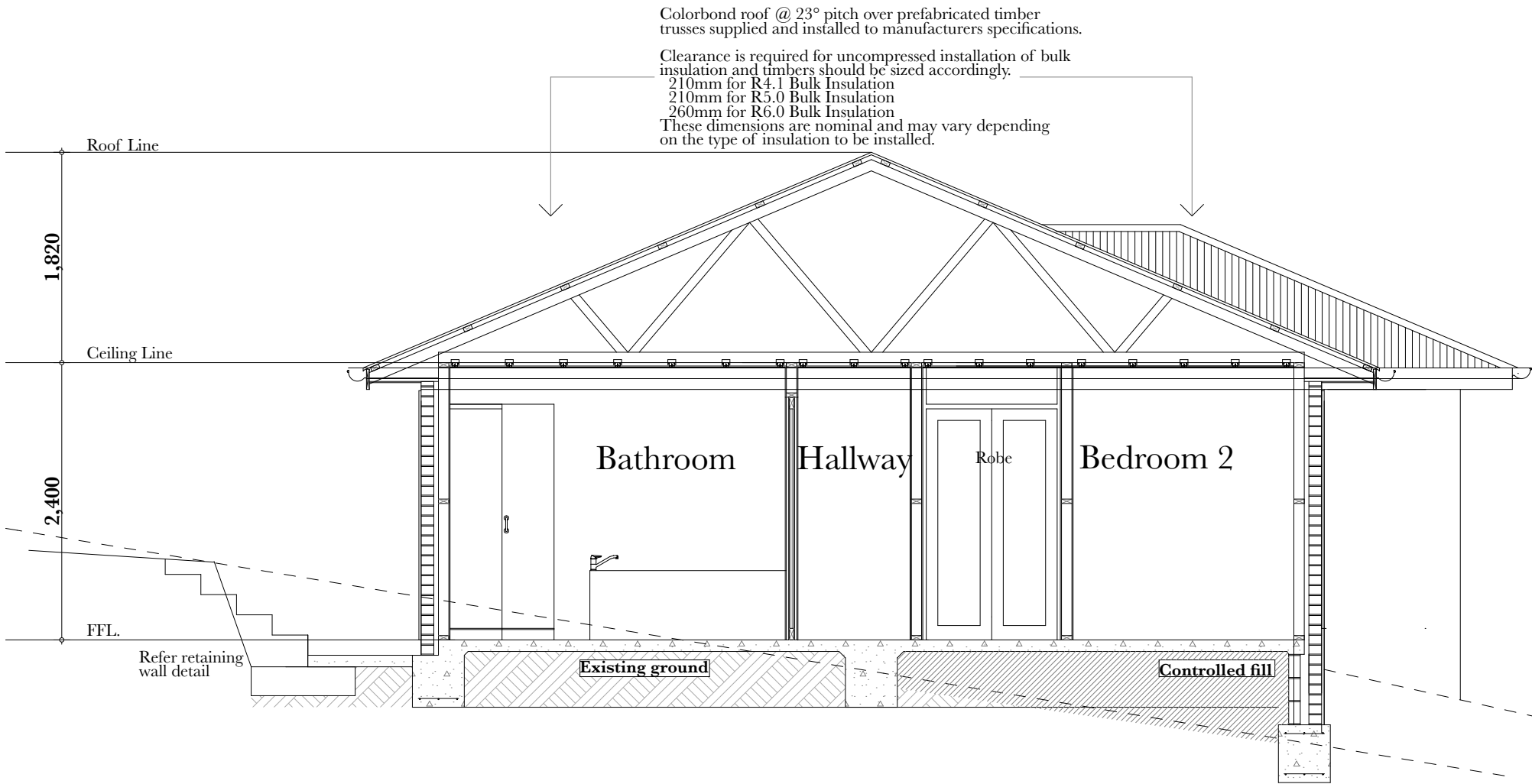
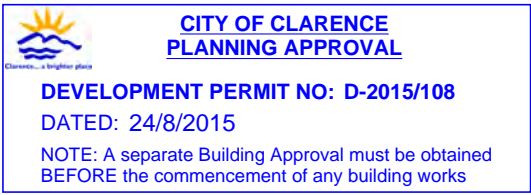
West Elevation



North Elevation



Proposed Floor Plan Unit 02
99.50m² Scale 1:100



Section A A Scale 1:50

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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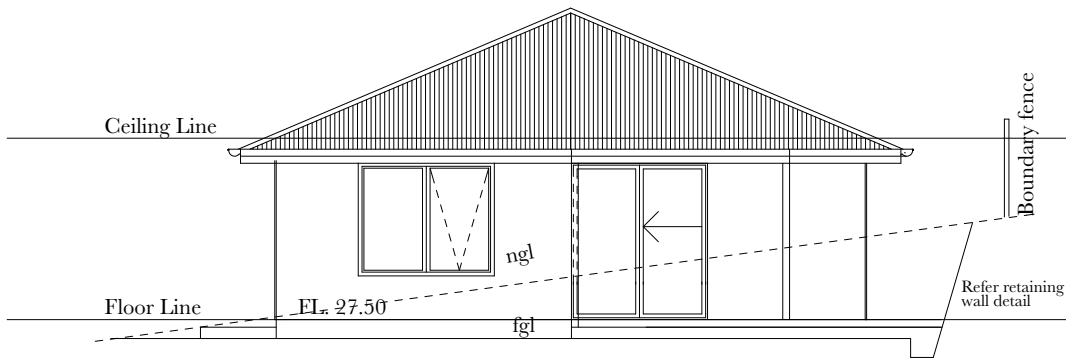
Registered Architects

Leon Jenkins

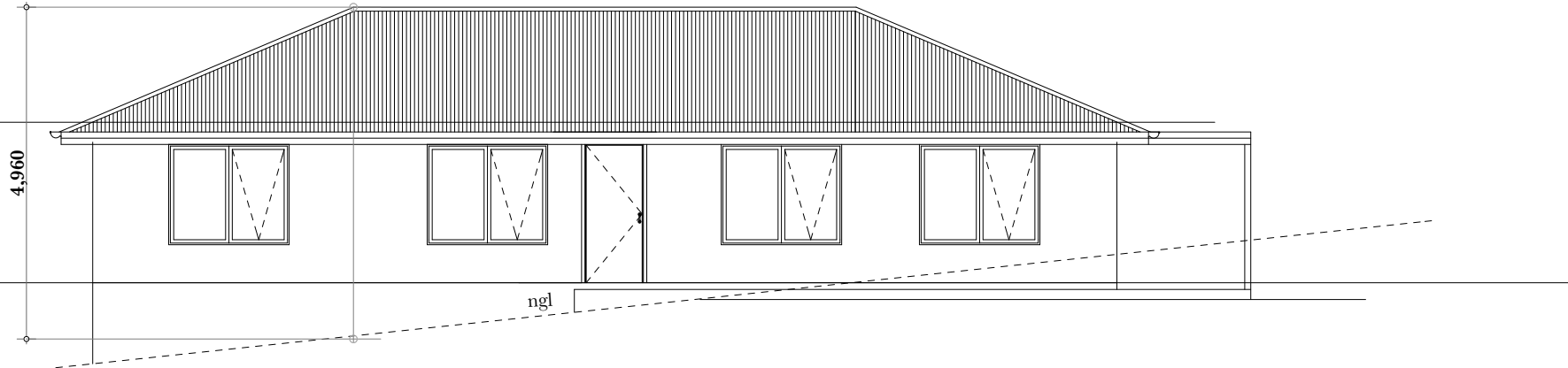
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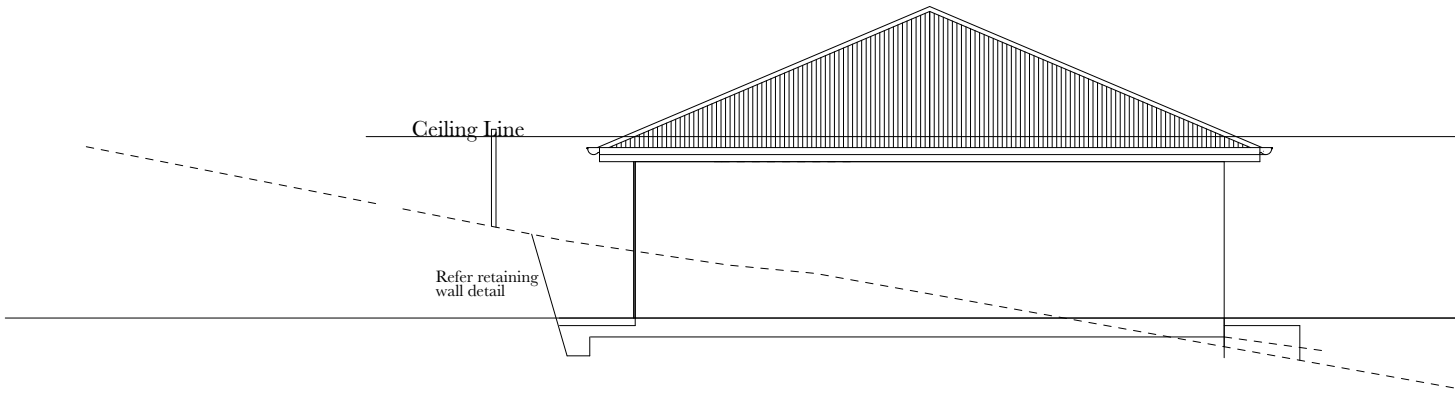
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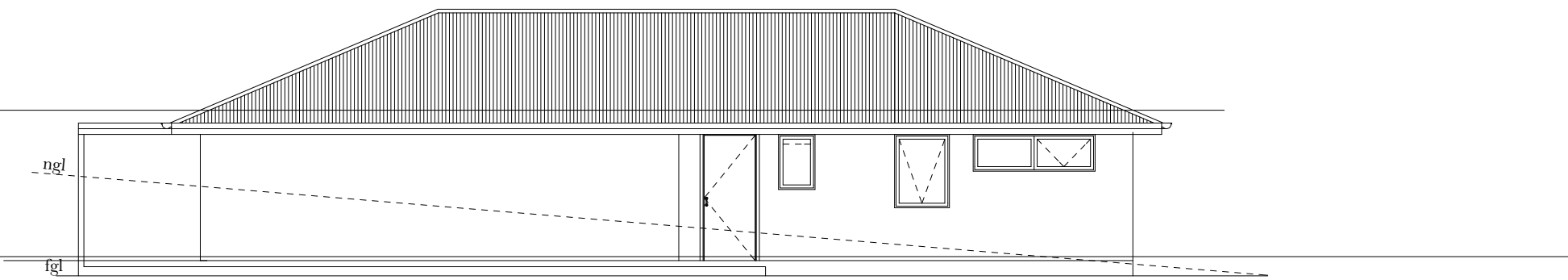
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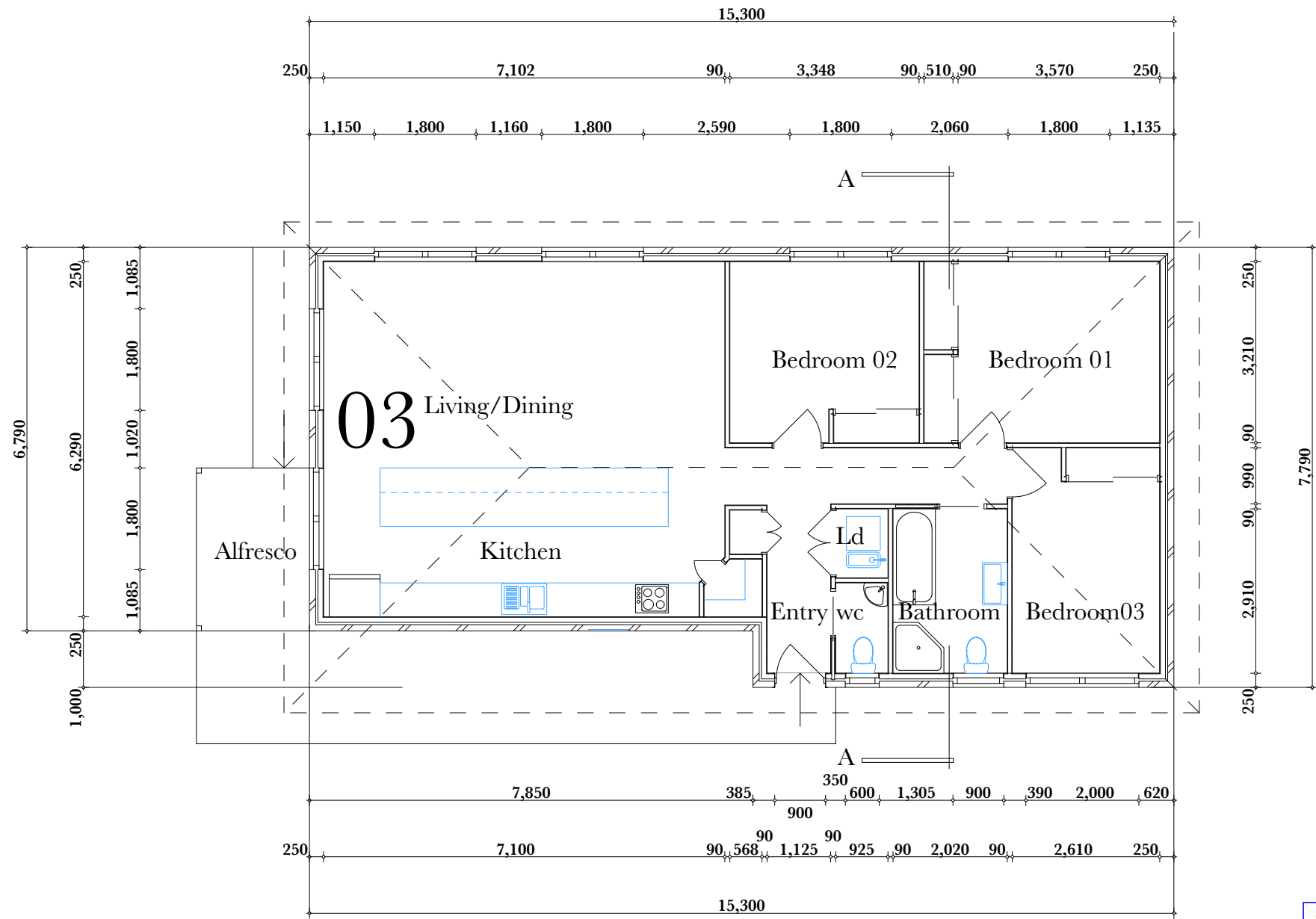
North Elevation



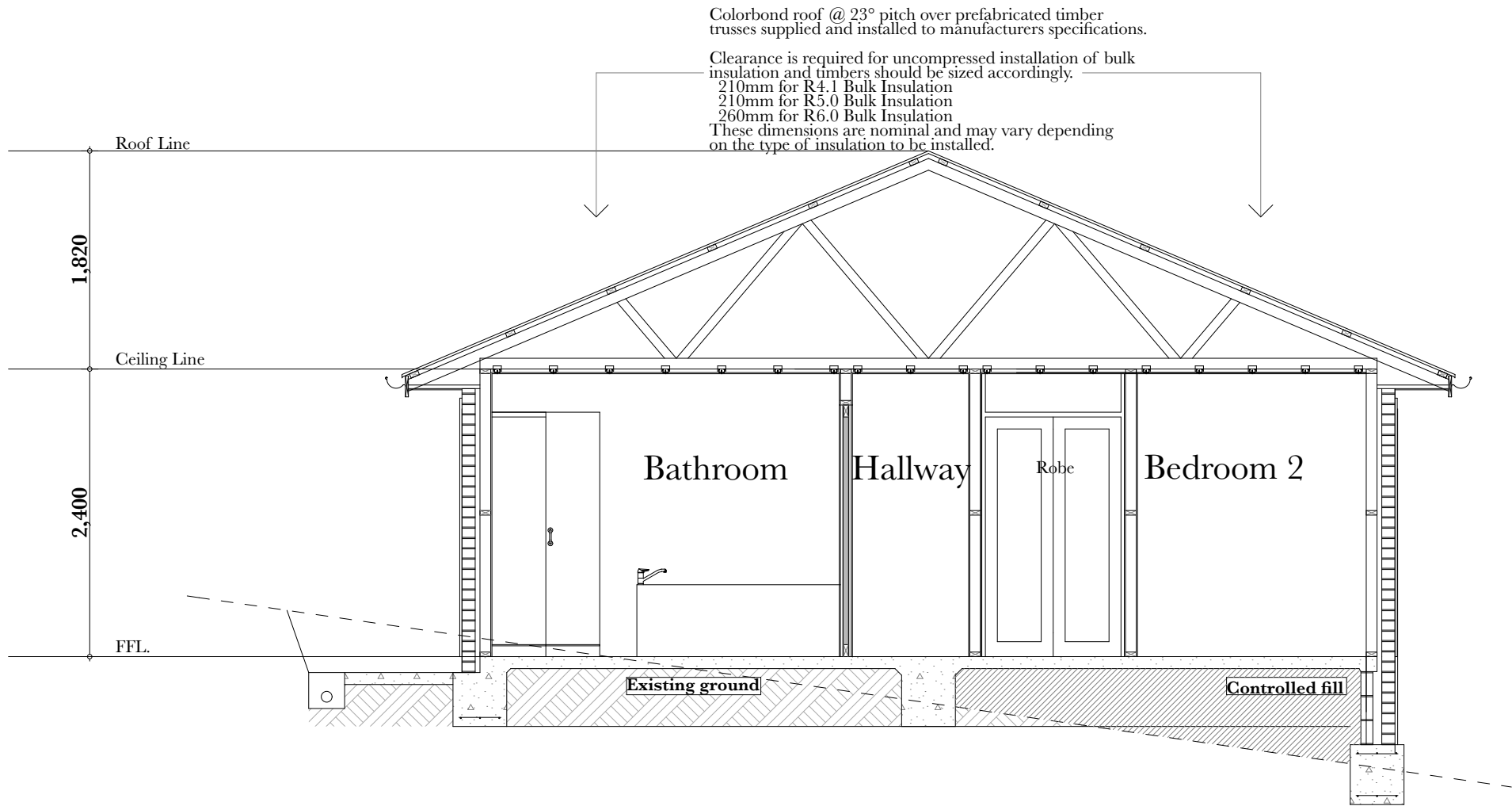
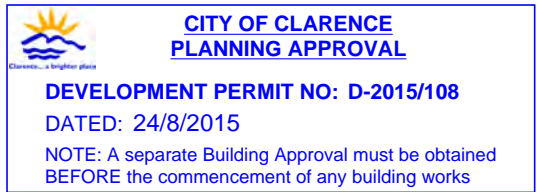
East Elevation



South Elevation



Proposed Floor Plan Unit 03
111.40m2



Section A A
Scale 1:50

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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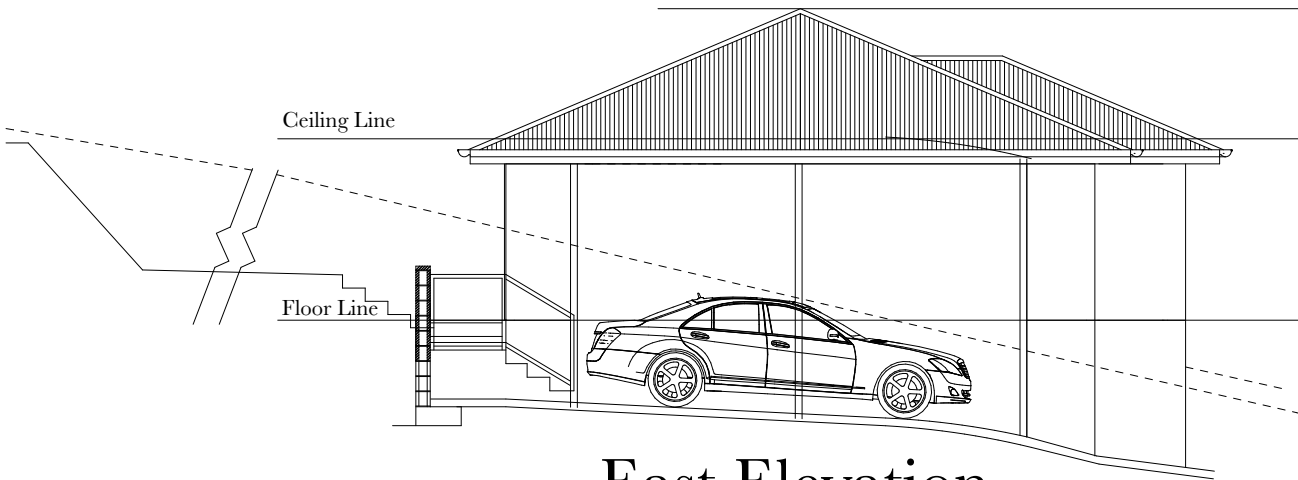
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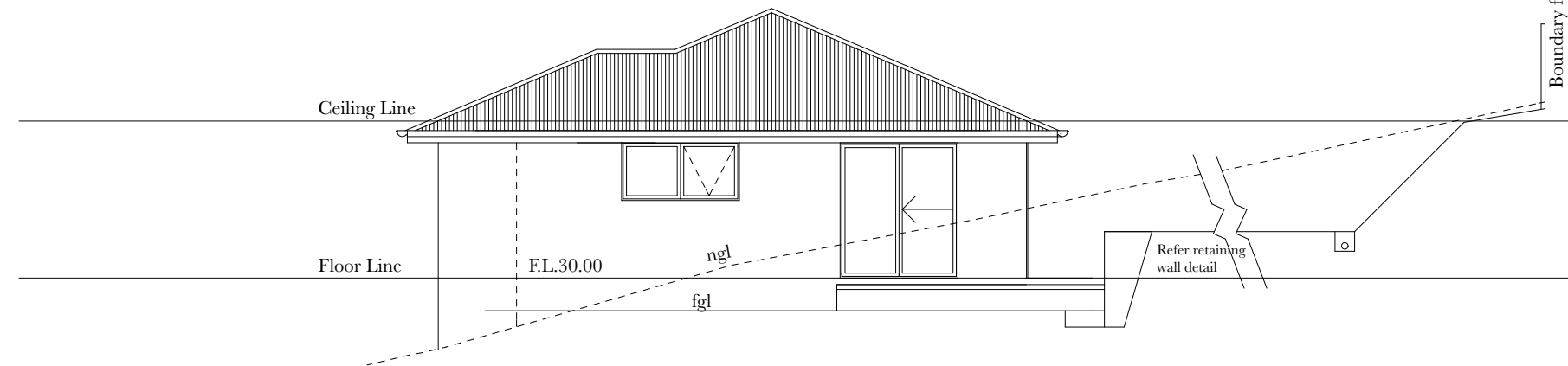
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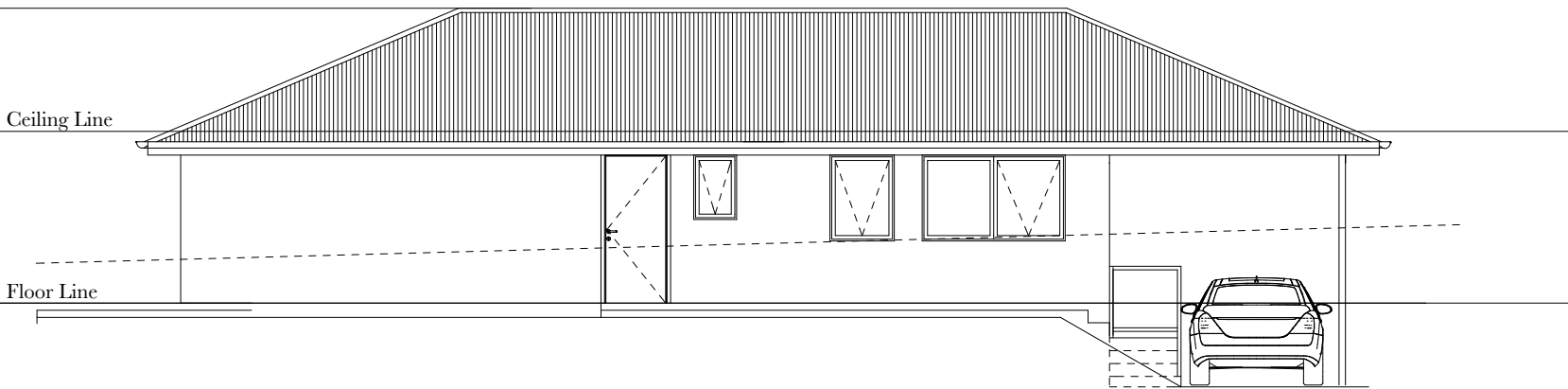
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PLOT DATE: 01 JUNE 2015			



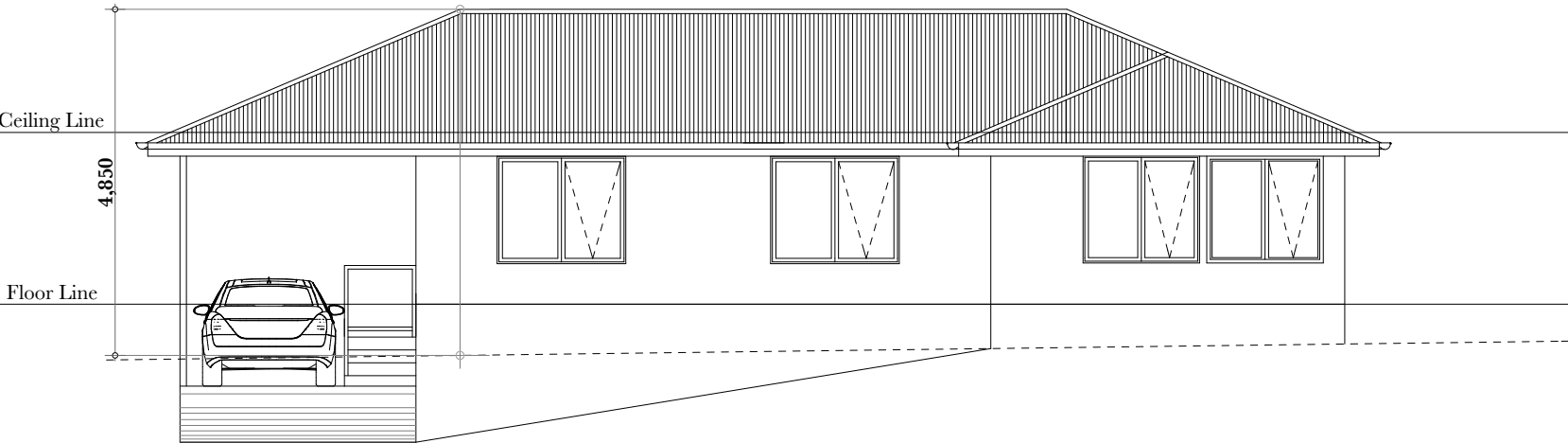
East Elevation



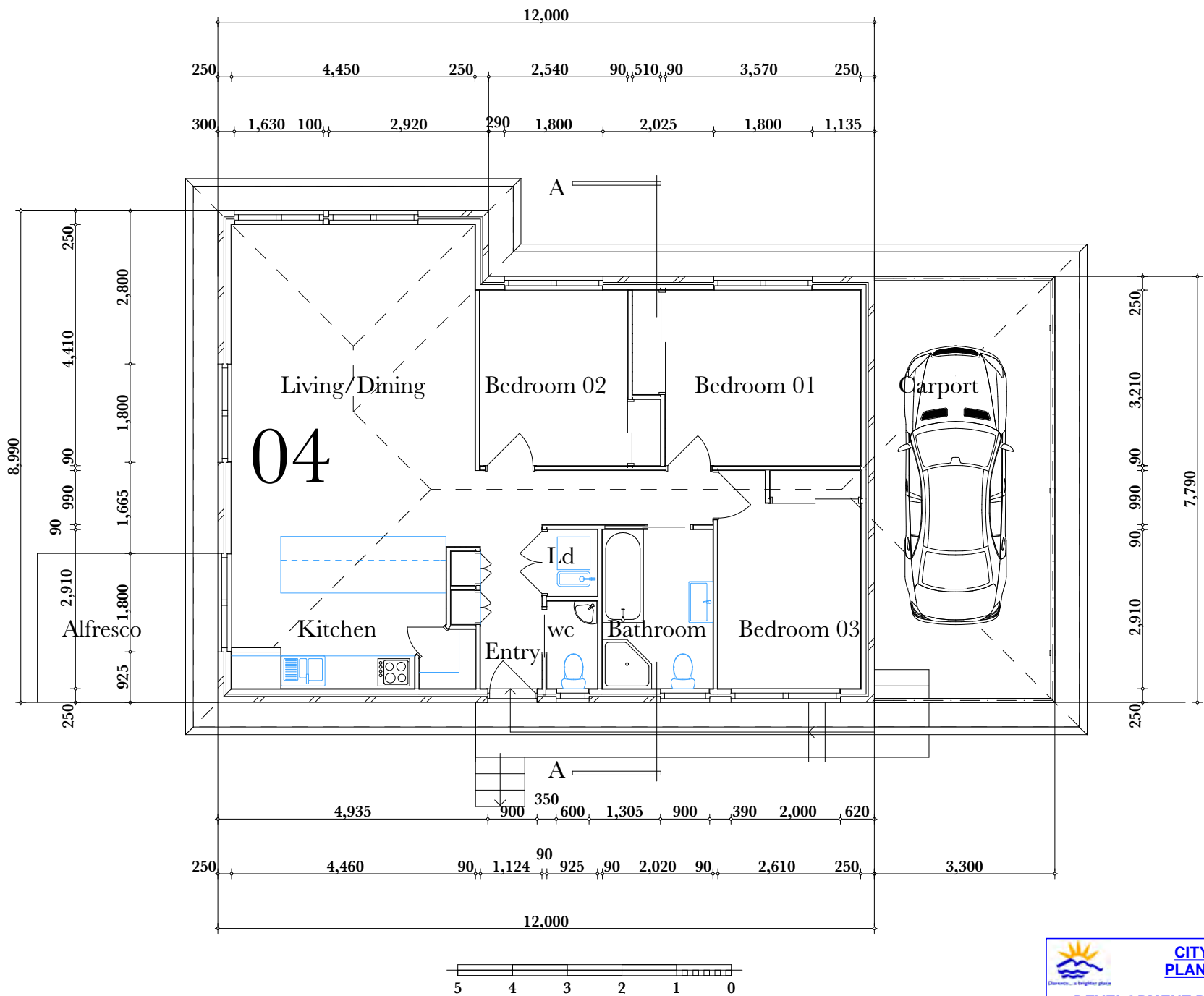
West Elevation



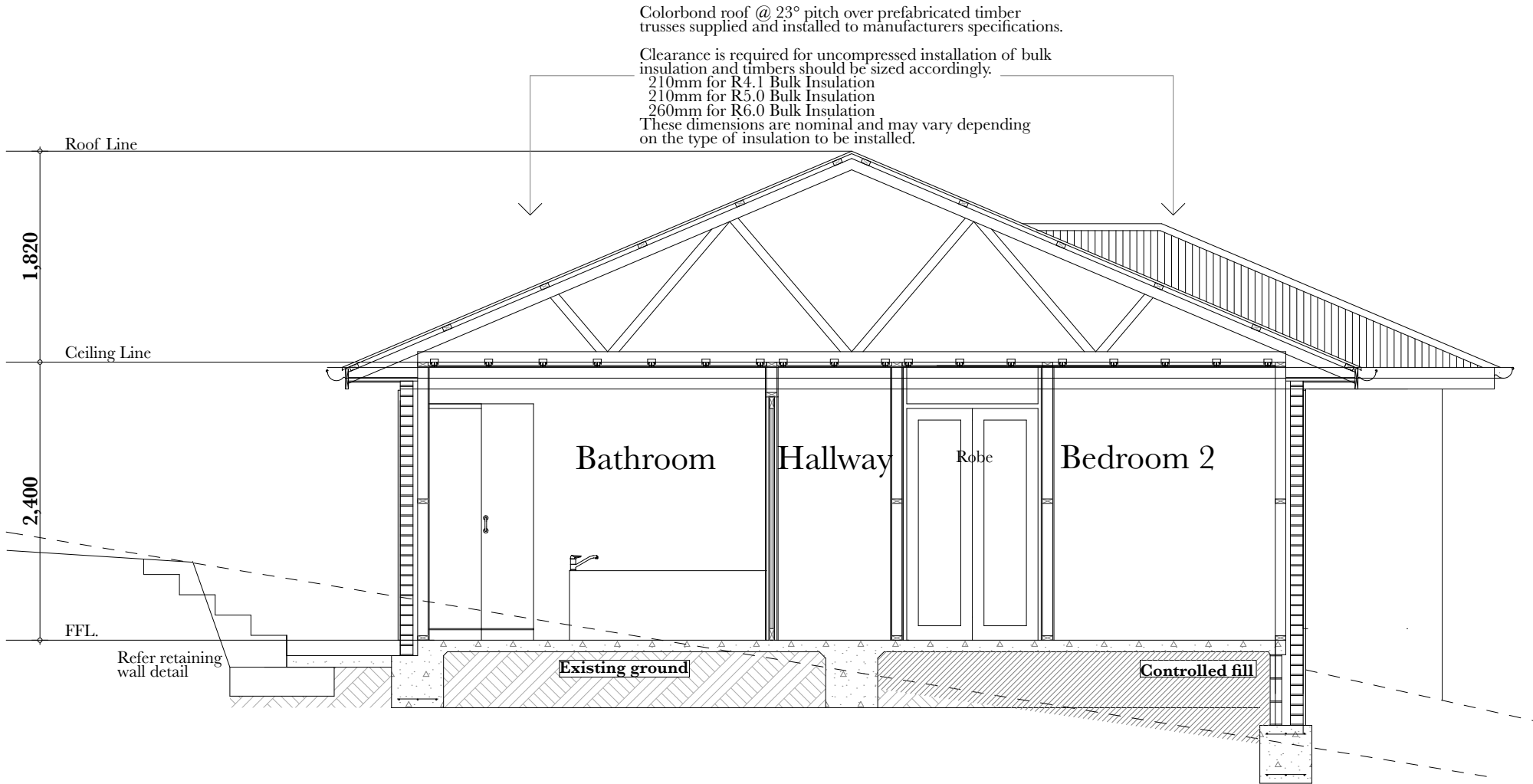
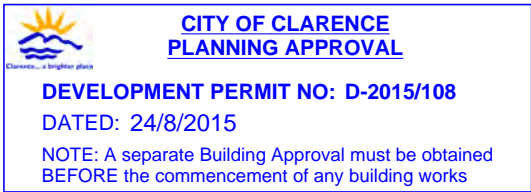
North Elevation



South Elevation



Proposed Floor Plan Unit 04
99.50m2



Section A A
Scale 1:50

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Client:

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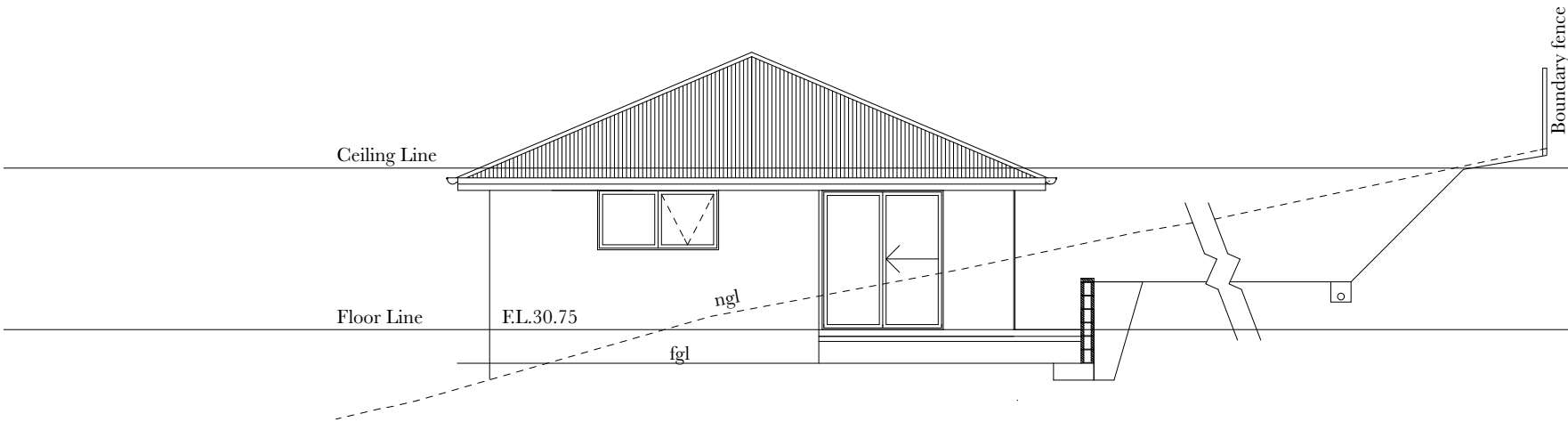
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modern architecture practice

Registered Architects

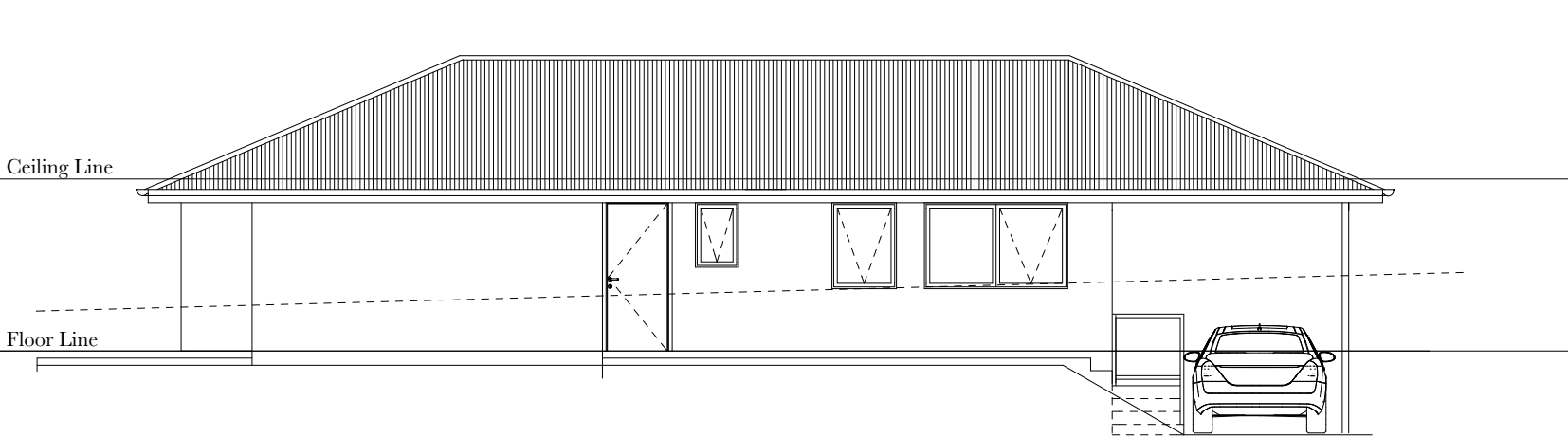
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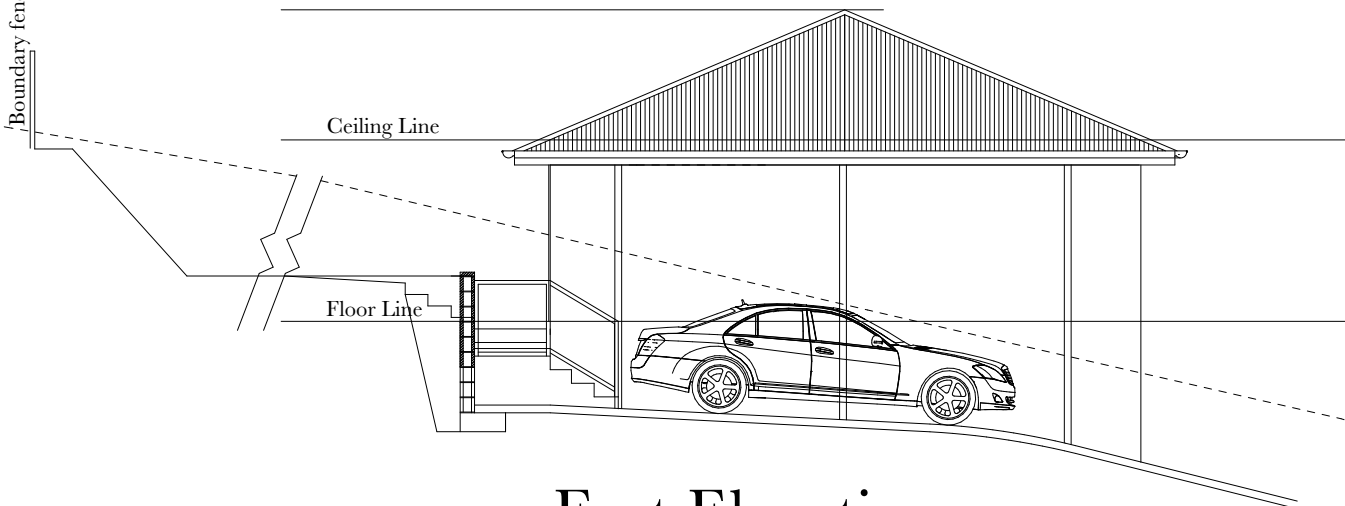
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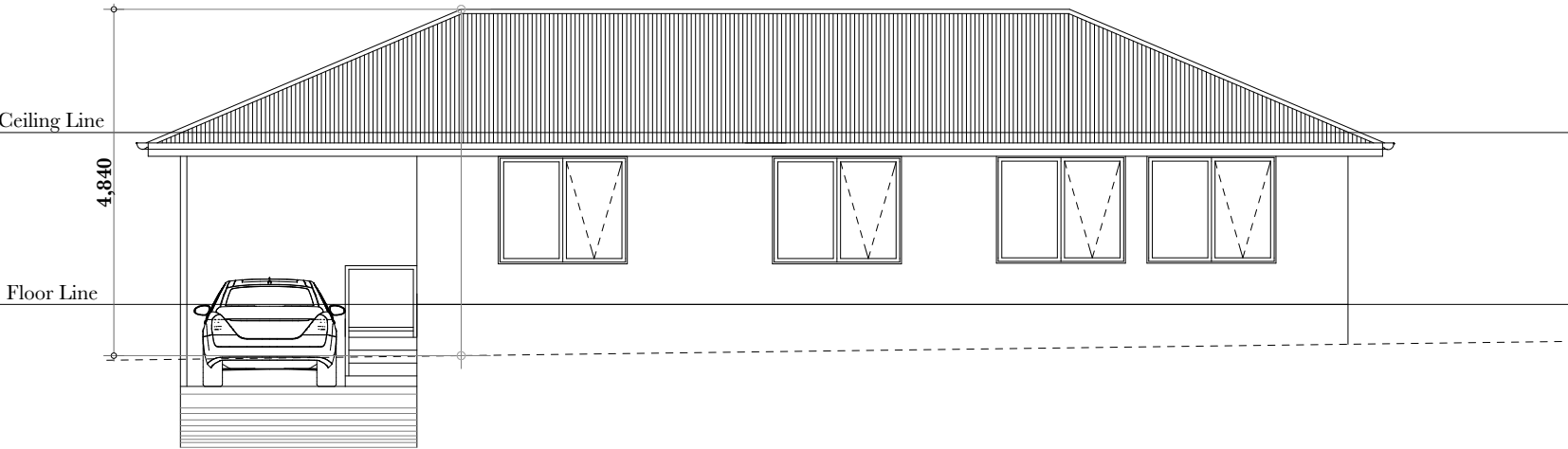
West Elevation



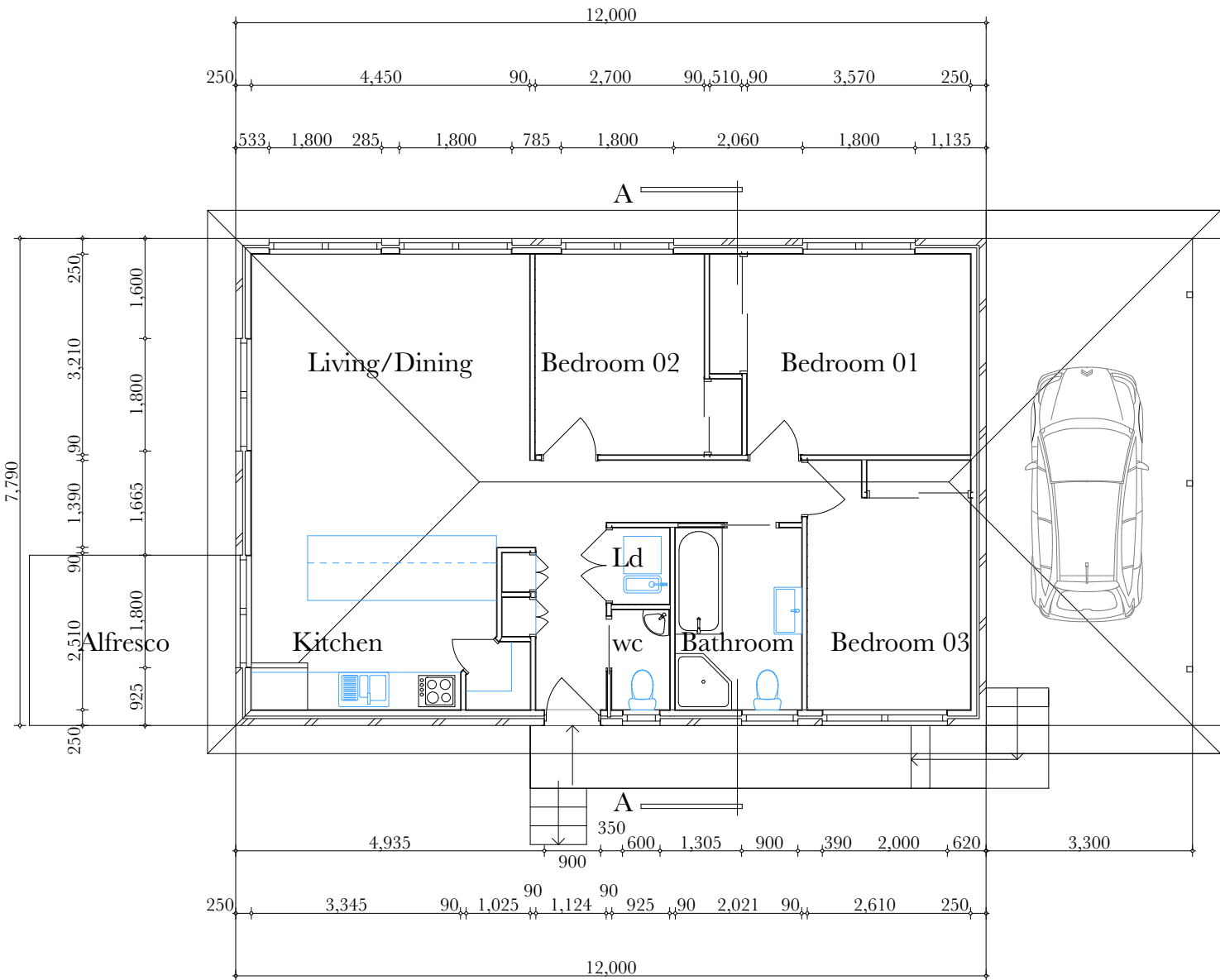
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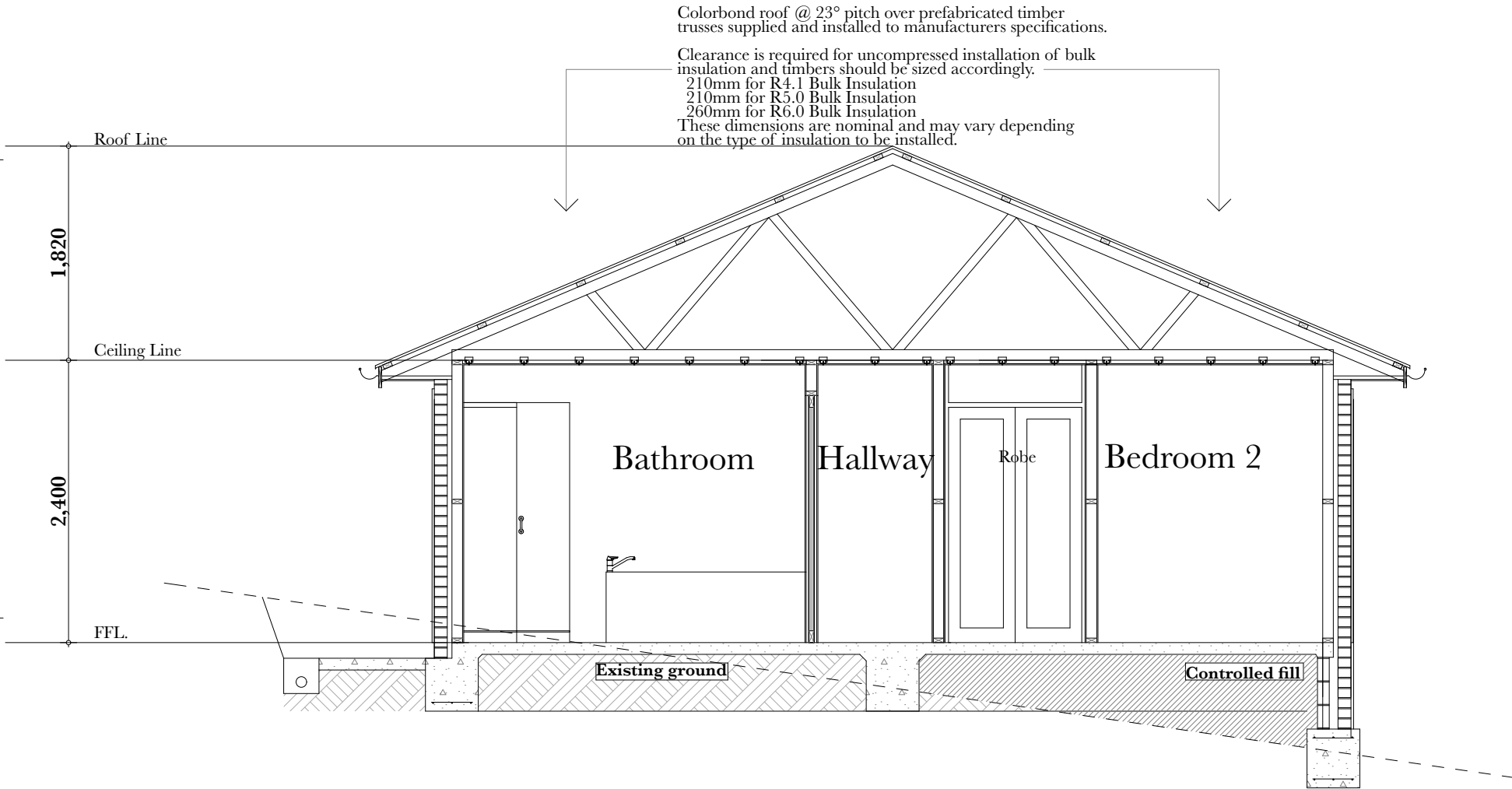
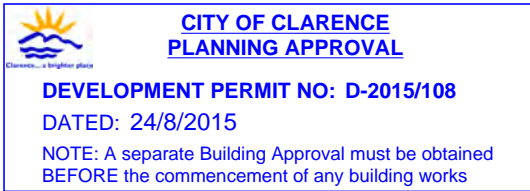
East Elevation



South Elevation



Proposed Floor Plan Unit 05 Scale 1:100
98.50m2



Section A A Scale 1:50

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Scale As shown	Paper A3	Drawn LJ	Date Dec.1
JOB N° 2014/25	SHEET A- 08	ISSUE	
PLOT DATE: 01 JUNE 2015			

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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Title:

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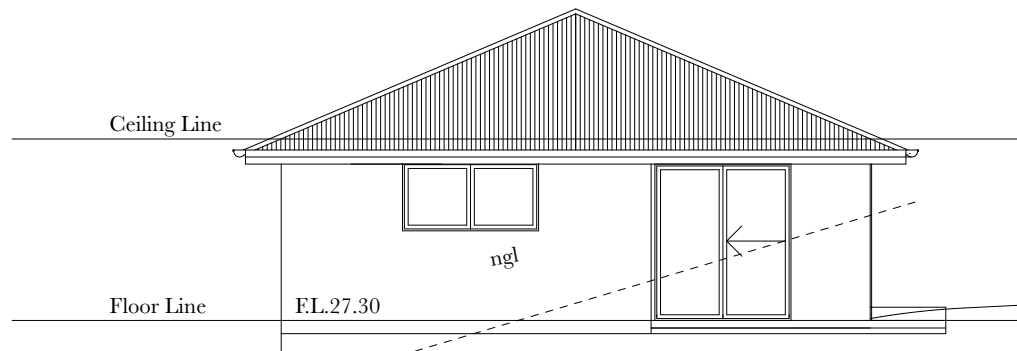
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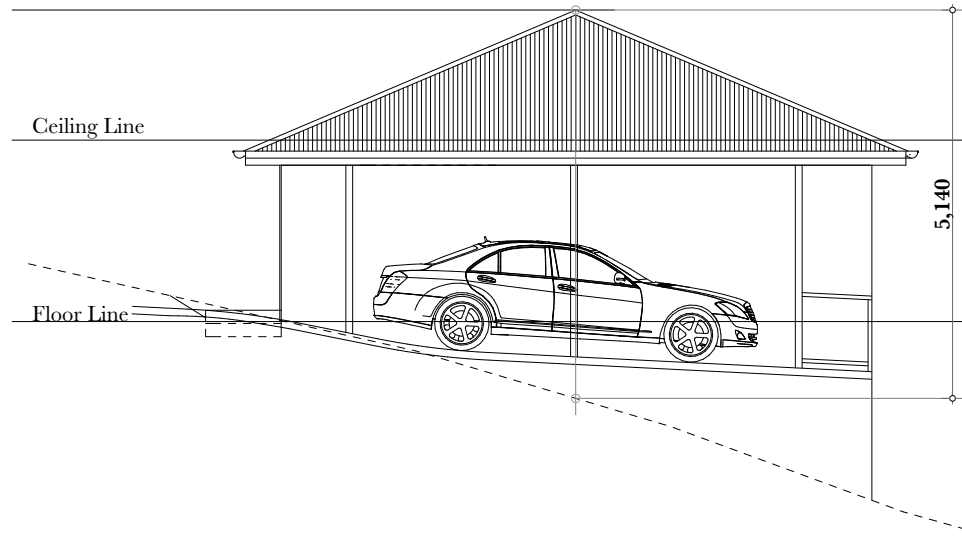
Leon Jenkins

34 Silwood Avenue
Howrah Tas 7018
Phone: (03) 6244 4850
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Email: maparch@netspace.net.au

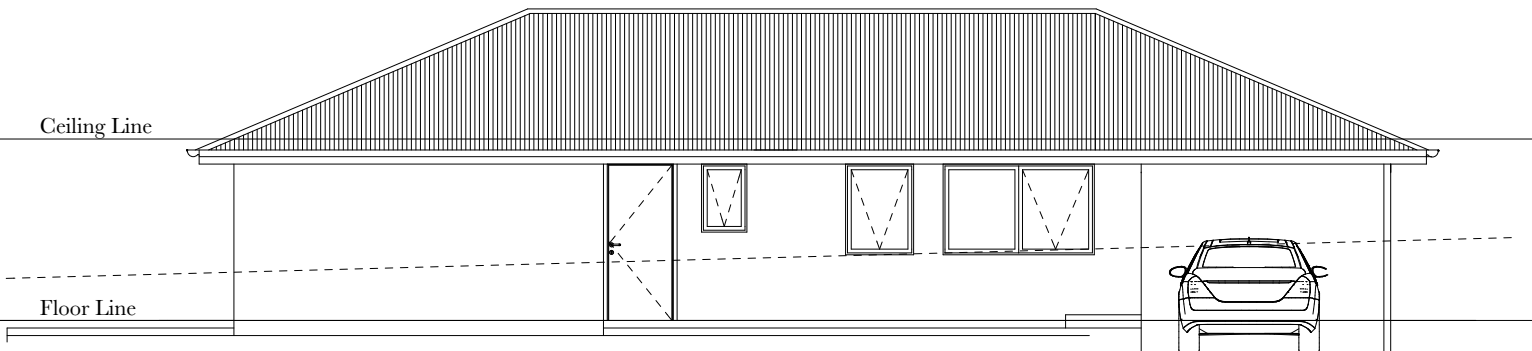
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QCC No: 4833



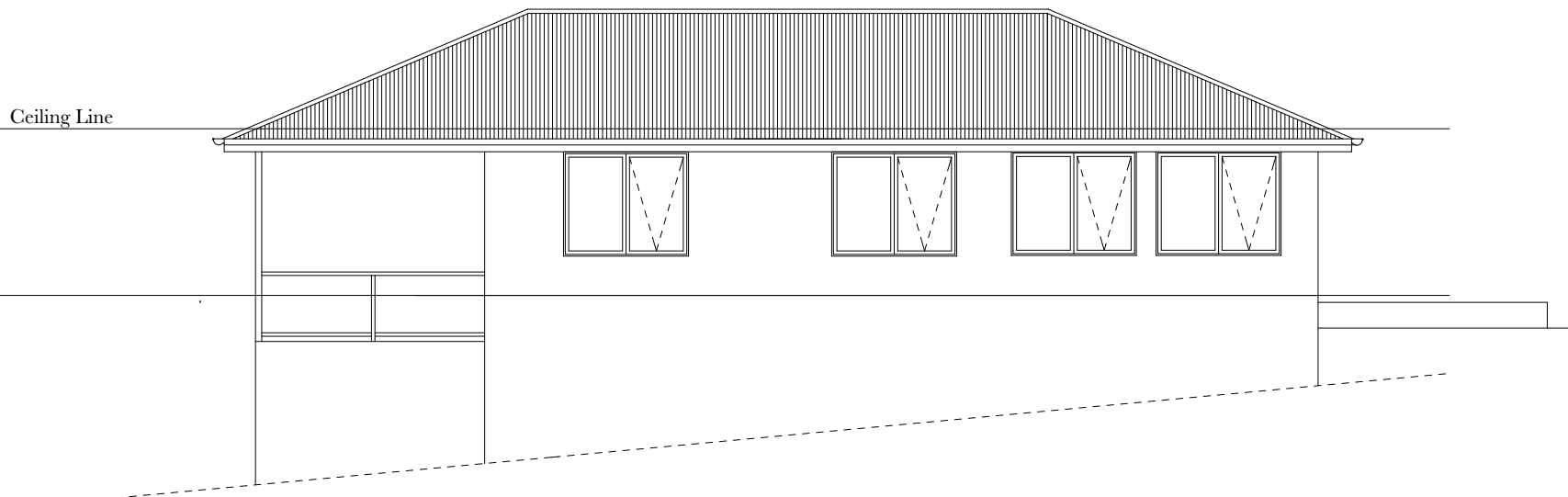
West Elevation



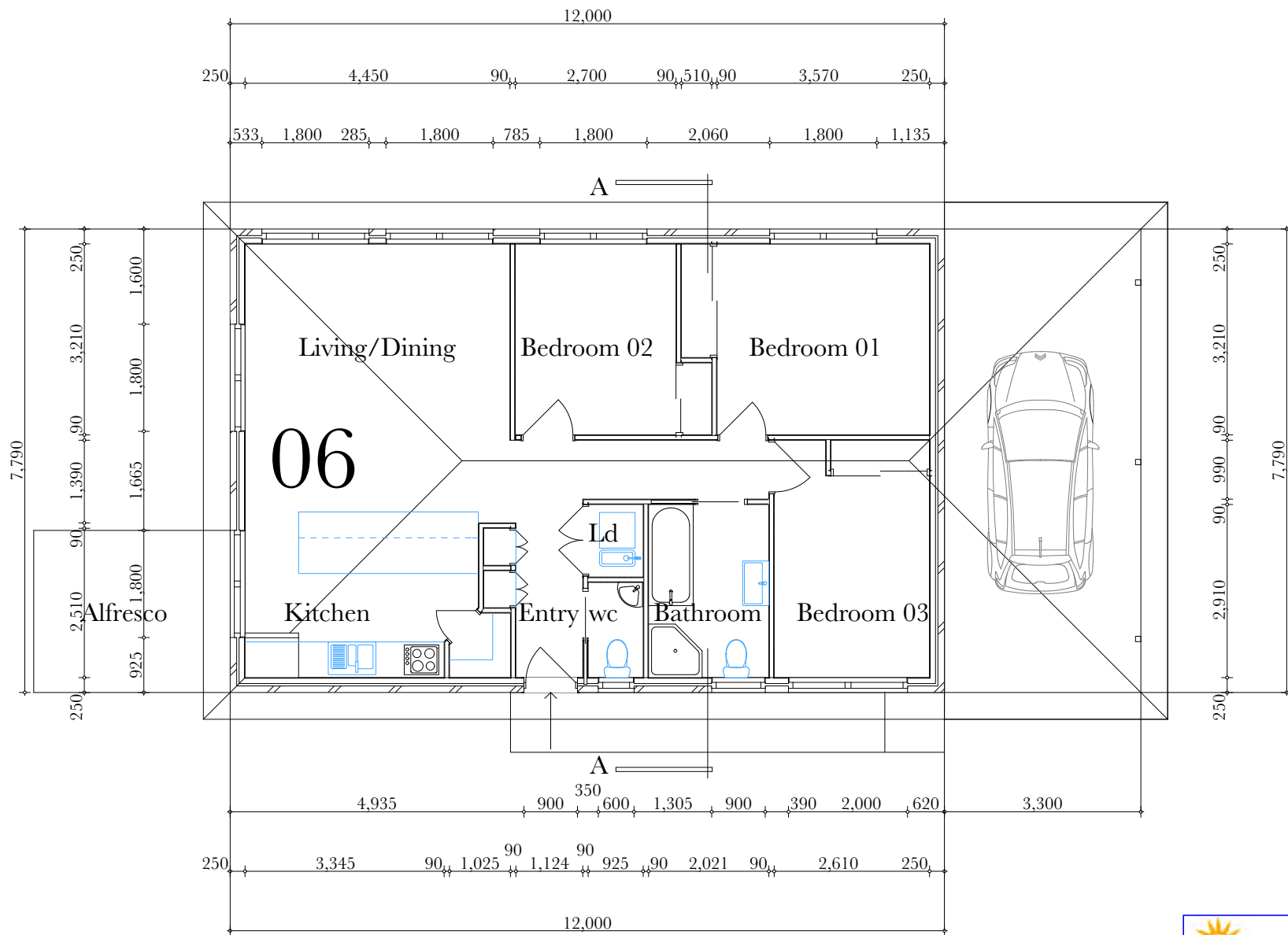
East Elevation



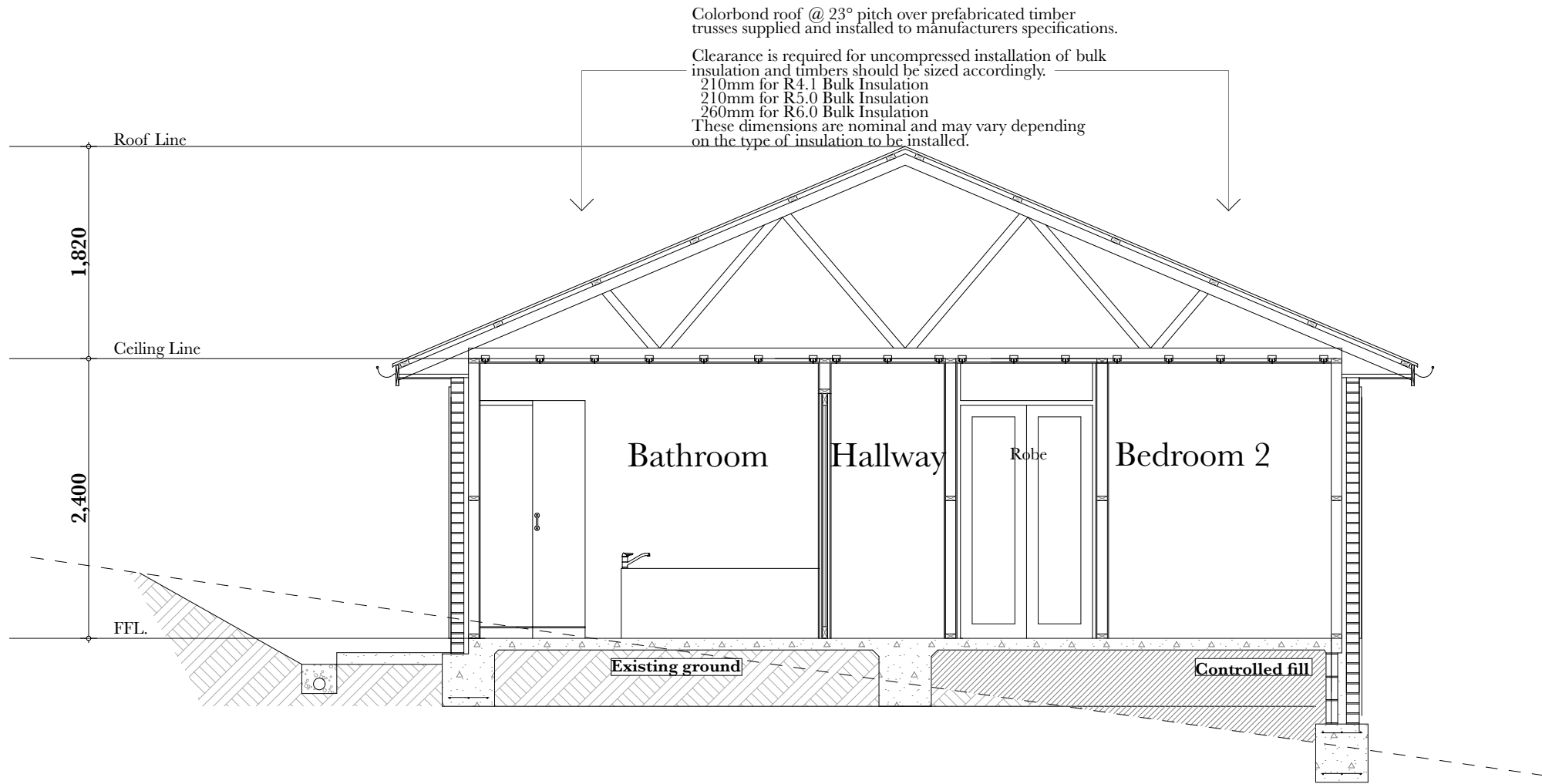
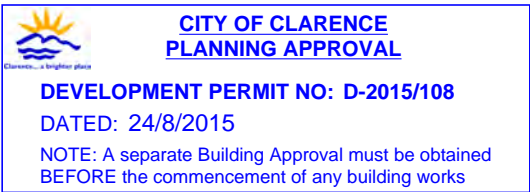
North Elevation



South Elevation



Proposed Floor Plan Unit 06
Scale 1:100
93.50m2



Section A A
Scale 1:50

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Scale As shown	Paper A3	Drawn LJ	Date Dec.14
JOB N° 2014/25	SHEET A-09	ISSUE	
PLOT DATE: 01 JUNE 2015			

Client:

Jim Tsiakis

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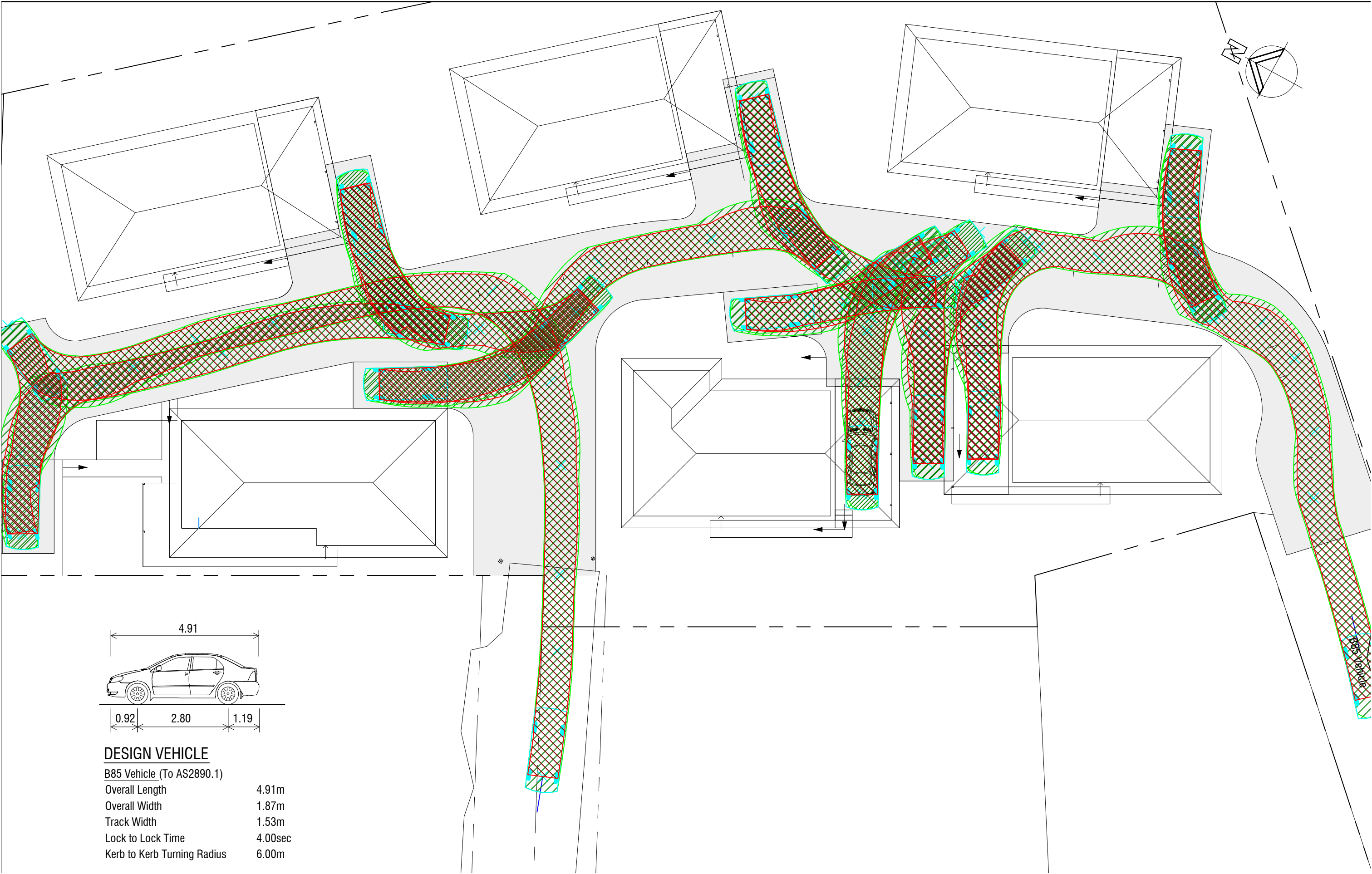


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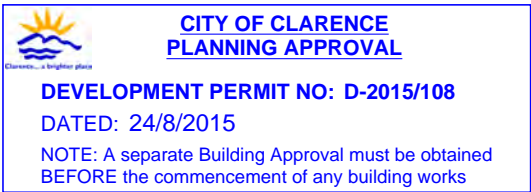
34 Silwood Avenue
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Phone: (03) 6244 4850
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Email: maparch@netspace.net.au

TCC No: 1003
QCC No: 4833



DESIGN VEHICLE	
B85 Vehicle (To AS2890.1)	
Overall Length	4.91m
Overall Width	1.87m
Track Width	1.53m
Lock to Lock Time	4.00sec
Kerb to Kerb Turning Radius	6.00m

Vehicle Manoeuvring Plan Scale 1:300



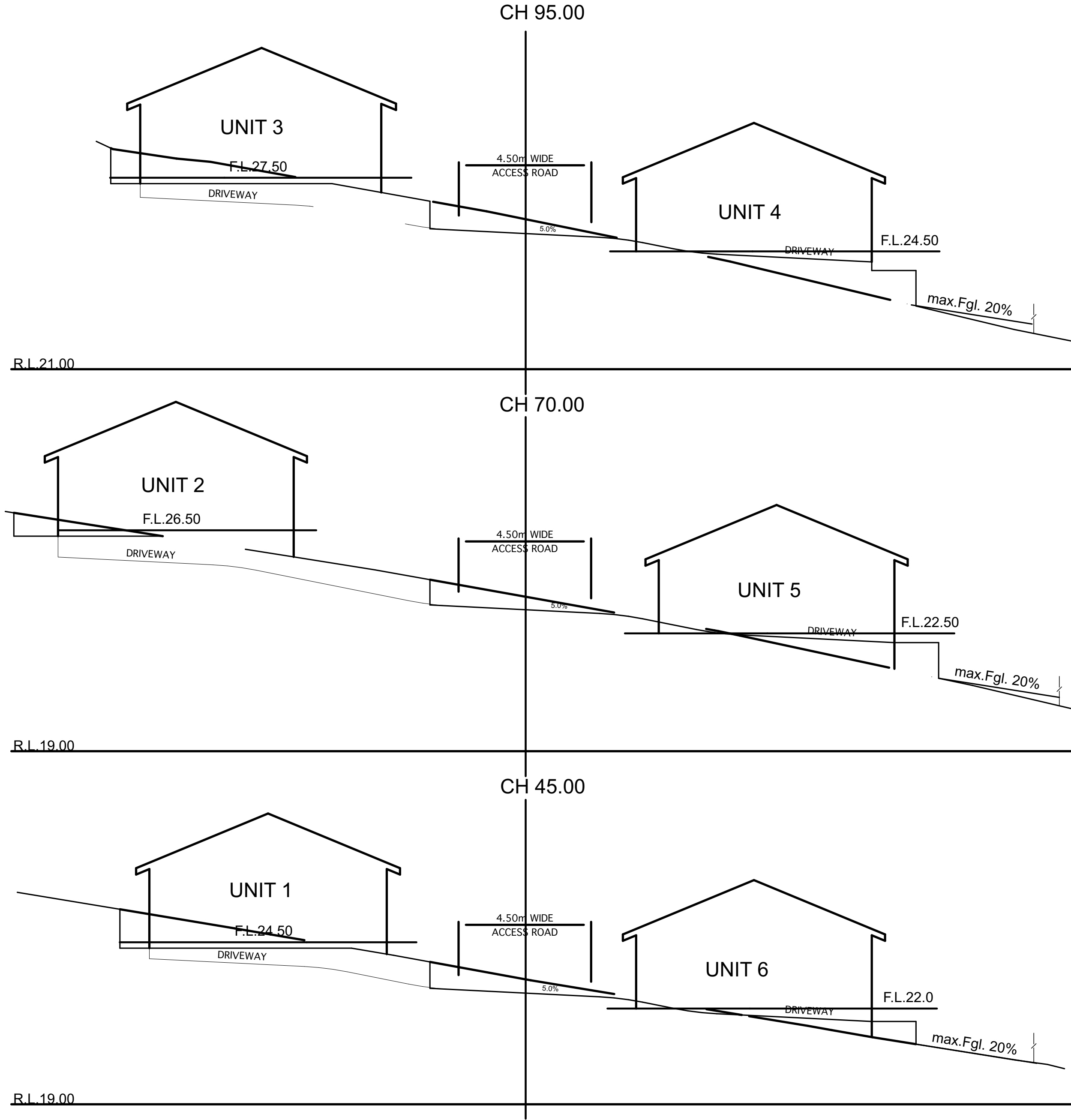
PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
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C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

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PLOT DATE: 01 JUNE 2015			



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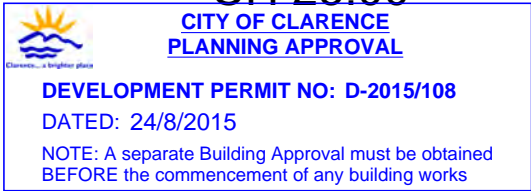
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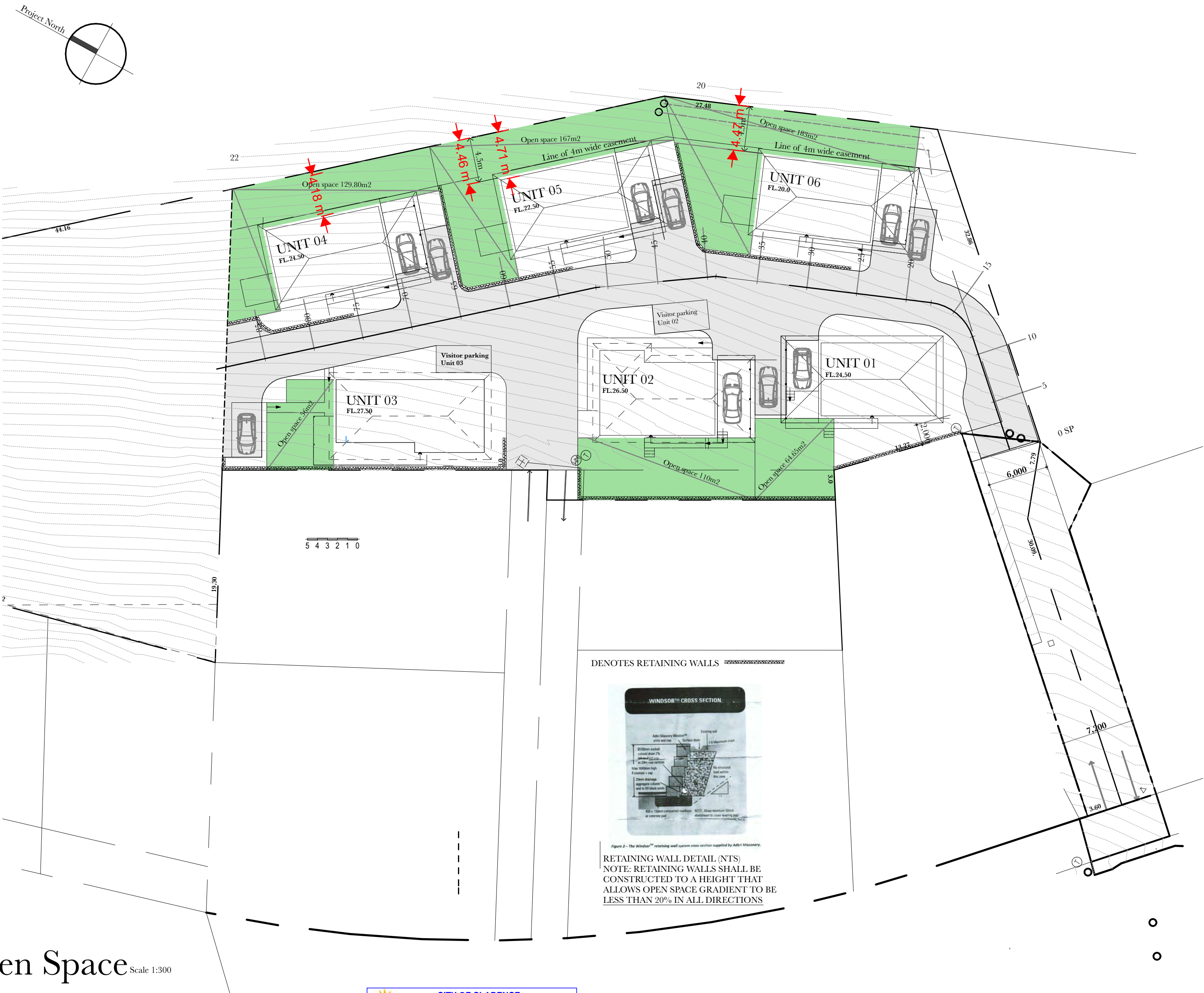
Cross Sections

Scale 1:100




OPEN SPACE

Maximum grade to all open space area 1 in 4



Site - Open Space Scale 1:300



**CITY OF CLARENCE
PLANNING APPROVAL**

DEVELOPMENT PERMIT NO: D-2015/108

DATED: 24/8/2015

NOTE: A separate Building Approval must be obtained BEFORE the commencement of any building works

Client:

Jim Tsiakis

Site Address:

30 Dumbarton Drive
Geilston Bay

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CJA Ph: 6224 4869
C.Johnstone& Associates M: 0417 506 525

Surveyor:

Surveyor: Building

Scale As shown	Paper A3	Drawn LJ	Date Dec.14
JOB N° 2014/25	SHEET A- 12	ISSUE	
PLOT DATE: 01 JUNE 2015			

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Scale As shown	Paper A3	Drawn Lj	Date Dec.14
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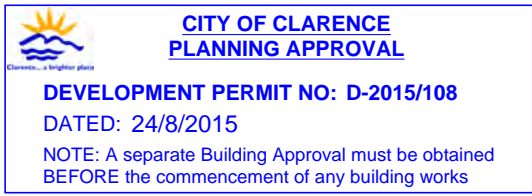
PLANTING SCHEDULE

Key	Botanical Name	Common Name	Mature Height	Mature Width	Pot Size	Quantity
Bm	Banksia marginata	Banksia	5m	3m	35L	8
Wjg	Westringia 'Jervis Gem'	Westringia	1m	1m	200mm	75
Mlg	Magnolia 'Little Gem'	Little Gem	5m	3m	45L	8
Chp	Callistemon 'Hot Pink'	Bottlebrush	1.5m	1.5m	200mm	88
Ca	Chysocephalum opiculatum	Common Everlasting				130
As	Acmena smithii 'Moonlight Flame'	Lilly Pilly	1.0m	0.7m	200mm	18

HARDWORKS LEGEND

- Concrete patio/paths
- Black Gumbark 100mm deep
- Lawn Area-Roll turf
- Concrete Unit Pavers
- 1.8m high Colorbond fence(Pale Eucalypt)
- Privacy Screen 1.8m High (Modwood 'Silver Gum)
- Clothes Line

Landscape Plan Scale 1:300



PROJECT CONSULTANTS:

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CJA Ph: 6224 4869
C. Johnstone & Associates M: 0417 506 525

Surveyor:

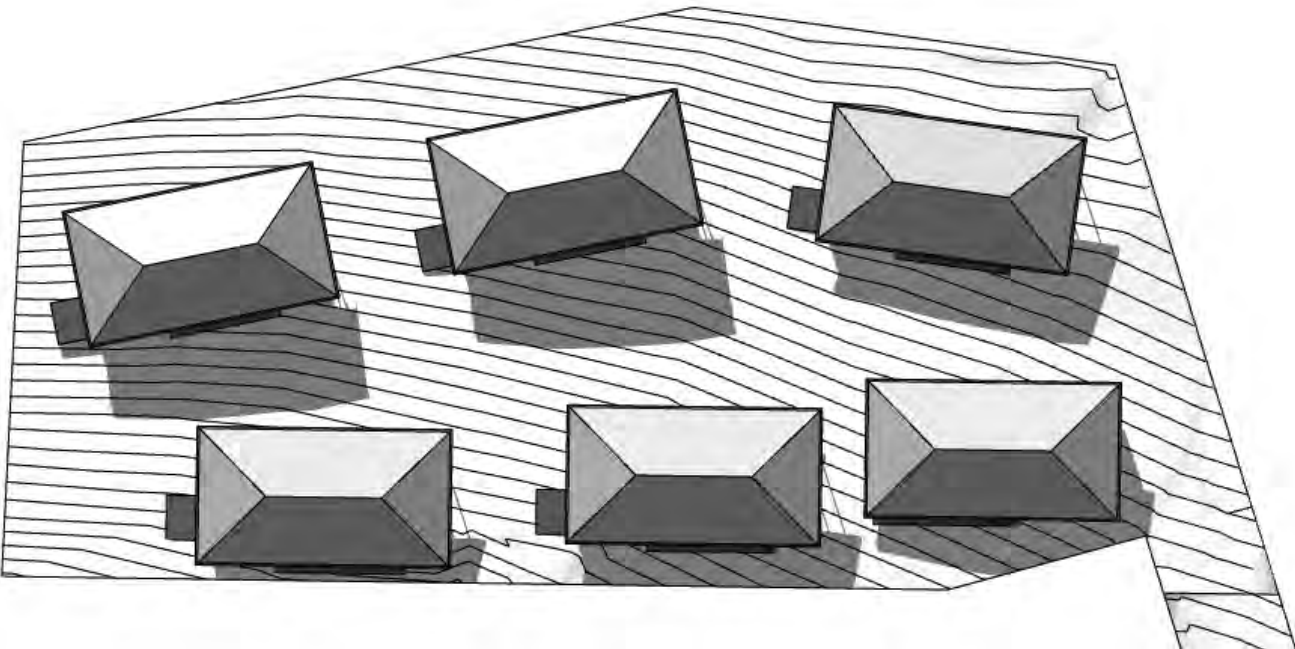
Surveyor: Building

Hobart.010

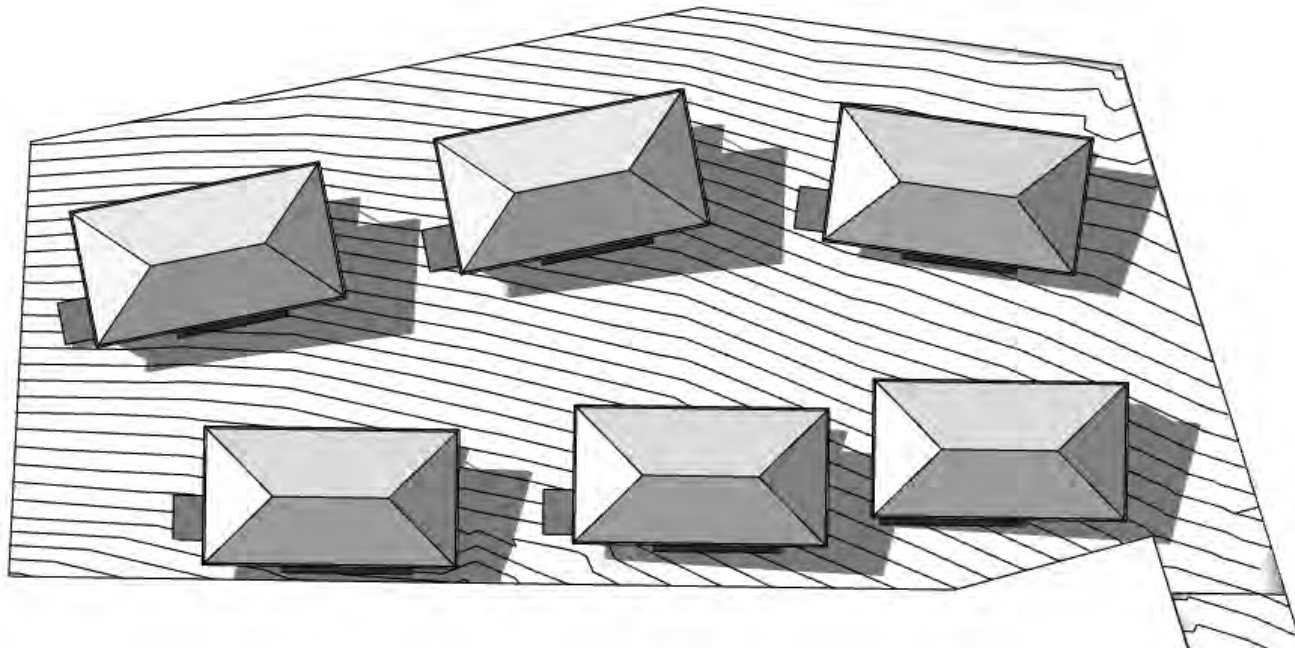
Local time of rise and set

	Sun	Mercury	Venus	Mars	Jupiter	Satin
June 21	7.41 - 16.44	6.56 - 16.01	10.14 - 19.40	11.29 - 22.22	0.20 - 12.32	12.24 - 0.10
December 21	4.28 - 19.51	4.22 - 19.17	2.10 - 15.59	5.14 - 20.39	11.40 - 0.11	0.56 - 13.36

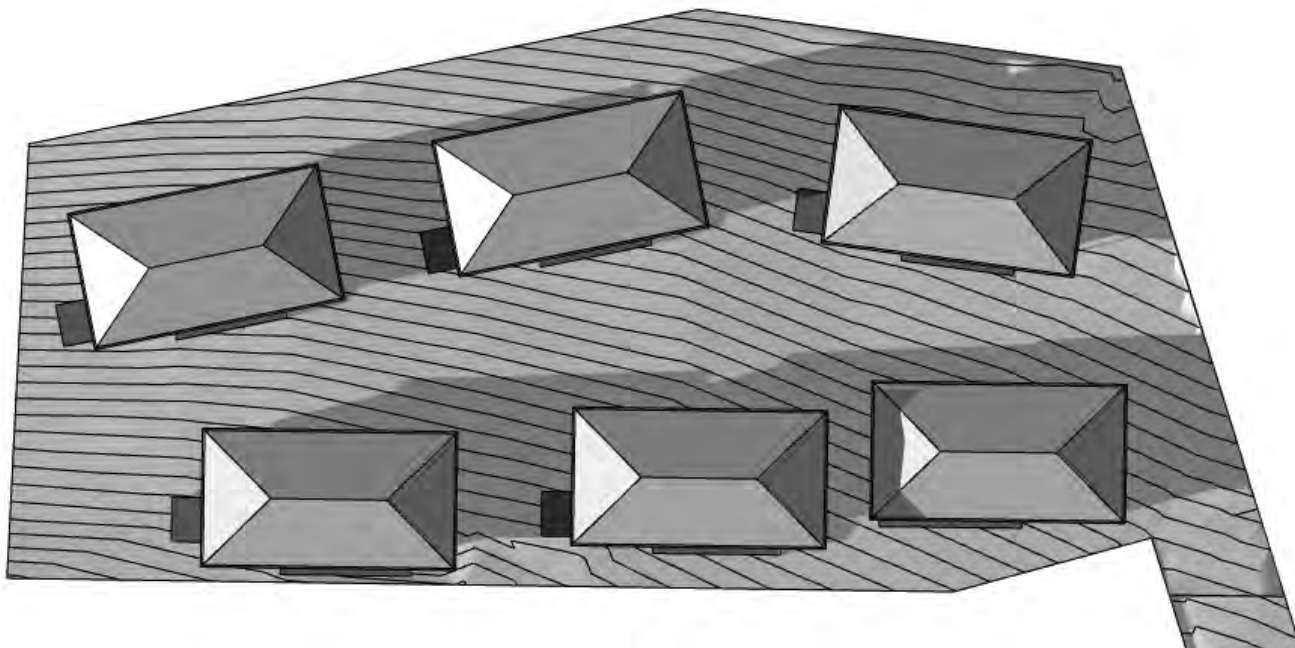
9am June 21



12pm June 21

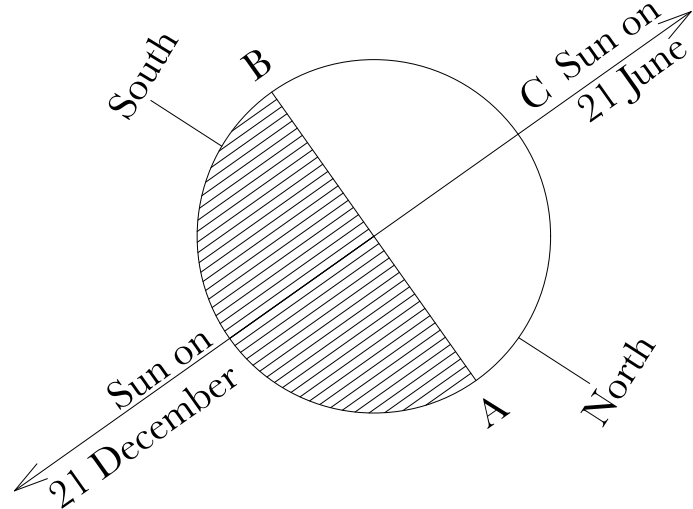
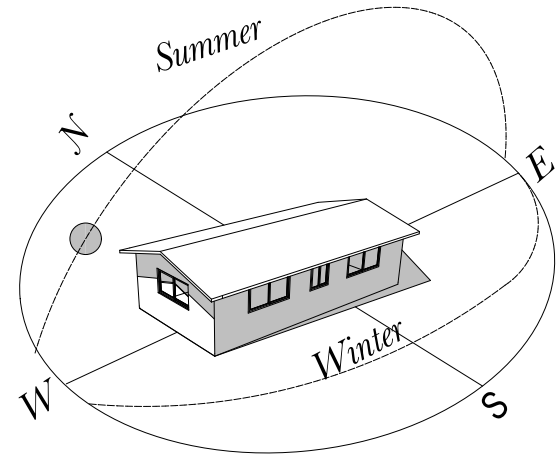


3pm June 21



Shadow Diagrams

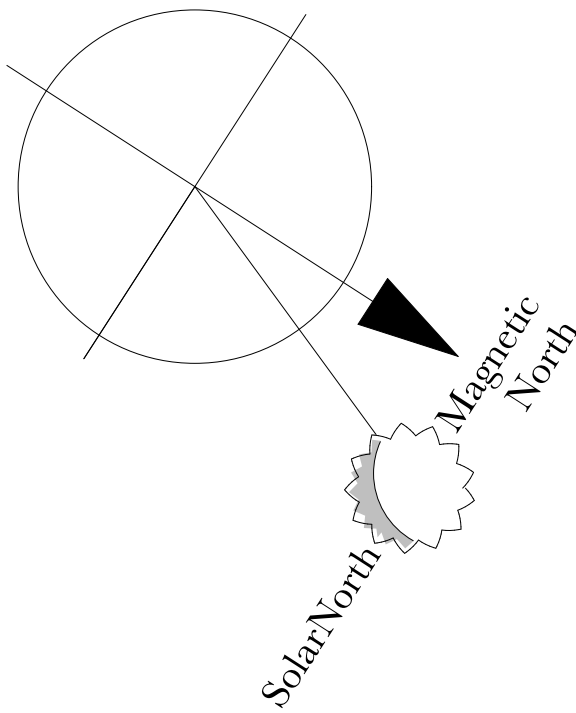
NTS



Summer and Winter

The boundary AB between sunlight and shadow - between day and night - is always perpendicular to the Earth - Sun line,as it was in the example shown at the beginning.

But because of the tilted axis,as each point on Earth is carried on its daily trip around the rotating Earth,,the part of the trip spent in daylight (unshaded part of the drawing) and in the shadow (shaded)are usually not equal.North of the equator, day is longer than night,and when we get close enough to the north pole,there is no night at all.The sun is then always above the horizon and it just makes a 360-degree circuit around it.That part of Earth enjoys summer.



City of Clarence Planning Approval

Development Permit No: D-2015/108

Dated: 24/8/2015

Note: A separate Building Approval must be obtained before the commencement of any building works

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Scale	Paper	Drawn	Date
As shown	A3	LJ	Dec.14

JOB N°	SHEET	ISSUE
2014/25	A-14	

PLOT DATE: 01 JUNE 2015

PROJECT CONSULTANTS:

Engineer: Engineering 2 Construction. Contact: Greg Carpenter
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Surveyor:

Surveyor: Building

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30 Dumbarton Drive, GEILSTON BAY (including access over 22, 26, 28a & 32 Dumbarton Drive)



View of the access between 28 & 34 Dumbarton Drive to from Dumbarton Drive



View of the site looking north



View of the site looking south.



View of the access between 22 & 26 Dumbarton Drive.

11.3.7 DEVELOPMENT APPLICATION D-2018/724 - 8 AND 10 PETCHEY STREET AND 16 KING STREET, BELLERIVE - BOUNDARY ADJUSTMENT, PARTIAL DEMOLITION, CHANGE OF USE TO VISITOR ACCOMMODATION FOR THE EXISTING HERITAGE BUILDING AND 15 MULTIPLE DWELLINGS

(File Nos D-2018/724 and SD-2018/55)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a Boundary adjustment, partial demolition, change of use to visitor accommodation for the existing Heritage Building and 15 Multiple Dwellings at 8 and 10 Petchey Street and 16 King Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Historic Heritage, Road & Rail Assets, Parking & Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). Planning Directive No 6 Exemption and Standards for Visitor Accommodation in Planning Schemes is also applied to the proposal. In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory period which expires on 8 March 2019 having been extended by the Tasmanian Heritage Council to 56 days under s57(6)(b)(ii) of the Act.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 13 representations were received raising the following issues:

- traffic congestion;
- streetscape and heritage character;
- stormwater run-off;
- overlooking;
- overshadowing;
- property values;
- density;

- the Bellerive Social Institute (heritage building);
- demolition of 10 Petchey Street;
- loss of views;
- waste collection;
- outside building envelope/height;
- boundary adjustment and amalgamation;
- Heritage protection;
- visitor accommodation; and
- construction conditions.

RECOMMENDATION:

- A. That the Development Application for Boundary adjustment, partial demolition, change of use to visitor accommodation for the existing Heritage Building and 15 Multiple Dwellings at 8 and 10 Petchey Street and 16 King Street, Bellerive (CI Ref D-2018/724) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLAN [rear door height of the heritage building increased or a high-light included to achieve more appropriate vertical proportions and privacy screening to the north facing balcony balustrades of Units 6 and 7].
 3. GEN AM4 – CONSTRUCTION HOURS.
 4. GEN C1 – ON-SITE CAR PARKING.
 5. GEN C3 – PARKING DURING CONSTRUCTION [Adequate].
 6. GEN S1 – SIGN CONSENT.
 7. All separate titles of the subject land must be consolidated into one title or be the subject of titles created under the Strata Titles Act 1998 prior to the commencement of use of the multiple dwellings.
 8. All works within the heritage listing at 8 Petchey Street must be in accordance with the recommendations of the Heritage Impact Assessment and Statement of Compliance prepared by Praxis Environment and dated November 2018. In particular, prior to the lodgement of an application for a Building Permit, details must be submitted to, and approved by, Council's Manager City Planning which specifies the methodology and actions for ensuring that the heritage building is protected during works and made adequately weatherproofed and secure ahead of the reinstatement of the rear wall.

9. The development must meet all required Conditions of Approval specified by the Tasmanian Heritage Council Notice of Heritage Decision dated 8 February 2019 (File No. 07-64-52 THC).
10. ENG A2 – CROSSOVER CHANGE.
11. ENG A5 – SEALED CAR PARKING.
12. ENG A7 – REDUNDANT CROSSOVERS.
13. ENG S1 – INFRASTRUCTURE REPAIR.
14. ENG S11 – SEALING OF SERVICES.
15. ENG M1 – DESIGNS DA.
16. ENG M5 – EROSION CONTROL.
17. Detailed engineering designs prepared for this development must include adequate provision to collect stormwater from the rear of Units 6, 7, 8 and 9 and for all stormwater to be discharged into a piped Council stormwater system.
18. The development must meet all required Conditions of Approval specified by TasWater notice dated 10 December 2018 (TWDA 2018/01985-CCC).

ADVICE

A site and soil water management plan should form part of the certified documents for a Building Permit, including how materials will be removed, stored and managed on-site during the demolition and building phases of the work. Should any hazardous materials be found to be present in the existing building to be demolished, these must be handled in an appropriate and safe manner and disposed of in accordance with legislative requirements. The demolition of the existing building will require certification by your Building Surveyor and the issue of Building Permit (Demolition Work). A site management plan should also be provided detailing how works will be managed on-site and how traffic and access to and from the site will be managed. All services must be adequate in size and capacity to service proposed development.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2018/724 - 8 AND 10 PETCHEY STREET AND 16 KING STREET, BELLERIVE - BOUNDARY ADJUSTMENT, PARTIAL DEMOLITION, CHANGE OF USE TO VISITOR ACCOMMODATION FOR THE EXISTING HERITAGE BUILDING AND 15 MULTIPLE DWELLINGS /contd...

ASSOCIATED REPORT**1. BACKGROUND**

The site has an extensive planning history. Of particular relevance to this application is the May 1997 approval for a Church in a Residential “D” zone, the May 2018 approval for a boundary adjustment between 8 Petchey Street and 16 King Street (which was not sealed but is similar to that proposed by this application), and approved urgent amendment UA-CLA-UA10-2016 to rezone 8 Petchey Street, Bellerive and the adjacent road reserve from Community Purpose to General Residential.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme and Planning Directive No 6.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 9.3 – Adjustment of a boundary;
- Section 9.7.2 – Subdivision;
- Section 10 – Residential Zone;
- Part E – Historic Heritage, Road and Rail Assets, Parking and Access and Stormwater Management Codes; and
- Planning Directive No 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site comprises 8 and 10 Petchey Street and 16 King Street, Bellerive.

No 8 Petchey Street has an area of 5,310m² which comprises the Energizer Church buildings and associated car parking. It also contains a building listed on the Tasmanian Heritage Register (ID 989) which is described as the Former Library and Institute Building. No 10 Petchey Street comprises a weatherboard single dwelling on a 567m² lot. Both properties are owned by Hobart Christian Life Centre Inc. The remaining property included within the application is 16 King Street which comprises a single dwelling.

Notwithstanding, the areas described in the 7 titles (a combined area of 5,877m²) for 8 and 10 Petchey Street, the applicant has had the site resurveyed. The area recorded by the survey is significantly smaller at 5,266m², and is more reliable than that provided for by the titles.

3.2. The Proposal

The proposal comprises the following:

- Consolidation of titles CT 218311/1, CT 12272/6, CT 215493/1, CT 222744/1, CT 20370/1, CT 108738/2 and CT 12272/5;
- 15 two storey Multiple dwellings;
- Demolition of buildings currently used by the Energizer Church;
- Works and demolition to a Heritage building;
- Change of use to "visitor accommodation" in the existing historic "Former Library and Institute Building" on CT 12272/6; and

- Boundary adjustment to transfer approximately 85m² to 16 King Street from the existing 8 Petchey Street title CT 108738/2. 16 King Street will increase in size from approximately 605m² to 690m². Nos 8 and 10 Petchey Street will be reduced from 5,266m² to 5,181m² (as resurveyed). The adjustment will give 16 King Street additional area around the dwelling.

The application additionally is supported by the following:

- Planning Report prepared by JMG Engineers & Planners and dated November 2018;
- Demolition Report prepared by Spectran and dated 2 October 2018;
- Traffic Impact Assessment prepared by Milan Prodanovik and dated November 2018;
- Services Report prepared by JMG Engineers & Planners and dated October 2018; and
- Heritage Impact Assessment and Statement of Compliance prepared by Praxis Environment and dated November 2018.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and Historic Heritage, Road & Rail Assets, Parking & Access and Stormwater Management Codes along with Planning Directive No 6 with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.3.1 A1	Non-Residential Use	Hours of operation must be within 8.00am to 6.00pm, except for office and administrative tasks or visitor accommodation.	Visitor accommodation is the only non-residential use proposed and will be operational outside these hours.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.3.1 as follows.

Performance Criteria	Proposal
<i>"Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent".</i>	The hours of operation of a 2 bedroom self-contained visitor accommodation unit will not be unreasonable given the similarity of the use to that of a residential unit.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.3.1 A2	Non-Residential Use	Noise emissions measured at the boundary of the site must not exceed the following: <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 8.00am to 6.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am; (c) 65dB(A) (LAmax) at any time. 	There is no information to identify compliance.

		<p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
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The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.3.1 as follows.

Performance Criteria	Proposal
<i>“Noise emissions measured at the boundary of the site must not cause environmental harm”.</i>	The noise generated by the operation of a 2 bedroom self-contained visitor accommodation unit will not be unreasonable given the similarity of the use to that of a residential unit.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.3.1 A3	Non-Residential Use	<p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6.00pm and 8.00am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>	Insufficient details provided.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.3.1 as follows.

Performance Criteria	Proposal
<p><i>“External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</i></p> <p><i>(a) level of illumination and duration of lighting;</i></p> <p><i>(b) distance to habitable rooms in an adjacent dwelling”.</i></p>	<p>The lighting emissions by the operation of a 2 bedroom self-contained visitor accommodation unit will not be unreasonable given the similarity of the use to that of a residential unit.</p>

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(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); and</p>	All units have insufficient private open space in the form of first floor decks.

		<p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
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The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>The applicant has demonstrated that every multiple dwelling has access to a deck on the first floor which is greater than 12m² in area (with a minimum dimension of 2.73m) providing an area that is capable of serving as an extension of the dwelling.</p> <p>The first floor decks associated with each unit are directly accessible from the first floor open plan living areas.</p>

<p>(ii) <i>orientated to take advantage of sunlight</i>".</p>	<p>The decks are oriented to receive a minimum of 3hrs of sunlight to at least 50% of the deck area on 21 June.</p> <p>In addition to first the floor private open space, all units are provided with a minimum of 77m² yard area accessible from the ground floor, which is conveniently located in relation to the downstairs bedrooms, via the garage of each multiple dwelling. These yard areas provide additional private open space capable of serving as an extension to the dwelling for more active outdoor relaxation and children's play.</p> <p>Based on the above the proposed development is considered to satisfy all elements of the Performance Criteria.</p>
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General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A1	Sunlight and overshadowing for all dwellings	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	All units except 1, 6, 8 and 9 do not comply

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.4.4 as follows.

Performance Criteria	Proposal
<p><i>"A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)".</i></p>	<p>The units which do not comply with the acceptable solution comply with the Performance Criteria. Analysis of compliance is as follows.</p> <p>Unit 2 - W11 and W12 (W = window) are awning (top hung) windows positioned 34.5 degrees east of north, which allow sunlight into the living and dining room areas between 9.00am and 3.00pm on 21 June.</p>

	<p>Unit 3 - W10 is an awning window which allows sunlight to enter the living room between 12 noon and 3.00pm on 21 June. W11 is a glass sliding door which allows sunlight into the dining room between 12 noon and 3.00pm on 21 June. Both are positioned 36 degrees west of north.</p> <p>Unit 4 - W19 is a glass sliding door positioned at 54 degrees east of north which allows sunlight into the living room between 11.00am and 2.00pm on 21 June. W20, W21 and W22 are awning windows; all 3 are positioned 36 degrees west of north and allow sunlight into the living and dining room between 11.00am and 2.00pm on 21 June.</p> <p>Unit 5 - W19 is a glass sliding door positioned at 33.4 degrees west of north, which allows sunlight into the living room between 11.00am and 3.00pm on 21 June. W20, W21 and W22 are awning windows positioned at 56.6 degrees east of north, which allow sunlight into the living/dining area between 9.00am and 1.00pm on 21 June.</p> <p>Unit 7 - W11 is an awning window positioned 60 degrees east of north, which allows sunlight into the living room between 9.00am and 12 noon on 21 June. W13 is an awning window positioned at 60 degrees east of north, which allows sunlight into the kitchen between 9.00am and 10.00am on 21 June.</p> <p>Unit 10 - W16 is a glass sliding door 36 degrees west of north, which allows sunlight into the living room between 11.00am and 2.00pm on 21 June. W11, W12 and W15 are awning windows positioned 54 degrees east of north and allow sunlight into the living room and kitchen between 10.00am to 1.00pm on 21 June.</p>
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	<p>Unit 11 - W12, W13 are positioned 54 degrees east of north and allow sunlight into the dining area between 10.00am and 2.00pm on 21 June. W20, W21 and W22 are positioned 36 degrees west of north and allow sunlight into the living and dining room area between 11.00am and 3.00pm on 21 June.</p> <p>Unit 12 - All windows are awning windows positioned at 54 degrees (east of north) W27 and W29 allow sunlight into the living room area between 11.00am and 2.00pm on 21 June. W30 allows sunlight into the kitchen between 10.00am and 11.00am on 21 June.</p> <p>Unit 13 - W 11, W12 and W15 are awning windows positioned 54 degrees east of north. W11 and W12 allow sunlight into the living room area between 11.00am and 2.00pm on June 21. W15 allows sunlight into the kitchen area between 10 am and 2 pm on 21 June. W16 is a stacking glass sliding door 36 degrees west of north which allows sunlight into the living room between 11.00am and 3.00pm on 21 June.</p> <p>Unit 14 - W 11, W12 and W15 are awning windows positioned at 54 east degrees of north. W11 and W12 allow sunlight into the living room area between 11.00am and 2.00pm on 21 June. W15 allows sunlight into the kitchen area between 11.00am and 2.00pm on 21 June. W16 is a stacking glass sliding door 36 degrees west of north which allows sunlight into the living room between 11.00am and 3.00pm on 21 June.</p>
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	Unit 15 - W 8 and W 9 are awning windows positioned at 51.4 degrees east of north, which allow sunlight into the dining room between 10.00am and 2.00pm on 21 June. W16, W17 and W18 are awning windows positioned at 38.6 degrees west of north, which allow sunlight into the dining and living areas between 11.00am and 3.00pm on 21 June.
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General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A1	Privacy for all dwellings	<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p>	<p>The decks for all units have finished floor levels more than 1m above natural ground level. All decks are setback more than 6m from a window or glazed door, to a habitable room or from a deck of another dwelling on the same site with the exception of the decks of Units 2, 3, 4, 7, 8, 9, 10 and 14.</p>

		(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	
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The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.4.6 as follows:

Performance Criteria	Proposal
<p><i>“A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</i></p> <p><i>(a) a dwelling on an adjoining lot or its private open space; or</i></p> <p><i>(b) another dwelling on the same site or its private open space; or</i></p> <p><i>(c) an adjoining vacant residential lot”.</i></p>	<p>All decks are designed to have setbacks more than 3m from side boundaries and more than 4m from rear boundaries which is considered appropriate to minimise potential overlooking of dwellings on adjoining lots or their private open space P1 (a). Visitor car parking spaces 3 and 4 have setbacks from the rear property boundary ranging from 1m to 3.5m. A 1.7m high timber paling fence will be built along the rear boundary to provide privacy to the adjoining properties P1(a). Units 1, 5, 6, 11, 12, and 13 are designed to have decks which are more than 6m from a window or glazed door, to a habitable room or from a deck of another dwelling on the same site which is considered appropriate to minimise overlooking such spaces for dwellings on the same site P1 (b).</p> <p>As shown on Unit 1 Window Schedules all of these windows W2, W12, W13 and W16 will contain opaque glass to provide privacy between adjacent units. As shown on the Unit 2 Window Schedules, W13 will contain opaque glass; and as shown on the Unit 5 Window Schedule, W16 and W17 will contain opaque glass to provide privacy between adjacent units.</p>

	<p>As shown on the Unit 3 Window Schedule, W8 will contain opaque glass to provide privacy for Unit 3 from potential overlooking from the deck of Unit 4. As shown on the Unit 8 Window Schedule, W12 will contain opaque glass to provide privacy for Unit 11 from potential overlooking from the deck of Unit 9.</p> <p>As shown on the Unit 11 Window Schedule, W16 will contain opaque glass to provide privacy for Unit 11 from potential overlooking from the deck of Unit 10. As shown on the Unit 15 Window Schedule W12 will contain opaque glass to provide privacy for Unit 15 for potential overlooking from the deck of Unit 14.</p> <p>It is considered that these provisions will maintain privacy between the dwellings and the area of private open space for each unit P1 (b).</p> <p>The decks of Units 7 and 8 are separated by 5.03m. A screen will be included on the south-eastern side of the deck of Unit 7. The screen is to be 1.7m high and be constructed of opaque material to prevent overlooking of the decks of Units 7 and 8 respectively. The potential shadow from such a screen will not prevent the private open space of Unit 8 from receiving at least 4 hours of sun between the hours of 9.00am and 4.00pm on 21 June – as indicated in Table 3 above P1 (b).</p> <p>There are no vacant adjoining sites therefore P1 (c) is not applicable.</p> <p>It is considered that the proposed development achieves all applicable elements of Performance Criteria P1.</p>
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General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A2	Privacy for all dwellings	<p>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4m from a rear boundary; and</p> <p>(iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p>	<p>Does not comply.</p> <p>The living areas for all units have finished floor levels more than 1m above natural ground level. Parking spaces are located at ground level.</p> <p>An assessment of dwellings on the same site, where the separation distance between exterior walls of units is less than 6m, is provided below:</p> <ul style="list-style-type: none"> • Unit 15 to Unit 14 – not applicable – north-west wall of Unit 14 has no windows on the first floor that could overlook window W12 of Unit 15. • Unit 14 to Unit 13 – not applicable – north east wall of Unit 14 has no first floor windows. • Unit 11 to Unit 10 – not applicable – the north west wall of Unit 10 has no windows on the first floor that could overlook W16 of Unit 11. • Unit 9 to Unit 8 – the window in the north west wall of Unit 9 has a lintel 1.7m above floor level preventing overlooking of window W12 in the south eastern wall of Unit 8 complying with A2 b (ii).

		<p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<ul style="list-style-type: none"> • Unit 8 to Unit 7 – not applicable – the south-east wall of Unit 7 contains no windows for the 3 windows in north-west wall of Unit 8 (W16, W17 and W18) to overlook. • Unit 3 to Unit 5 – not applicable - the north-east wall of Unit 3 has no windows on the first floor that could overlook window W16 of Unit 5. • Unit 4 to Unit 3 – are 3m apart and 3 windows (W20, W21 and W22) in north-west wall of Unit 4 can potentially look into bedroom windows W7 and W8 in the south-east wall of Unit 3. • Unit 2 to Unit 1 – the window (W9) in the north-west wall of Unit 2 is offset by more than 1.5m from the windows (W12 and W13) in the south east wall of Unit 1 complying with A2 b (i)
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The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.4.6 as follows.

Performance Criteria	Proposal
<p><i>“A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i></p> <p><i>(a) window or glazed door, to a habitable room of another dwelling; and</i></p>	<p>Complies:</p> <p>The distance between Units 4 and 3 require that the proposed development is assessed against Performance Criteria P2.</p>

<p>(b) <i>the private open space of another dwelling; and</i></p> <p>(c) <i>an adjoining vacant residential lot”.</i></p>	<p>All units are located so as to have side boundary setbacks greater than 3m and rear boundary setbacks of 4m or greater, which is considered an appropriate design to prevent overlooking windows or glazed doors to habitable rooms and the private open space of another dwelling on adjoining lots P2 (a) and (b). In relation to the dwellings within the development site – it is proposed that windows W7 and W8 in the south-east wall of Unit 3 will be of opaque glass to allow for light penetration whilst providing privacy P2 (a) and (b).</p> <p>The private open space for each unit is provided in the form of a deck and adequate treatments have been incorporated into the design to adequately maintain privacy as detailed under P1 above. [P2 (a) and (b)]. The site does not adjoin any vacant residential lots P2(c) is not applicable.</p>
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General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.6.3	Ways and Public Open Space	No Acceptable Solution.	The proposal is for an amalgamation of lots

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.6.3 as follows.

Performance Criteria	Proposal
<p><i>“The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <p>(a) <i>connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></p> <p>(b) <i>connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></p>	<p>Due to the amalgamation of lots, none of the performance criteria conflict.</p>

<p>(c) <i>connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i></p> <p>(d) <i>convenient access to local shops, community facilities, public open space and public transport routes is provided;</i></p> <p>(e) <i>new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i></p> <p>(f) <i>provides for a legible movement network;</i></p> <p>(g) <i>the route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority;</i></p> <p>(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council policy.</i></p> <p>(i) <i>new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</i></p> <ul style="list-style-type: none"> <i>(i) the width of the way;</i> <i>(ii) the length of the way;</i> <i>(iii) landscaping within the way;</i> <i>(iv) lighting;</i> <i>(v) provision of opportunities for 'loitering';</i> <i>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment)".</i> 	
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Road and Railway Assets Code

Clause	Standard	Acceptable Solution	Proposed
E5.5.1 A3	Existing road accesses and junctions	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	The applicant proposes to close off and remediate the existing access to 8 Petchey Street and create a new access further to the north on the frontage of the consolidated lot.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause E5.5.1 as follows.

Performance Criteria	Proposal
<p><i>“Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <p>(a) <i>the increase in traffic caused by the use;</i></p> <p>(b) <i>the nature of the traffic generated by the use;</i></p> <p>(c) <i>the nature and efficiency of the access or the junction;</i></p> <p>(d) <i>the nature and category of the road;</i></p> <p>(e) <i>the speed limit and traffic flow of the road;</i></p> <p>(f) <i>any alternative access to a road;</i></p> <p>(g) <i>the need for the use;</i></p> <p>(h) <i>any traffic impact assessment; and</i></p> <p>(i) <i>any written advice received from the road authority”.</i></p>	<p>The Traffic Impact Assessment (TIA) undertaken by Milan Prodanovic indicates that the development, when fully occupied, is likely to generate some 83 vehicle movements per day and around 9 vehicles/hour during peak traffic periods for the multiple dwellings and another 2-4 vehicle movements per day for the visitor accommodation use.</p> <p>The current site has provision for approximately 80 off street car parking spaces. There are no figures available for current traffic patterns at the site. The TIA concludes that the proposed residential unit and visitor accommodation unit development can be supported on traffic grounds as it will not give rise to any adverse safety or operation traffic issues. This conclusion is accepted by Council’s Development Engineer.</p>

Road and Railway Assets Code

Clause	Standard	Acceptable Solution	Proposed
E5.6.4 A1	Sight distance at accesses, junctions and level crossings	Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and	The acceptable solution is for a safe intersection site distance of 80m on a road with a 50kph speed limit.

		(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	
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The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E5.6.4 as follows:

Performance Criteria	Proposal
<p><i>“The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</i></p> <p><i>(a) the nature and frequency of the traffic generated by the use;</i></p> <p><i>(b) the frequency of use of the road or rail network;</i></p> <p><i>(c) any alternative access;</i></p> <p><i>(d) the need for the access, junction or level crossing;</i></p> <p><i>(e) any traffic impact assessment;</i></p> <p><i>(f) any measures to improve or maintain sight distance; and</i></p> <p><i>(g) any written advice received from the road or rail authority”.</i></p>	<p>The applicant’s TIA has determined that the sight distances meet AS 2890.1 for acceptable stopping sight distances for an access to this type of development (which is 45 metres). The Acceptable Solution deals with a “safe intersection” distance, whereas the Australian Standard deals with a ‘safe stopping’ distance. Council’s Development Engineer accepts this conclusion.</p>

Parking and Access Code

Clause	Standard	Acceptable Solution	Proposed
E6.7.7 A1	Lighting of Parking Areas	Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, 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 AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	none proposed

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.7.7 as follows.

Performance Criteria	Proposal
<p><i>“Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) enables easy and efficient use of the area;</i> <i>(b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;</i> <i>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</i> <i>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</i> <i>(e) is appropriate to the hours of operation of the use”.</i> 	<p>The applicant’s TIA proposes that the Building Code of Australia requirements for lighting for residential development will ensure a sufficient level of lighting. The proposal is considered to be able to satisfy Performance Criteria P1.</p>

Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.1	Demolition	No acceptable solution	The proposal is for the demolition of unsympathetic modern extensions to the heritage building.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E13.7.1 as follows.

Performance Criteria	Proposal
<p><i>“Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</i></p>	<p>The proposed development does not involve the demolition of any significant fabric as the heritage building is retained. The proposal is for the demolition of modern additions which are unsympathetic to the heritage values of the original building. Council’s Heritage Advisor has reviewed the proposal and is agreeable to the demolition works proposed.</p>

<p>(a) <i>there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></p> <p>(b) <i>there are no prudent and feasible alternatives;</i></p> <p>(c) <i>important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></p> <p>(d) <i>significant fabric is documented before demolition”.</i></p>	
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Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.2 A1	Buildings and Works other than Demolition	No Acceptable Solution	The proposal is for the demolition of unsympathetic modern extensions to the heritage building.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E13.7.2 as follows.

Performance Criteria	Proposal
<p><i>“Development must not result in any of the following:</i></p> <p>(a) <i>loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</i></p> <p>(b) <i>substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place”.</i></p>	<p>The proposed 15 Multiple Dwellings are not on the heritage listing and therefore this clause is not applicable.</p> <p>The proposed works in the heritage building are of a minor nature (ie kitchen and bathroom fitout) and the reinstatement of a rear wall. It is unlikely that these will result in heritage impact given the low integrity of the interior.</p>

Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.2 A2	Buildings and Works other than Demolition	No Acceptable Solution	The proposal is for the demolition of unsympathetic modern extensions to the heritage building.

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause E13.7.2 as follows.

Performance Criteria	Proposal
<p><i>“Development must be designed to be subservient and complementary to the place through characteristics including:</i></p> <p><i>(a) scale and bulk, materials, built form and fenestration;</i></p> <p><i>(b) setback from frontage;</i></p> <p><i>(c) siting with respect to buildings, structures and listed elements;</i></p> <p><i>(d) using less dominant materials and colours”.</i></p>	All new development is outside of the current listing and therefore the criterion is not applicable.

Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.2 A3	Buildings and Works other than Demolition	No Acceptable Solution.	The proposal is for the demolition of unsympathetic modern extensions to the heritage building.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause E13.7.2 as follows.

Performance Criteria	Proposal
<p><i>“Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such”.</i></p>	<p>The proposed new rear wall will be rendered masonry which is compatible with the existing rendered masonry. The proposed new window is consistent with those existing.</p> <p>Notwithstanding, Council’s Heritage Advisor has suggested the rear door height be increased or a high-light included to achieve more appropriate vertical proportions.</p>

	A condition requiring an amended plan showing the change has been agreed to by the applicant and is included in the recommendation at the front of this report.
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Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.3 A1	Subdivision	No Acceptable Solution.	The proposal requires the amalgamation of the existing titles on and around the heritage property.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E13.7.3 as follows.

Performance Criteria	Proposal
<p><i>“A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</i></p> <p><i>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</i></p> <p><i>(b) ensuring a sympathetic pattern of subdivision;</i></p> <p><i>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required”.</i></p>	<p>There are no significant outbuildings and plantings identified as part of the title. The proposal will include the demolition of unsympathetic modern extensions and the creation of a cleared curtilage around the building which will provide a better setting.</p> <p>The proposal includes the amalgamation of lots. A further application is required under the Strata Titles Act for the creation of a strata title lot which will accommodate the heritage building in its entirety.</p> <p>The amalgamation of the existing titles will have no greater impact on the heritage values than currently exists.</p>

5. OTHER MATTERS UNDER THE SCHEME AND PLANNING DIRECTIVE

5.1. Planning Directive No 6

The proposal for Visitor Accommodation is Permitted development under Planning Directive No 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes. It meets all the acceptable solutions of the Directive as the building is “habitable” as defined by the Scheme, the floor area amounts to 122m² and the lot is not currently a lot, as defined in the Strata Titles Act 1998.

5.2. Minor Boundary Adjustment

The boundary adjustment between 8 Petchey Street and 16 King Street is a permitted development under Clause 9.3.1 of the Scheme because no additional lots are created; there is only minor change to the relative size, shape and orientation of the existing lots; no setback from an existing building will be reduced below the applicable minimum setback requirement; no frontage is reduced below the applicable minimum frontage requirement; and no lot boundary that aligns with a zone boundary will be changed.

6. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 13 representations were received. The following issues were raised by the representors.

6.1. Traffic Congestion

Representors contend that the development will add to traffic congestion in the Bellerive area and impact the intersection at Petchey and Queen Street.

- **Comment**

The applicant’s TIA estimates that the proposed residential development will generate around 9 vehicles per hour during peak traffic periods, which should also be considered in the context of an existing carpark of 80 car parking spaces. The predicted volumes do not suggest that peak traffic times in the Bellerive area will be significantly impacted or that particular junctions will be overloaded by the development. The issue has been considered by the applicant’s TIA and accepted by Council’s Development Engineer.

6.2. Streetscape and Heritage Character

Seven of the representors expressed concern about the impact of development on streetscape and heritage character of Bellerive Bluff, particularly the design of the proposed units and materials.

- **Comment**

Prior to the introduction of Planning Directive 4 in 2011 and more lately Planning Directive 4.1 in the current Scheme (2015), the Bellerive Bluff had additional planning controls. Attempts by Council to reintroduce similar controls have not been accepted by the Tasmanian Planning Commission. Aside from the small area affected by the Historic Heritage Code, the application site has no greater controls than any other General Residential zoned land in the municipality.

6.3. Stormwater Run-off

Several representors were concerned about the impact of stormwater on neighbouring development

- **Comment**

Currently there is a large expanse of sealed carpark which generates significant overland flows during peak events. The stormwater collection from individual roof areas, less expansive driveways and car parking areas in addition to more areas of soft landscaping will be a significant improvement on existing conditions. Notwithstanding, a condition is proposed requiring detailed engineering designs which must include adequate provision to collect stormwater from the rear of Units 6, 7, 8 and 9 and for all stormwater to be discharged into a piped Council stormwater system.

6.4. Overlooking

Five neighbours raised concerns about overlooking of their properties.

- **Comment**

The assessment against the provisions of the Scheme confirms that all decks and windows are setback a minimum of 3m from side boundaries and a minimum of 4m from rear boundaries of neighbouring properties. Such setbacks are considered appropriate to minimise potential overlooking of dwellings on adjoining lots or their private open spaces under the Scheme standards.

The applicant has suggested that to provide further assurance to neighbours, permit conditions specifying suitable screening plants (for example Pittosporum spp) along all side boundaries and privacy screening to the north facing balcony balustrades of Units 6 and 7 would be acceptable.

The conditioning of amended plans for additional screening of balconies is achievable and recommended. However, structural landscape screening would be difficult to achieve and something Council would have difficulty enforcing to the expectation of neighbouring residents. Enforcement might not be achievable if there was no original head of power to require landscaping in the first place. It is also questionable whether some species (such as Pittosporum) would be appropriate in the context of the Bellerive Bluff and neighbouring heritage buildings. Notwithstanding, the applicant proposes landscaping and may wish to increase planting and species to improve screening.

6.5. Overshadowing

Representors noted that the shadow diagrams did not specify time of year and that the development would result in extensive overshadowing.

- **Comment**

All shadow diagrams are at Winter Solstice which is stated in the supporting documentation submitted with the application. All units are contained within the building envelope as specified in Clause 10.4.2 complying with all the relevant clauses of the Acceptable Solution.

6.6. Property Values

Representors expressed concern about the effect the development will have on the value of their properties.

- **Comment**

This is not a valid planning consideration and can be afforded no weight under the Scheme or the Act.

6.7. Density

A representor contends there is insufficient private open space which is not compatible with the Bellerive area. It is contended that true site area per dwelling is less than 325m² (A1) and the site area per dwelling is not compatible with the density of the surrounding area. The actual site area per dwelling is no greater than 278m². The applicant has failed to exclude the access strip and has failed to account for 16 dwellings when claiming calculation of the site area per dwelling is compliant.

- **Comment**

The Scheme requires that Multiple Dwellings must have a site area per dwelling of not less than 325m². Of relevance here:

- a dwelling is defined under the Scheme as being a self-contained residence;
- in Table 8.2 Use Classes, Residential is defined separately from Visitor Accommodation;
- site area per dwelling means the area of the site (excluding any access strip) divided by the number of dwellings; and
- access strip means land, the purpose of which is to provide access to a road.

The site has a road frontage of 68m and is serviced by a single driveway from Petchey Street. In *Henry Design and Consulting v Clarence City Council & Ors* [2017] the Tribunal accepted that the density calculation for Multiple Dwellings should include the driveway area (Paragraph 21).

The visitor accommodation is separately defined and cannot be considered as a Multiple Dwelling and must therefore be excluded from the calculation.

This results in a calculation for the site area of 5,181m² divided by 15 units which provides a figure of 345.4m² per Multiple Dwelling. This density exceeds the minimum in the Acceptable Solution which is 325m².

6.8. The Bellerive Social Institute (Heritage Building)

A representor believes that the former library and institute building should be returned to public ownership and use and that it would make an ideal location for the Bellerive Historical Society and home for the many historic collections that members possess.

- **Comment**

The former Library and Institute Building is privately owned and there is no intention for Council to purchase it for a public purpose.

6.9. Demolition of 10 Petchey Street

Several representors noted that the house at 10 Petchey Street, whilst not listed, is part of the diverse architecture found on the Bluff and should not be demolished.

- **Comment**

This building is not included in Table E.13.1 of the scheme therefore the provisions of Clause E.13.7.1 do not apply. There are no other grounds for refusing demolition.

6.10. Loss of Views

A representor was concerned about loss of views, particularly in relation to the height of Units 3 and 4

- **Comment**

The maximum height of Unit 3 is 7.55m and Unit 4 is 7.198m above natural ground level. Both Units 3 and 4 are fully compliant with relevant Acceptable Solution criteria of Clause 10.4.2 Setbacks and building envelope for all dwellings which allows for a maximum height of 8.5m.

6.11. Waste Collection

Concern was raised that no obvious provision for the placement of the rubbish /recycling/ green waste bins has been made for the 15 units.

- **Comment**

Each multiple dwelling is provided with sufficient area to store waste and recycling bins. The property frontage (excluding the accesses) is approximately 47m and is considered sufficiently long to enable all residents to place their bins along the curb for normal collection services. Multiple dwellings do not ordinarily receive green waste bins.

6.12. Outside Building Envelope/Height

The representors noted the buildings are outside the building envelope for Units 9, 10, 12, 13 and 15.

- **Comment**

Building envelopes are based on the boundary locations of the new lot post boundary adjustment and consolidation. The plans confirm that all proposed multiple dwellings are fully contained within the specified building envelopes as defined in Acceptable Solution A3 of Clause 10.4.2.

6.13. Boundary Adjustment and Amalgamation

The amalgamation of so many lots creates one very large consolidated title on Bellerive Bluff in perpetuity which is inconsistent with the character of the Bellerive Bluff.

- **Comment**

The boundary adjustment and lot amalgamation has been assessed in accordance with the Scheme controls. There are no additional controls for Bellerive Bluff.

6.14. Heritage Protection

A representor contends that heritage protection is for the whole of the land and not just a building and that protection of the listed building is also severely diminished because it is a part of a strata scheme on a consolidated lot. The permanent rights and protections given to a freehold title will be lost.

- **Comment**

The Historic Heritage Code controls are only applicable to the current lot containing the heritage building and do not apply to the rest of the application site. The controls will remain in place regardless of whether the title is freehold or strata. There is no evidence to suggest the controls will be weakened by such a title change if approved.

6.15. Visitor Accommodation

A representor is concerned that short stay visitor accommodation of this type will diminish the residential function, character and amenity of Bellerive Bluff. The representor is also concerned that the visitor accommodation is being assessed under the correct controls.

- **Comment**

The proposal has been assessed against Planning Directive No 6 (1 August 2018) and the applicable Scheme provisions. These controls are considered to be insufficient to refuse the application. There are no additional controls which are applicable to the Bellerive Bluff. It may also be considered that the existing non-residential use of the site as a Church is less appropriate than the proposed operation of a 2 bedroom visitor accommodation unit.

6.16. Construction Conditions

The representor requests that conditions to the permit should require any damage to private infrastructure be repaired, set hours of construction, landscaping and the prevention of signage without further Council approval.

- **Comment**

Any damage to third party property is not a town planning issue and cannot be conditioned by a permit. Notwithstanding, protection notices can be issued under the Building Act 2016 where there is a concern that works along a boundary may cause damage. There are no standards regarding landscaping and therefore such a condition cannot be considered.

Suitable conditions regarding hours of construction and consent for signage (where required by the Scheme) are proposed.

7. EXTERNAL REFERRALS

The application was referred to the Tasmanian Heritage Council which determined the proposal under the Historic Cultural Heritage Act 1995 and gave notice of decision dated 8 February 2019 consenting to a discretionary permit (refer to Attachment 4).

8. STATE POLICIES AND ACT OBJECTIVES

8.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

8.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

10. CONCLUSION

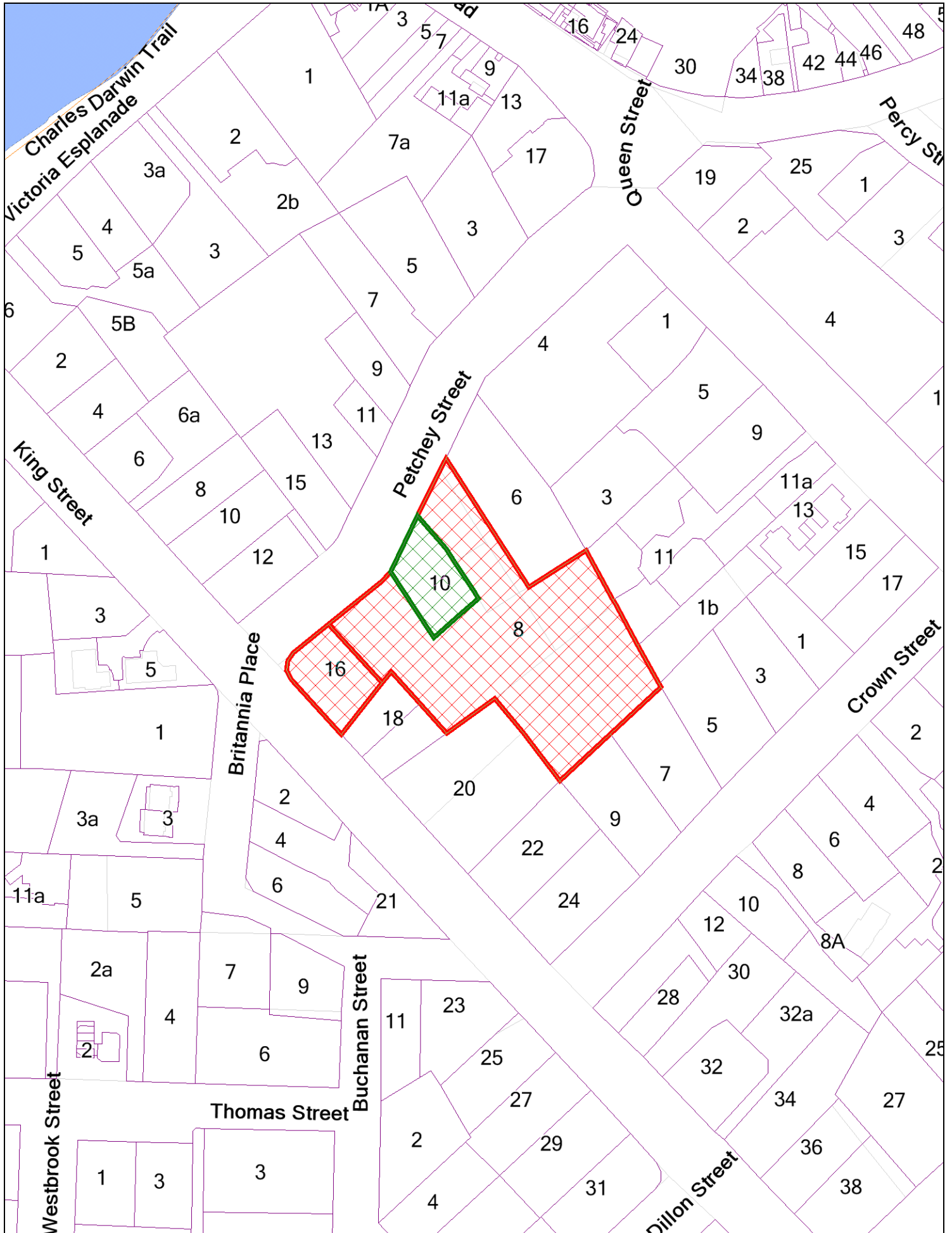
The proposal for a boundary adjustment, partial demolition, change of use to visitor accommodation for the existing Heritage Building and 15 Multiple Dwellings at 8 and 10 Petchey Street and 16 King Street, Bellerive is recommended for approval with reasonable and relevant conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (83)
3. Site Photo (3)
4. Tasmanian Heritage Council decision 8 February 2019 (1)

Ross Lovell
MANAGER CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

Clarence City Council



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
**EXISTING CONDITIONS SITE
PLAN**

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 500

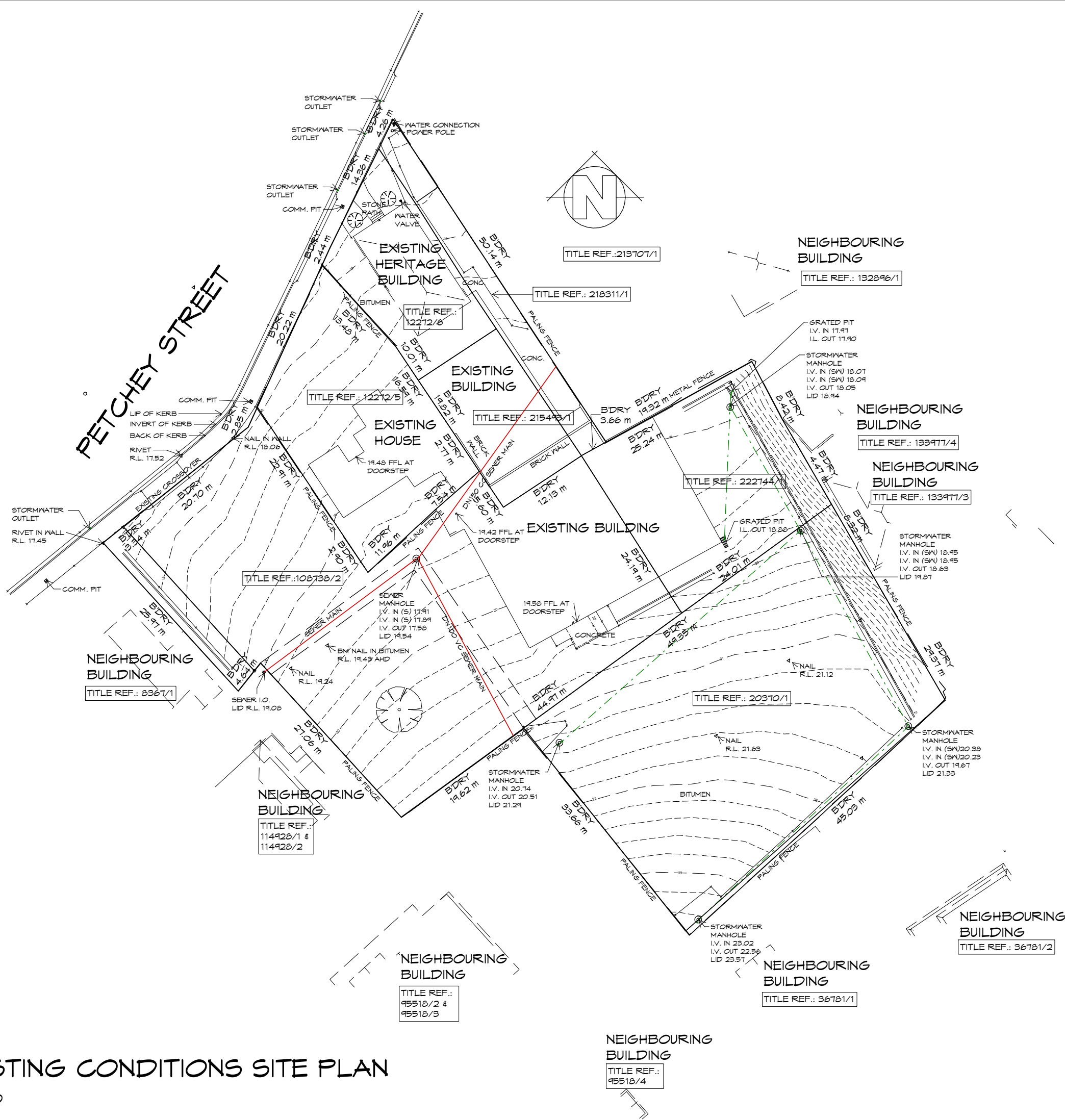
Project/Drawing no:
PD18289- 01 Revision:
04

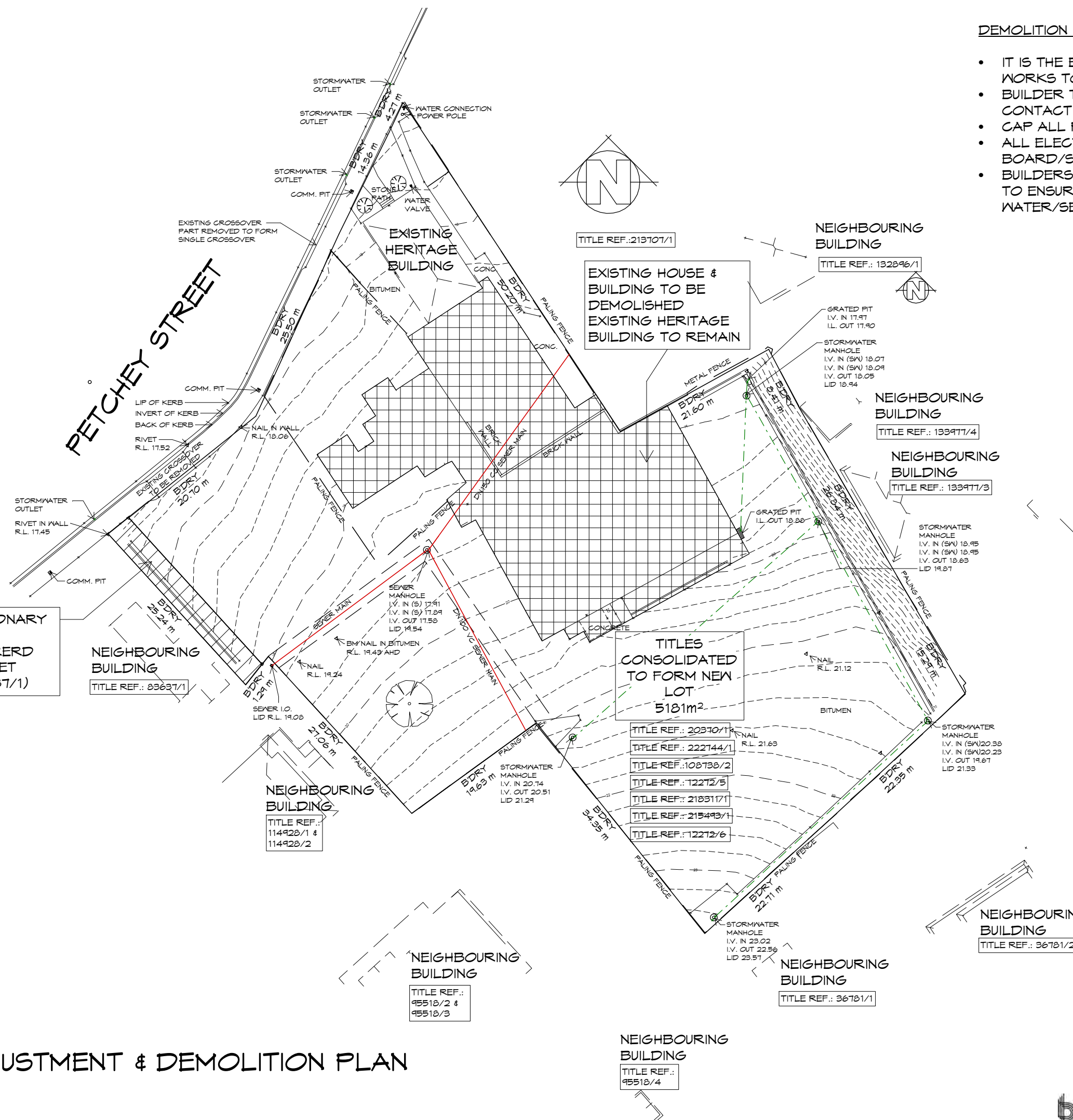
Accredited building practitioner: Frank Geskus -No CC246A



EXISTING CONDITIONS SITE PLAN

1 : 500





DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
DEMOLITION & ADJUSTMENT PLAN

Drafted by: B.H.E.C.	Approved by: Approver
Date: 08-01-2019	Scale: 1 : 500
Project/Drawing no: PD18289- 02	Revision: 04
Accredited building practitioner: Frank Geskus -No CC246A	

SITE ADJUSTMENT & DEMOLITION PLAN

1 : 500



SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

CLAUSE 10.4.2

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

CLAUSE 10.4.3

SITE COVERAGE

BUILDING FOOTPRINT 1336m² /SITE AREA 5181m²= 0.2579
TOTAL SITE COVERAGE 25.79%

NON-IMPERVIOUS SURFACES 2042m² /SITE AREA 5181m²= 0.3941
TOTAL SITE COVERAGE 39.41%
MINIMUM 25% OF SITE TO BE NON-IMPERVIOUS

COASTAL ENVIRONMENTS

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS. ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR COASTAL BUILDING.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

BATTER NOTE
BATTER AS PER
NCC 2016
PART 3.1.1.1. & 3.1.1.2
REFER TO STANDARD
DETAILS TABLE

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

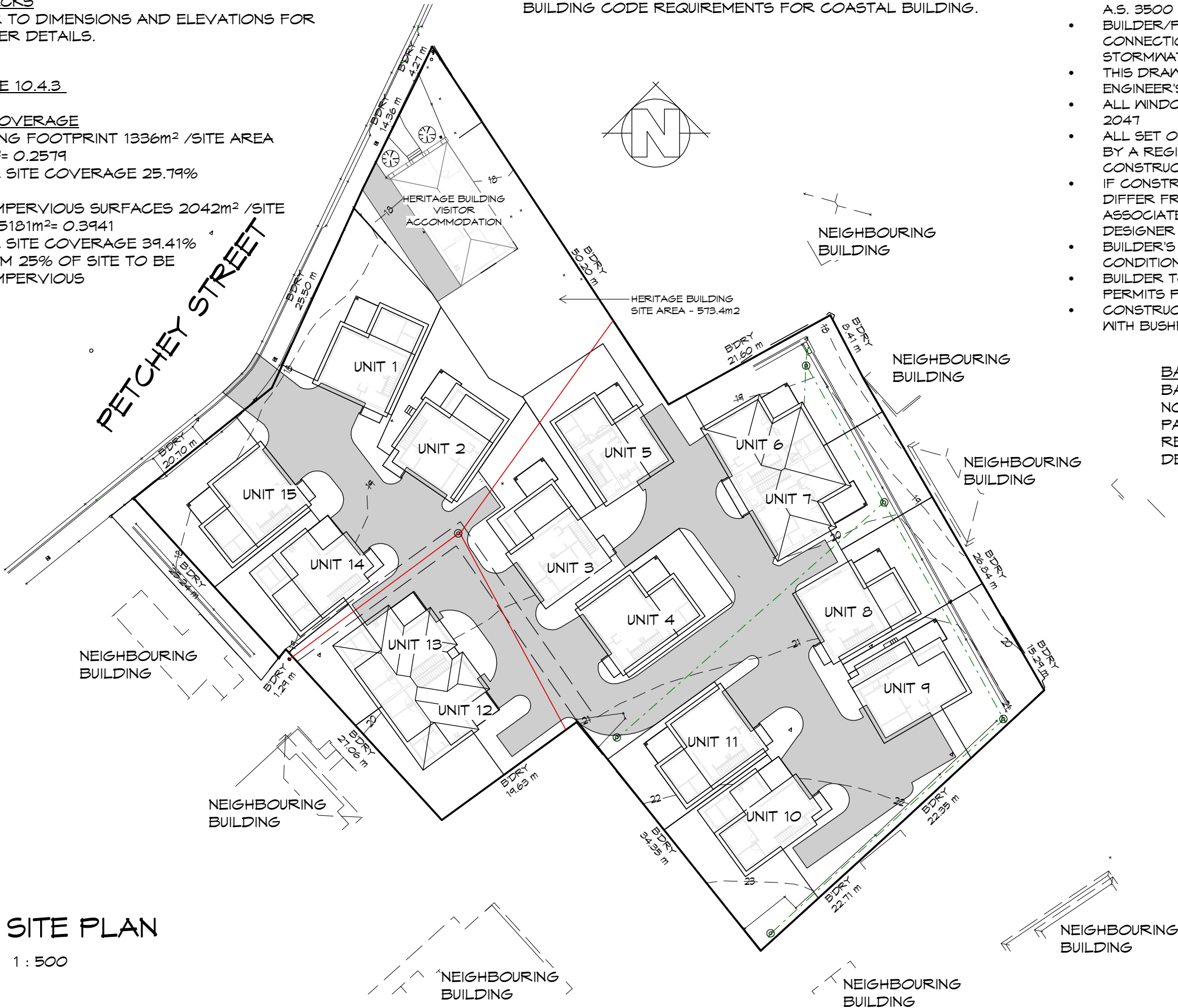
Drawing:
SITE PLAN

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
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Project/Drawing no:
PD18289- 03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



SITE PLAN

1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

[illegible]



PART SITE PLAN

1 : 200

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

- THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
 - IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
 - SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.20m



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Client name:
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Drawing:
PART SITE PLAN

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 200

Project/Drawing no:
PD18289- 05 Revision:
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PART SITE PLAN

1 : 200

SITE DETAIL

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VERTICAL DATUM IS ARBITRARY

WARNINGS:

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CONTOUR INTERVAL 0.20m



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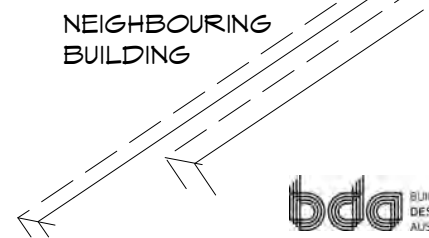
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Drawing:
PART SITE PLAN

Drafted by: B.H.E.C.	Approved by: Approver
Date: 08-01-2019	Scale: 1 : 200

Project/Drawing no: PD18289- 06	Revision: 04
Accredited building practitioner: Frank Geskus -No CC246A	



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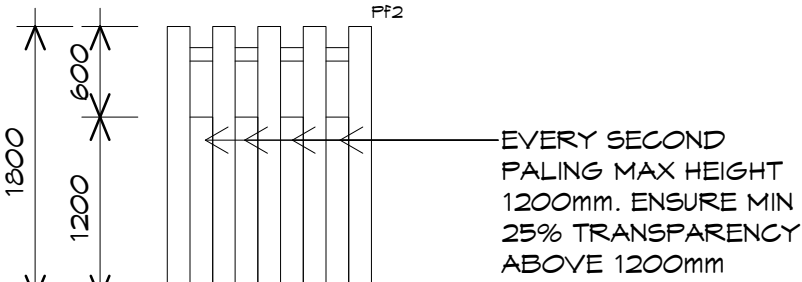
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LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER/GRASS
- GRAVEL MULCH PATH / ENTRY SLEPPERS
- LAWN
- PF1 1800H TREATED PINE PALING FENCE
- PF2 FRONTAGE FENCE REFER DETAIL
- DRIVEWAYS & PATHS NATURAL CONCRETE FINISH

LANDSCAPING PLAN

1 : 200



FRONTAGE FENCE DETAIL

1 : 50

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Drawing:
LANDSCAING PLAN

Drafted by: B.H.E.C.	Approved by: Approver
Date: 08-01-2019	Scale: As indicated

Project/Drawing no: PD18289- 07	Revision: 04
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Accredited building practitioner: Frank Geskus -No CC246A



LANDSCAPING PLAN

1 : 200

LEGEND

-  PROPOSED TREE
-  PROPOSED SHRUB
-  PROPOSED GROUNDCOVER/GRASS
-  GRAVEL MULCH PATH / ENTRY SLEEPERS
-  LAWN
-  PF1 1800H TREATED PINE PALING FENCE
-  PF2 FRONTAGE FENCE REFER DETAIL

DRIVEWAYS & PATHS
NAT

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Drawing:
LANDSCAING PLAN

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Date:
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1 : 200

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NEIGHBOURING
BUILDING

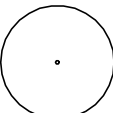
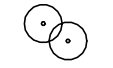





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AUSTRALIA



LANDSCAPING PLAN

1 : 200

LEGEND

-  PROPOSED TREE
-  PROPOSED SHRUB
-  PROPOSED GROUNDCOVER/GRASS
-  GRAVEL MULCH PATH / ENTRY SLEEPERS
-  LAWN
-  PF1 1800H TREATED PINE PALING FENCE
-  PF2 FRONTAGE FENCE REFER DETAIL

DRIVEWAYS & PATIOS
NATURAL



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Drawing:
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Drafted by:
B.H.E.C. Approved by:
Approver

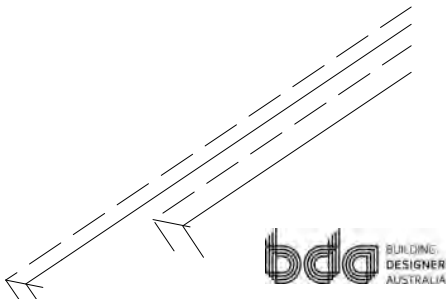
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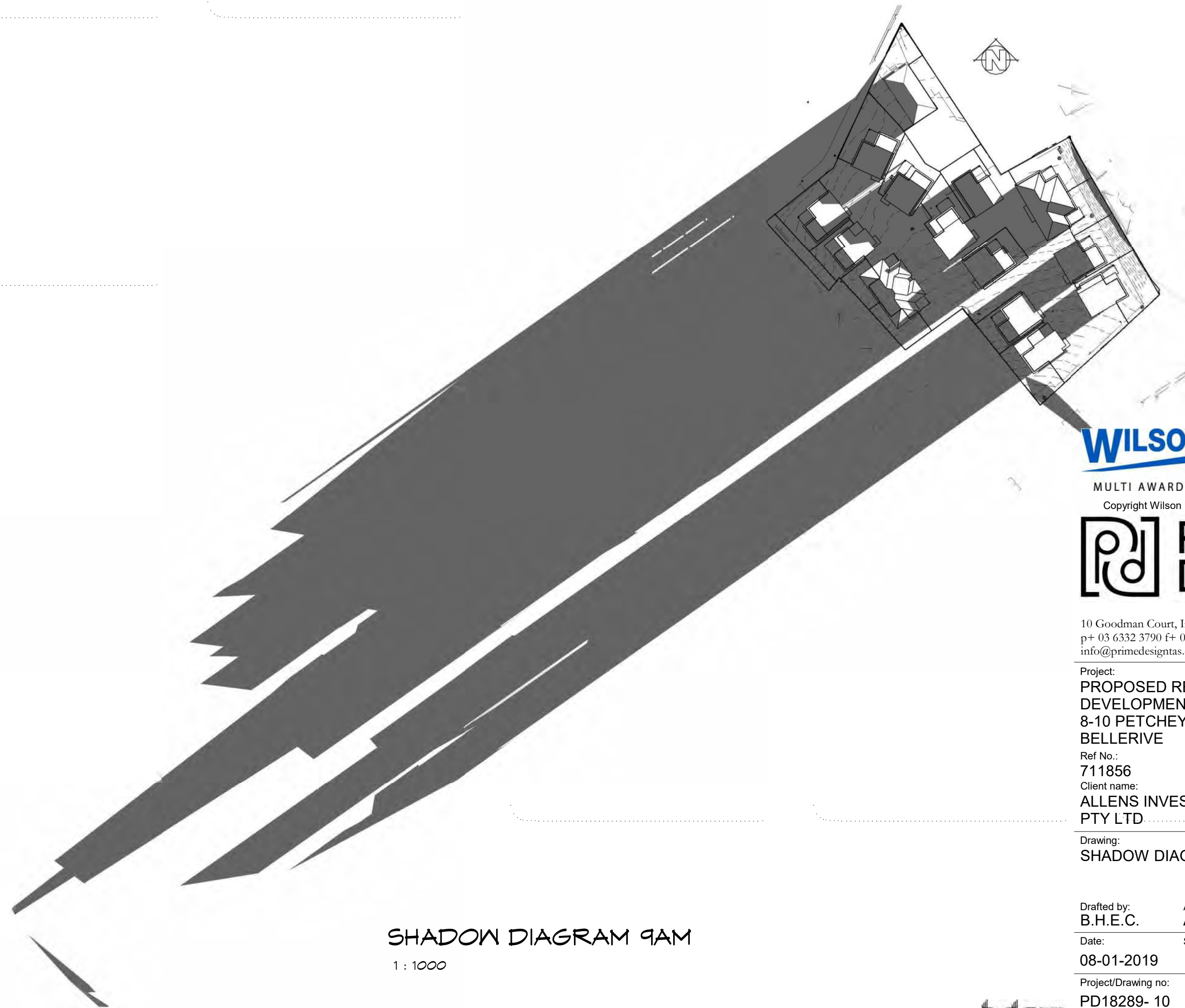
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BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
SHADOW DIAGRAMS

Drafted by: **B.H.E.C.** Approved by: **Approver**

Date: **08-01-2019** Scale: **1 : 1000**

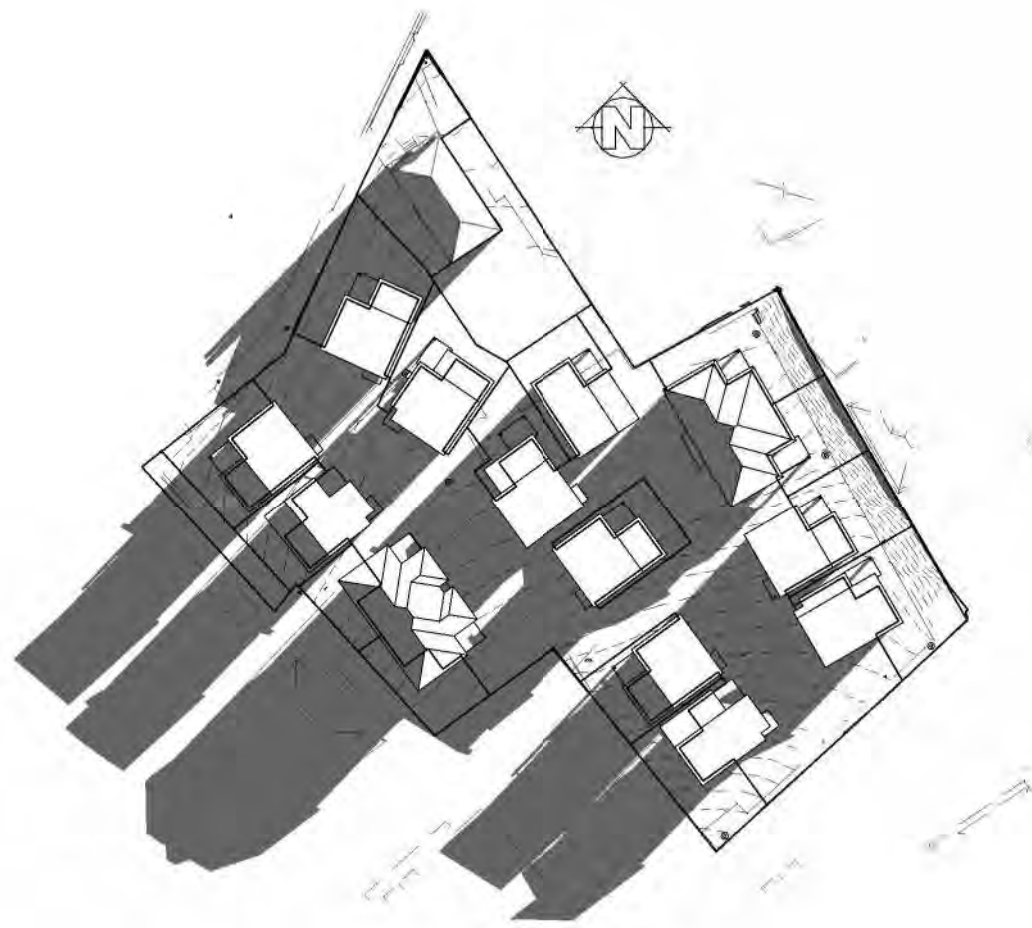
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DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

SHADOW DIAGRAM 9AM

1 : 1000



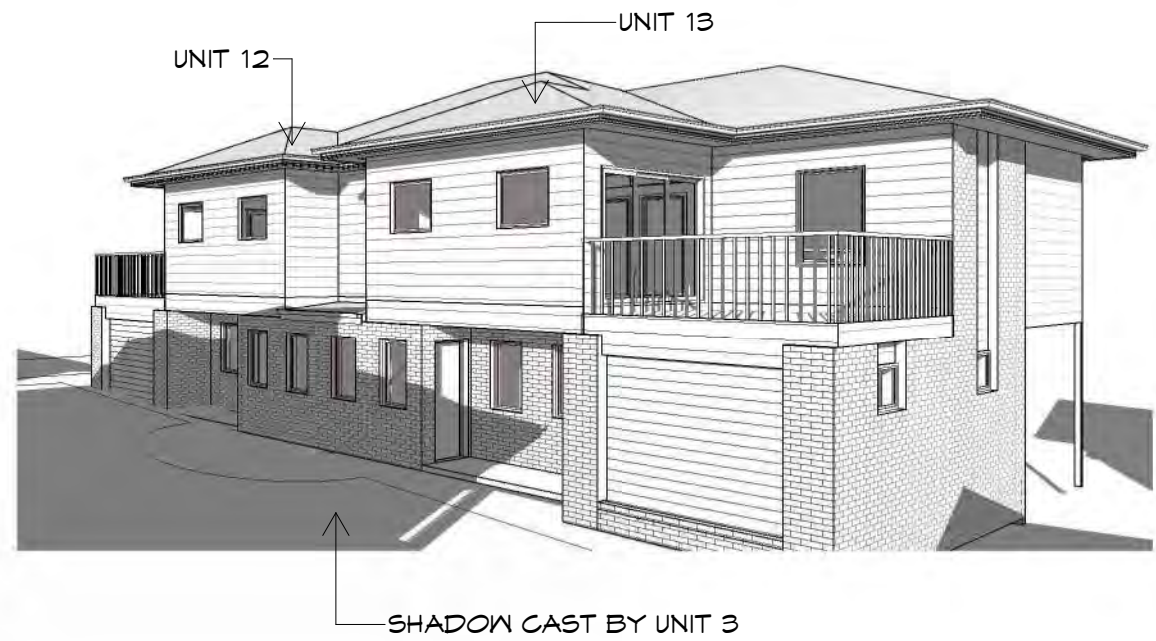
SHADOW DIAGRAM 10AM
1 : 1000



SHADOW DIAGRAM 11AM
1 : 1000



SHADOW DIAGRAM 12PM
1 : 1000



SHADOW PERSPECTIVE 11AM

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
SHADOW DIAGRAMS

Drafted by: B.H.E.C.	Approved by: Approver
Date: 08-01-2019	Scale: 1 : 1000
Project/Drawing no: PD18289- 11	Revision: 04
Accredited building practitioner: Frank Geskus -No CC246A	





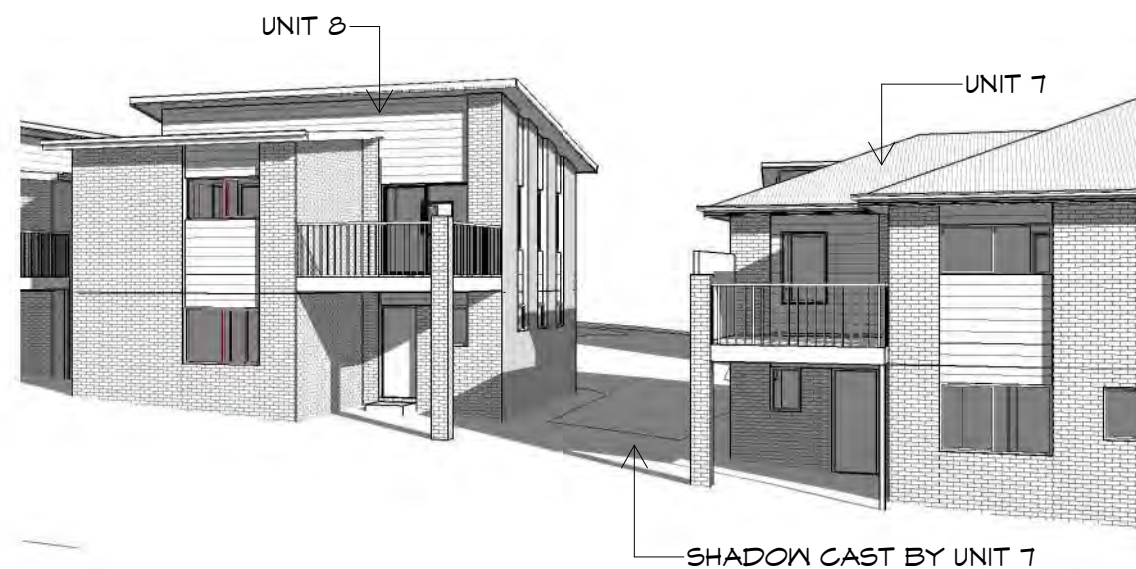
SHADOW DIAGRAM 1PM

1 : 1000



SHADOW DIAGRAM 2PM

1 : 1000



SHADOW PERSPECTIVE 1PM

PLANNING

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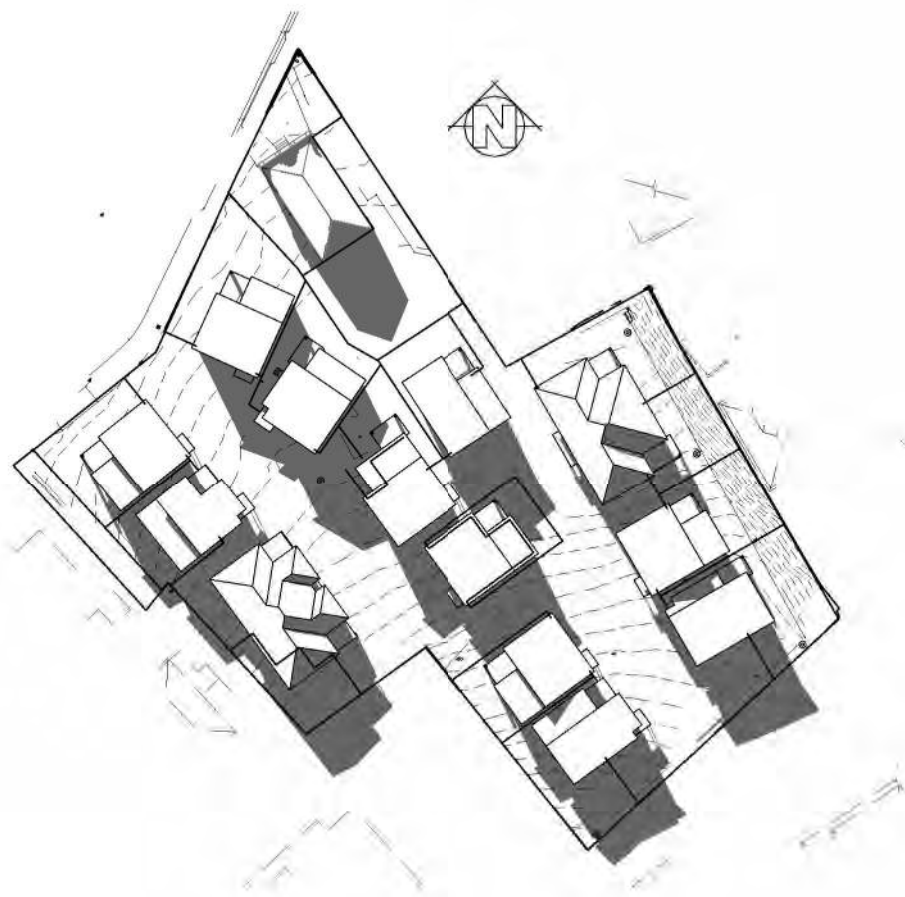
Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 1000

Project/Drawing no:
PD18289- 12 Revision:
04

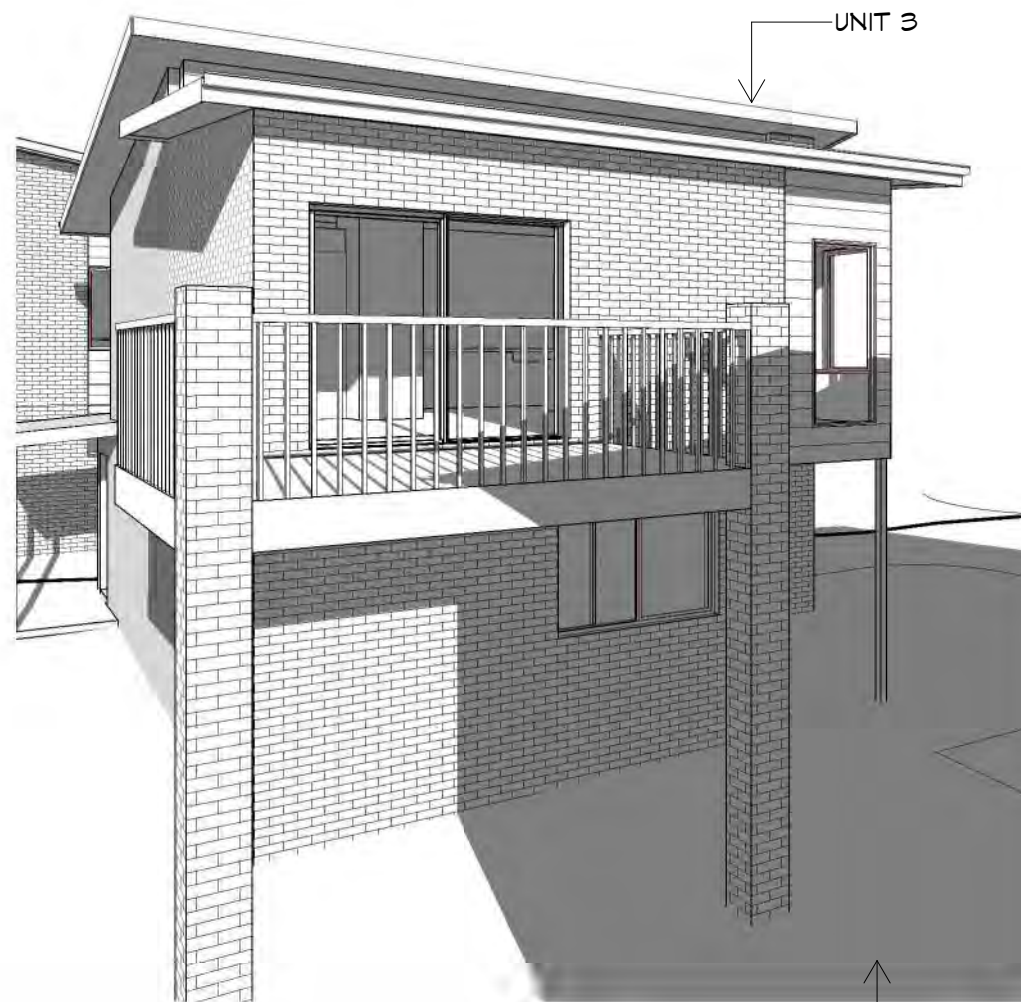
bda BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SHADOW DIAGRAM 3PM

1 : 1000



SHADOW PERSPECTIVE 3PM

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PTY LTD**

Drawing:
SHADOW DIAGRAMS

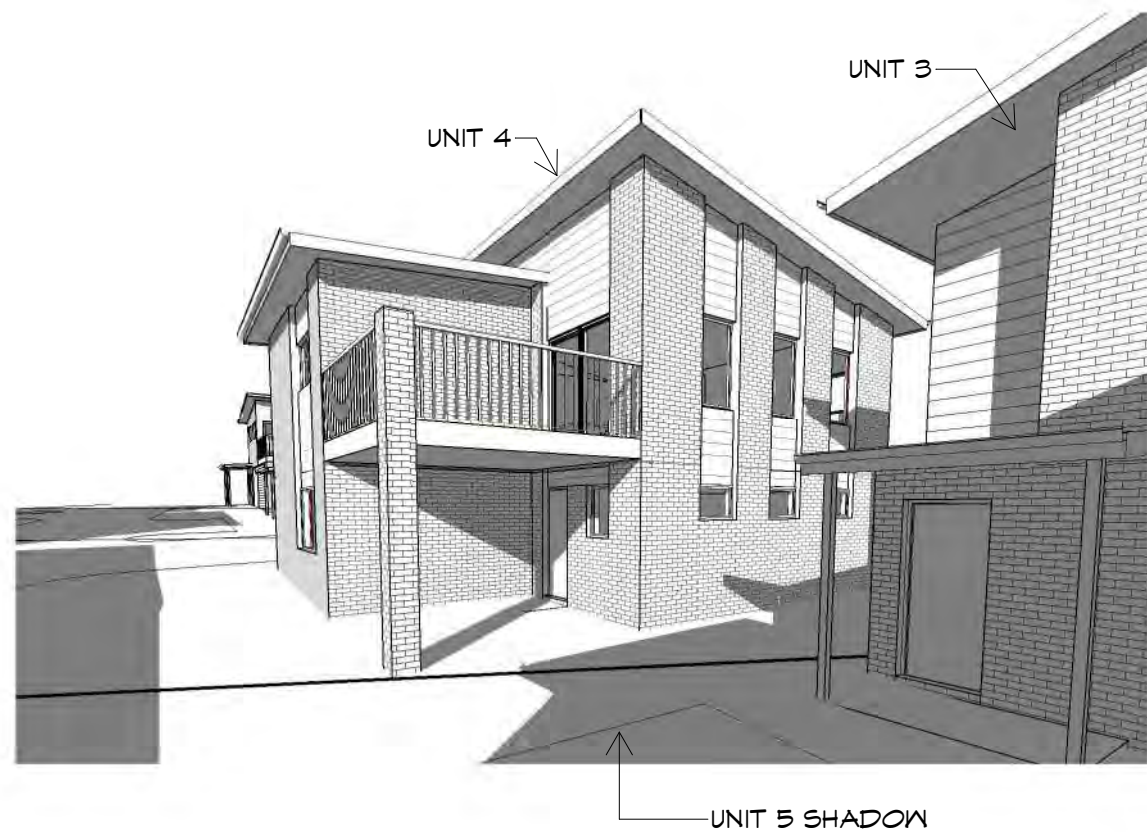
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Date: 08-01-2019 Scale: 1 : 1000

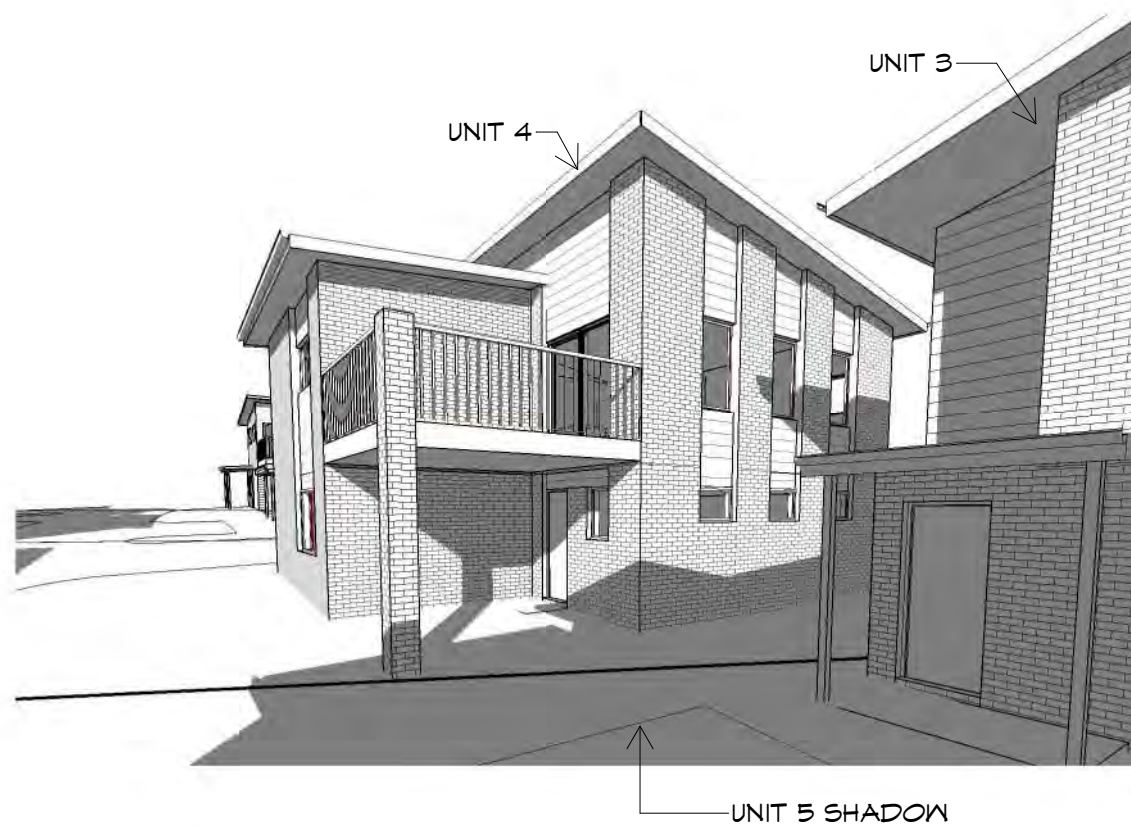
Project/Drawing no: PD18289- 13 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

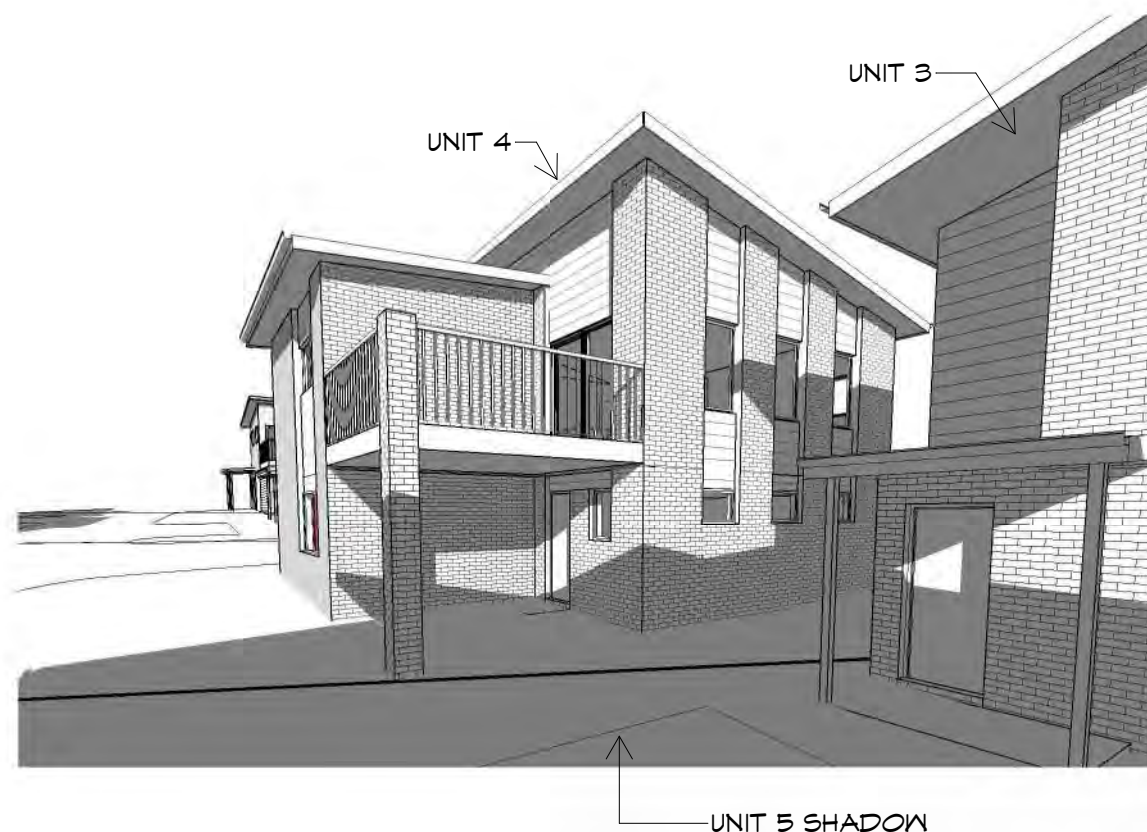
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U4 SHADOW PERSPECTIVE 12PM



U4 SHADOW PERSPECTIVE 1PM



U4 SHADOW PERSPECTIVE 2PM



U4 SHADOW PERSPECTIVE 3PM

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Ref No.:
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Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
SHADOW DIAGRAMS

Drafted by:
D.D.H. Approved by:
Approver

Date: Scale:

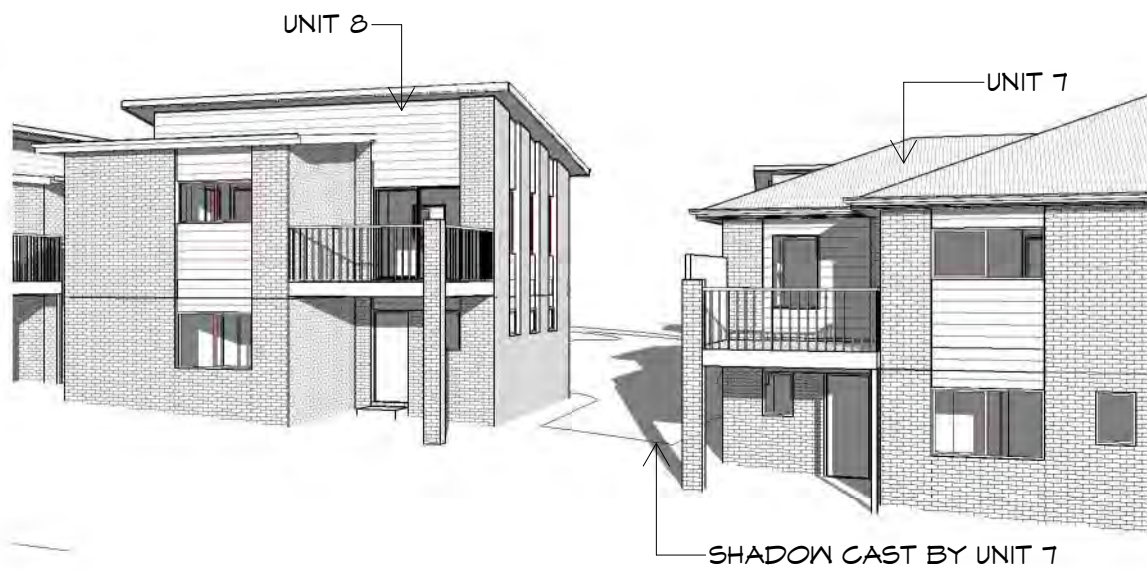
08-01-2019

Project/Drawing no:
PD18289- 14

Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

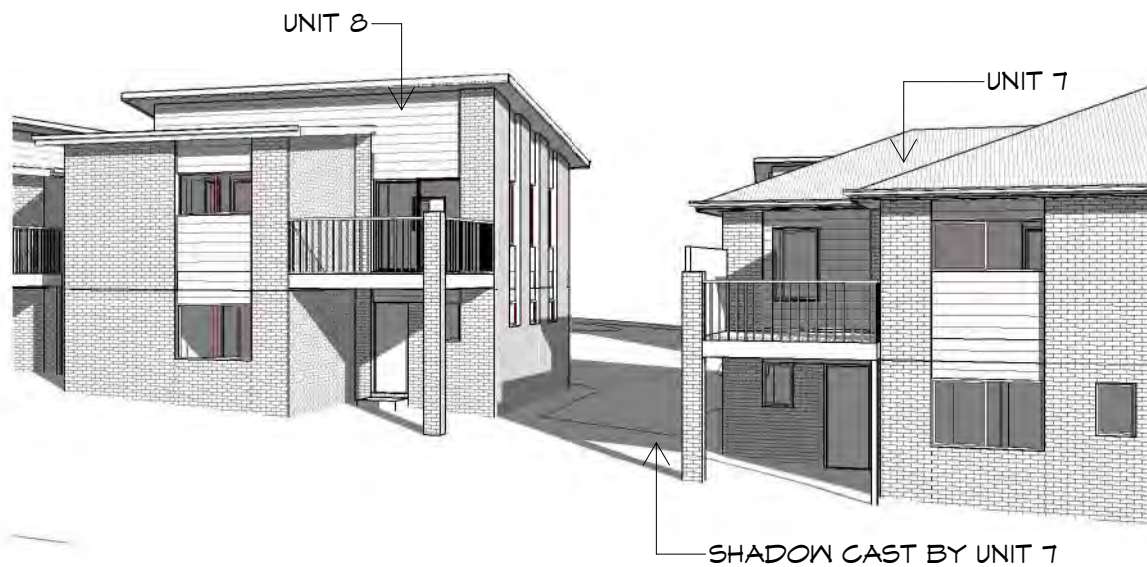
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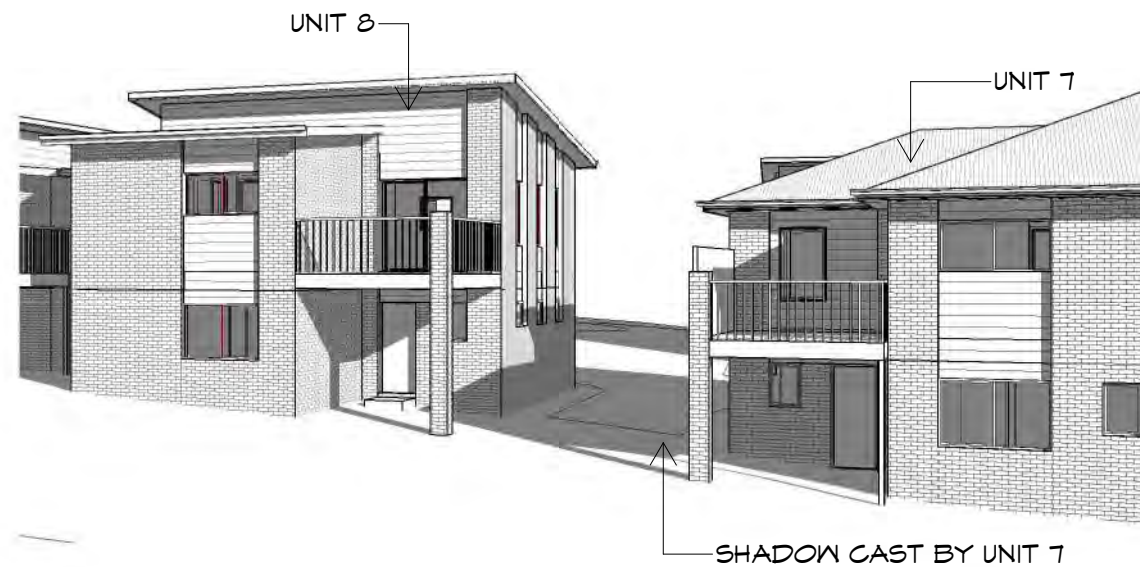
U8 SHADOW PERSPECTIVE 10AM



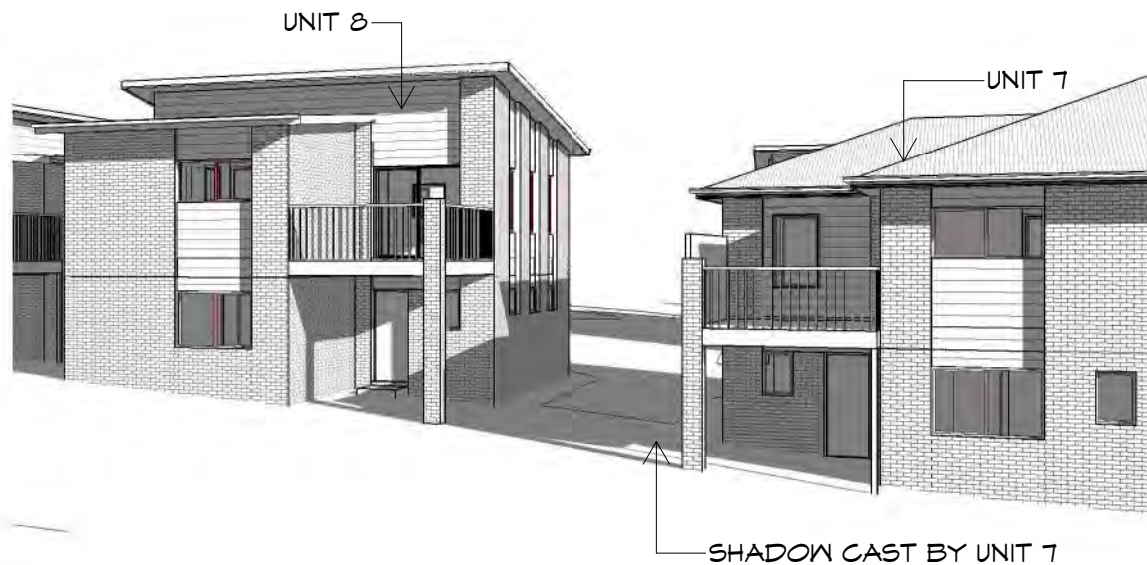
U8 SHADOW PERSPECTIVE 11AM



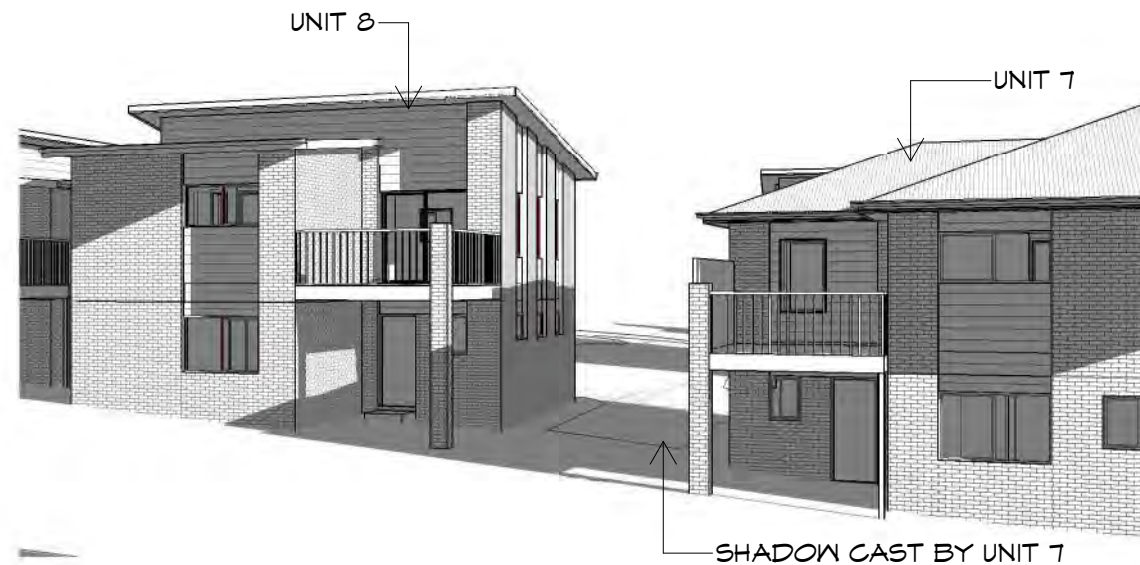
U8 SHADOW PERSPECTIVE 12PM



U8 SHADOW PERSPECTIVE 1PM



U8 SHADOW PERSPECTIVE 2PM



U8 SHADOW PERSPECTIVE 3PM

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Project:
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BELLERIVE

Ref No.:
711856
Client name:
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Drawing:
SHADOW DIAGRAMS

Drafted by: D.D.H. Approved by: Approver

Date: 08-01-2019 Scale:

08-01-2019

Project/Drawing no:

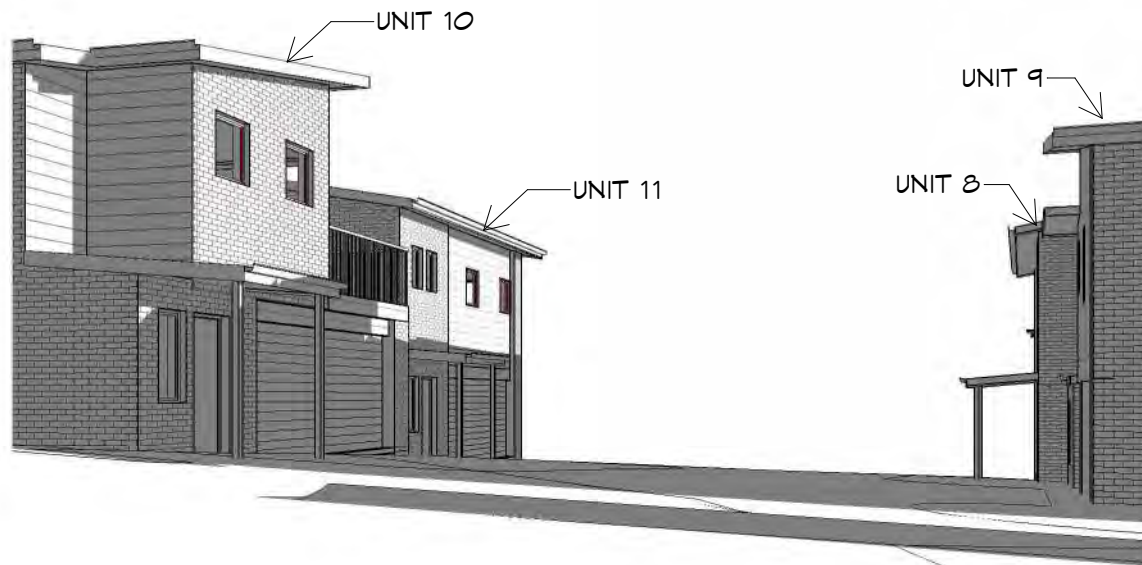
PD18289- 15

Revision:

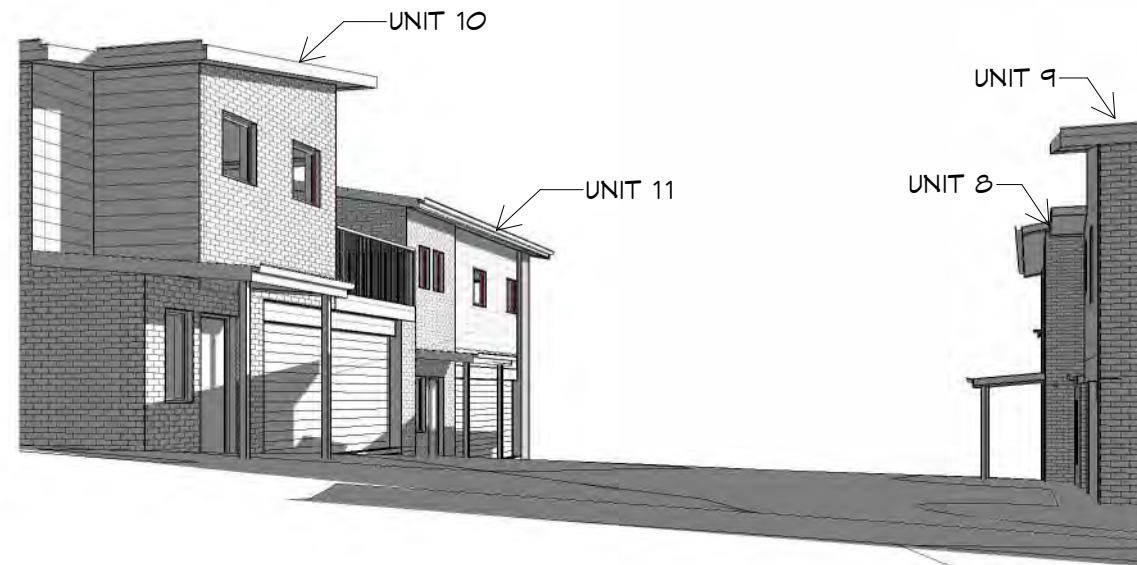
04

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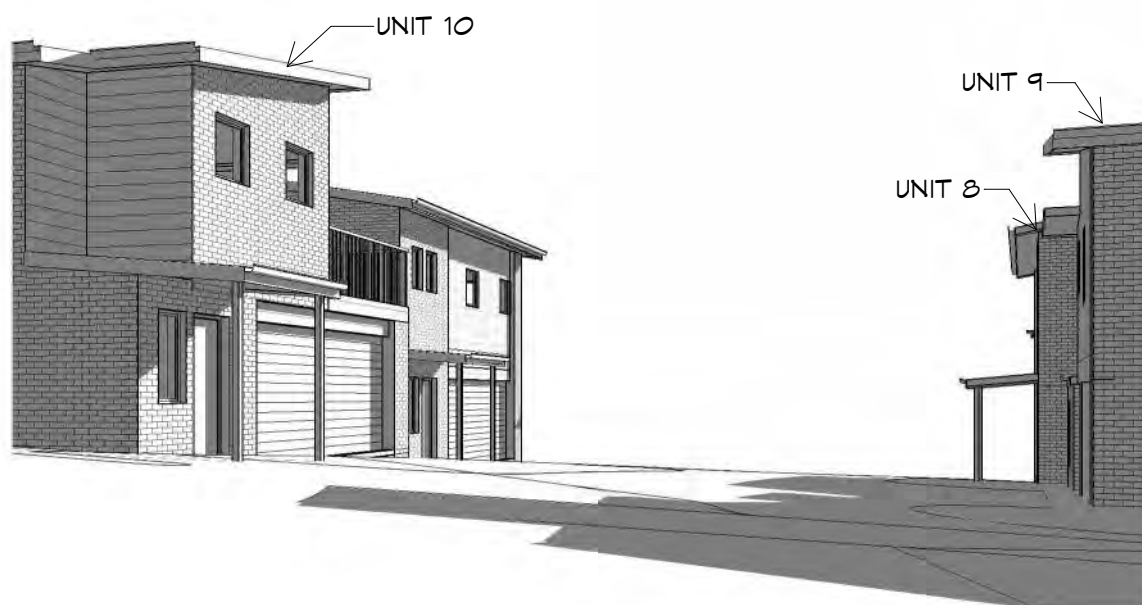
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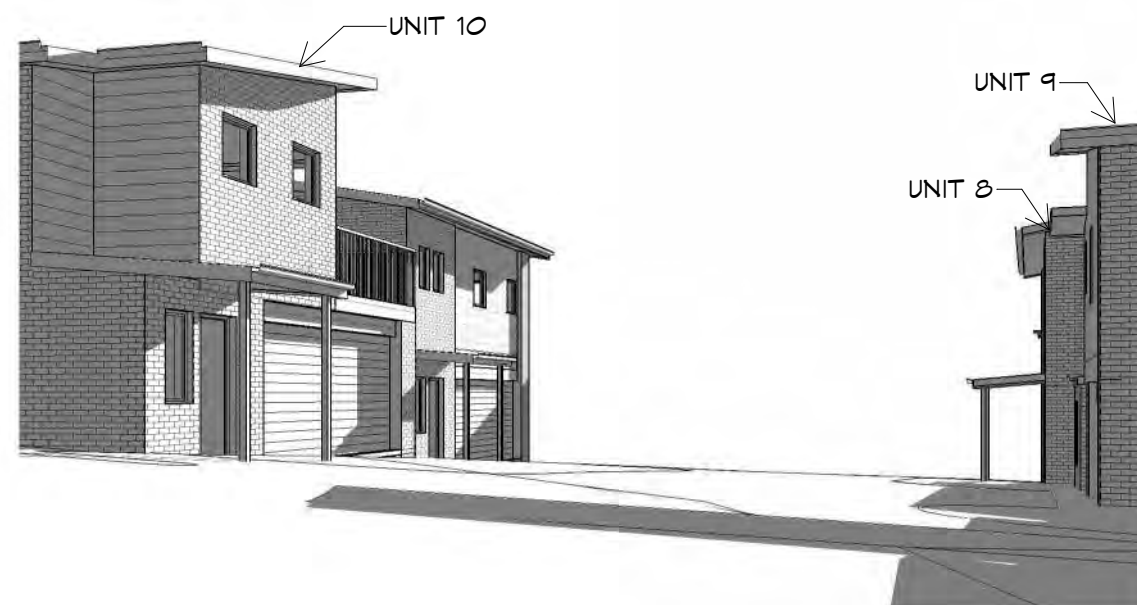
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U10 SHADOW PERSPECTIVE 1PM



U10 SHADOW PERSPECTIVE 2PM



U10 SHADOW PERSPECTIVE 3PM

PLANNING

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Drawing:
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Drafted by: D.D.H. Approved by: Approver

Date: 08-01-2019 Scale:

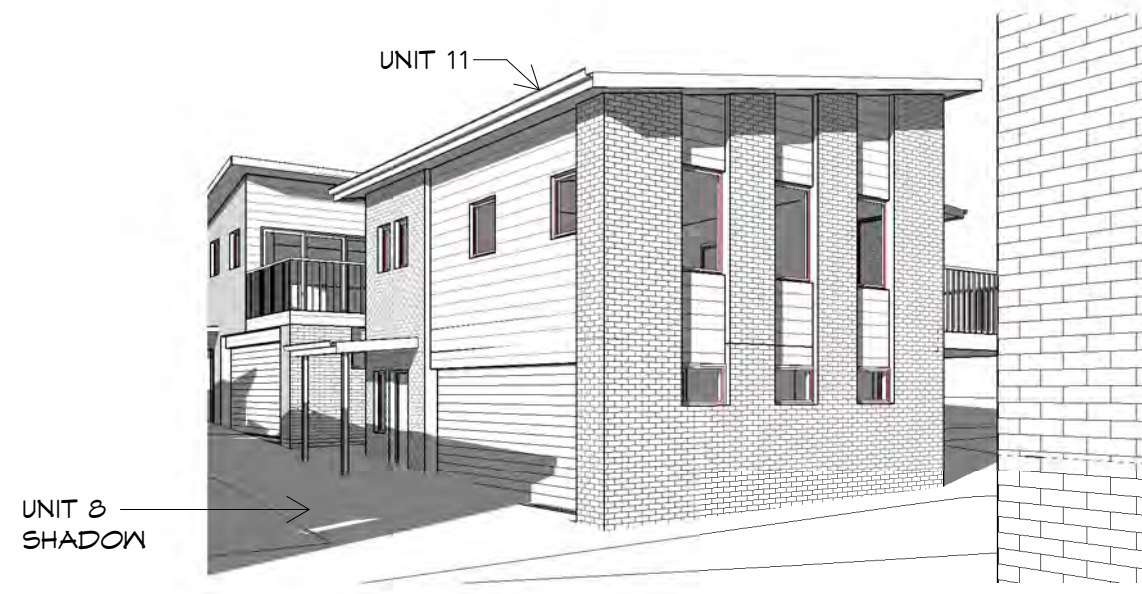
Project/Drawing no: PD18289- 16 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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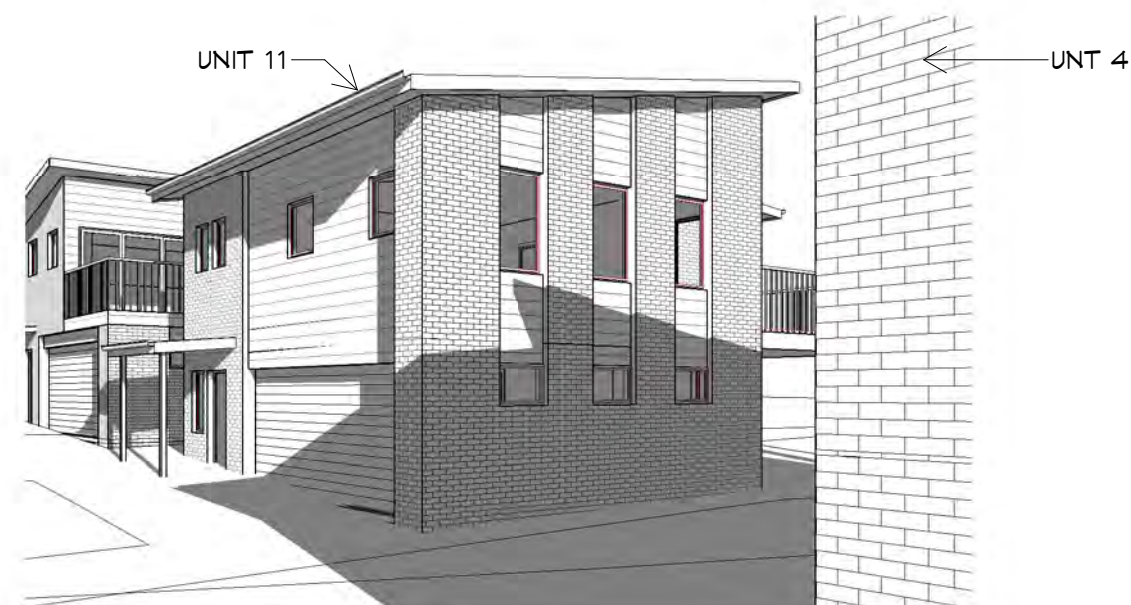
U11 SHADOW PERSPECTIVE 11AM



U11 SHADOW PERSPECTIVE 1PM



U11 SHADOW PERSPECTIVE 2PM



U11 SHADOW PERSPECTIVE 3PM

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Ref No.:
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Client name:
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Drawing:
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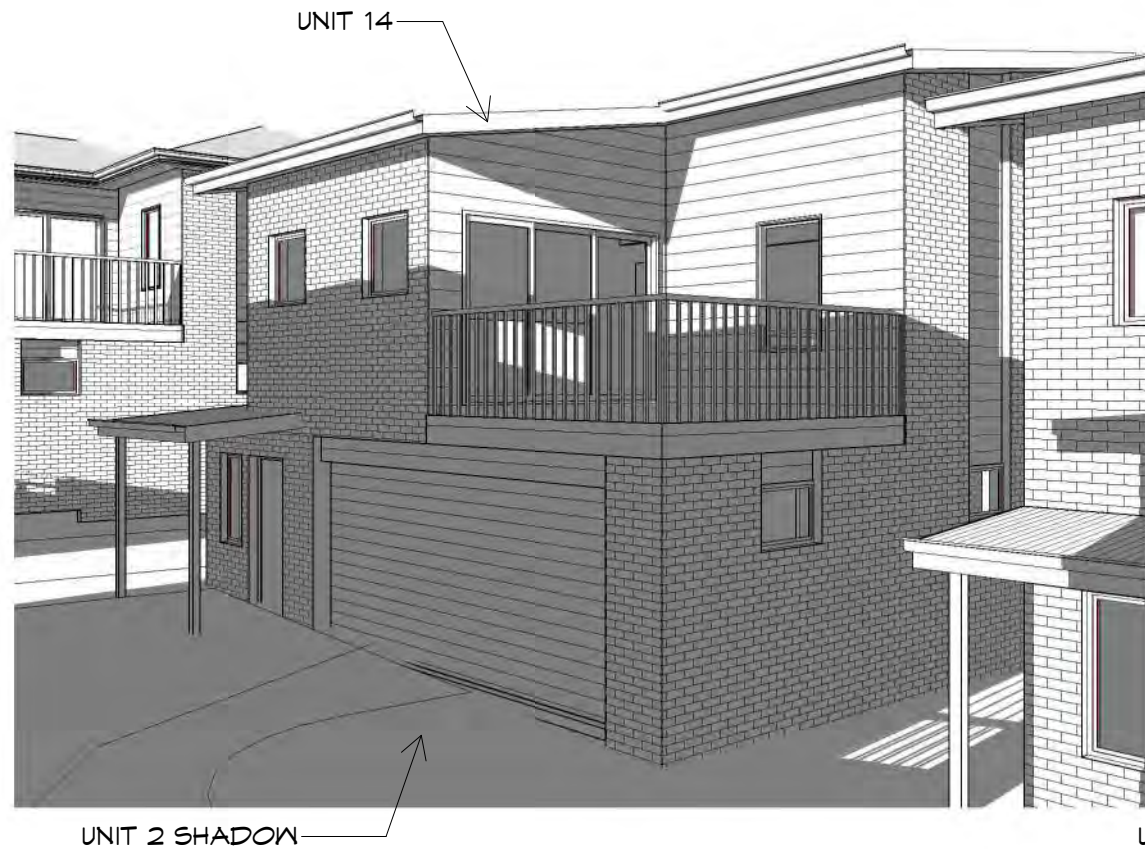
Drafted by: D.D.H. Approved by: Approver

Date: 08-01-2019 Scale:

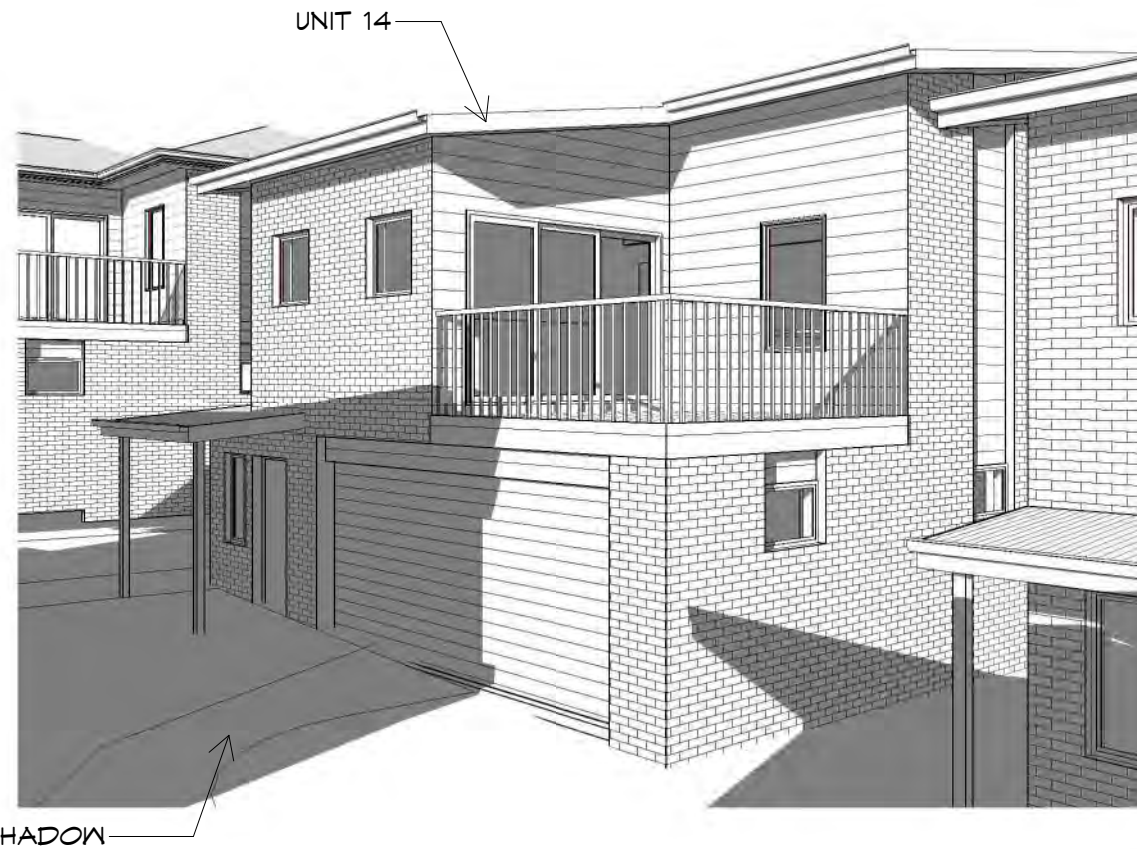
08-01-2019

Project/Drawing no: PD18289- 17 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U14 SHADOW PERSPECTIVE 10AM



U14 SHADOW PERSPECTIVE 11AM



U15 SHADOW PERSECTIVE 10AM



U15 SHADOW PERSECTIVE 11AM

PLANNING

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BELLERIVE**
Ref No.:
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Client name:
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Drawing:
SHADOW DIAGRAMS

Drafted by: D.D.H. Approved by: Approver

Date: 08-01-2019 Scale:

08-01-2019

Project/Drawing no: PD18289- 18 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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TURNING CIRCLES (ENTRY)

1 : 500

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

VEHICLE TURNING CIRCLES
AUSTROADS
DESIGN PASSENGER VEHICLE (5.2m)
RADIUS: 6.300m
TURNING SPEED 0-5 km/h
OVERALL LENGTH: 5.200m
OVERALL WIDTH: 1.940m
TRACK WIDTH: 1.840m

PLANNING
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Project:
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8-10 PETCHY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
TURNING CIRCLES - ENTRY

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 500

Project/Drawing no:
PD18289- 19 Revision:
04

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DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



DRIVEWAY GRADIENT
 MAXIMUM GRADIENT 1:4 (25%)
 TO AS 2890

CAR PARKING GRADIENT
 PARALLEL TO PARKING ANGLE 1:20 (5%)
 CROSSFALL 1:16 (6.25%)

VEHICLE TURNING CIRCLES
 AUSTRADS
 DESIGN PASSENGER VEHICLE (5.2m)
 RADIUS: 6.300m
 TURNING SPEED 0-5 km/h
 OVERALL LENGTH: 5.200m
 OVERALL WIDTH: 1.940m
 TRACK WIDTH: 1.840m

PLANNING
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 BELLERIVE

Ref No.:
711856
 Client name:
**ALLENS INVESTMENT SERVICES
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Drawing:
TURNING CIRCLES - EXIT

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 500

Project/Drawing no:
PD18289- 20 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



TURNING CIRCLES (EXIT)

1 : 500

PART SITE GROUND FLOOR PLAN

1 : 200

PLANNING

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Ref No.:
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Client name:
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Drawing:
**PART SITE GROUND FLOOR
PLAN**

Drafted by: Author
Approved by: Approver

Date: 08-01-2019
Scale: 1 : 200

Project/Drawing no: PD18289- 21
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A





PART SITE GROUND FLOOR PLAN

1 : 200

BOUNDARY 21.60 m

BOUNDARY 8.41 m

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Client name:
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Drawing:
**PART SITE GROUND FLOOR
PLAN**

Drafted by: Author	Approved by: Approver
Date: 08-01-2019	Scale: 1 : 200
Project/Drawing no: PD18289- 22	Revision: 04
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PART SITE GROUND FLOOR PLAN

1 : 200

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Client name:
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Drawing:
**PART SITE GROUND FLOOR
PLAN**

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
08-01-2019	1 : 200

Project/Drawing no:	Revision:
PD18289- 23	04
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PART SITE FIRST FLOOR PLAN

1 : 200

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Ref No.:
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Client name:
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Drawing:
PART SITE FIRST FLOOR PLAN

Drafted by:
Author

Approved by:
Approver

Date:
08-01-2019

Scale:
1 : 200

Project/Drawing no:
PD18289- 24

Revision:
04

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PART SITE FIRST FLOOR PLAN

1 : 200

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Client name:
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Drawing:
PART SITE FIRST FLOOR PLAN

Drafted by: Author	Approved by: Approver
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Date: 08-01-2019	Scale: 1 : 200
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Project/Drawing no: PD18289- 25	Revision: 04
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Accredited building practitioner: Frank Geskus -No CC246A





PART SITE FIRST FLOOR PLAN

1 : 200

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Ref No.:
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Drawing:
PART SITE FIRST FLOOR PLAN

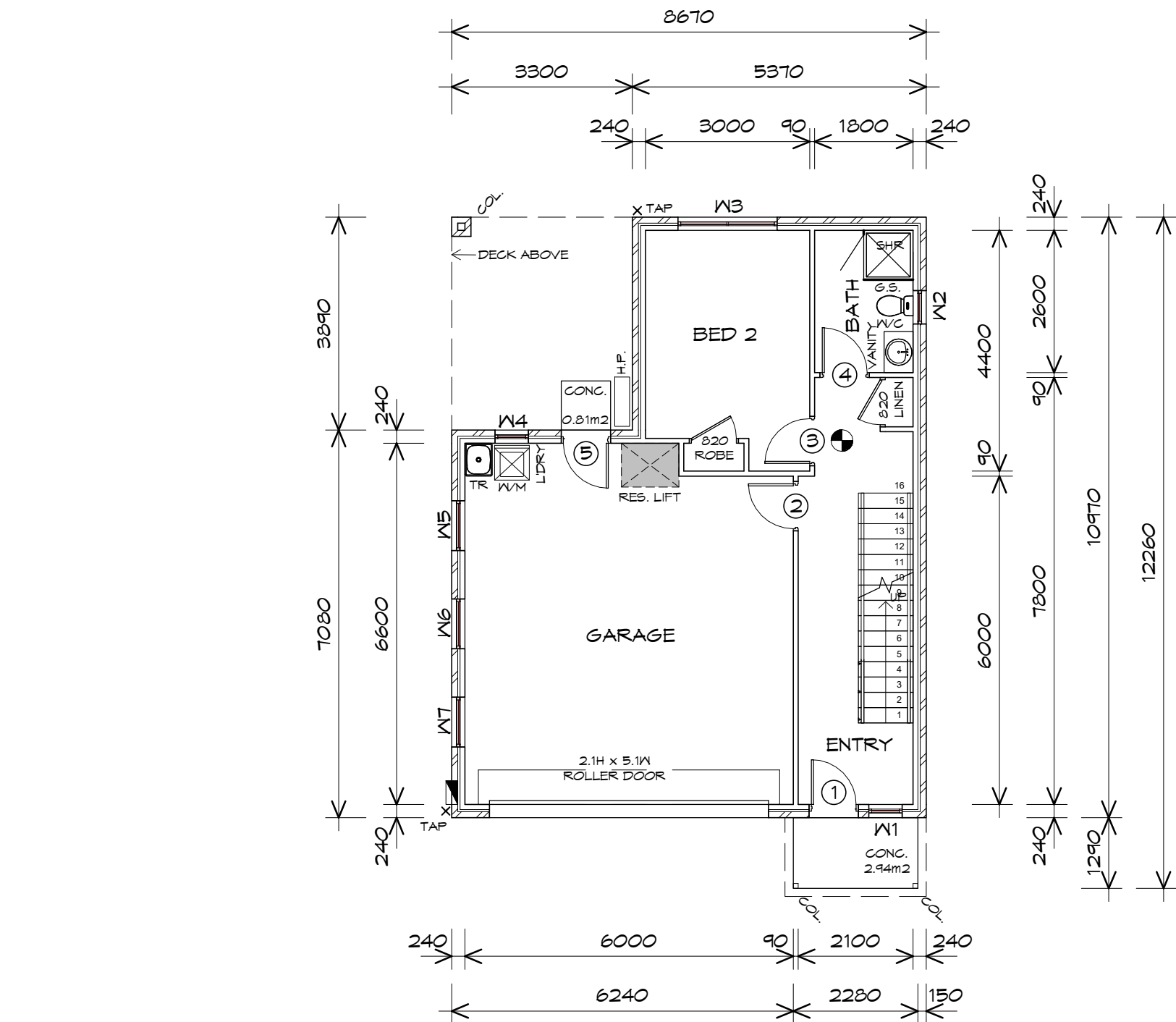
Drafted by: Author
Approved by: Approver

Date: 08-01-2019
Scale: 1 : 200

Project/Drawing no: PD18289- 26
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A





GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 1

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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
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Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

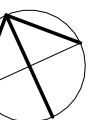
Approved By:
Approver

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Drawing:
GROUND FLOOR PLAN

Date: 08-01-2018
Scale: 1 : 100

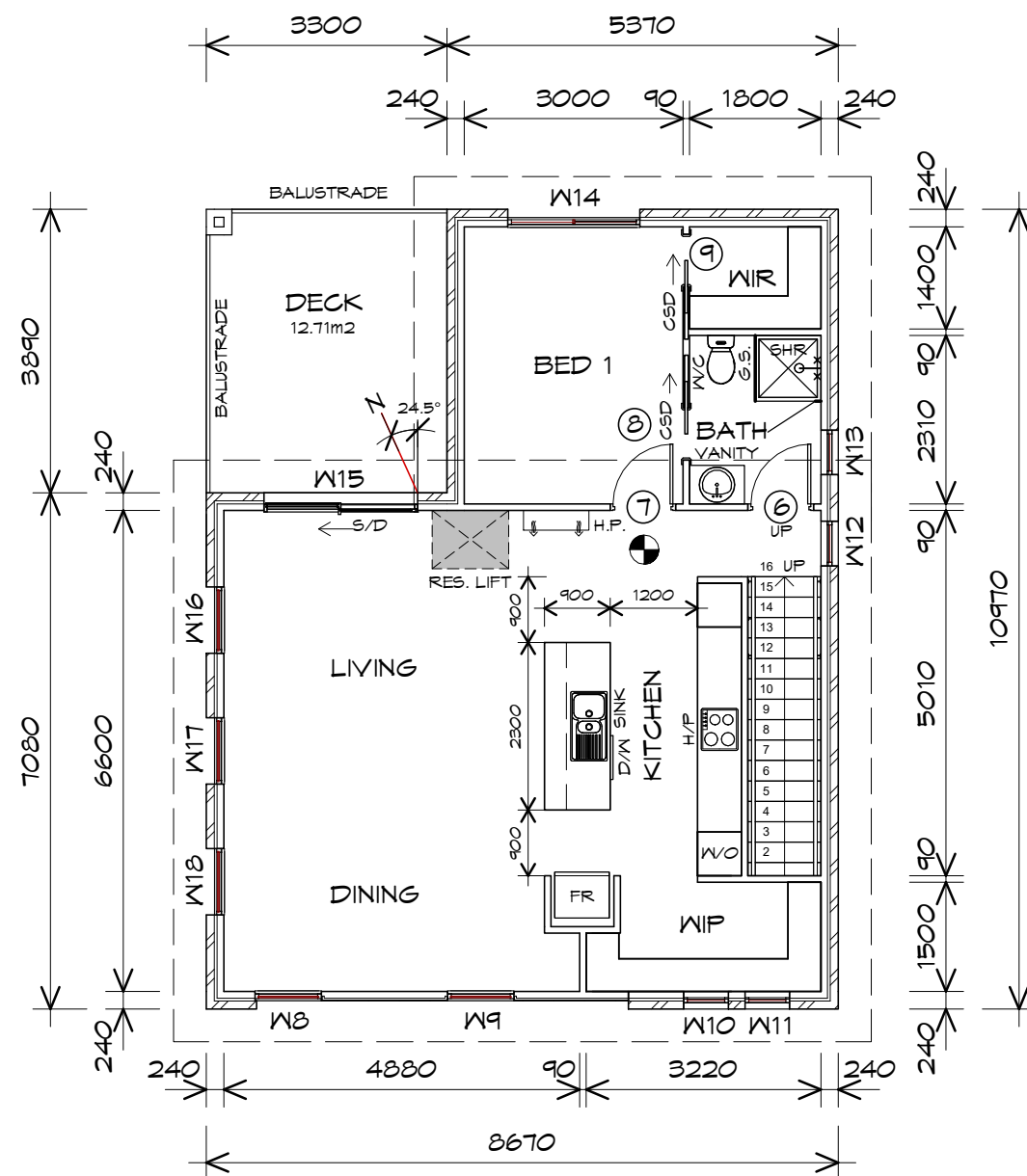
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PD18289- 1-01



Revision:
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- LEGEND**
- CSD CAVITY SLIDING DOOR
 - S/D SLIDING DOOR
 - COL COLUMN
 - G.S. GLASS SCREEN
 - 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W8	0.9	0.9	AWNING WINDOW	
W9	0.9	0.9	AWNING WINDOW	
W10	0.9	0.6	AWNING WINDOW	
W11	0.9	0.6	AWNING WINDOW	
W12	0.9	0.6	AWNING WINDOW	OPAQUE
W13	0.9	0.6	AWNING WINDOW	OPAQUE
W14	0.9	1.8	AWNING WINDOW	
W15	2.1	2.1	SLIDING DOOR	
W16	1.5	0.9	AWNING WINDOW	OPAQUE
W17	1.5	0.9	AWNING WINDOW	
W18	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



WILSON HOMES

MULTI AWARD WINNING BUILDERS

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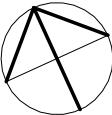
10 Goodman Court, Invermay Tasmania 7248,
p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2018 Scale: 1 : 100

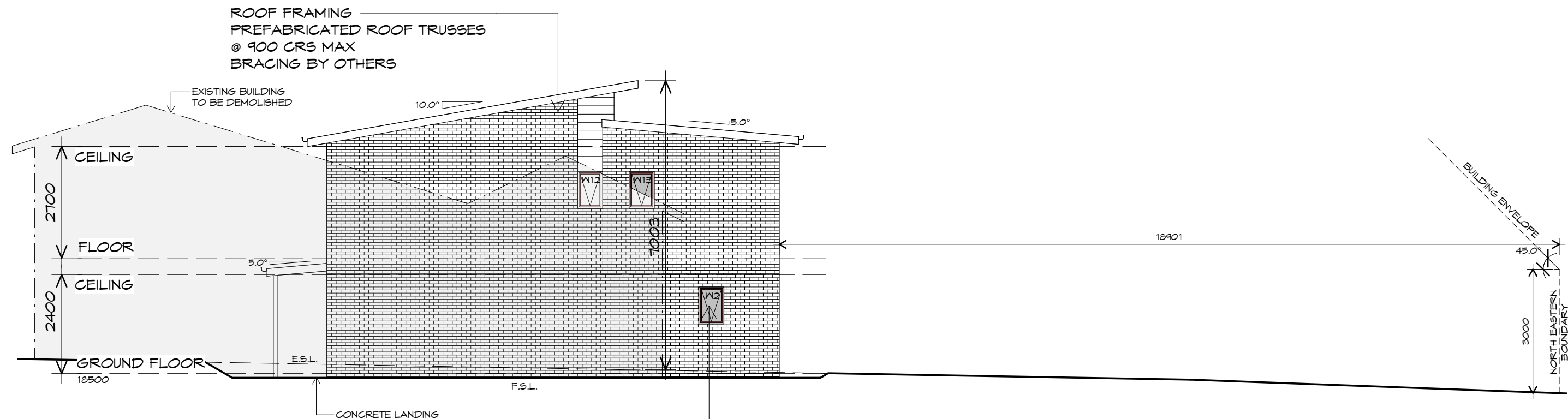
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PD18289- 1-02



Revision:
04

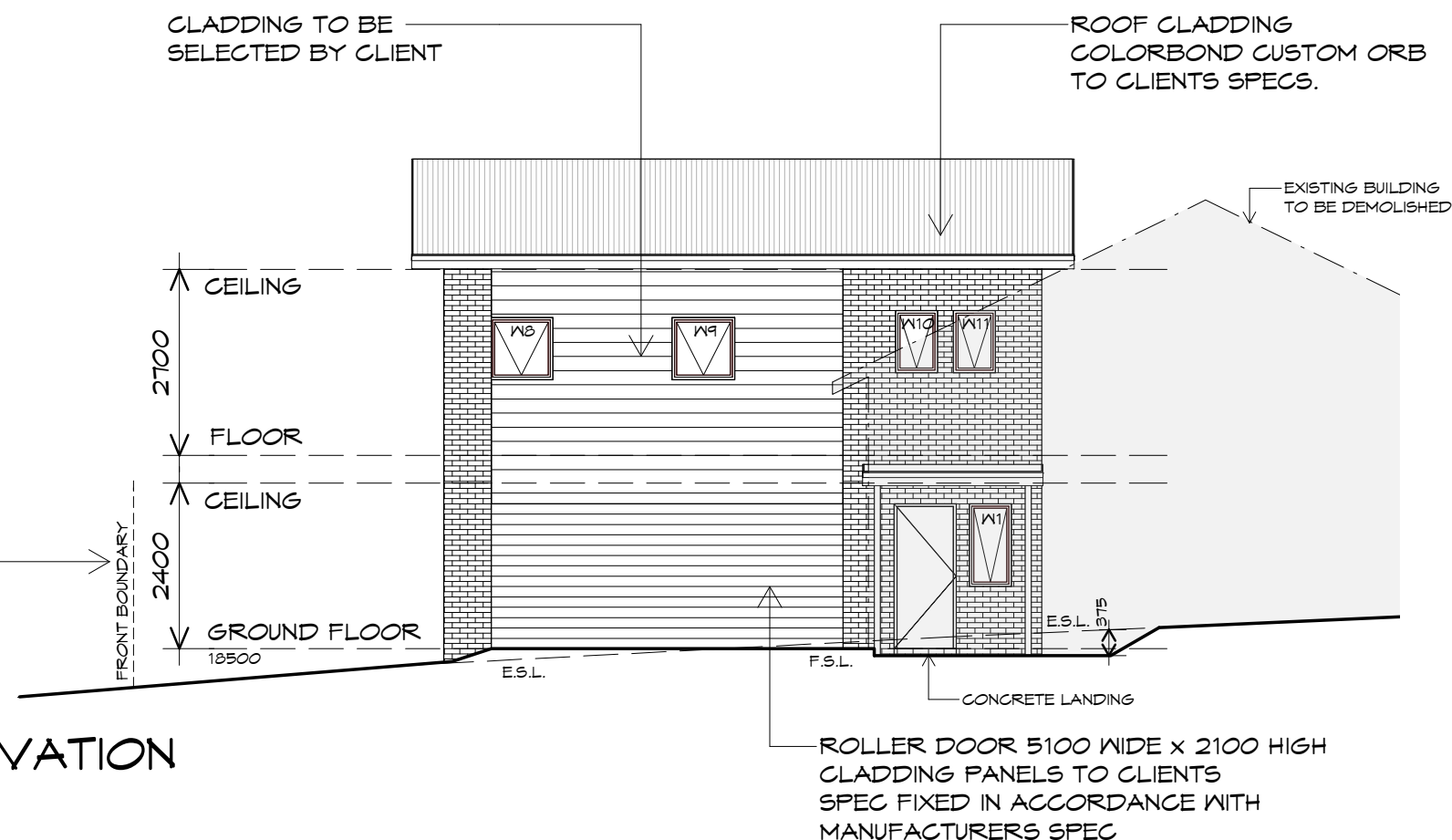
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

UNIT 1

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS

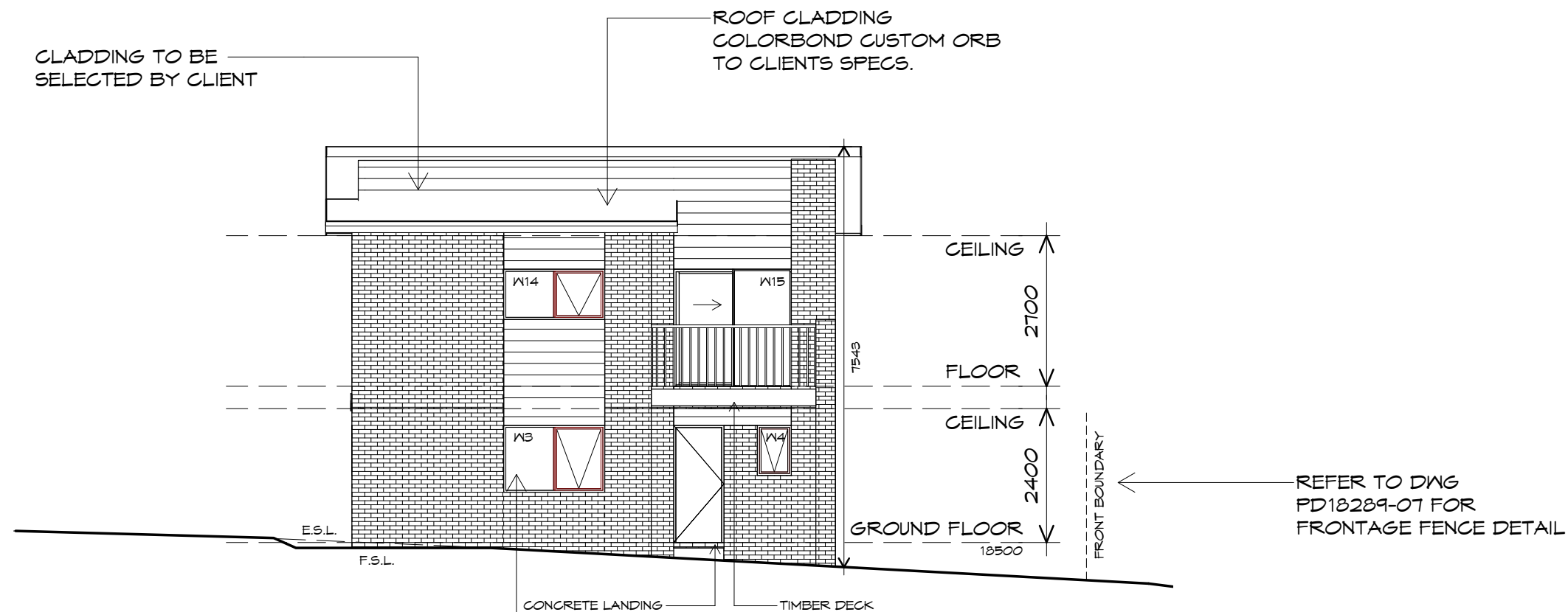
Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2018 Scale:
1 : 100

Project/Drawing no:
PD18289- 1-03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING DESIGNERS AUSTRALIA

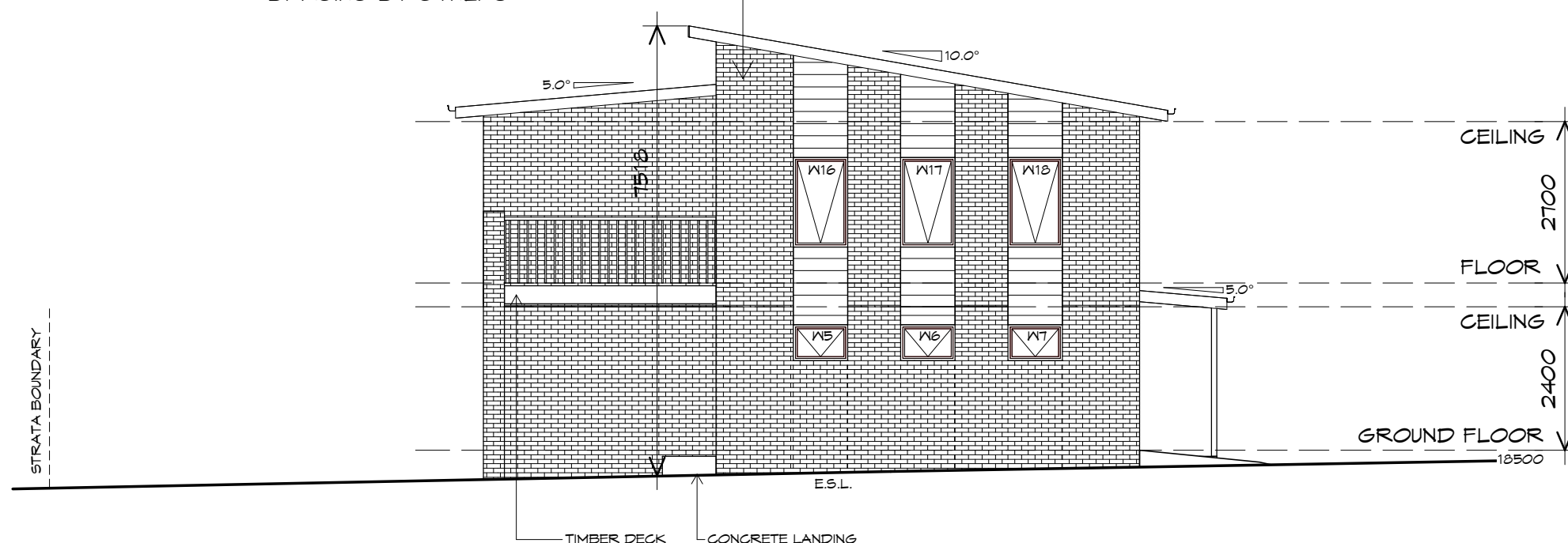


DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2016/2 3.12.3

NORTH EASTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



NORTH WESTERN ELEVATION

1 : 100

UNIT 1

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHY STREET,
BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2018 Scale:
1 : 100

Project/Drawing no:
PD18289- 1-04 Revision:
04

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Accredited building practitioner: Frank Gekus -No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.6	0.9	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
3	167	280

GOING NON SLIP TO COMPLY NCC 2016

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	81.94	m2	(8.81 SQUARES)
FIRST FLOOR AREA	84.49	m2	(9.09 SQUARES)
	166.44		17.90

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 2

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

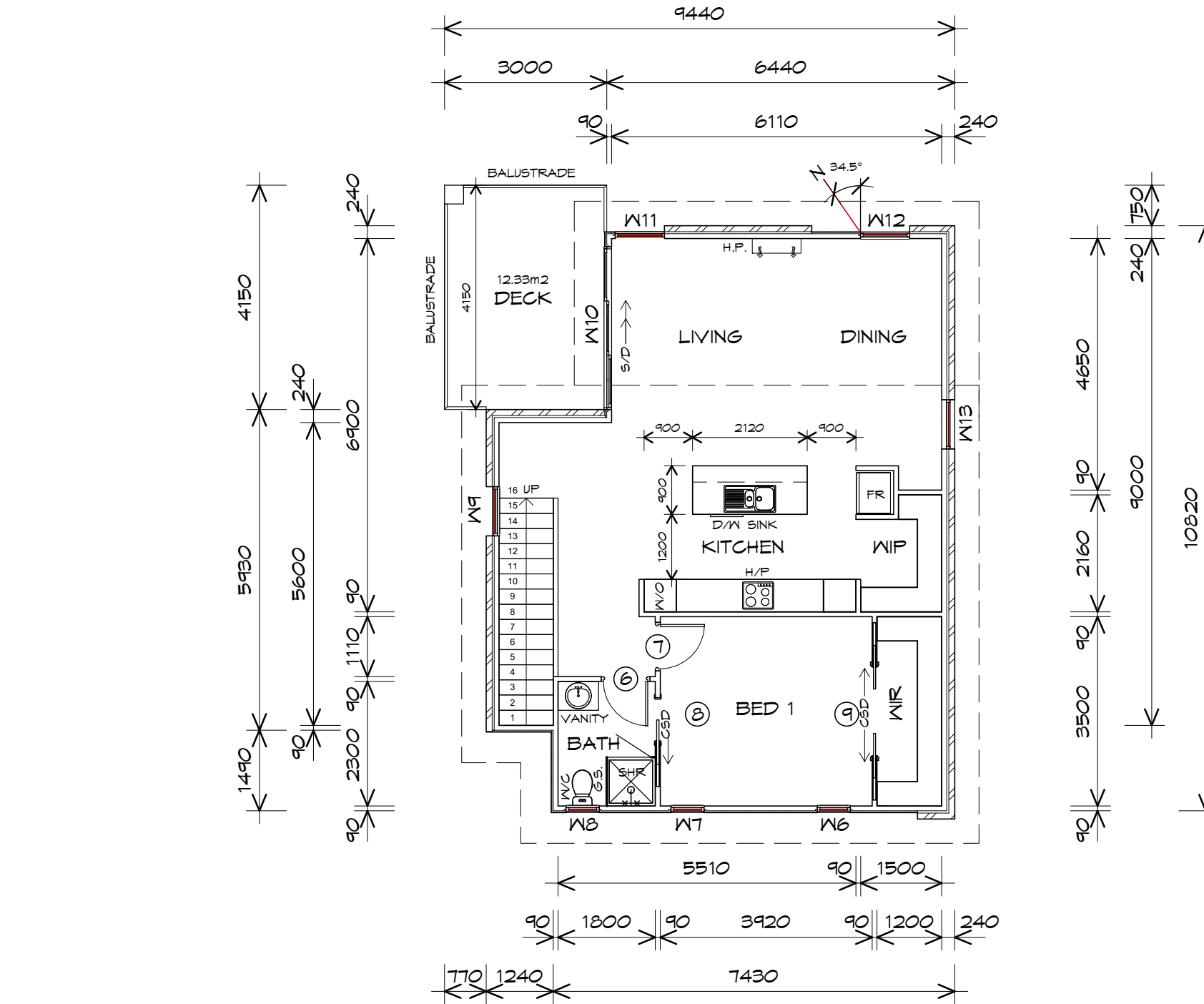
Project/Drawing No:
PD18289- 2-01



Revision:
04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



- LEGEND**
- CSD CAVITY SLIDING DOOR
 - S/D SLIDING DOOR
 - COL COLUMN
 - G.S. GLASS SCREEN
 - 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	
9	820	2/820 CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	1200	610	AWNING WINDOW	
W7	1200	610	AWNING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	910	AWNING WINDOW	
W10	2100	3010	STACKING SLIDING DOOR	
W11	2100	910	AWNING WINDOW	
W12	1500	910	AWNING WINDOW	
W13	900	910	AWNING WINDOW	OPAQUE

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN
1 : 100

GROUND FLOOR AREA	81.94	m2	(8.81 SQUARES)
FIRST FLOOR AREA	84.49	m2	(9.09 SQUARES)
	166.44		17.90

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 2

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

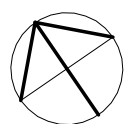
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FIRST FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

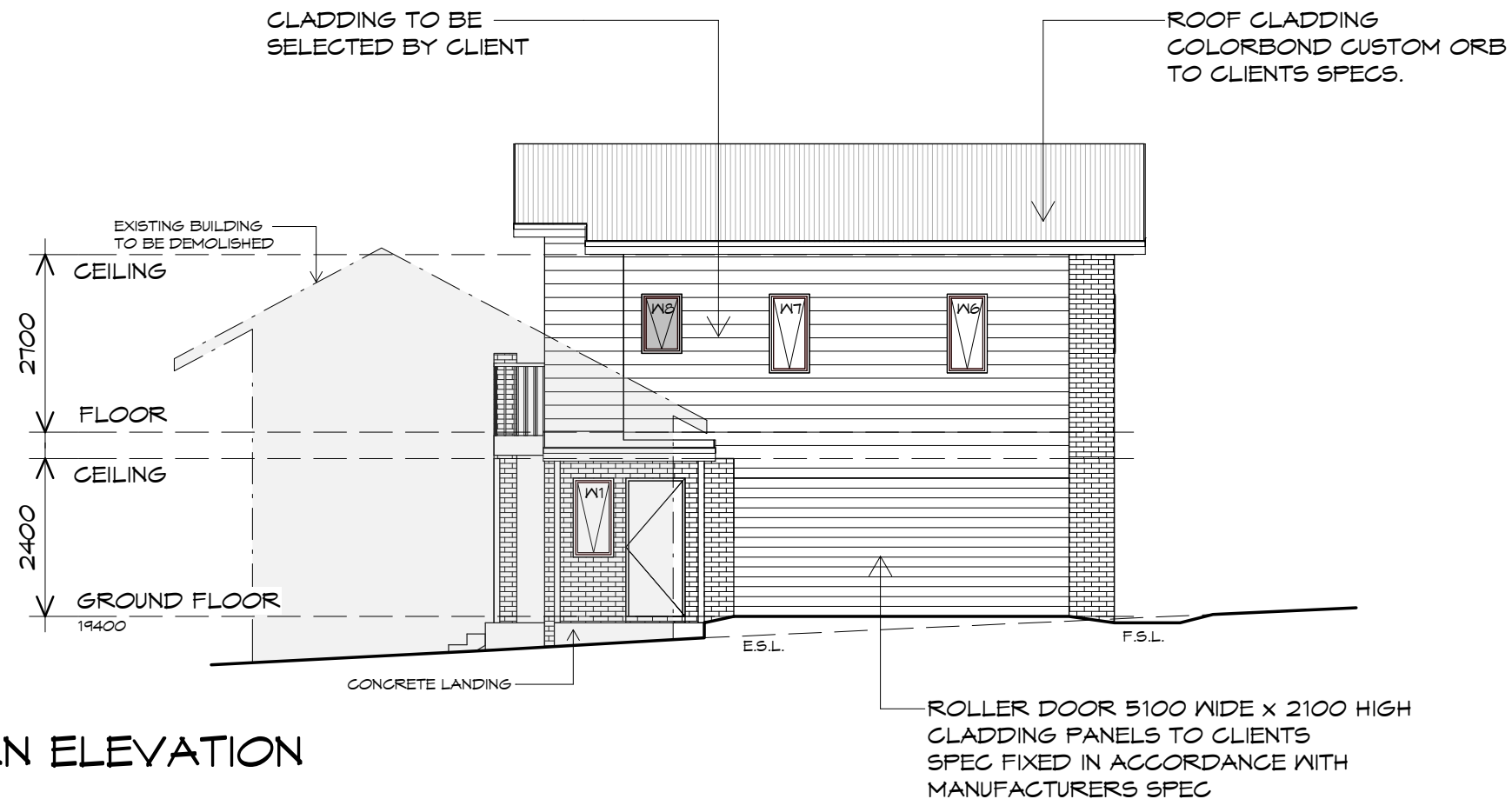
Project/Drawing No: PD18289- 2-02 Revision: 04

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
3	167	280

GOING NON SLIP TO COMPLY NCC 2016

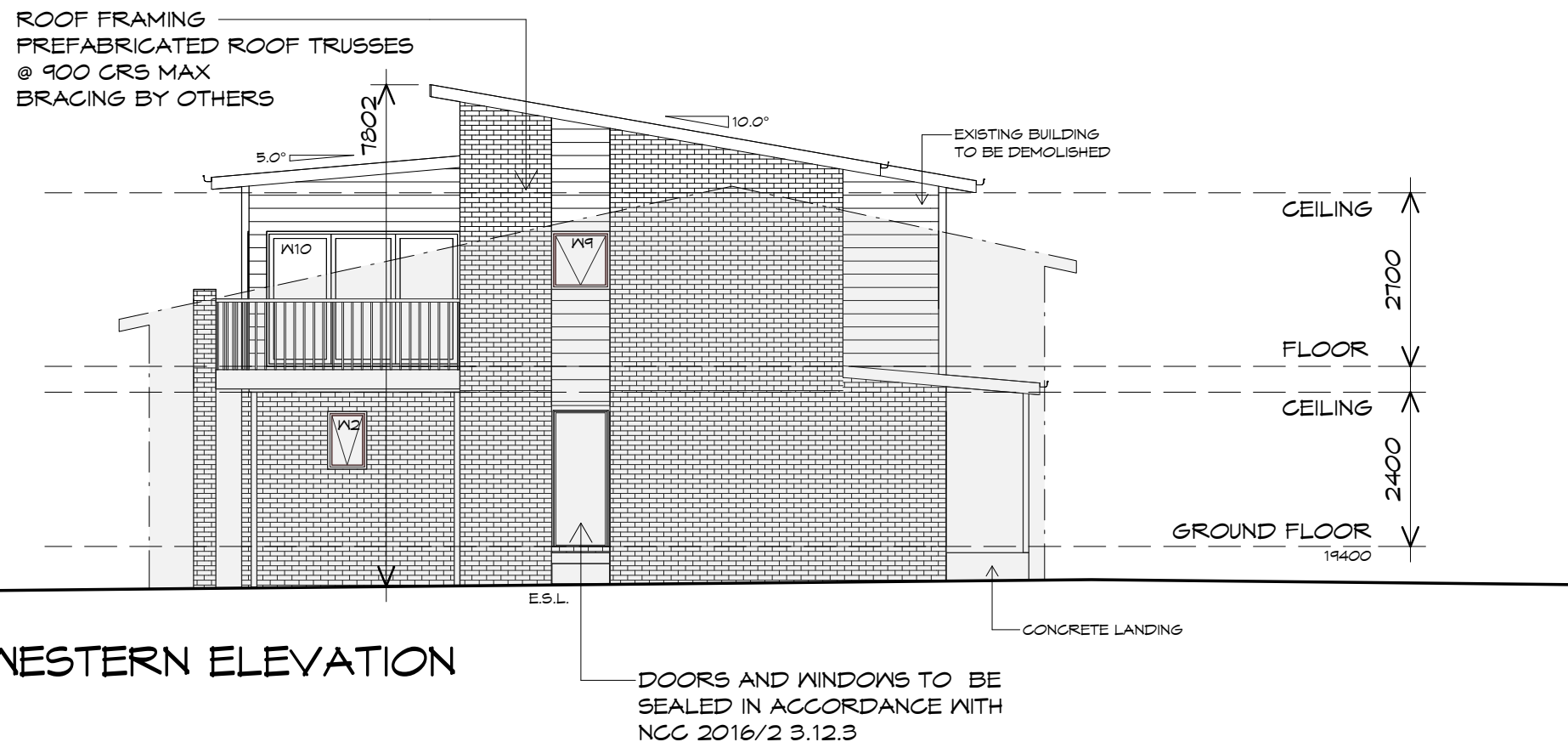


PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

UNIT 2

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

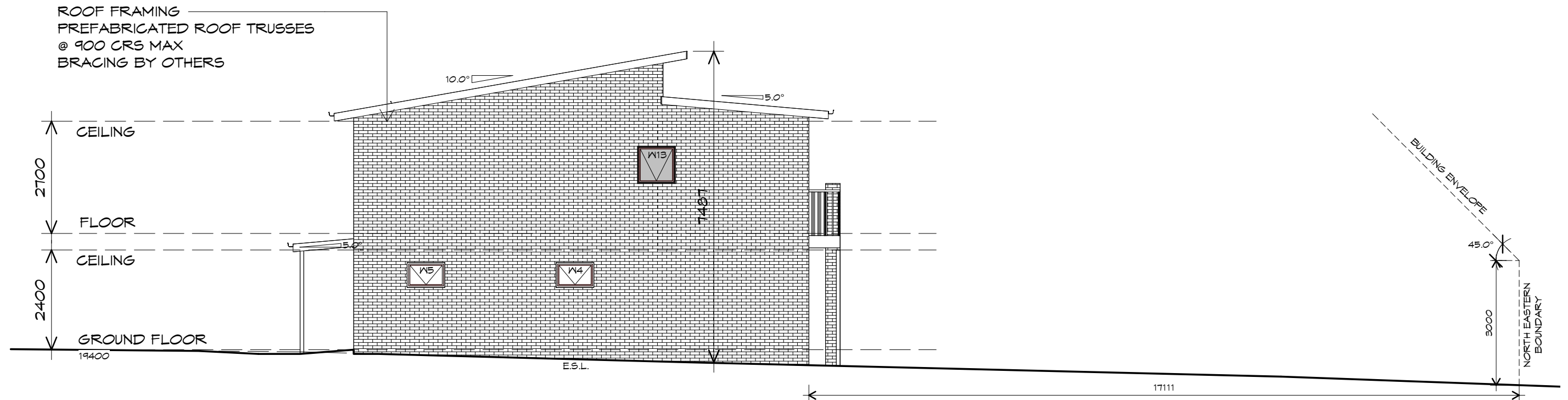
Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

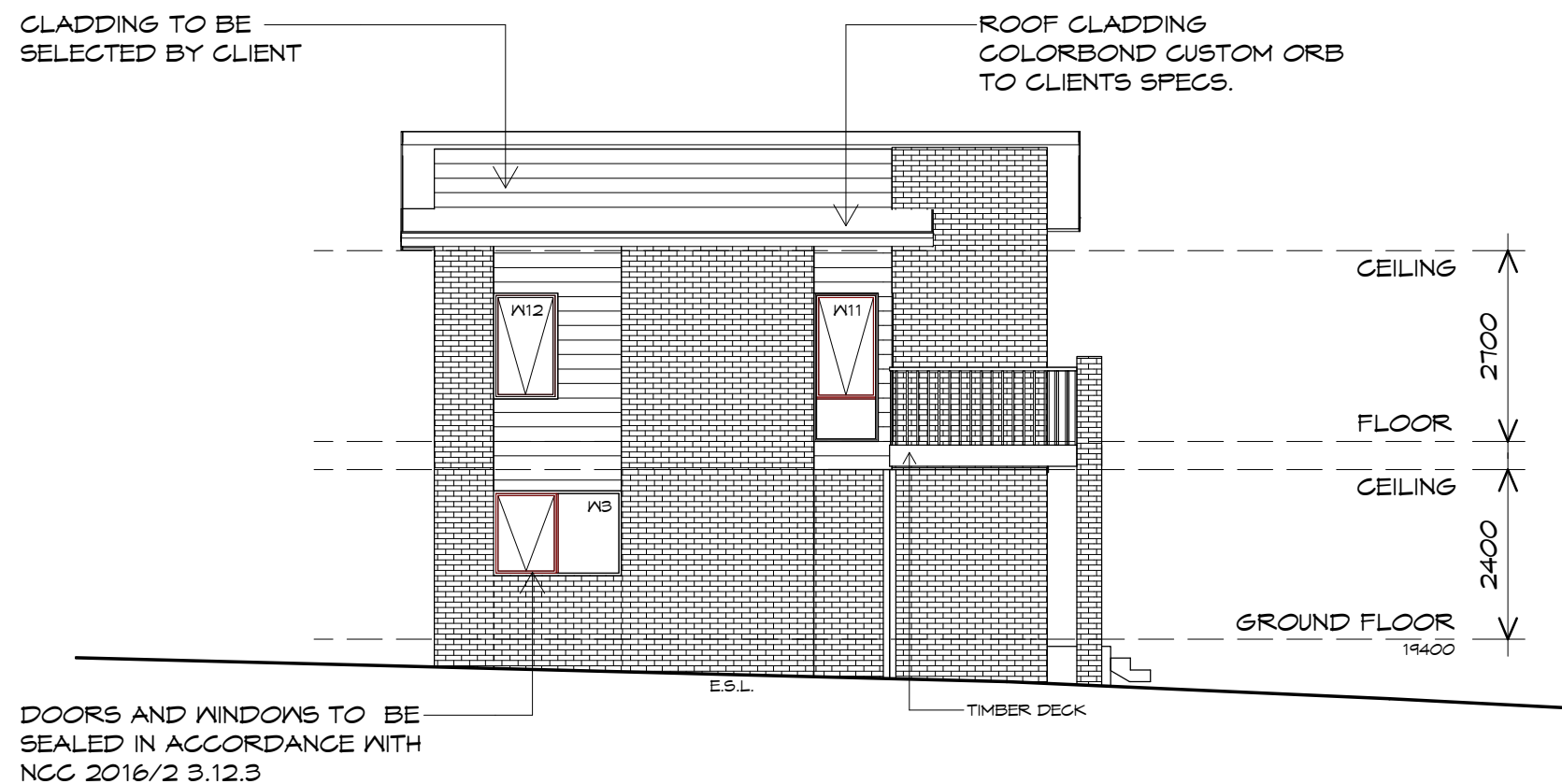
Project/Drawing no: PD18289- 2-03 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

UNIT 2

PLANNING

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no: PD18289- 2-04 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
S/D SLIDING DOOR
COL COLUMN
G.S. GLASS SCREEN
240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	80.78	m2	(8.69 SQUARES)
FIRST FLOOR AREA	84.21	m2	(9.05 SQUARES)
	164.99		17.74

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

UNIT 3

WILSON HOMES
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Accredited building practitioner: Frank Geskus No CC246A

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING
DESIGNERS
AUSTRALIA

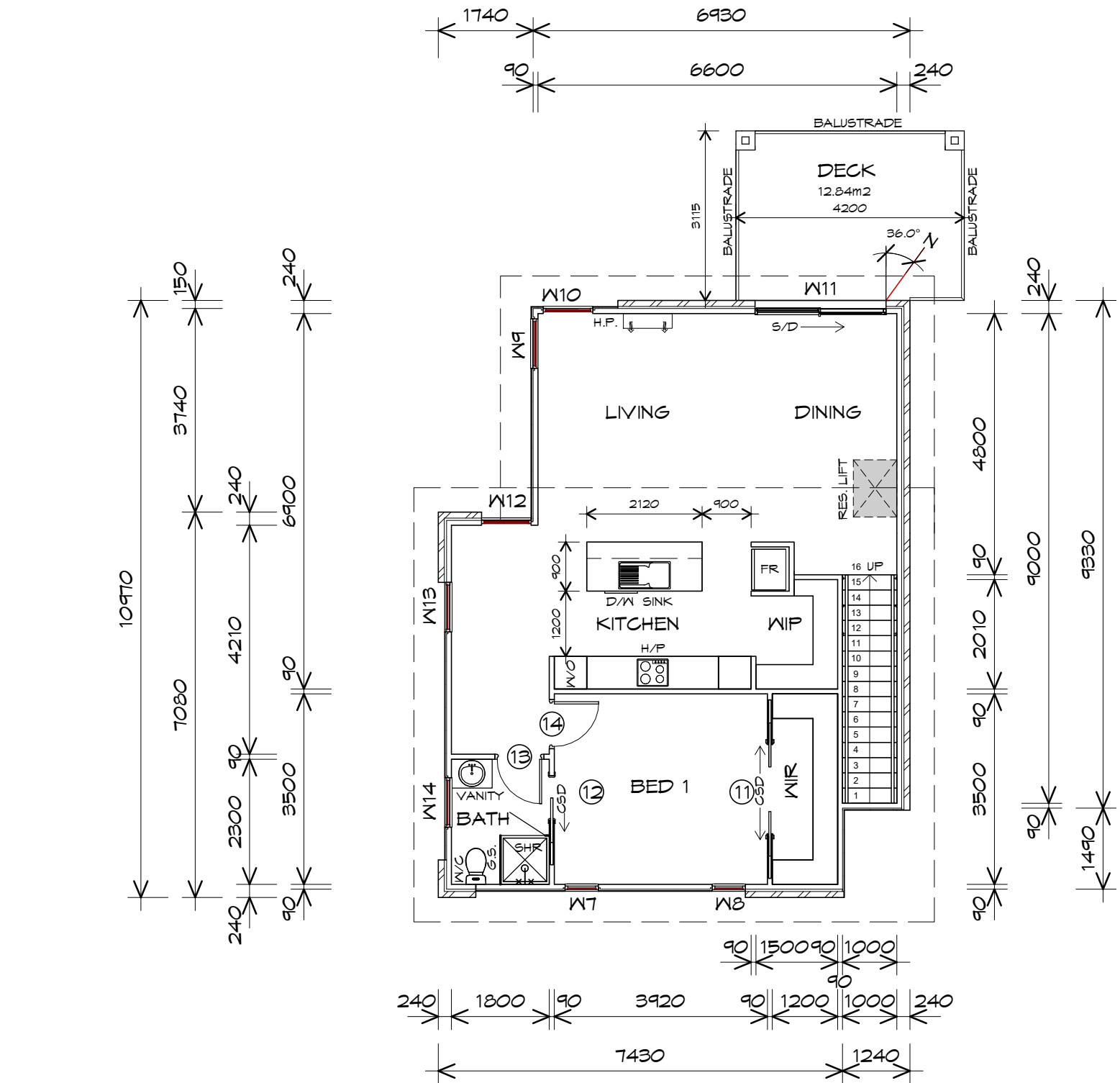
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GROUND FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

Project/Drawing No:
PD18289- 3-01



Revision:
04



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	80.78	m2	(8.69 SQUARES)
FIRST FLOOR AREA	84.21	m2	(9.05 SQUARES)
	164.99		17.74

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

UNIT 3

WILSON HOMES

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Accredited building practitioner: Frank Geskus No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
11	820	2/820 CAVITY SLIDING DOOR	
12	820	CAVITY SLIDING DOOR	
13	820	INTERNAL TIMBER DOOR	
14	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	1200	610	AWNING WINDOW	OPAQUE
W8	1200	610	AWNING WINDOW	OPAQUE
W9	1500	910	AWNING WINDOW	
W10	2100	910	AWNING WINDOW	
W11	2100	2410	SLIDING DOOR	
W12	2100	910	AWNING WINDOW	
W13	900	910	AWNING WINDOW	
W14	900	910	AWNING WINDOW	OPAQUE

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

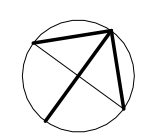
Drafted by:
B.H.E.C.
Approved By:
Approver



Drawing:
FIRST FLOOR PLAN

Date:
08-01-2019
Scale:
1 : 100

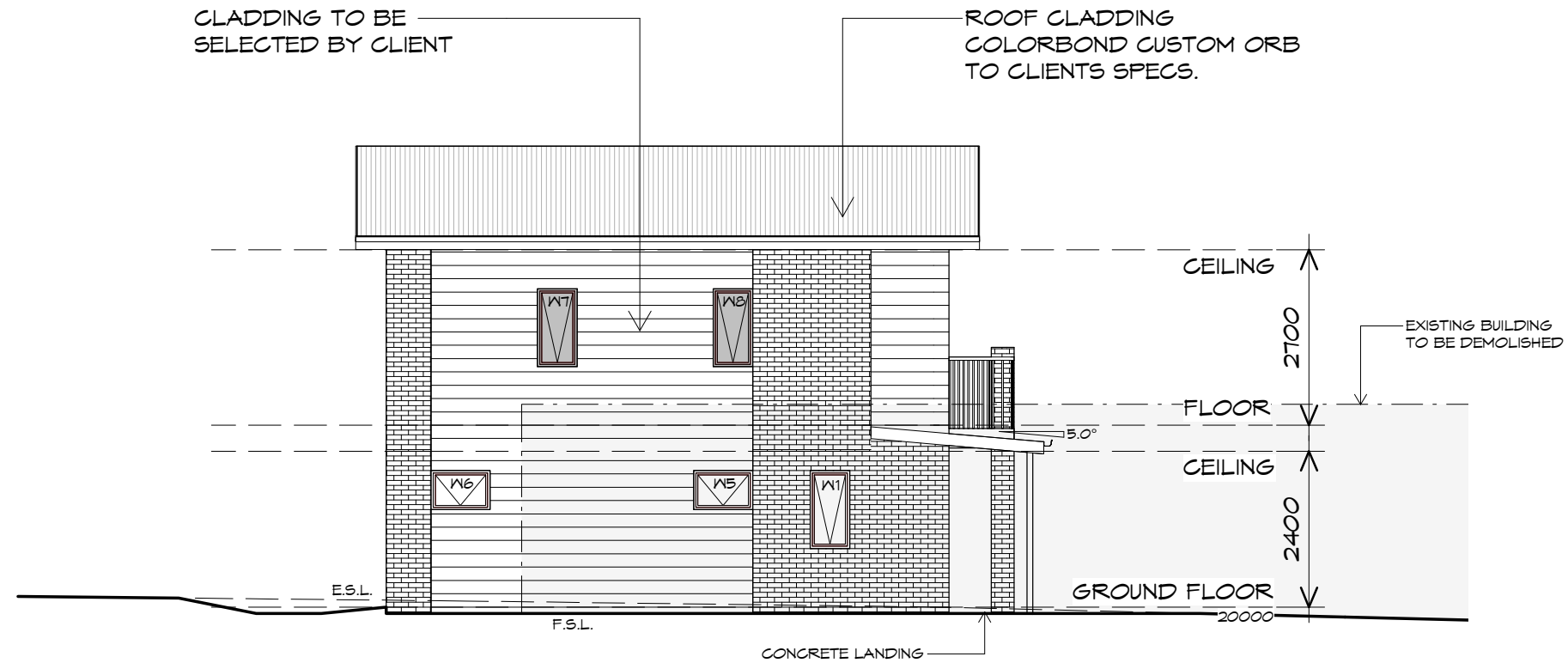
Project/Drawing No:
PD18289- 3-02



Revision:
04

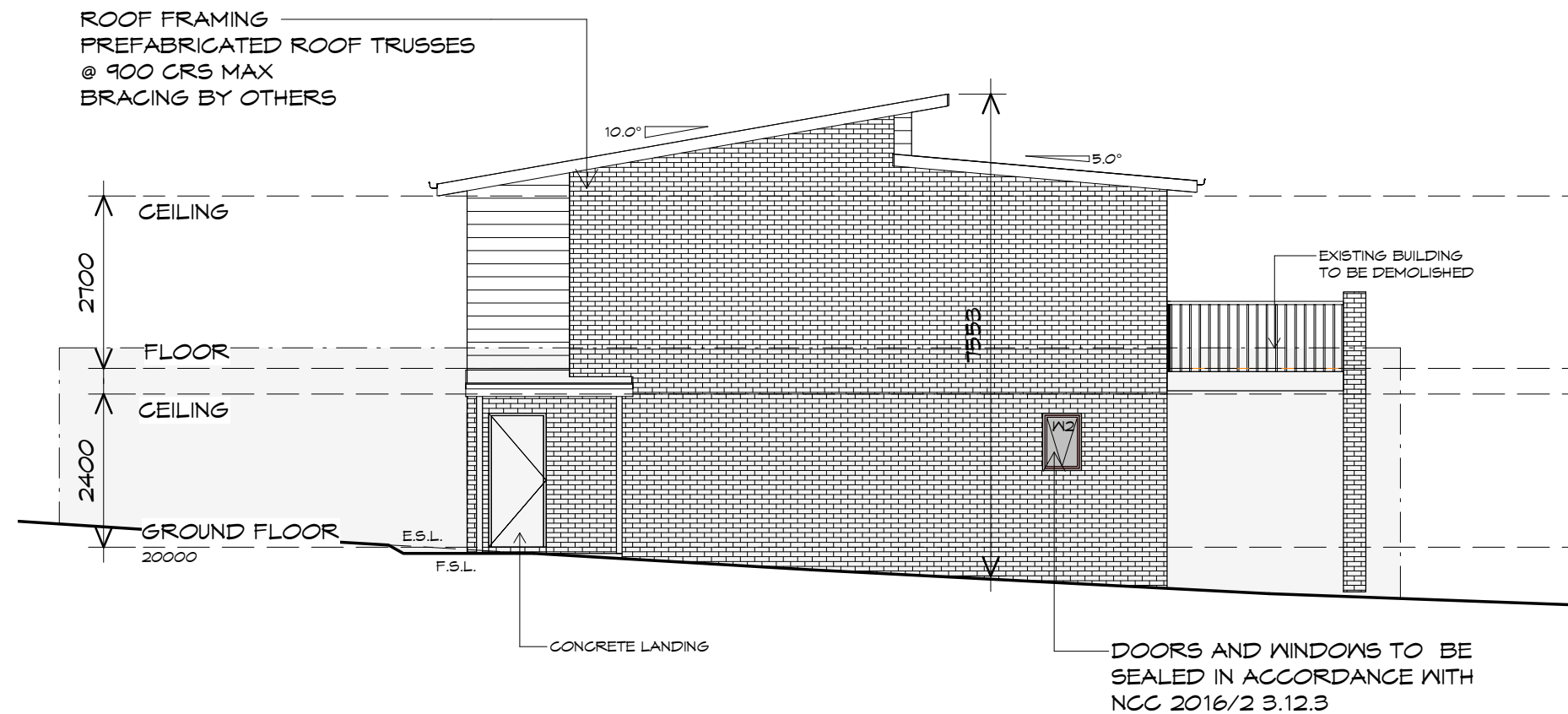
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

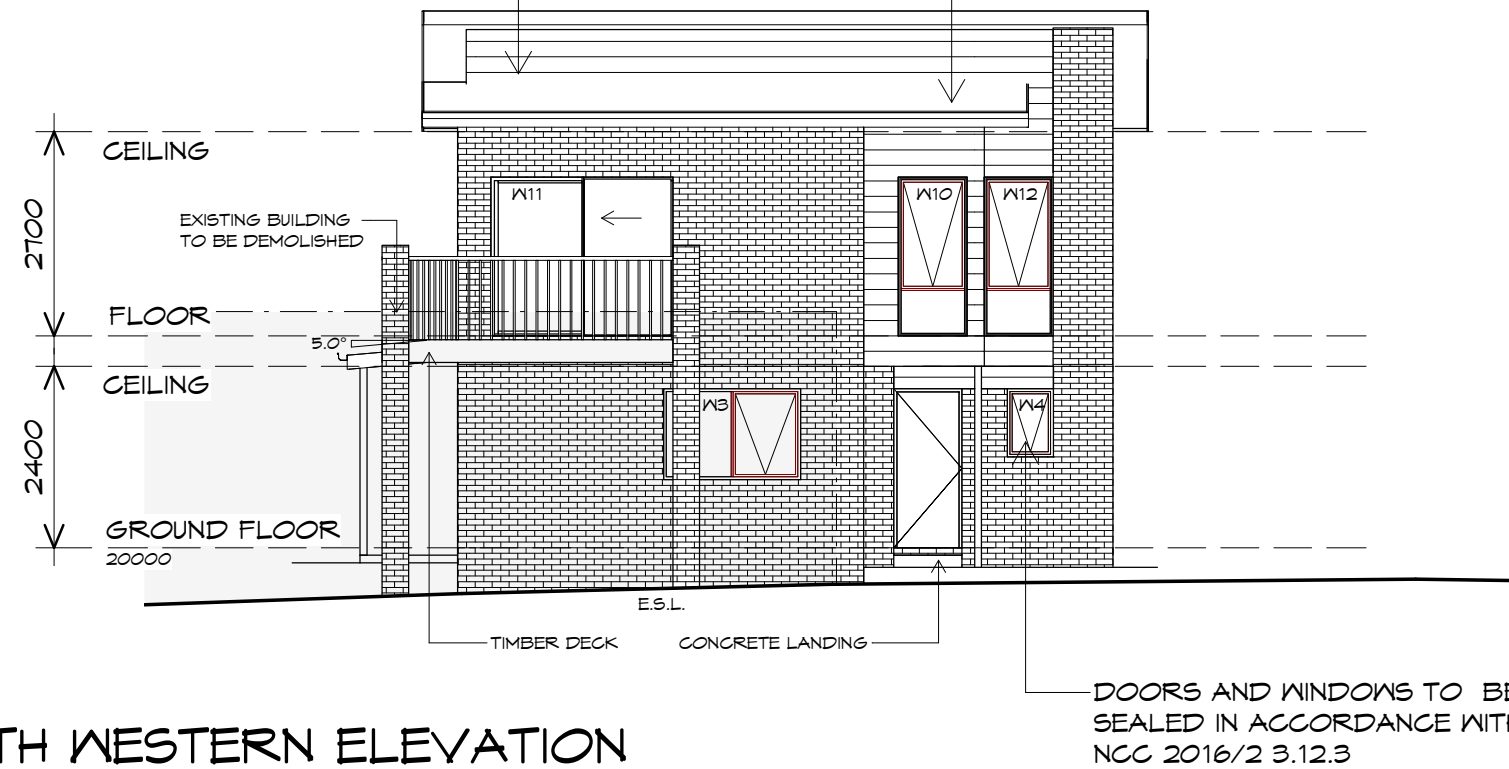
Project/Drawing no:
PD18289- 3-03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

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CLADDING TO BE
SELECTED BY CLIENT

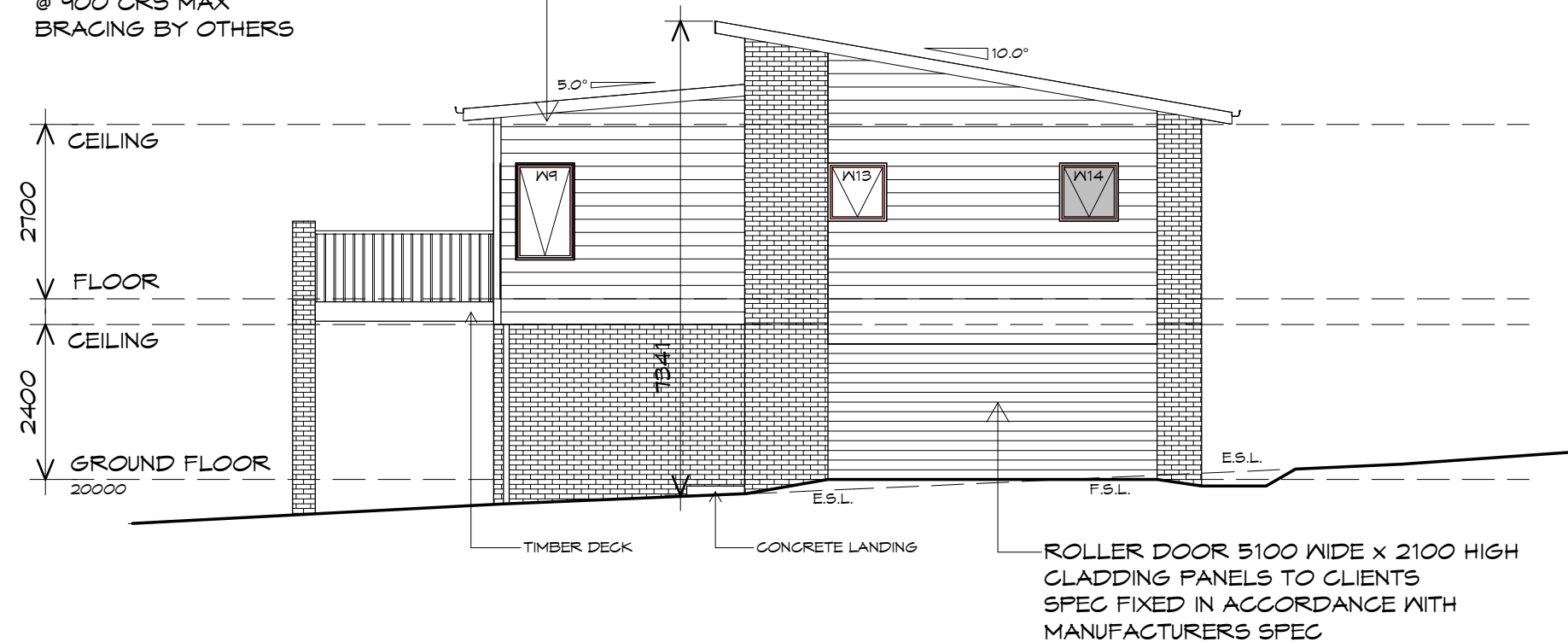
ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



NORTH WESTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTH WESTERN ELEVATION

1 : 100

UNIT 3

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

WILSON HOMES

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

Drafted by:
B.H.E.C.

Approved by:
Approver

Date:
08-01-2019

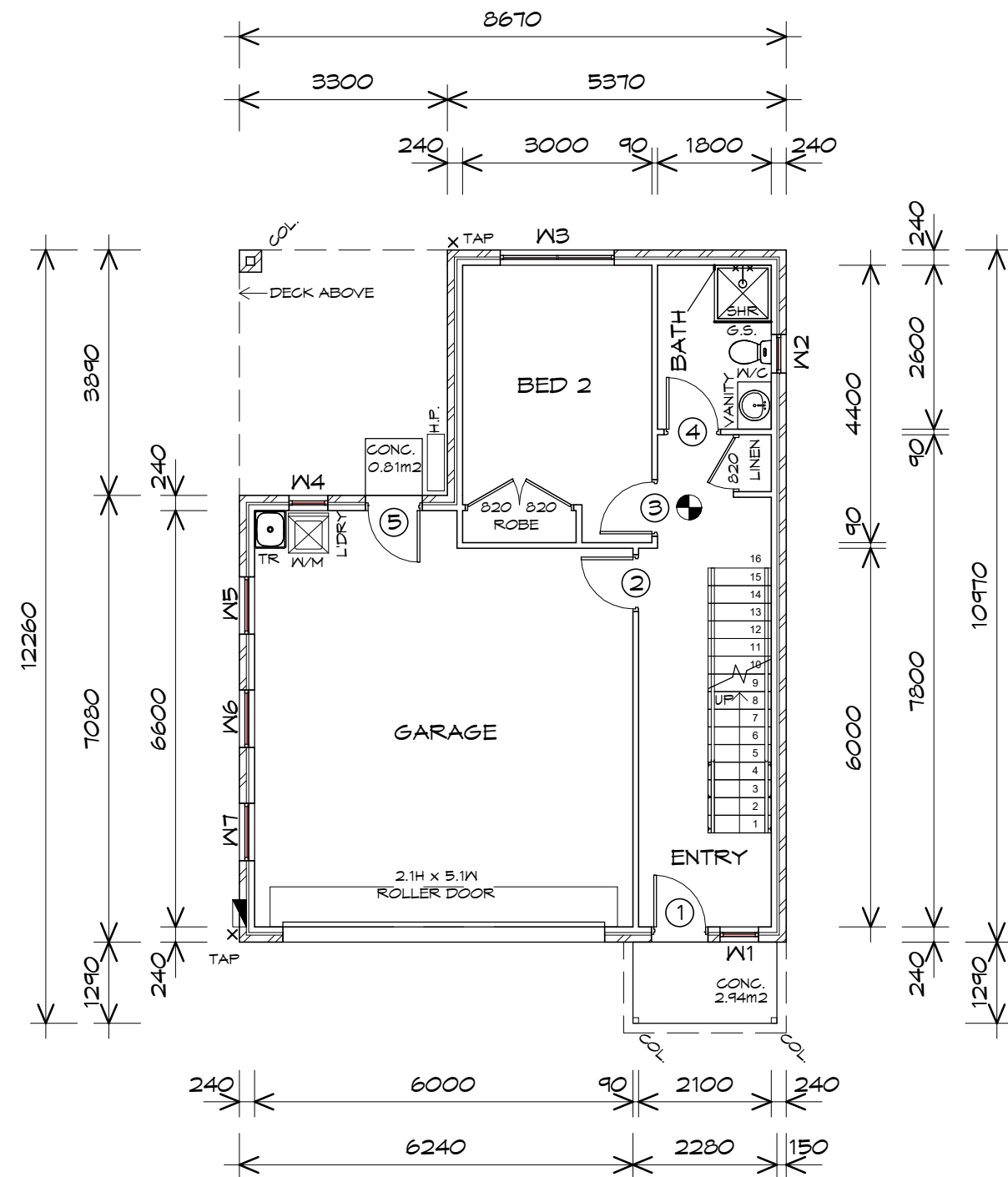
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1 : 100

Project/Drawing no:
PD18289- 3-04

Revision:
04

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DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 4

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Accredited building practitioner: Frank Geskus No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

Project/Drawing No:
PD18289- 4-01

Revision:
04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	
10	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W12	0.9	0.9	AWNING WINDOW	
W13	0.9	0.9	AWNING WINDOW	
W14	0.9	0.6	AWNING WINDOW	
W15	0.9	0.6	AWNING WINDOW	
W16	0.9	0.6	AWNING WINDOW	
W17	0.9	0.6	AWNING WINDOW	OPAQUE
W18	0.9	1.8	AWNING WINDOW	
W19	2.1	2.1	SLIDING DOOR	
W20	1.5	0.9	AWNING WINDOW	
W21	1.5	0.9	AWNING WINDOW	
W22	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bdaBUILDING DESIGNERS AUSTRALIA

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

Project/Drawing No:
PD18289- 4-02

Revision:
04

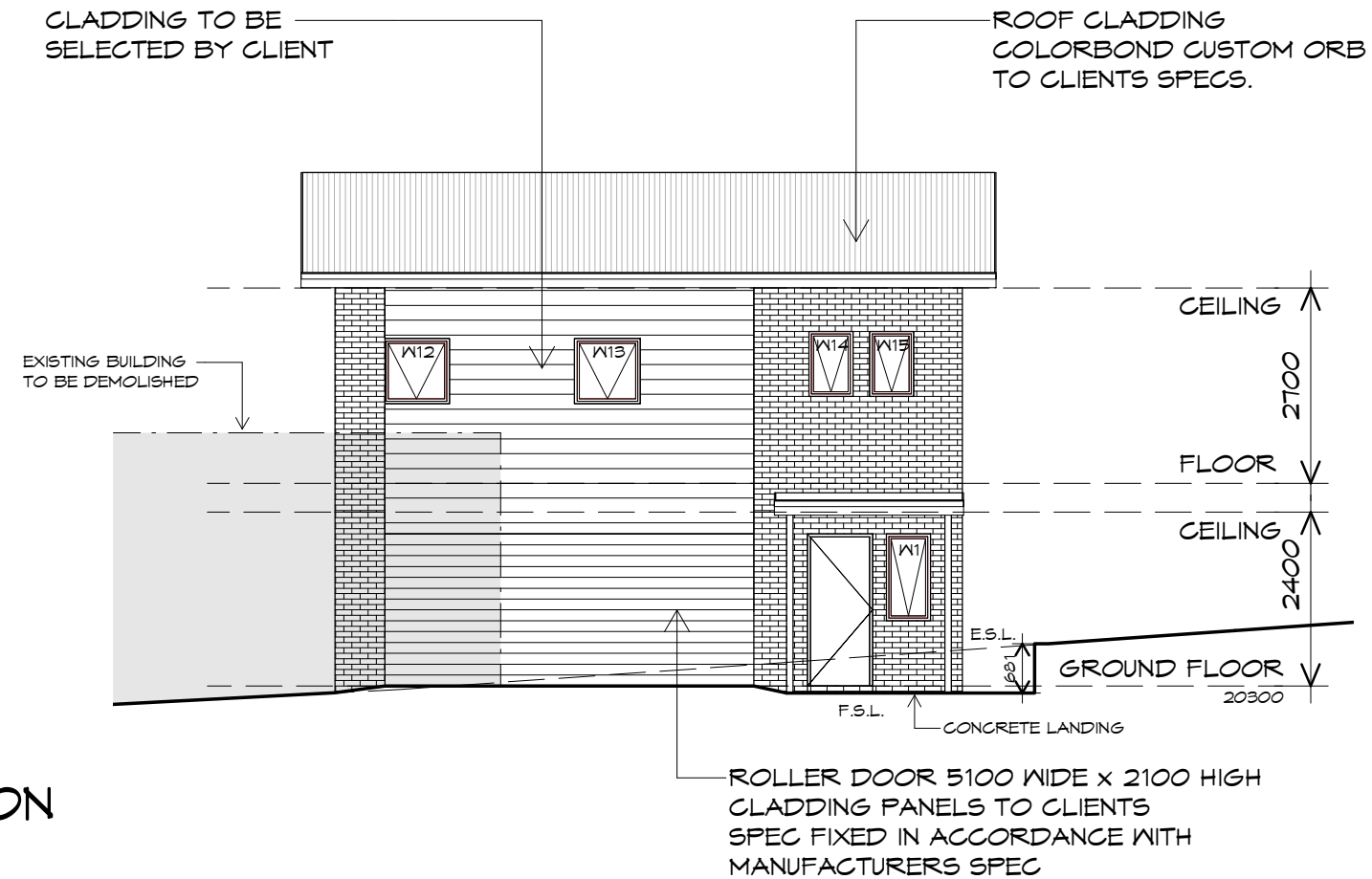
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

UNIT 4

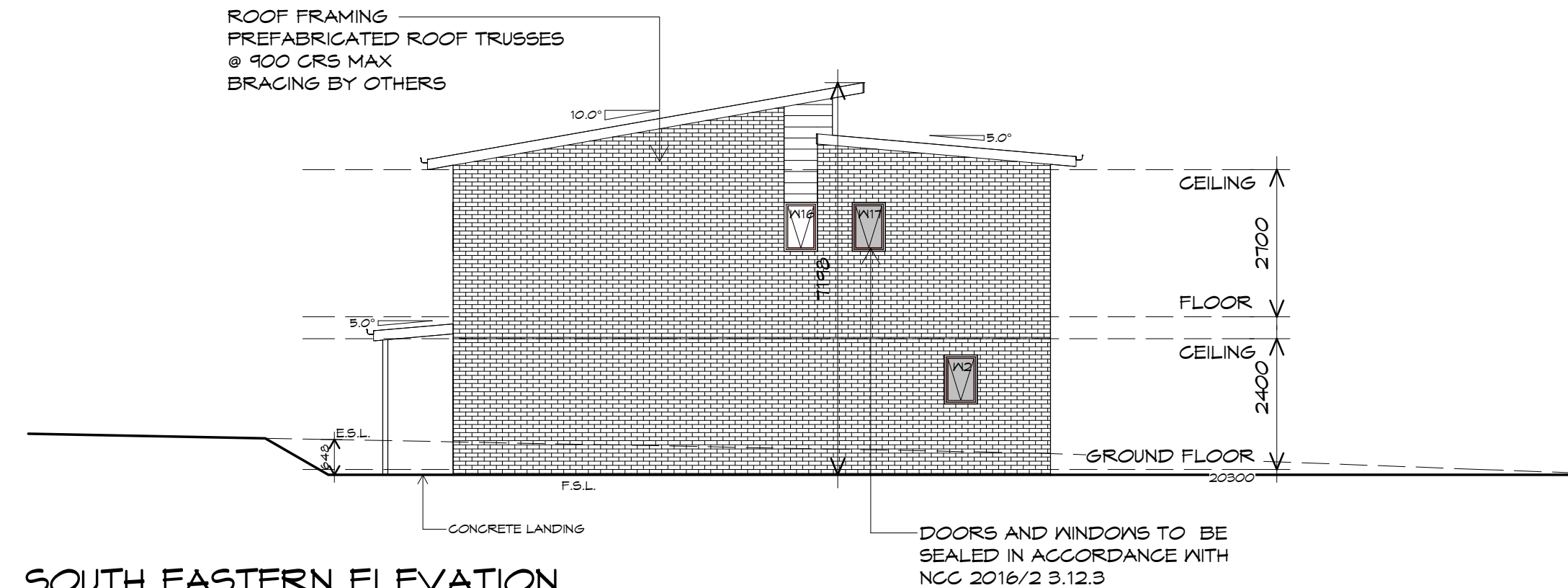
SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

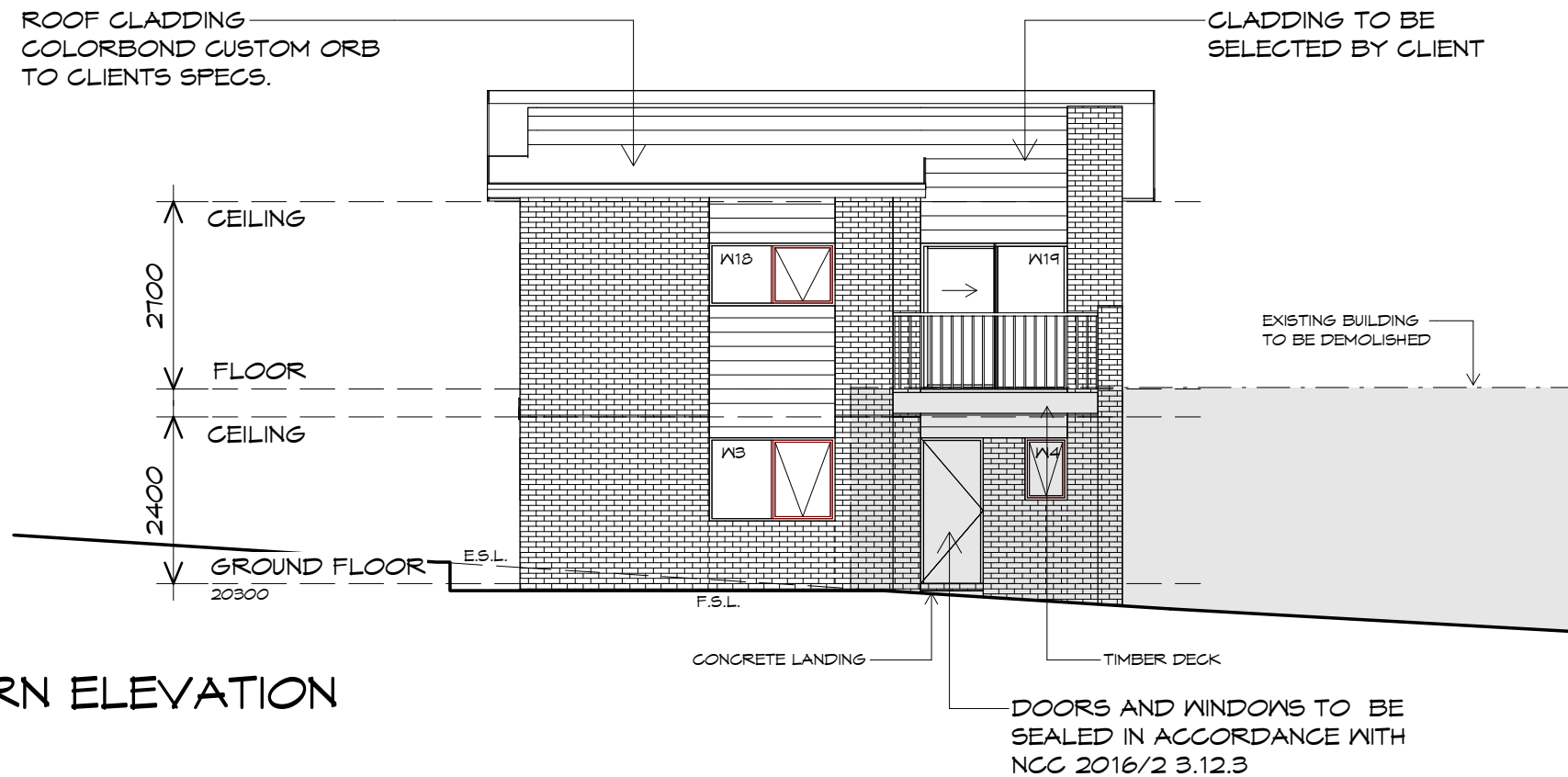
Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

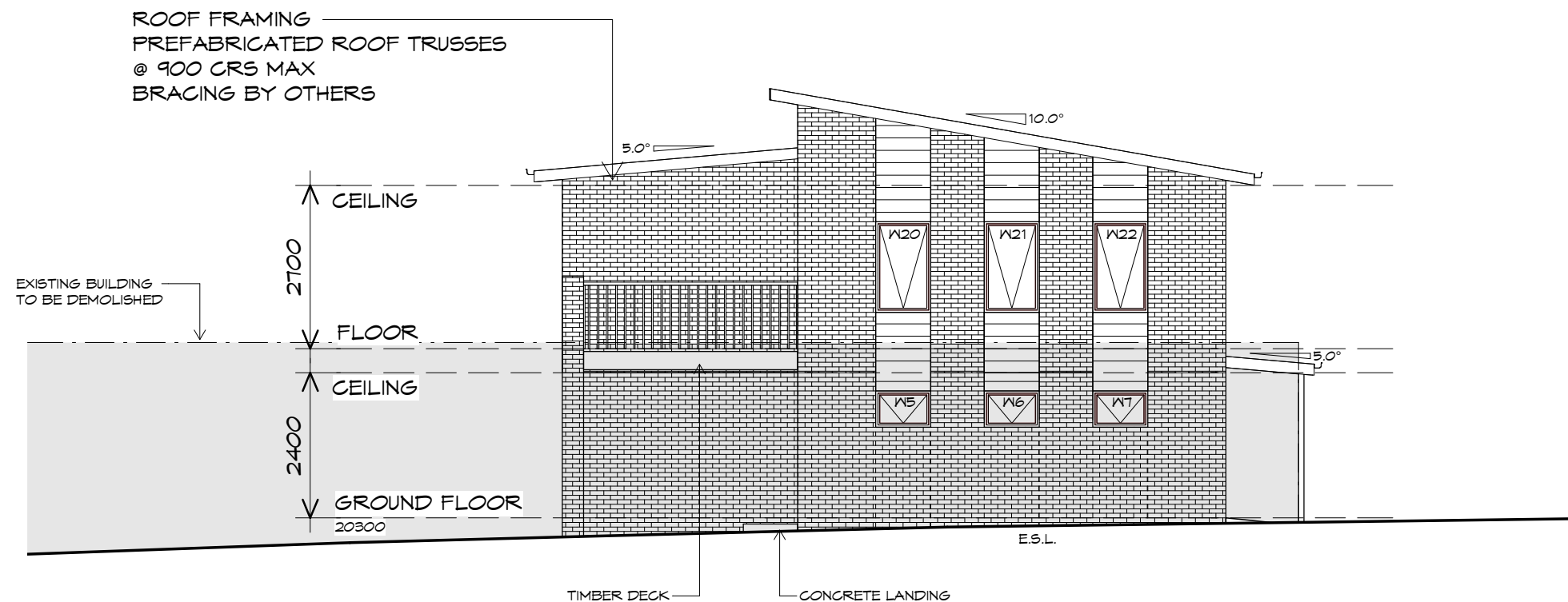
Project/Drawing no: PD18289- 4-03 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

UNIT 4

PLANNING

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

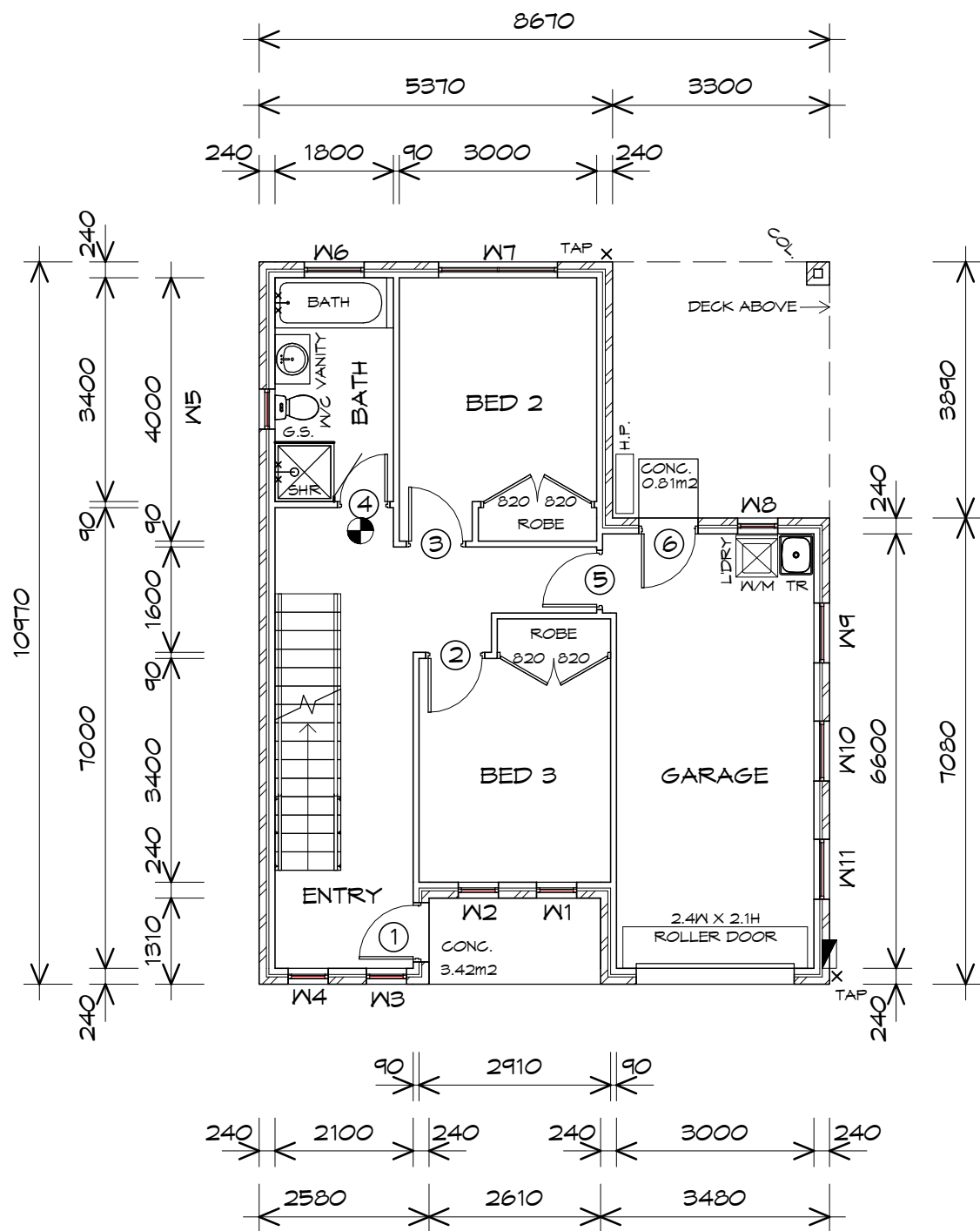
Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 4-04 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

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DESIGNERS
AUSTRALIA



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	74.51	m2	(8.01 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	156.78		16.86

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 5

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Accredited building practitioner: Frank Geskus No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

ALTERNATIVE GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	

ALTERNATIVE GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	1.2	0.6	AWNING WINDOW	
W3	1.2	0.6	AWNING WINDOW	
W4	1.2	0.6	AWNING WINDOW	
W5	0.9	0.6	AWNING WINDOW	OPAQUE
W6	0.9	0.9	AWNING WINDOW	
W7	1.2	1.8	AWNING WINDOW	
W8	0.9	0.6	AWNING WINDOW	
W9	0.6	0.9	AWNING WINDOW	
W10	0.6	0.9	AWNING WINDOW	
W11	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREEN TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date:
08-01-2019

Scale:
1 : 100

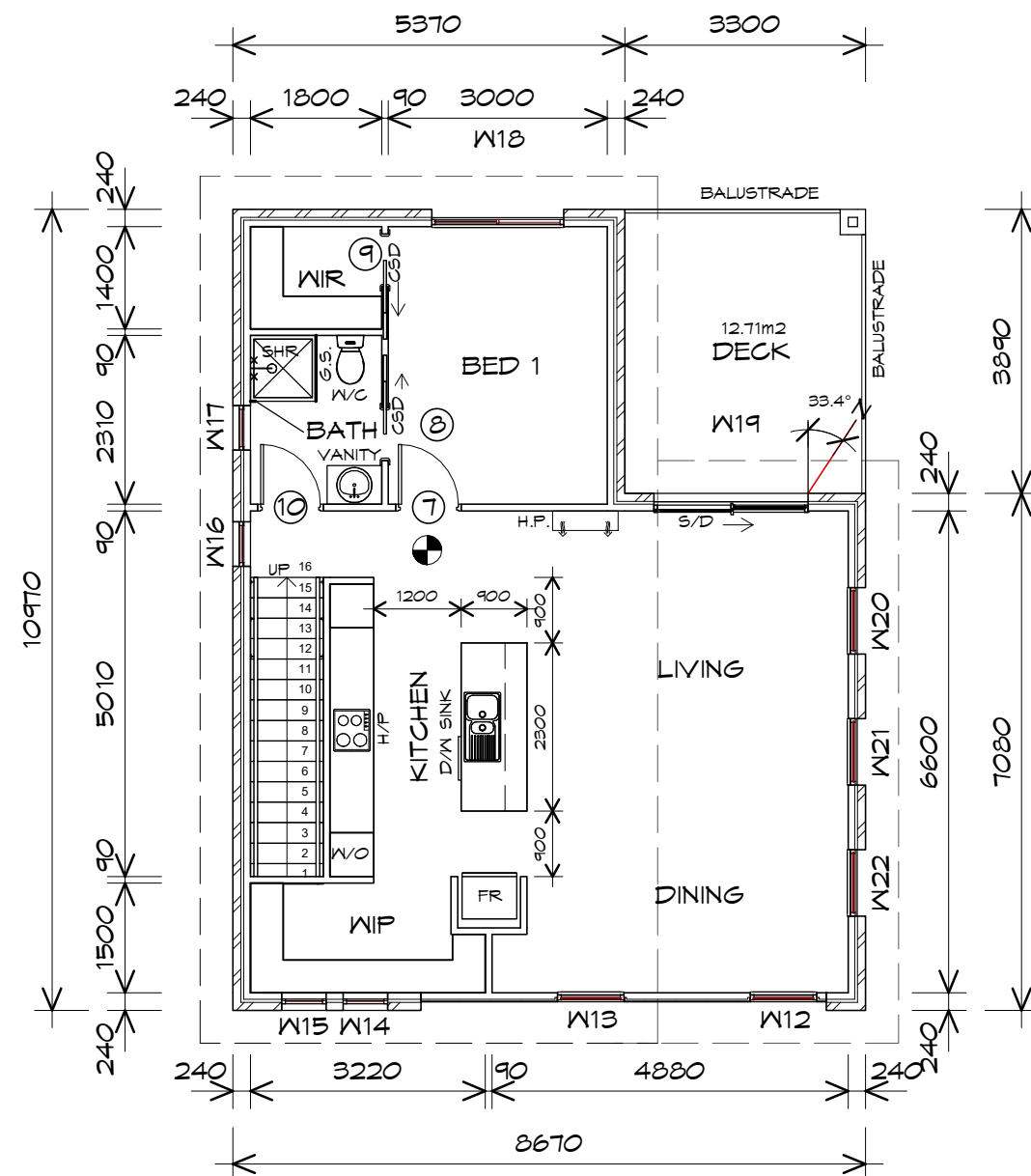
Project/Drawing No:
PD18289- 5-01

Revision:
04



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	74.51	m2	(8.01 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	156.78		16.86

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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Accredited building practitioner: Frank Geskus No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	
10	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W12	0.9	0.9	AWNING WINDOW	
W13	0.9	0.9	AWNING WINDOW	
W14	0.9	0.6	AWNING WINDOW	
W15	0.9	0.6	AWNING WINDOW	
W16	0.9	0.6	AWNING WINDOW	OPAQUE
W17	0.9	0.6	AWNING WINDOW	OPAQUE
W18	0.9	1.8	AWNING WINDOW	
W19	2.1	2.1	SLIDING DOOR	
W20	1.5	0.9	AWNING WINDOW	
W21	1.5	0.9	AWNING WINDOW	
W22	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

Project/Drawing No:
PD18289- 5-02

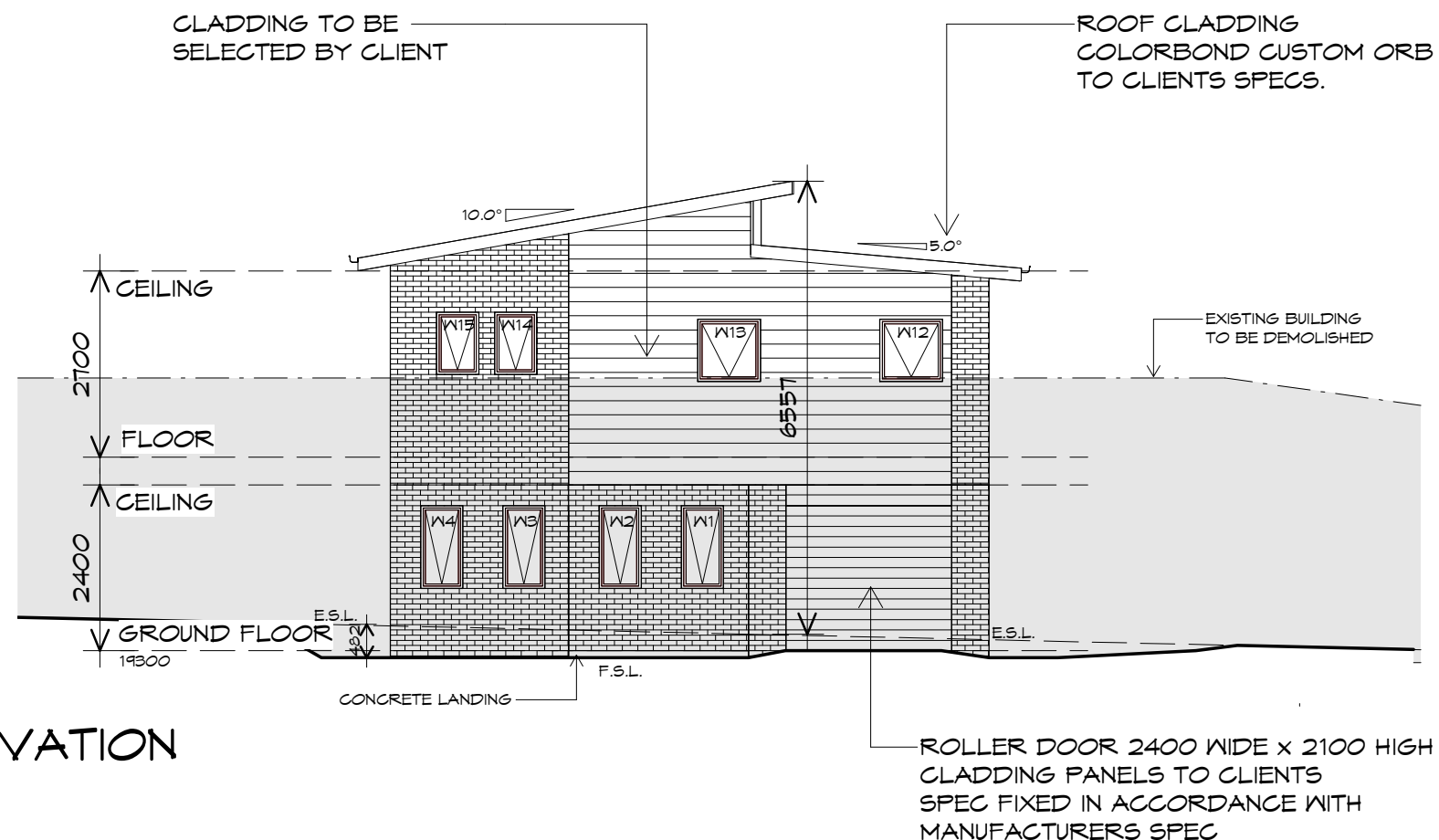


Revision:
04

UNIT 5

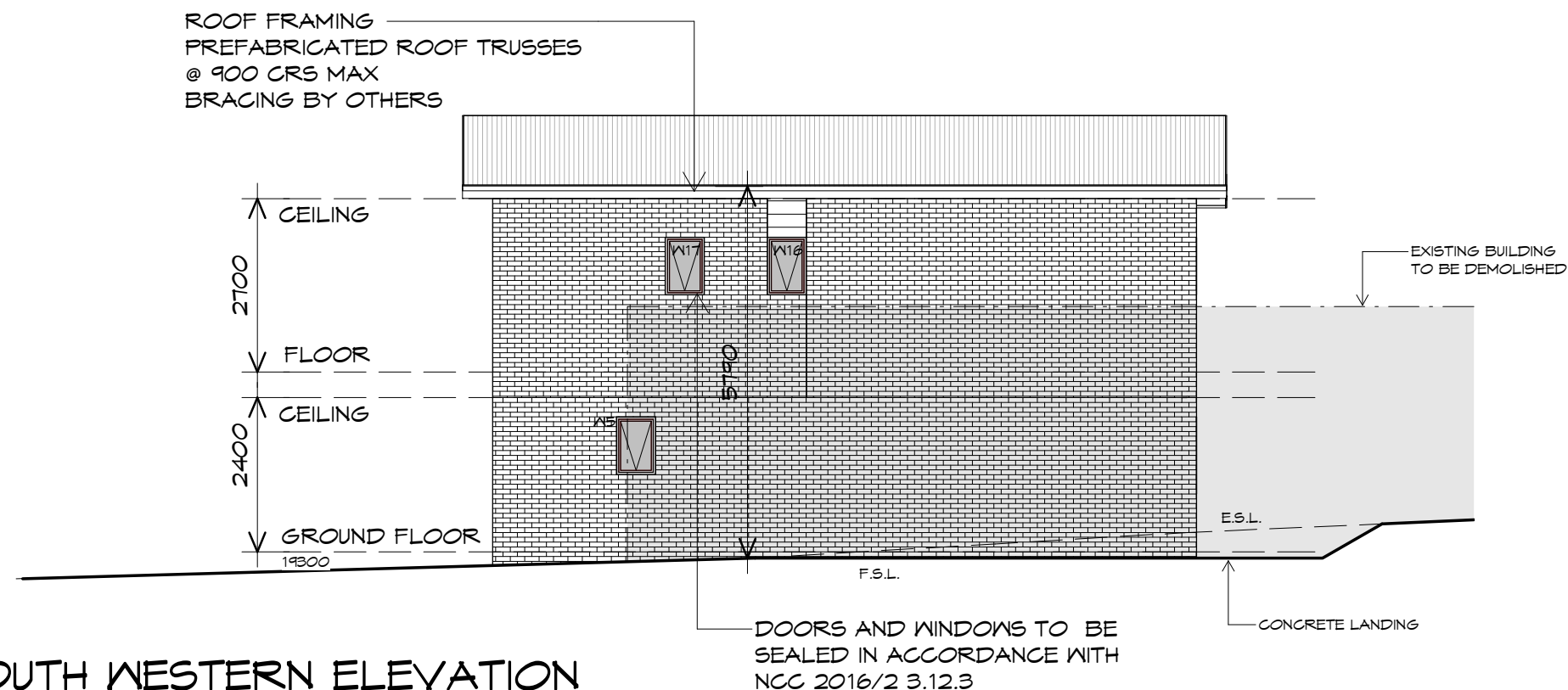
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

UNIT 5

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

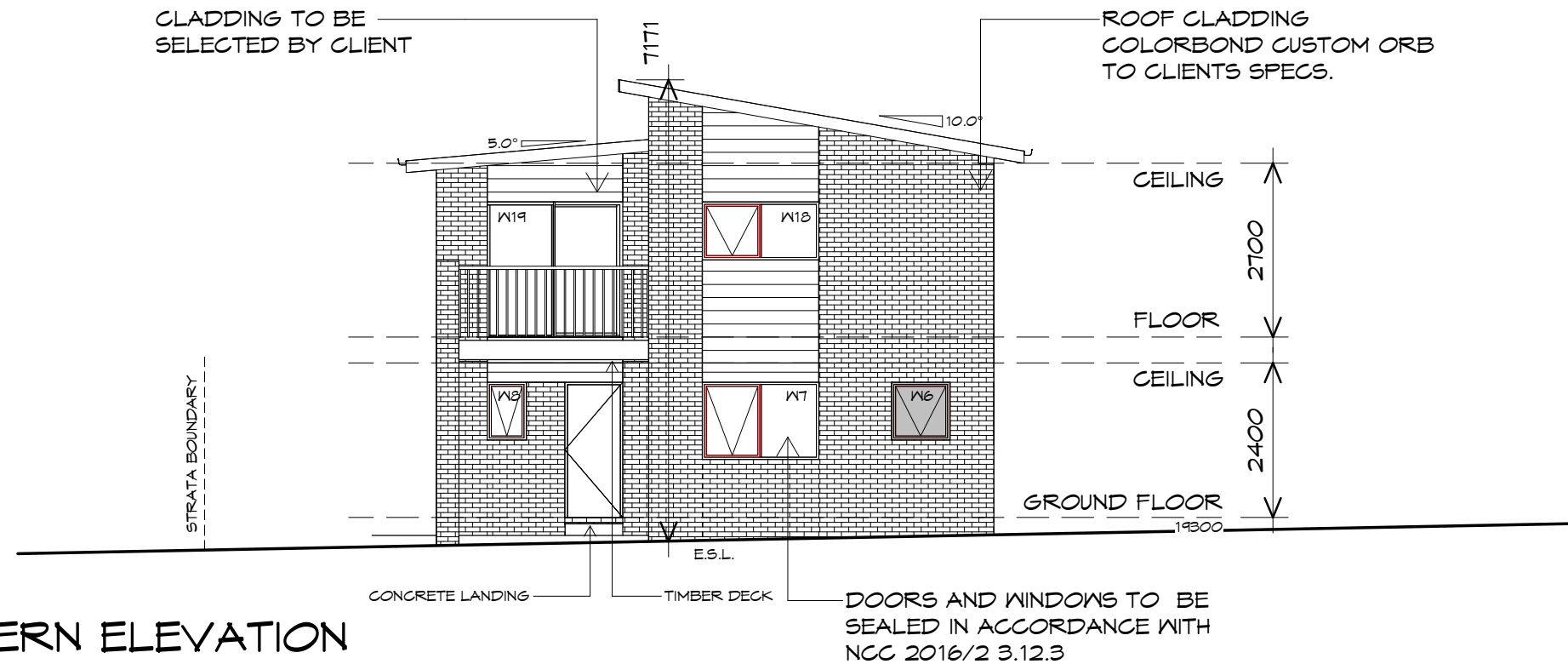
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

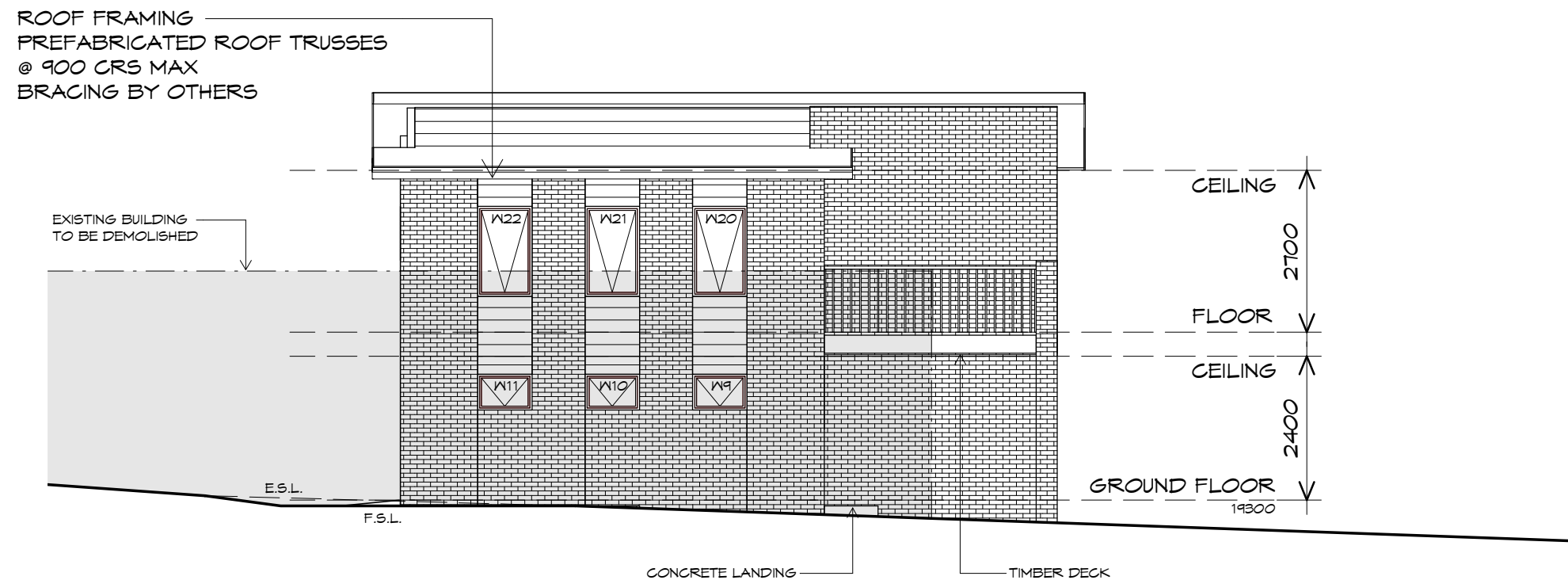
Project/Drawing no:
PD18289- 5-03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

UNIT 5

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

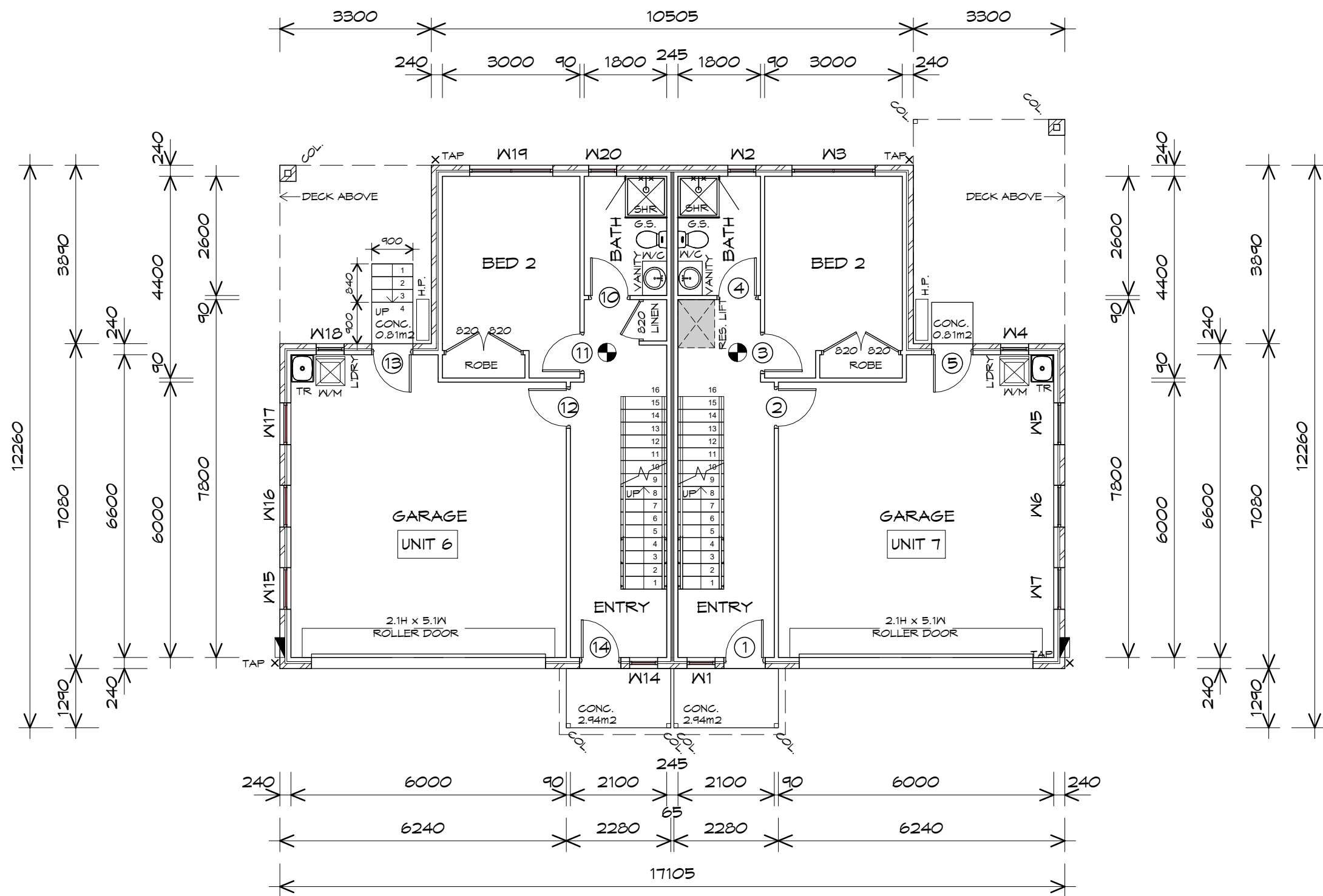
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 5-04 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GROUND FLOOR PLAN

1 : 100

UNIT 7 GROUND FLOOR AREA	80.98	m2	(8.71 SQUARES)
UNIT 7 FIRST FLOOR AREA	80.13	m2	(8.62 SQUARES)
UNIT 6 FIRST FLOOR AREA	80.98	m2	(8.71 SQUARES)
UNIT 6 GROUND FLOOR AREA	80.98	m2	(8.71 SQUARES)
	323.09		34.74

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNITS 6 & 7

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Accredited building practitioner: Frank Gekus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

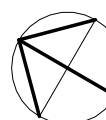
Drafted by:
B.H.E.C. Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 6/7-01



Revision:
04

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
16	175	280
4	138	280

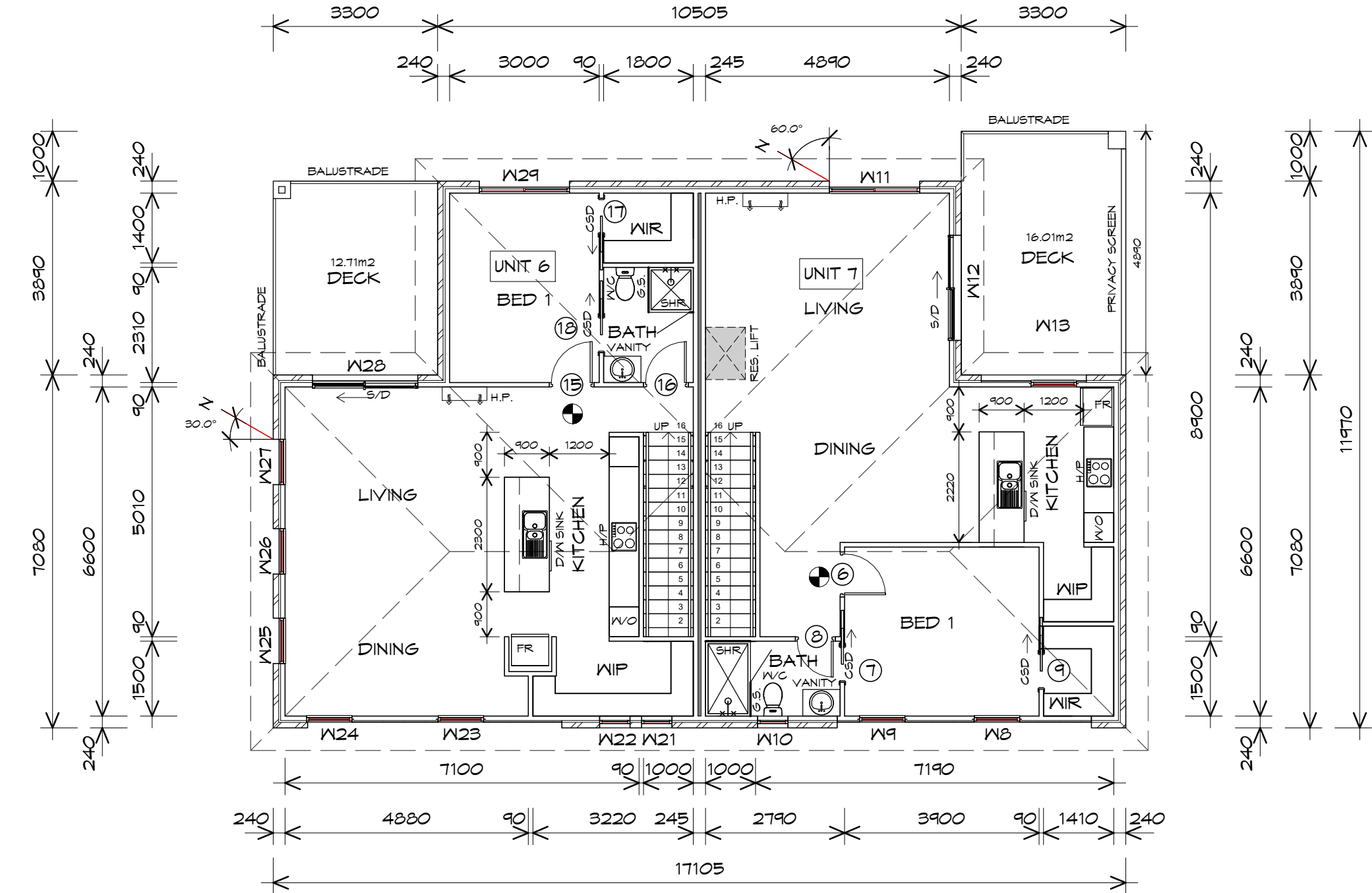
GOING NON SLIP TO COMPLY NCC 2016

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR PLAN

1 : 100

UNIT 7 GROUND FLOOR AREA	80.98	m2	(8.71	SQUARES)
UNIT 7 FIRST FLOOR AREA	80.13	m2	(8.62	SQUARES)
UNIT 6 FIRST FLOOR AREA	80.98	m2	(8.71	SQUARES)
UNIT 6 GROUND FLOOR AREA	80.98	m2	(8.71	SQUARES)
	323.09			34.74	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

UNITS 6 & 7

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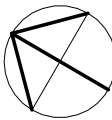
Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**
Drafted by: B.H.E.C. Approved By: Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

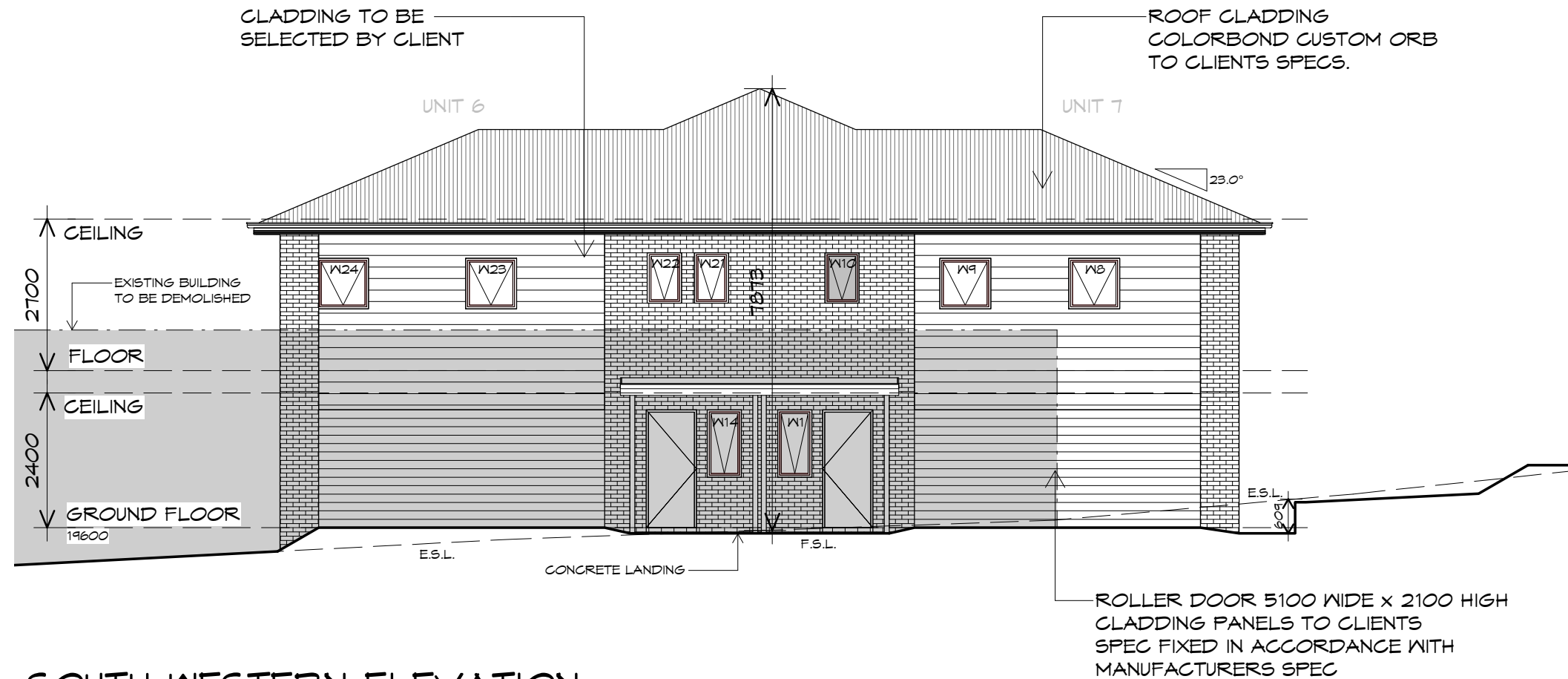
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PD18289- 6/7-02



Revision:
04

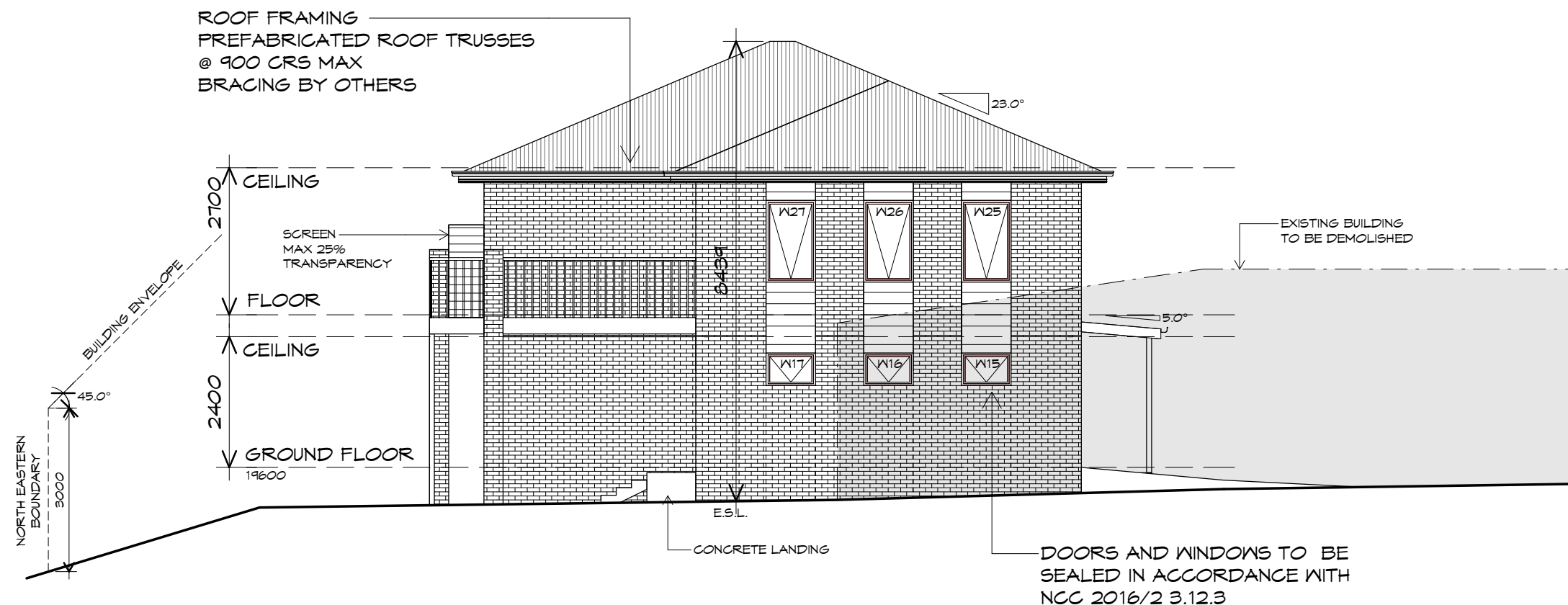
STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
16	175	280
4	138	280

GOING NON SLIP TO COMPLY NCC 2016



SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

UNITS 6 & 7

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

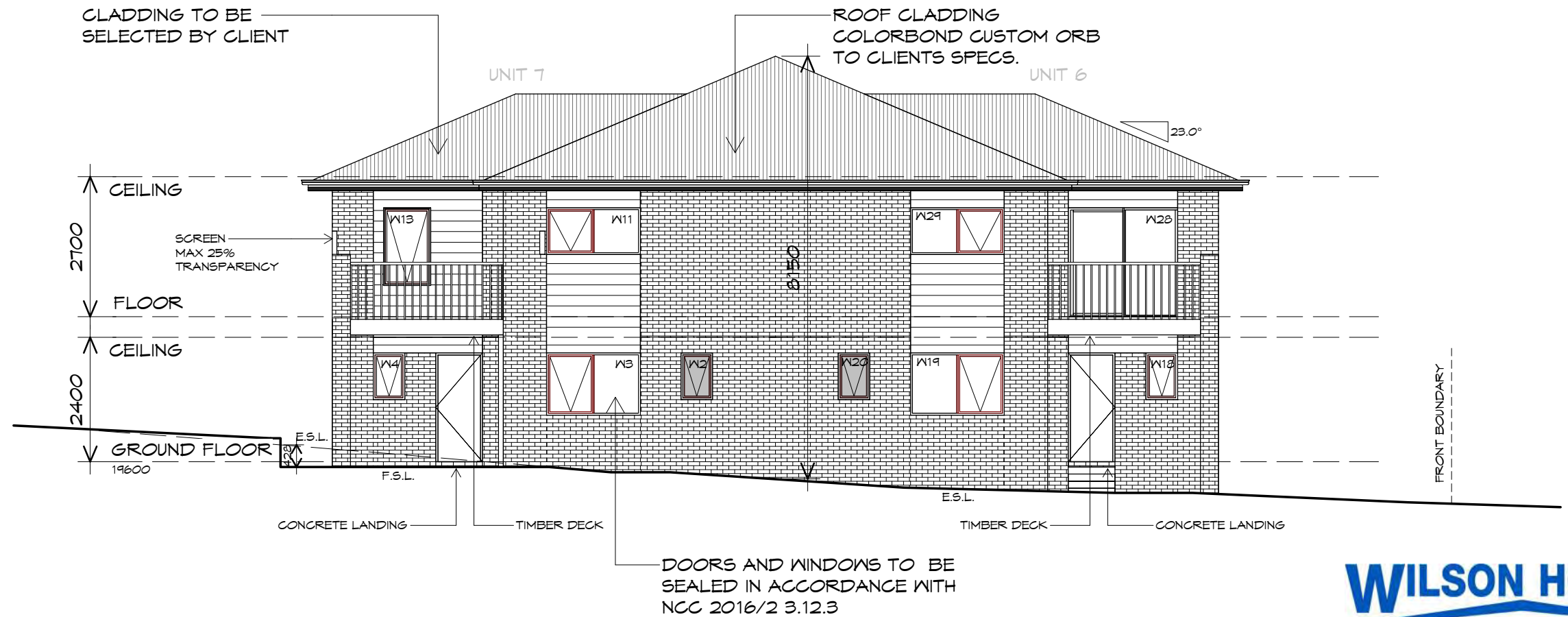
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 6/7-04 Revision:
04

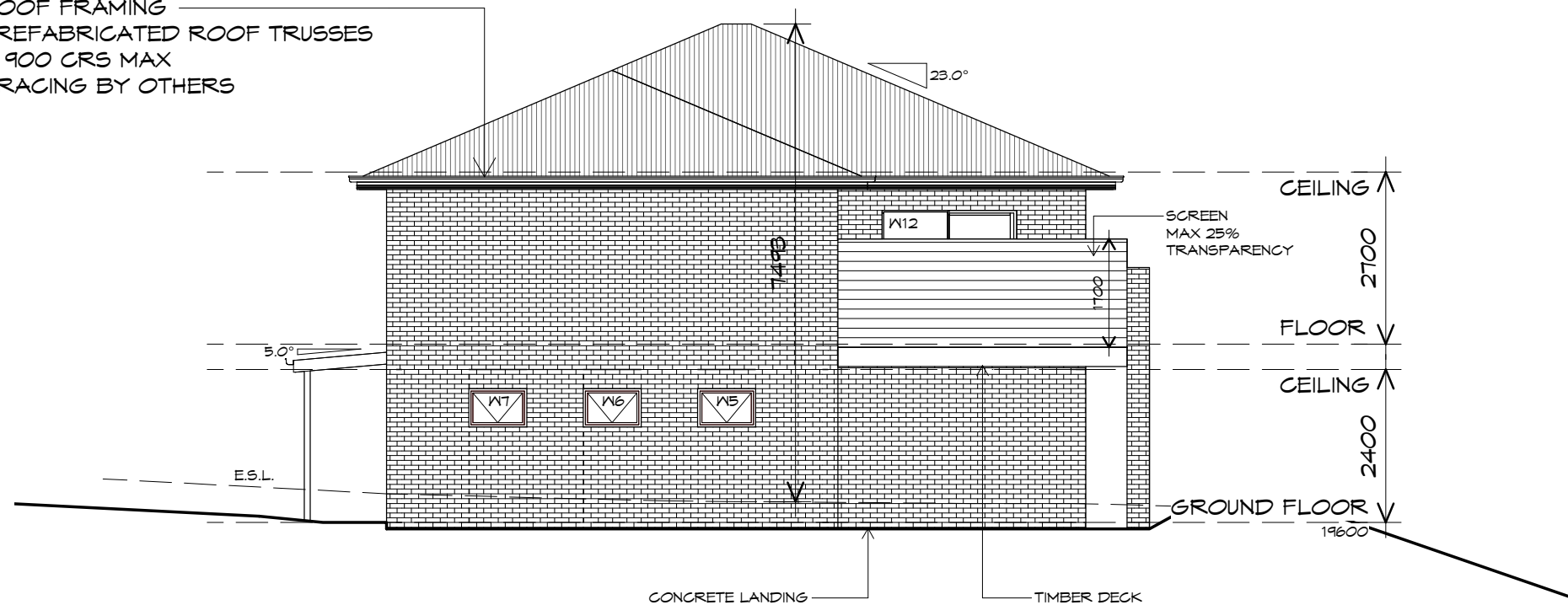
Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTH EASTERN ELEVATION

1 : 100

UNITS 6 & 7

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

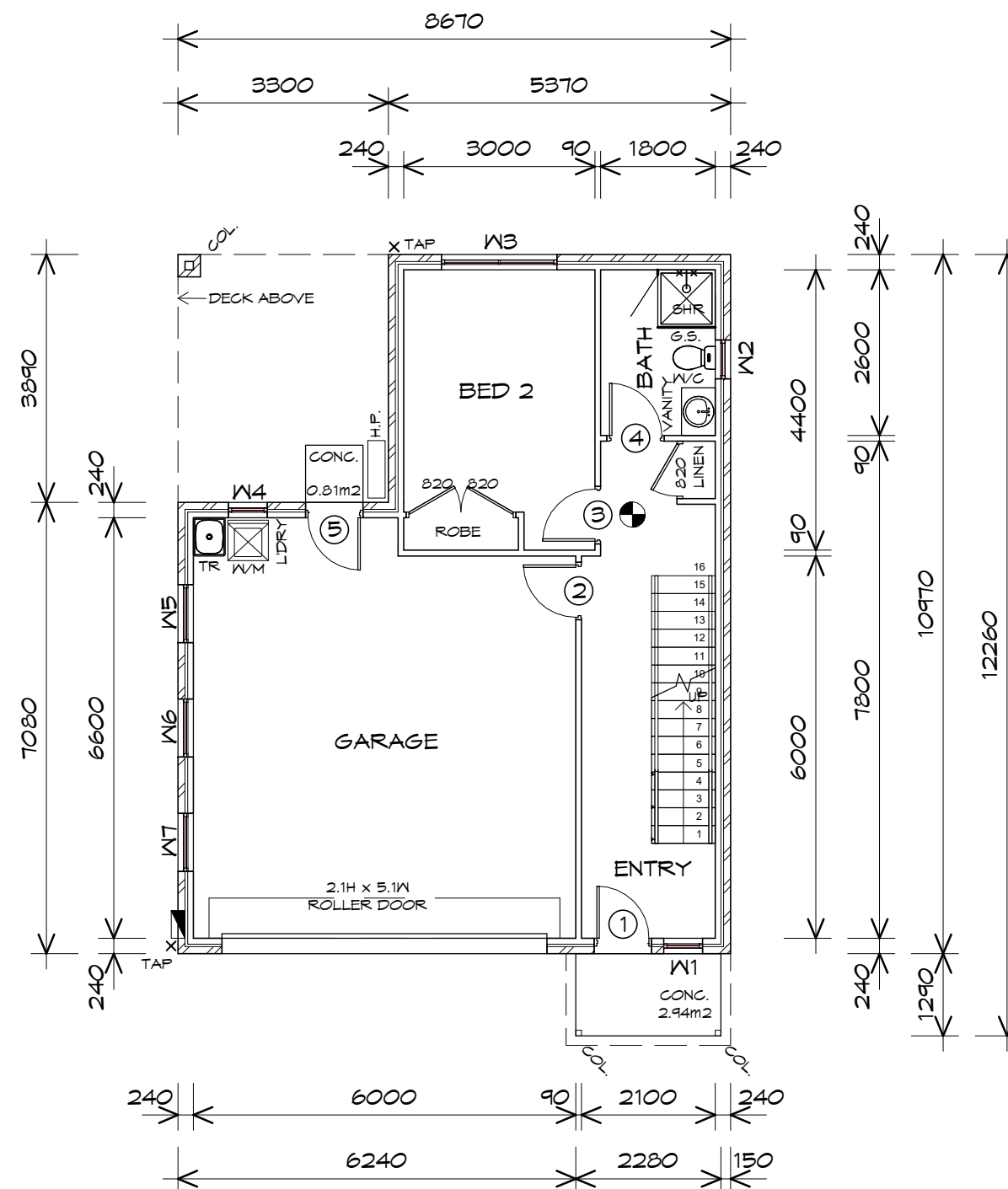
Project/Drawing no:
PD18289- 6/7-05 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

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DESIGNERS
AUSTRALIA

LEGEND

- CSD CAVITY SLIDING DOOR
 S/D SLIDING DOOR
 COL COLUMN
 G.S. GLASS SCREEN
 240V SMOKE ALARM



GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 8

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 Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
 8-10 PETCHEY STREET, BELLERIVE
 Ref No.:
 711856
 Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
 B.H.E.C.
 Approved By:
 Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

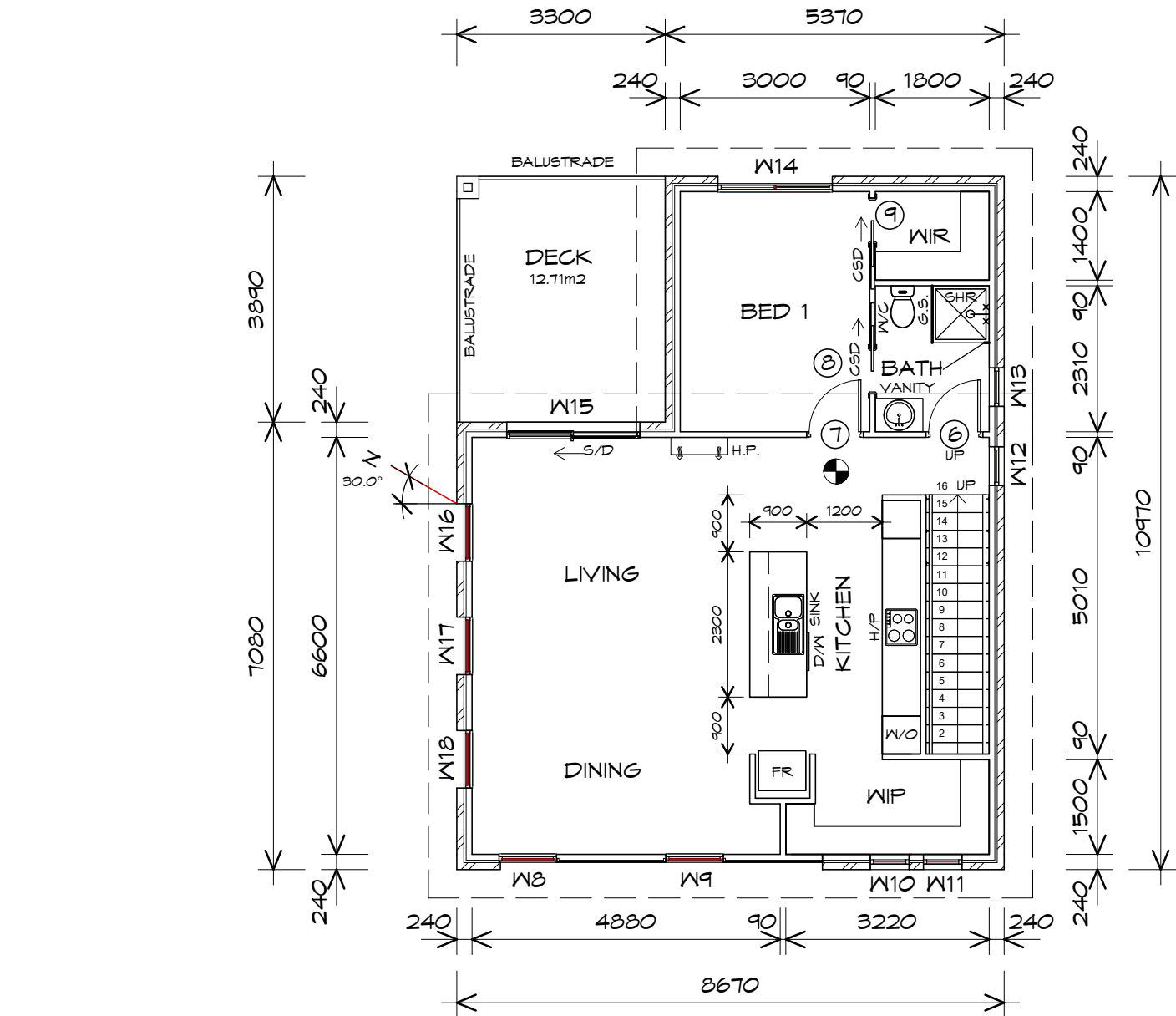
Date:
 08-01-2019
 Scale:
 1 : 100

Project/Drawing No:
 PD18289- 8-01

Revision:
 04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



- LEGEND**
- CSD CAVITY SLIDING DOOR
 - S/D SLIDING DOOR
 - COL COLUMN
 - G.S. GLASS SCREEN
 - 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W8	0.9	0.9	AWNING WINDOW	
W9	0.9	0.9	AWNING WINDOW	
W10	0.9	0.6	AWNING WINDOW	
W11	0.9	0.6	AWNING WINDOW	
W12	0.9	0.6	AWNING WINDOW	OPAQUE
W13	0.9	0.6	AWNING WINDOW	OPAQUE
W14	0.9	1.8	AWNING WINDOW	
W15	2.1	2.1	SLIDING DOOR	
W16	1.5	0.9	AWNING WINDOW	
W17	1.5	0.9	AWNING WINDOW	
W18	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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Prime Design

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p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

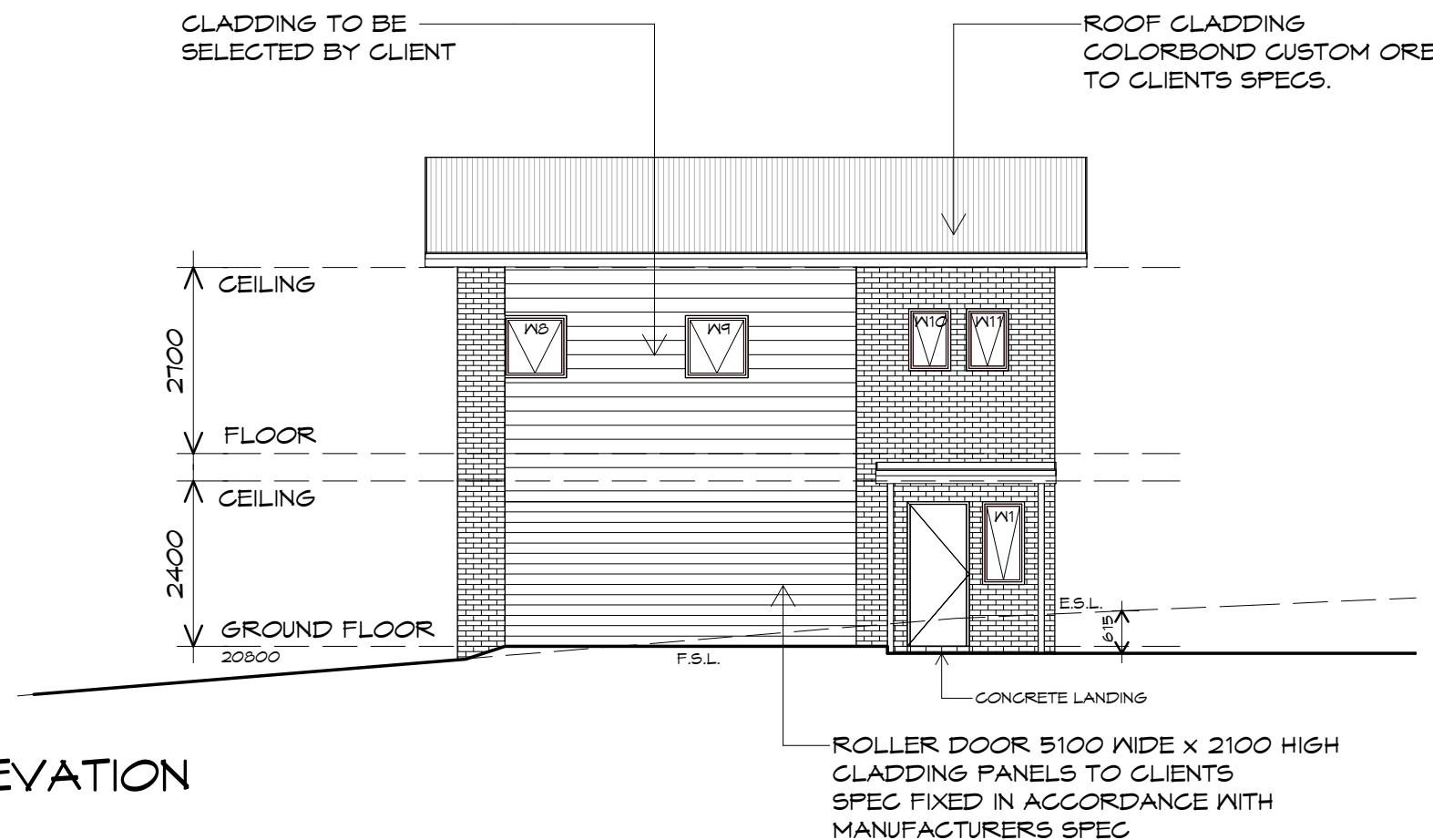
Project/Drawing No:
PD18289- 8-02



Revision:
04

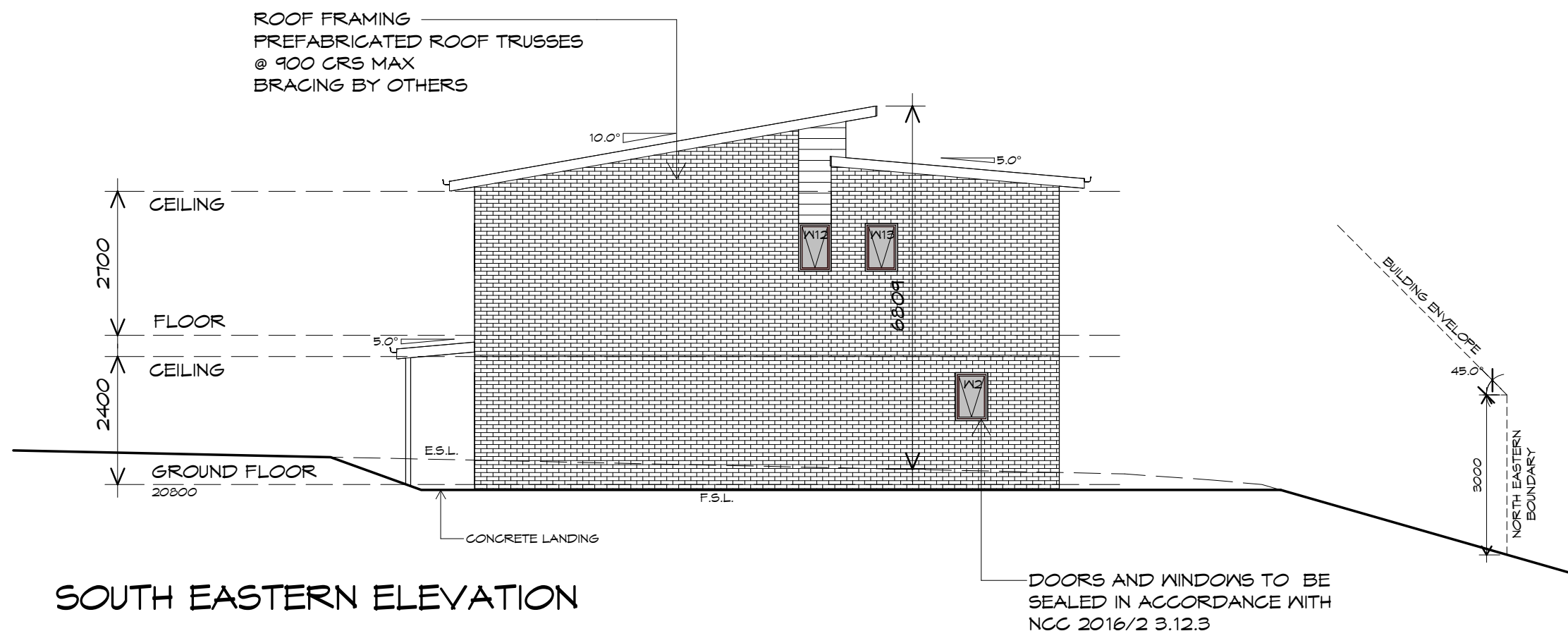
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

UNIT 8

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

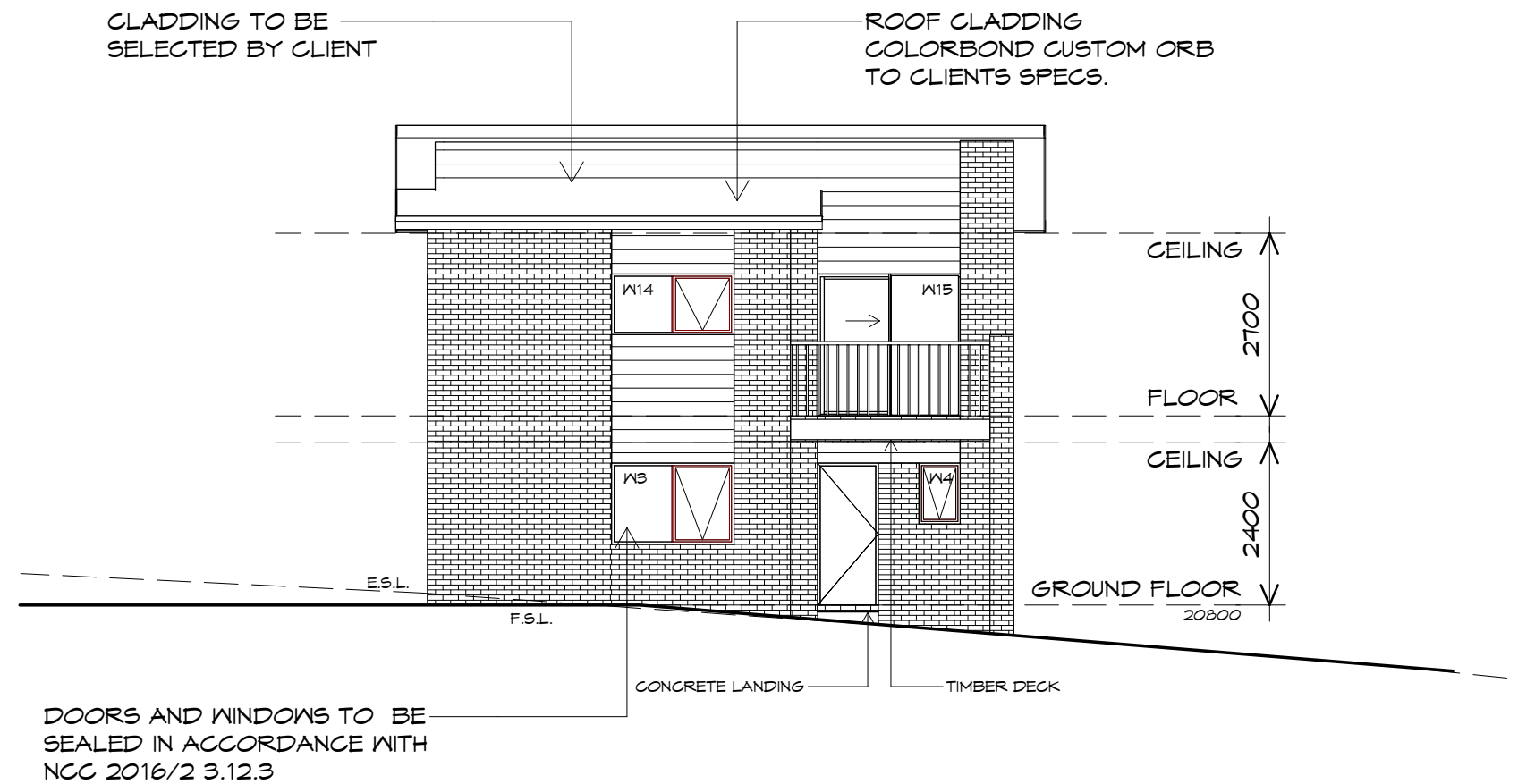
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

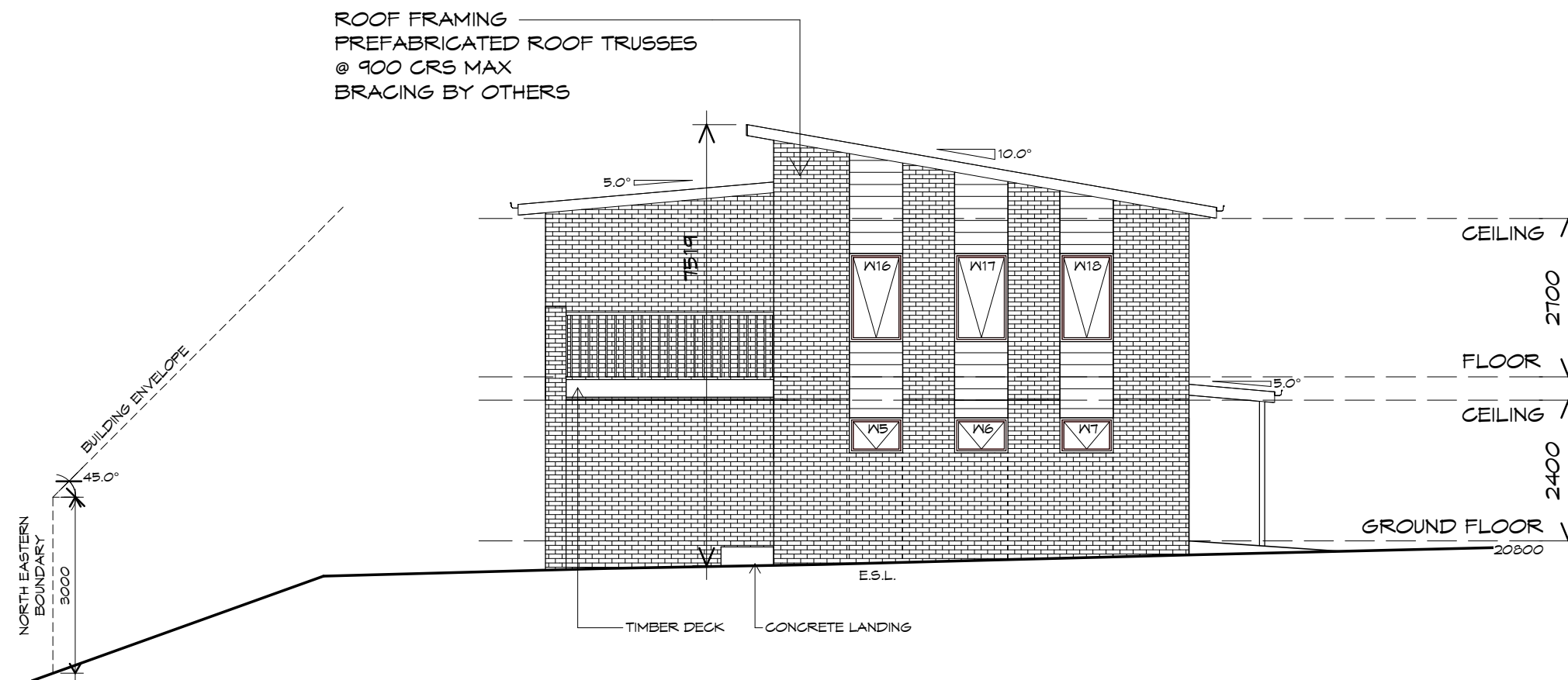
Project/Drawing no:
PD18289- 8-03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

UNIT 8

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHY STREET,
BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no: PD18289- 8-04 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	1.2	0.6	AWNING WINDOW	
W3	1.2	0.6	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	OPAQUE
W5	1.2	1.8	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	85.81	m2	(9.23 SQUARES)
FIRST FLOOR AREA	84.48	m2	(9.08 SQUARES)
	170.28		18.31

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 9

WILSON HOMES
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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 9-01



Revision:
04

PLANNING

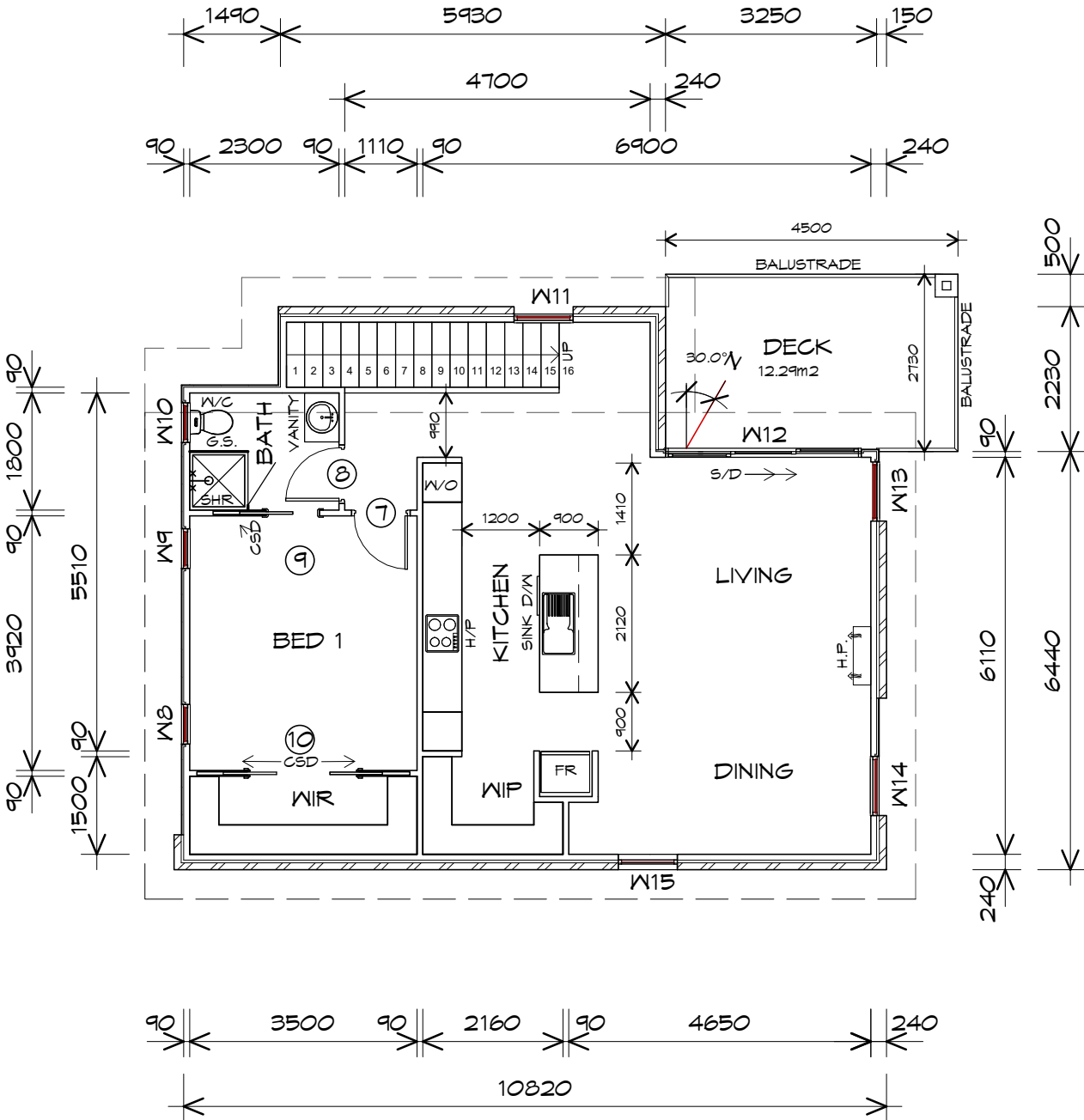
NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	
10	820	2/820 CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W8	1200	610	AWNING WINDOW	
W9	1200	610	AWNING WINDOW	
W10	900	610	AWNING WINDOW	OPAQUE
W11	900	910	AWNING WINDOW	
W12	2100	3010	STACKING SLIDING DOOR	
W13	2100	910	AWNING WINDOW	
W14	1500	910	AWNING WINDOW	
W15	900	910	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN

1 : 100

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FIRST FLOOR AREA	84.48	m2	(9.08 SQUARES)
	170.28		18.31

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Accredited building practitioner: Frank Gekus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

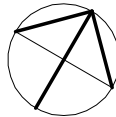
Drawing:
FIRST FLOOR PLAN

Date:
08-01-2019

Scale:
1 : 100

Project/Drawing No:
PD18289- 9-02

Revision:
04



1 : 100



0
0
2
2
5
5
5
-
0
1
1
1
0
0
-
0
2
0
1
1
0
2
2



1 : 100

UNIT 9

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drawing:
ELEVATIONS

Drafted by: **B.H.E.C.** Approved by: **Approver**

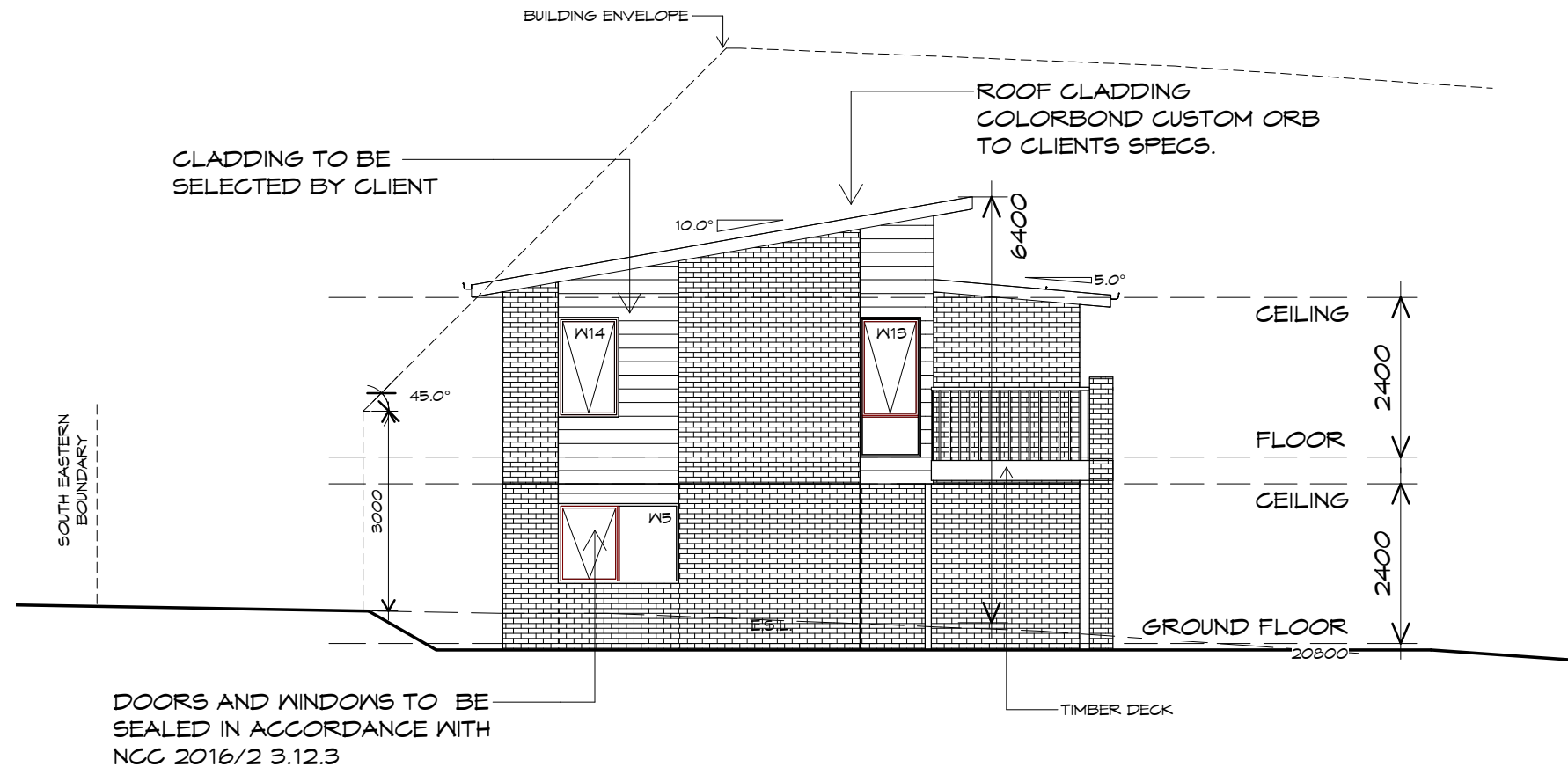
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Project/Drawing no:
Revision:

PD18289- 9-03 04

Accredited building practitioner: Frank Geskus -No CC246A

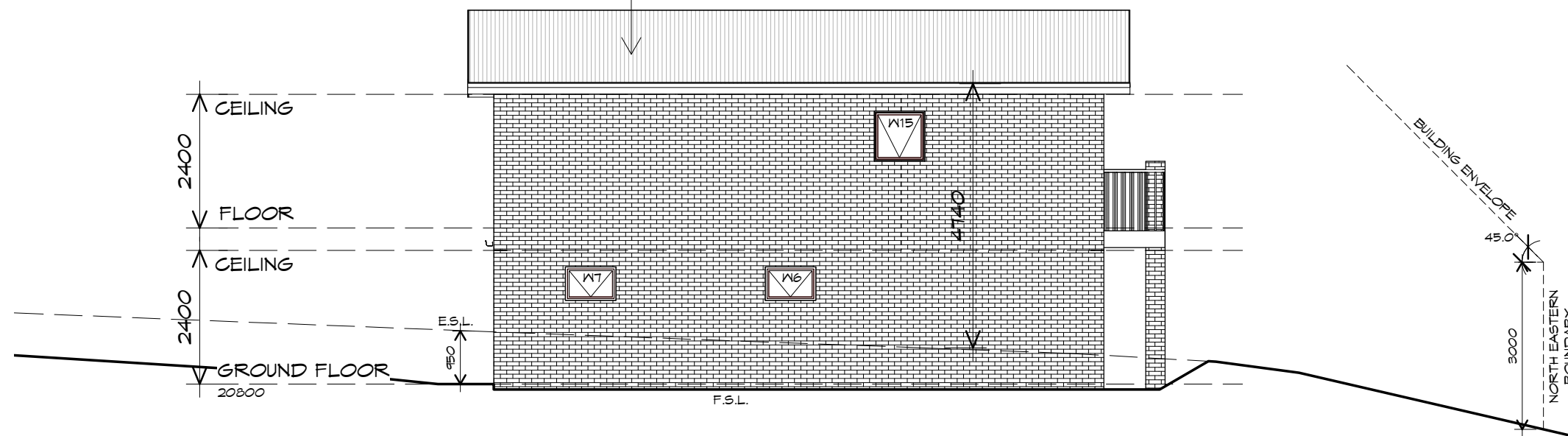




NORTH EASTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTH EASTERN ELEVATION

1 : 100

UNIT 9

PLANNING

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

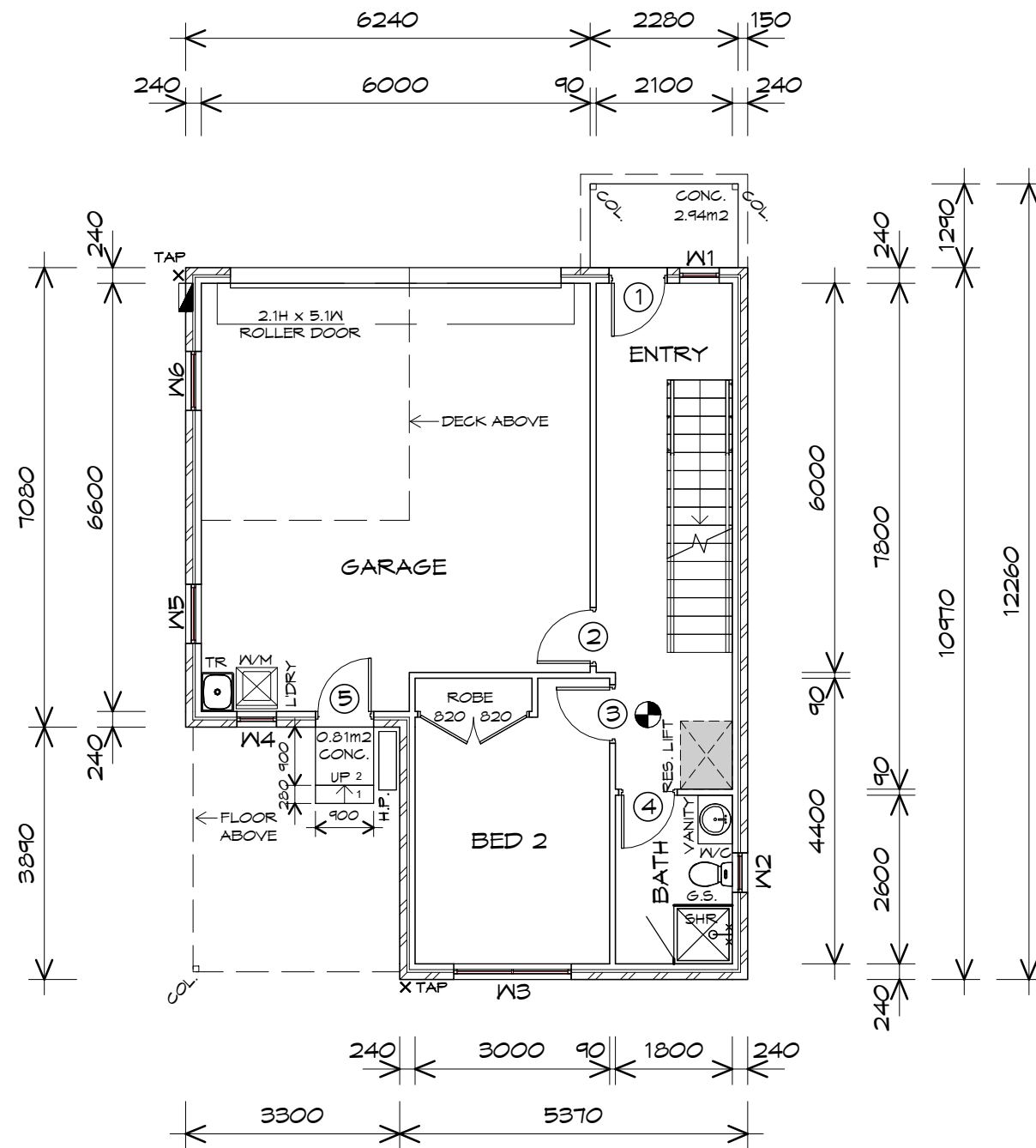
Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 9-04 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING
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AUSTRALIA



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	81.63	m2	(8.78 SQUARES)
FIRST FLOOR AREA	80.09	m2	(8.61 SQUARES)
	161.71		17.39

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 10

WILSON HOMES
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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 10-01



Revision:
04

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
2	150	280

GOING NON SLIP TO COMPLY NCC 2016

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	
10	820	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W11	900	910	AWNING WINDOW	
W12	900	910	AWNING WINDOW	
W13	1200	610	AWNING WINDOW	OPAQUE
W14	900	1810	AWNING WINDOW	
W15	1500	910	AWNING WINDOW	
W16	2100	3010	STACKING SLIDING DOOR	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FIRST FLOOR PLAN

1 : 100

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FIRST FLOOR AREA	80.09	m2	(8.61 SQUARES)
	161.71		17.39

NOTE:
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD
Drafted by:
B.H.E.C.
Approved By:
Approver

bda

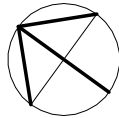
BUILDING DESIGNERS AUSTRALIA

Drawing:
FIRST FLOOR PLAN
Date:
08-01-2019
Project/Drawing No:
PD18289- 10-02

Scale:
1 : 100
Revision:
04

STAIRS		
No RISERS	RISER H'T	TREAD DEPTH
16	175	280
2	150	280

GOING NON SLIP TO COMPLY NCC 2016





Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drawing:
ELEVATIONS

Drafted by: **B.H.E.C.** Approved by: **Approver**

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no:	Revision:
PD18289- 10-03	04
Accredited building practitioner: Frank Geskus -No CC246A	

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1 : 100



1 : 100

UNIT 10

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8-10 PETCHEY STREET,
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Drawing:
ELEVATIONS

Drafted by: **B.H.E.C.** Approved by: **Approver**

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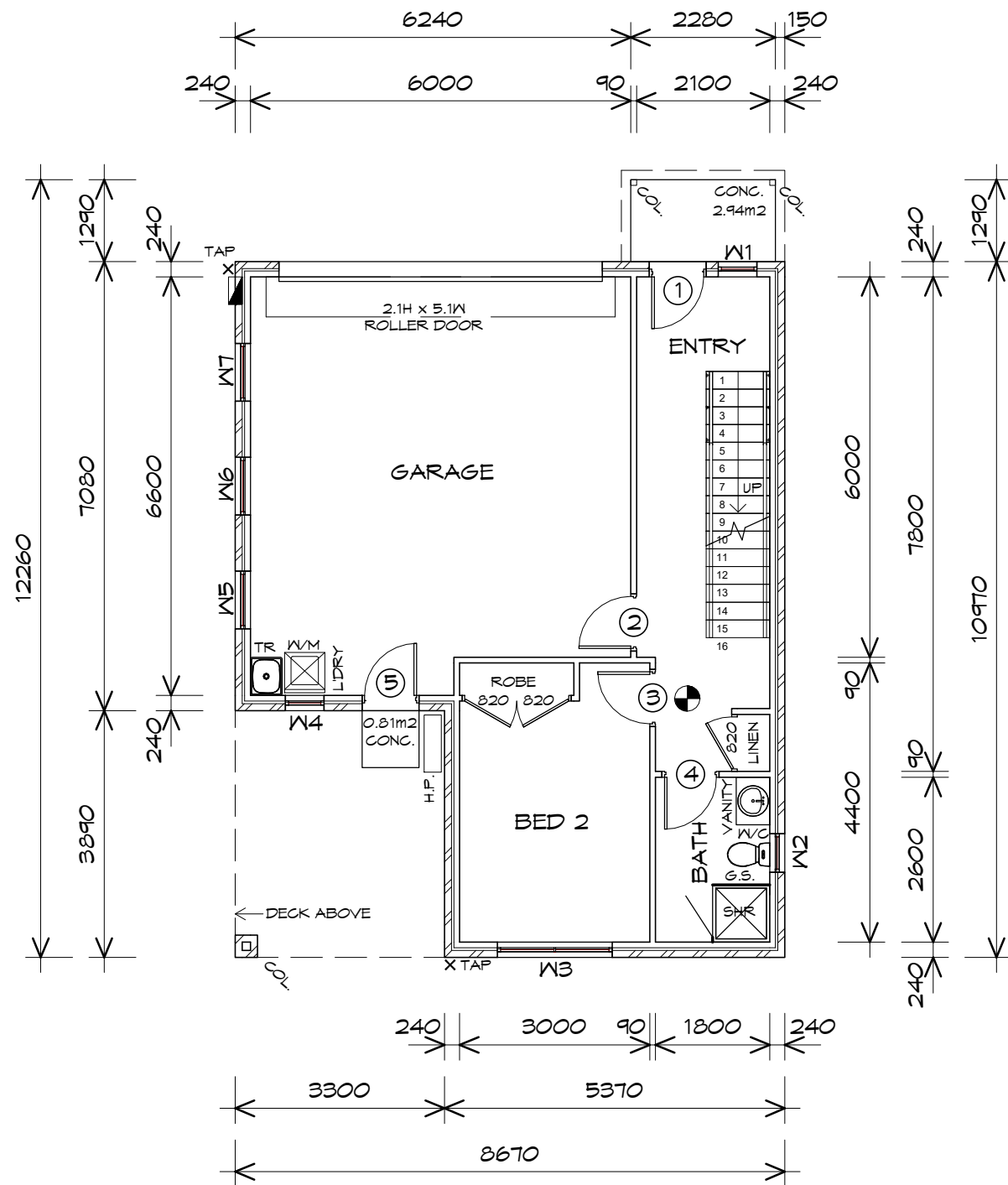
Project/Drawing no:
Revision:

PD18289- 10-04 04

Accredited building practitioner: Frank Geskus -No CC246A



**BUILDING
DESIGNER
AUSTRALIA**



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280

GOING NON SLIP TO COMPLY NCC 2016

GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 11

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 11-01



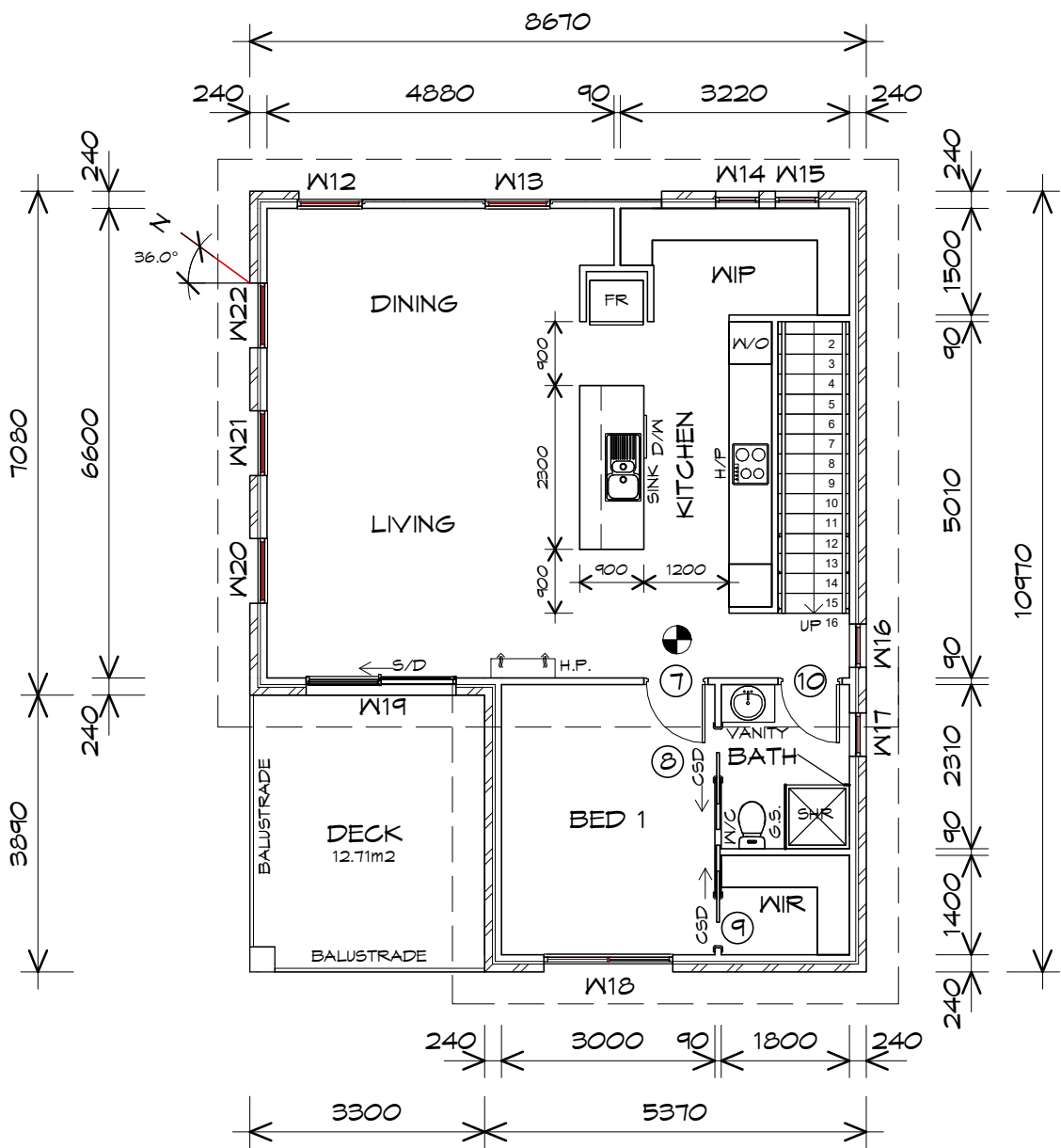
Revision:
04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM



FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	
10	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W12	0.9	0.9	AWNING WINDOW	
W13	0.9	0.9	AWNING WINDOW	
W14	0.9	0.6	AWNING WINDOW	
W15	0.9	0.6	AWNING WINDOW	
W16	0.9	0.6	AWNING WINDOW	OPAQUE
W17	0.9	0.6	AWNING WINDOW	OPAQUE
W18	0.9	1.8	AWNING WINDOW	
W19	2.1	2.1	SLIDING DOOR	
W20	1.5	0.9	AWNING WINDOW	
W21	1.5	0.9	AWNING WINDOW	
W22	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR PLAN

1 : 100

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FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

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Project:
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8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drafted by:
B.H.E.C.
Approved By:
Approver



Drawing:
FIRST FLOOR PLAN

Date:
08-01-2019
Scale:
1 : 100

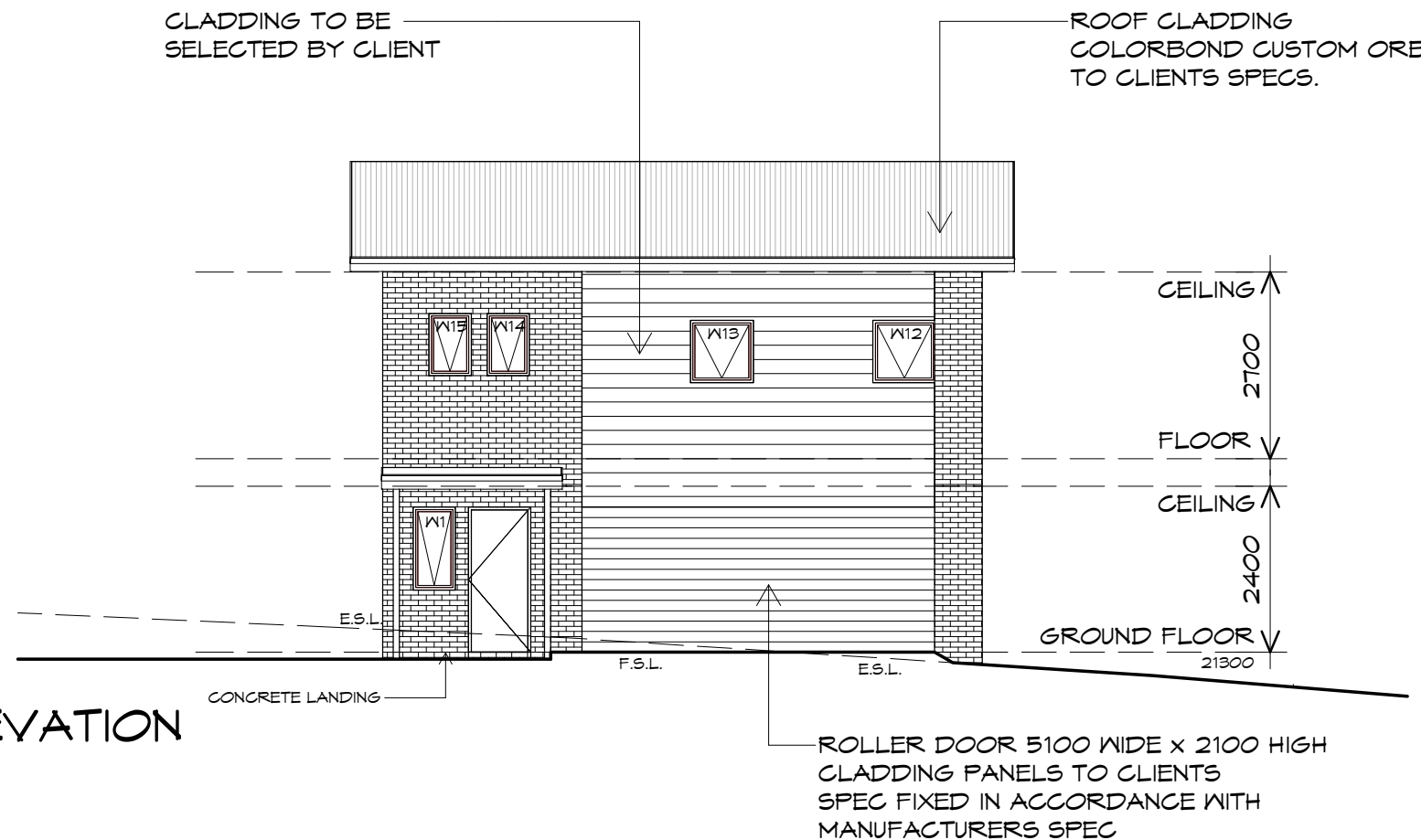
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PD18289- 11-02



Revision:
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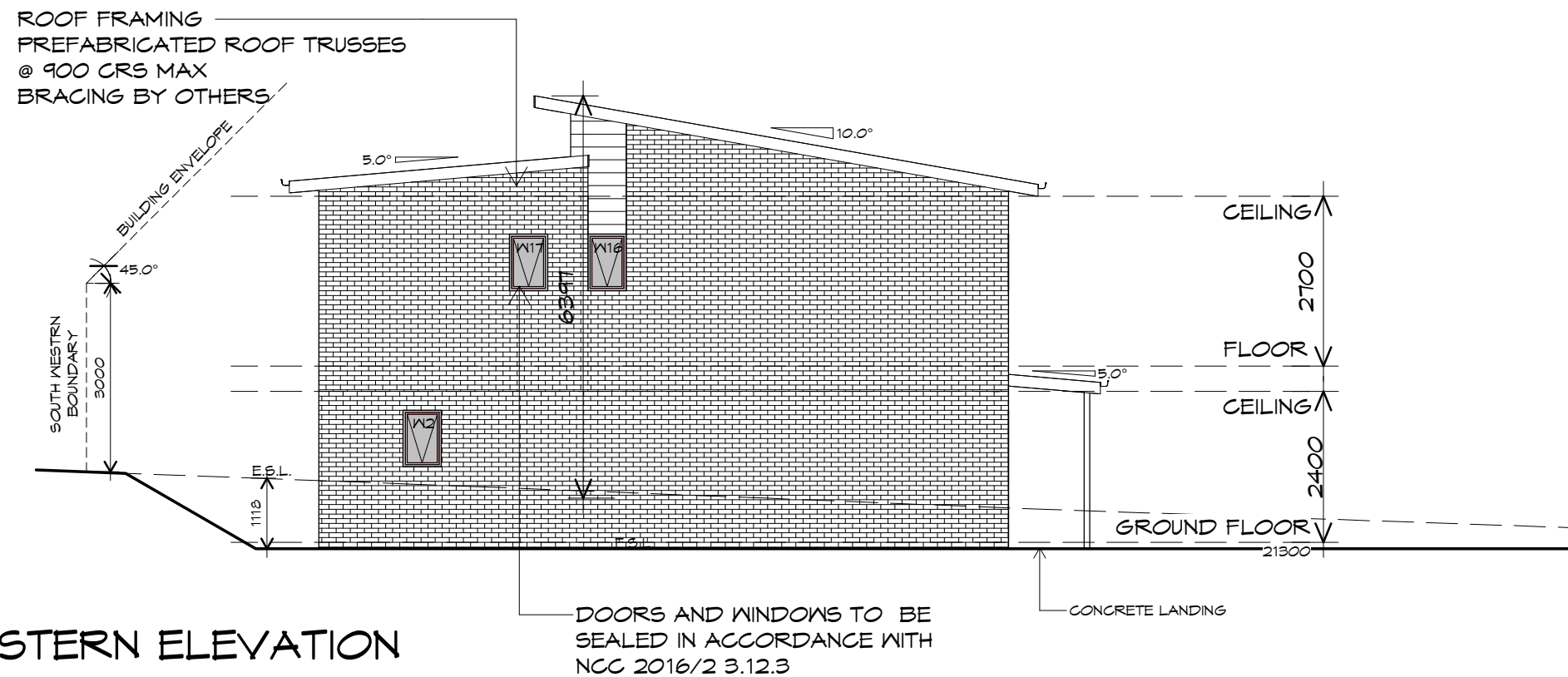
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

UNIT 11

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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Project:
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8-10 PETCHHEY STREET, BELLERIVE
Ref No.:
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Client name:
ALLENS INVESTMENT SERVICES PTY LTD

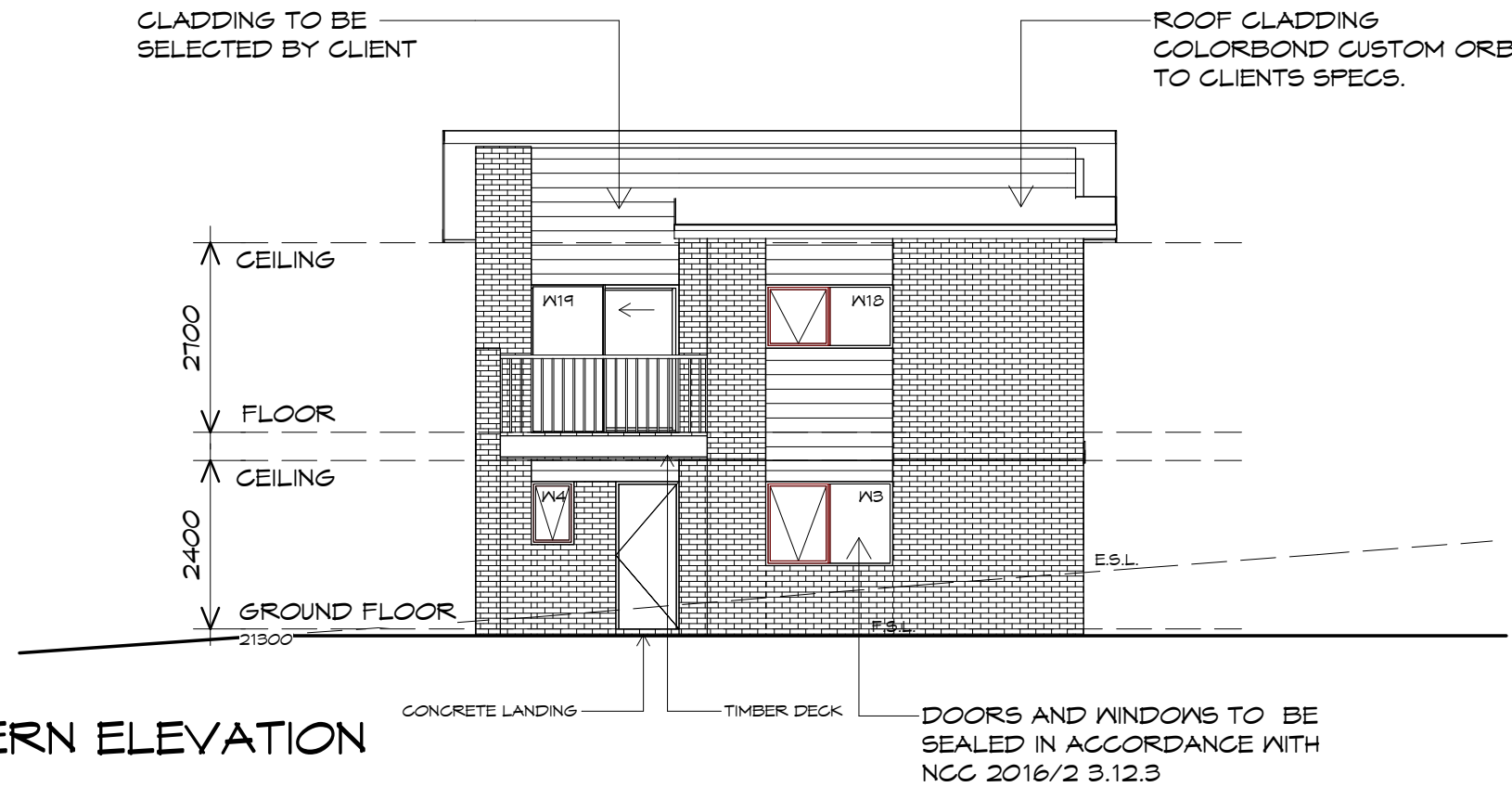
Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

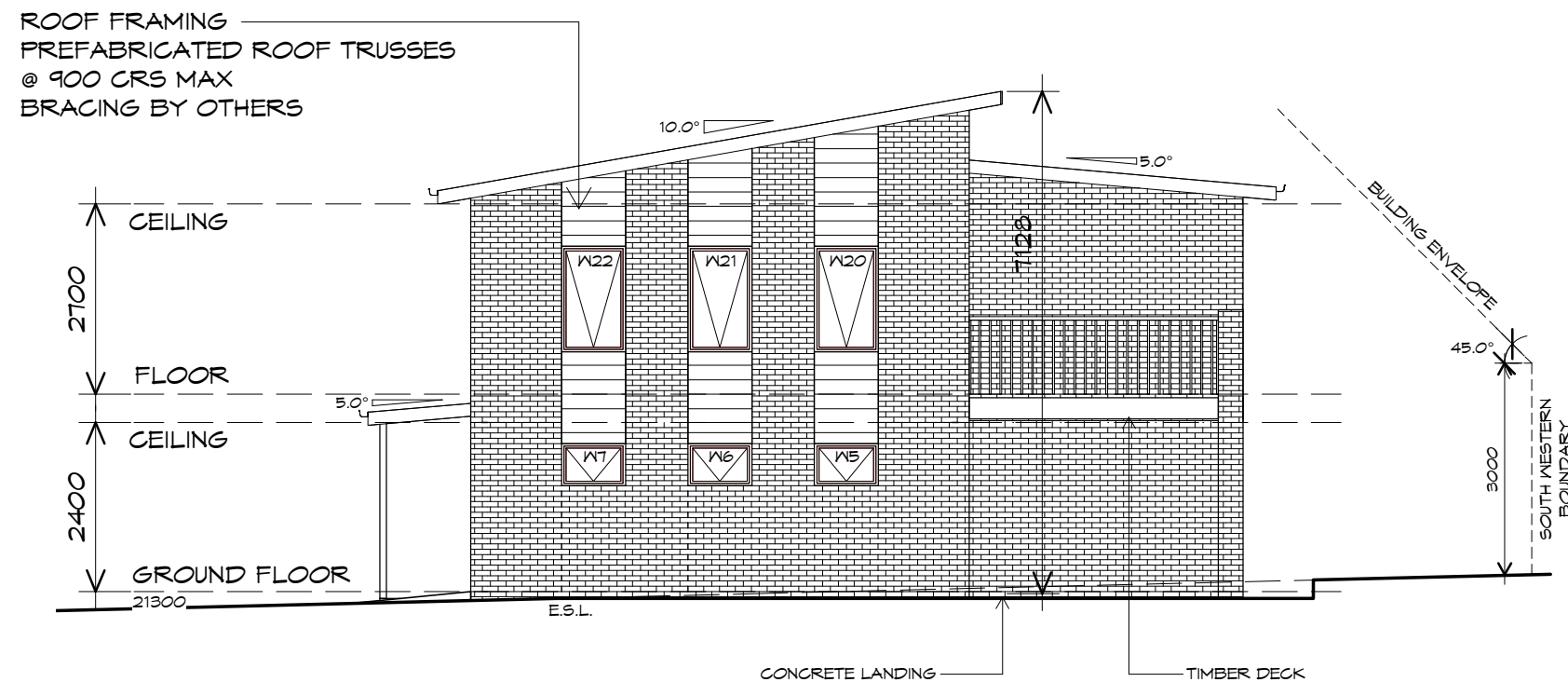
Project/Drawing no: PD18289- 11-03 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

UNIT 11

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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Prime Design

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p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

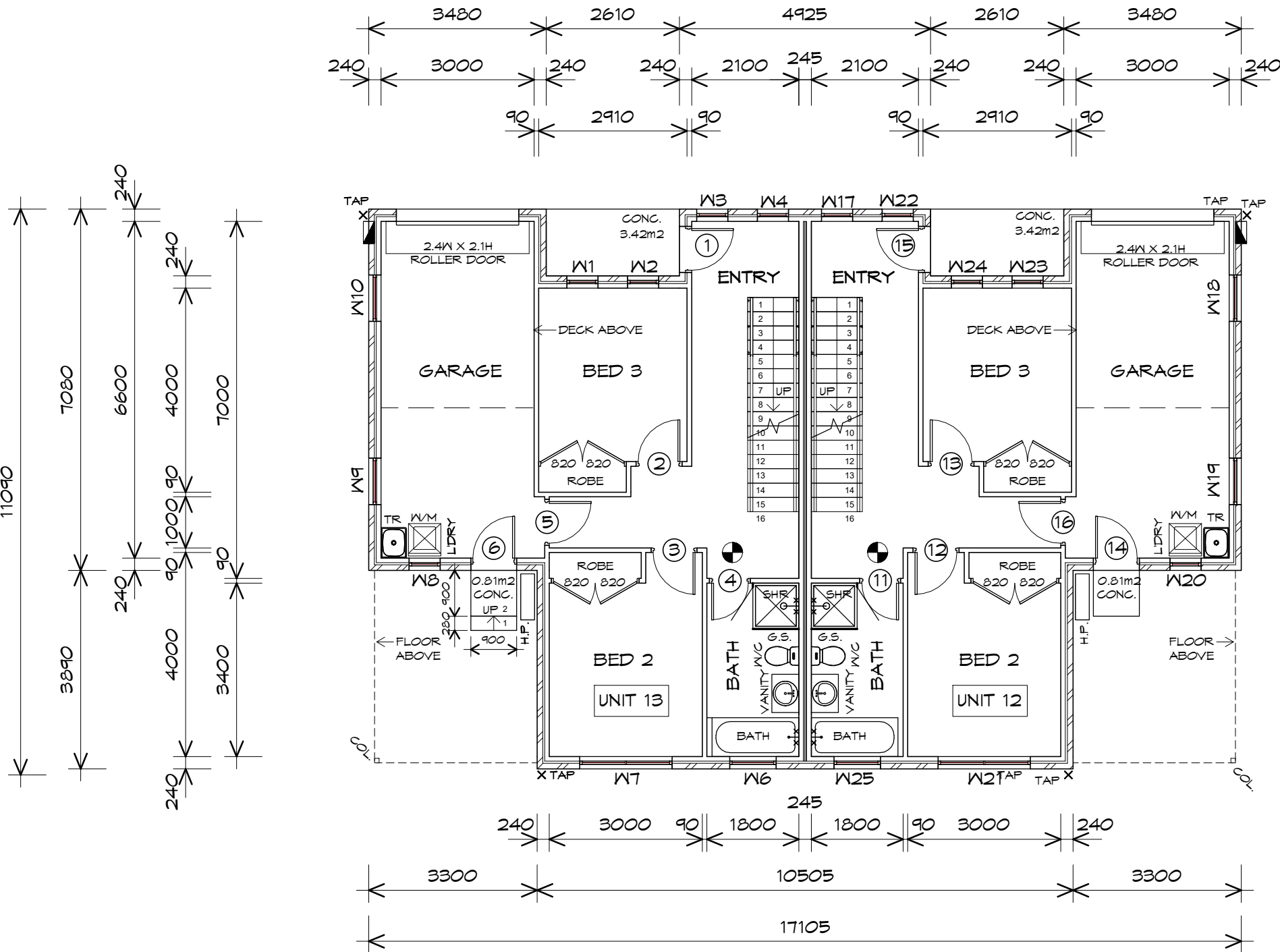
Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 11-04 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING
DESIGNERS
AUSTRALIA



GROUND FLOOR PLAN

1 : 100

UNIT 13 GROUND FLOOR AREA	77.54	m ²	(8.34 SQUARES)
UNIT 13 FIRST FLOOR AREA	78.25	m ²	(8.41 SQUARES)
UNIT 12 GROUND FLOOR AREA	77.59	m ²	(8.34 SQUARES)
UNIT 12 FIRST FLOOR AREA	78.25	m ²	(8.41 SQUARES)
	311.63		33.51

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNITS 12 & 13

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No: PD18289- 12/13-01 Revision: 04

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

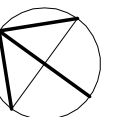
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
2	150	280
16	175	280

GOING NON SLIP TO COMPLY NCC 2016



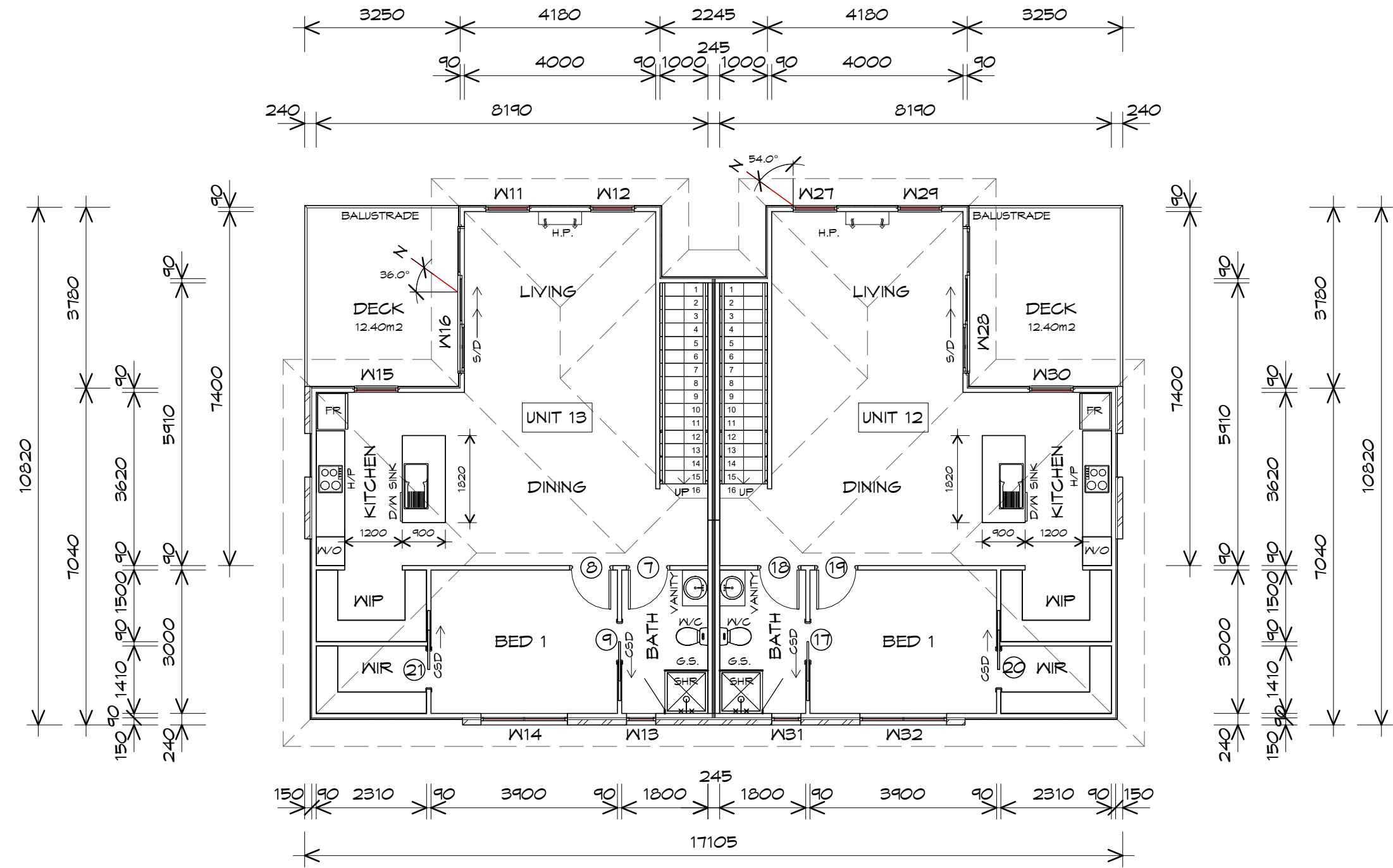
bda BUILDING DESIGNERS AUSTRALIA

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR PLAN

1 : 100

UNIT 13 GROUND FLOOR AREA	77.54	m2	(8.34 SQUARES)
UNIT 13 FIRST FLOOR AREA	78.25	m2	(8.41 SQUARES)
UNIT 12 GROUND FLOOR AREA	77.54	m2	(8.34 SQUARES)
UNIT 12 FIRST FLOOR AREA	78.25	m2	(8.41 SQUARES)
	311.63		33.51

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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MULTI AWARD WINNING BUILDERS
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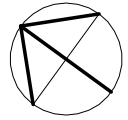
10 Goodman Court, Invermay Tasmania 7248,
p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD
Drafted by: B.H.E.C. Approved By: Approver

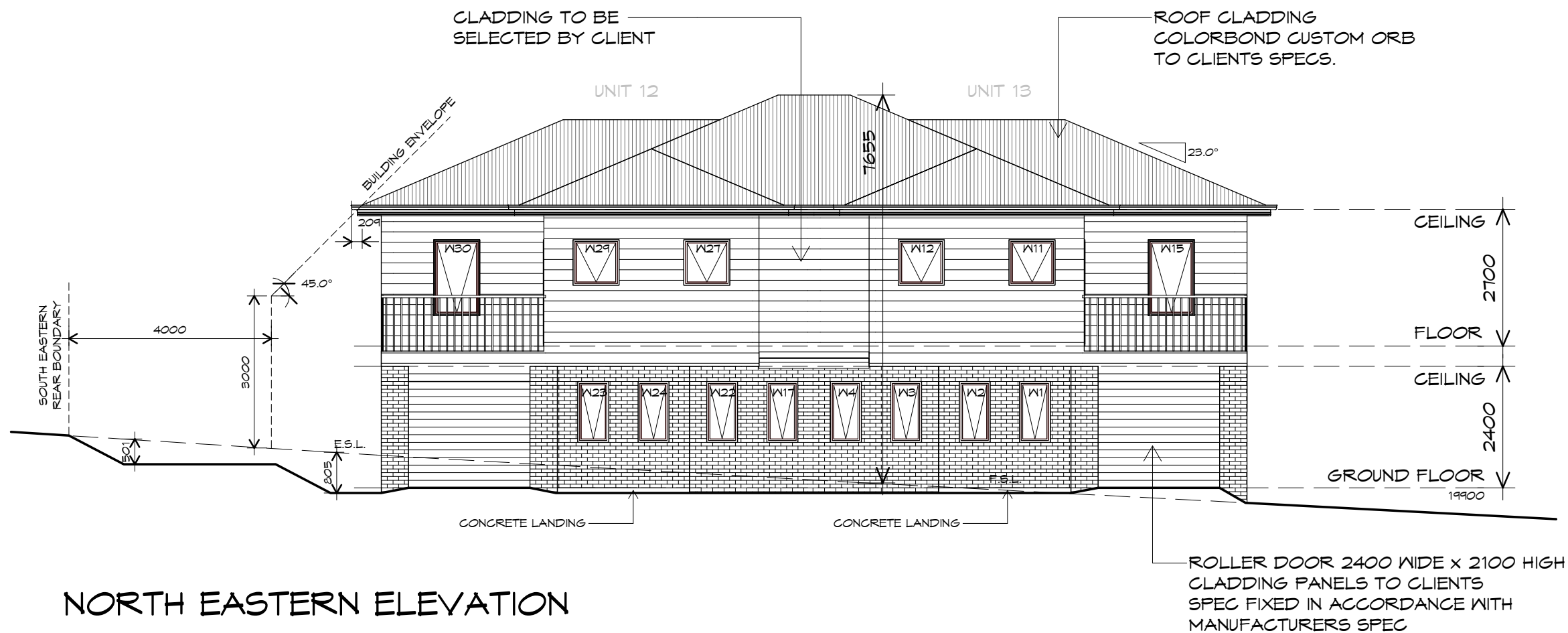
Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No: PD18289- 12/13-02 Revision: 04



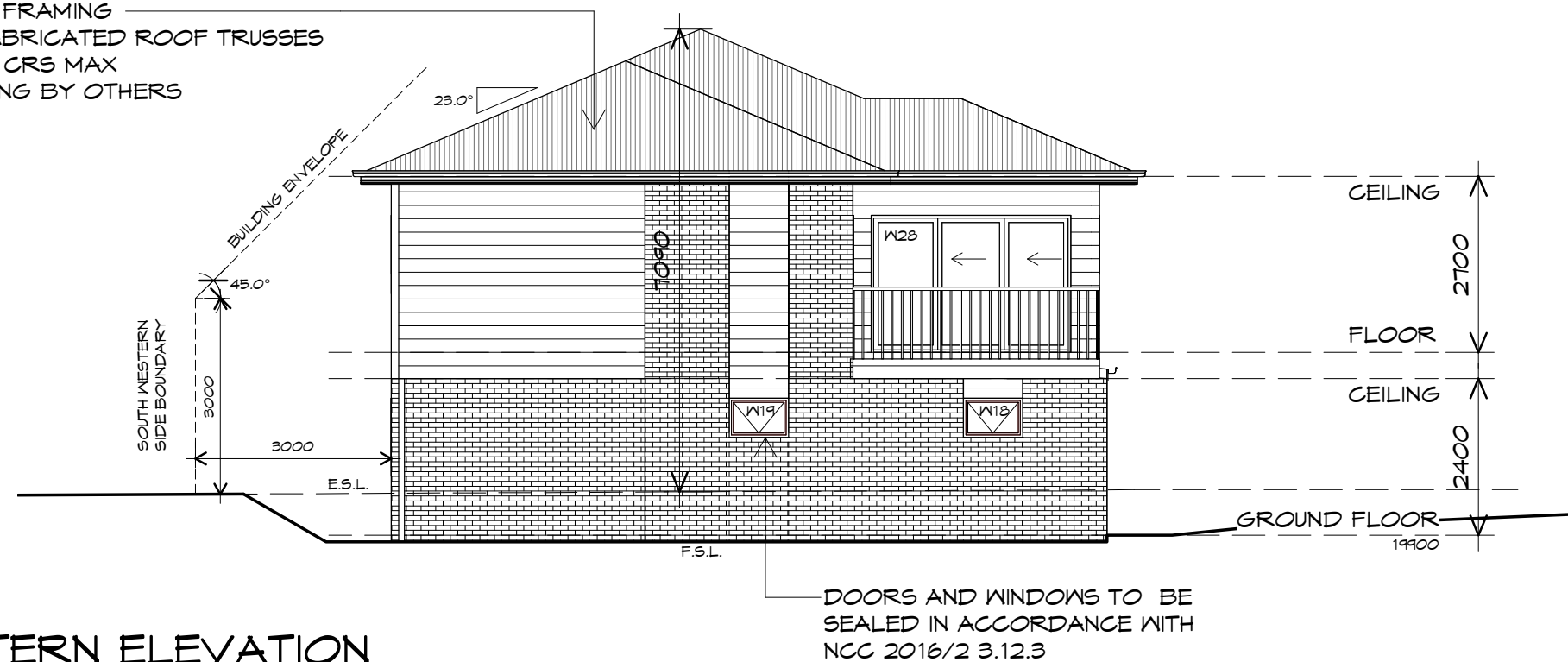
UNITS 12 & 13



NORTH EASTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTH EASTERN ELEVATION

1 : 100

UNITS 12 & 13

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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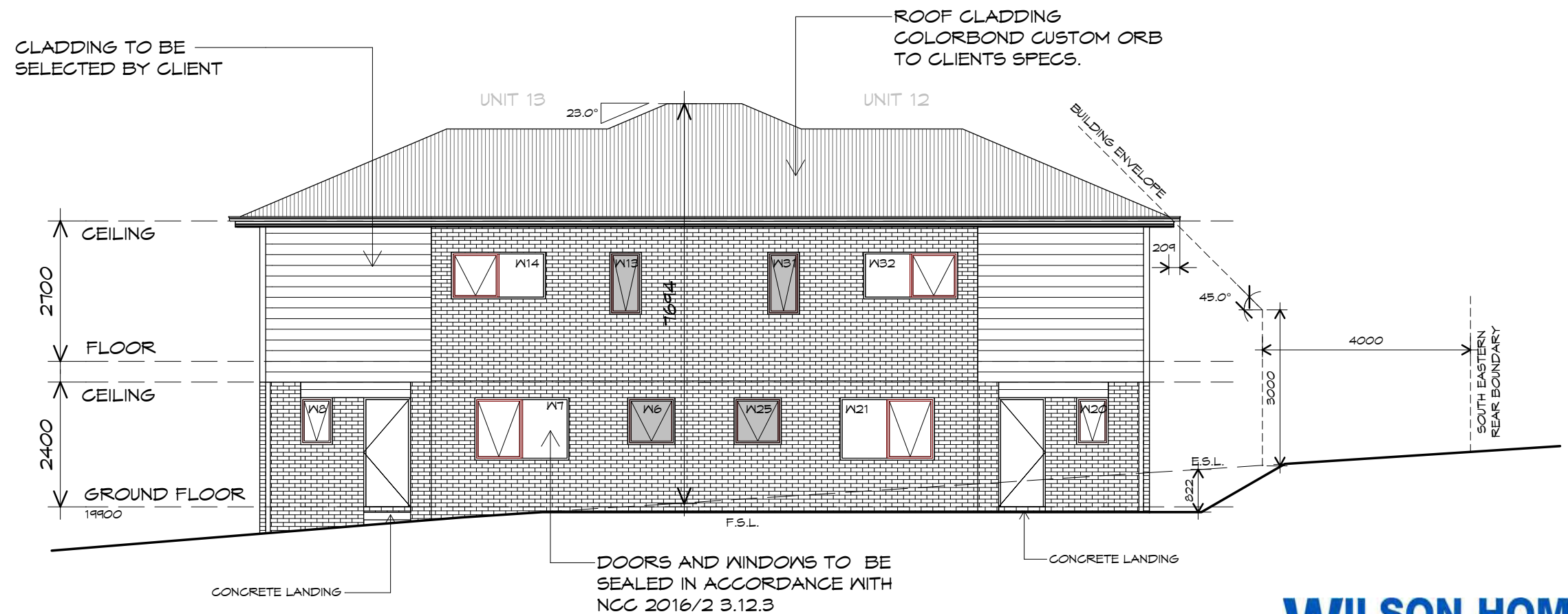
10 Goodman Court, Invermay Tasmania 7248,
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS

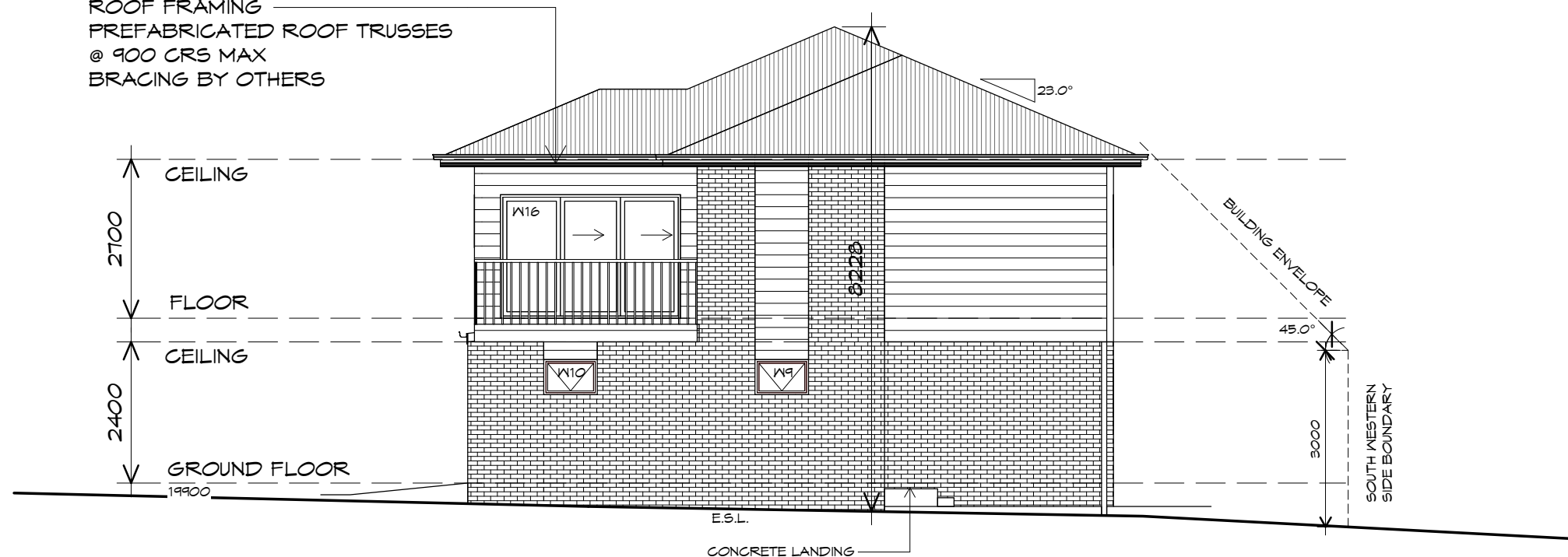
Drafted by: B.H.E.C.	Approved by: Approver
Date: 08-01-2019	Scale: 1 : 100
Project/Drawing no: PD18289- 12/13-04	Revision: 04
Accredited building practitioner: Frank Geskus -No CC246A	



SOUTH WESTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



NORTH WESTERN ELEVATION

1 : 100

UNITS 12 & 13

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 12/13-05 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING
DESIGNERS
AUSTRALIA

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

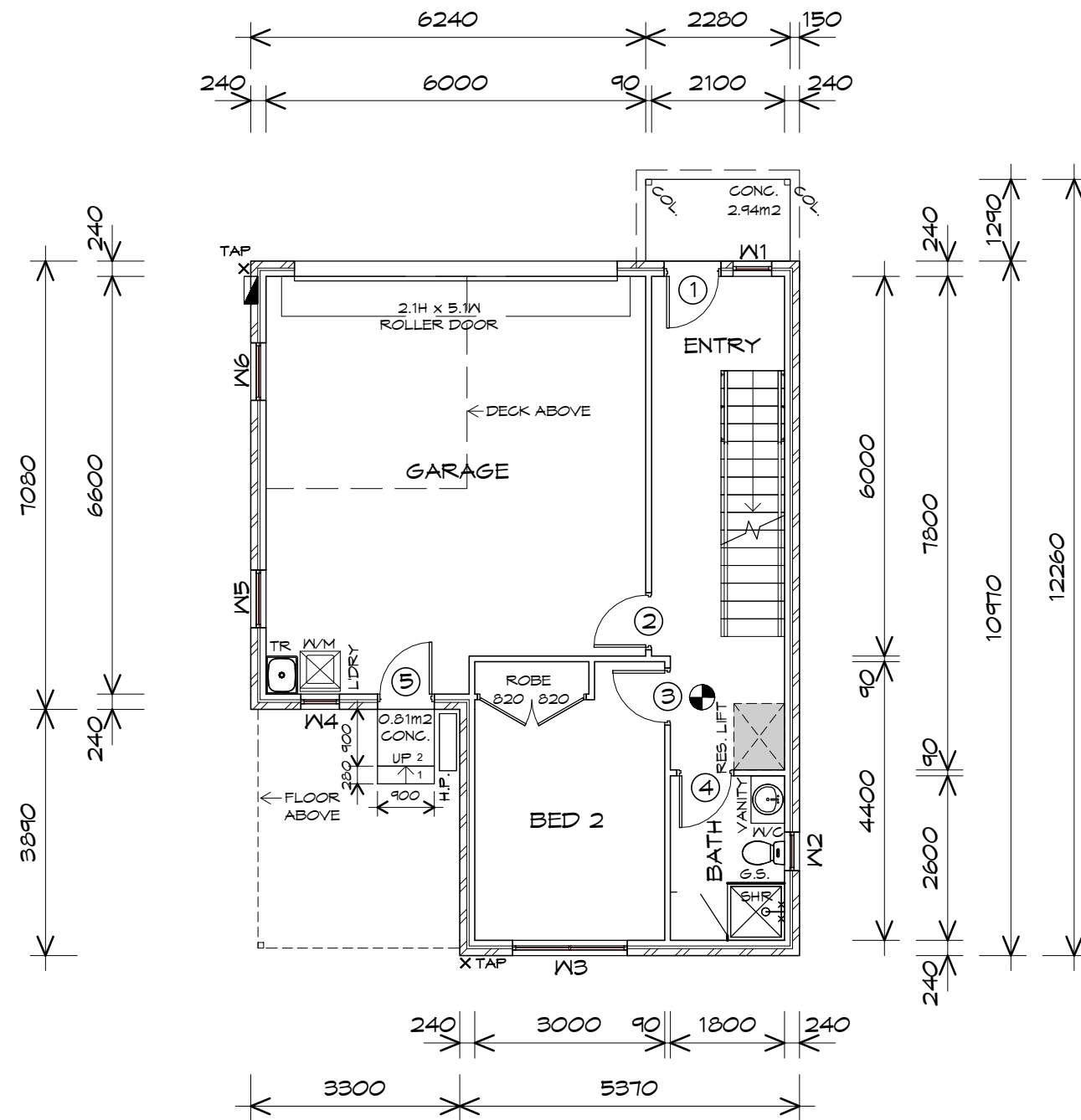
GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	81.63	m2	(8.78 SQUARES)
FIRST FLOOR AREA	80.09	m2	(8.61 SQUARES)
	161.71		17.39

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 14

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

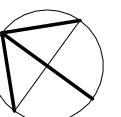
Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 14-01



Revision:
04

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
2	150	280

GOING NON SLIP TO COMPLY NCC 2016

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	
10	820	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W11	900	910	AWNING WINDOW	
W12	900	910	AWNING WINDOW	
W13	1200	610	AWNING WINDOW	OPAQUE
W14	900	1810	AWNING WINDOW	
W15	1500	910	AWNING WINDOW	
W16	2100	3010	STACKING SLIDING DOOR	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	81.63	m2	(8.78 SQUARES)
FIRST FLOOR AREA	80.09	m2	(8.61 SQUARES)
	161.71		17.39

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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MULTI AWARD WINNING BUILDERS

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

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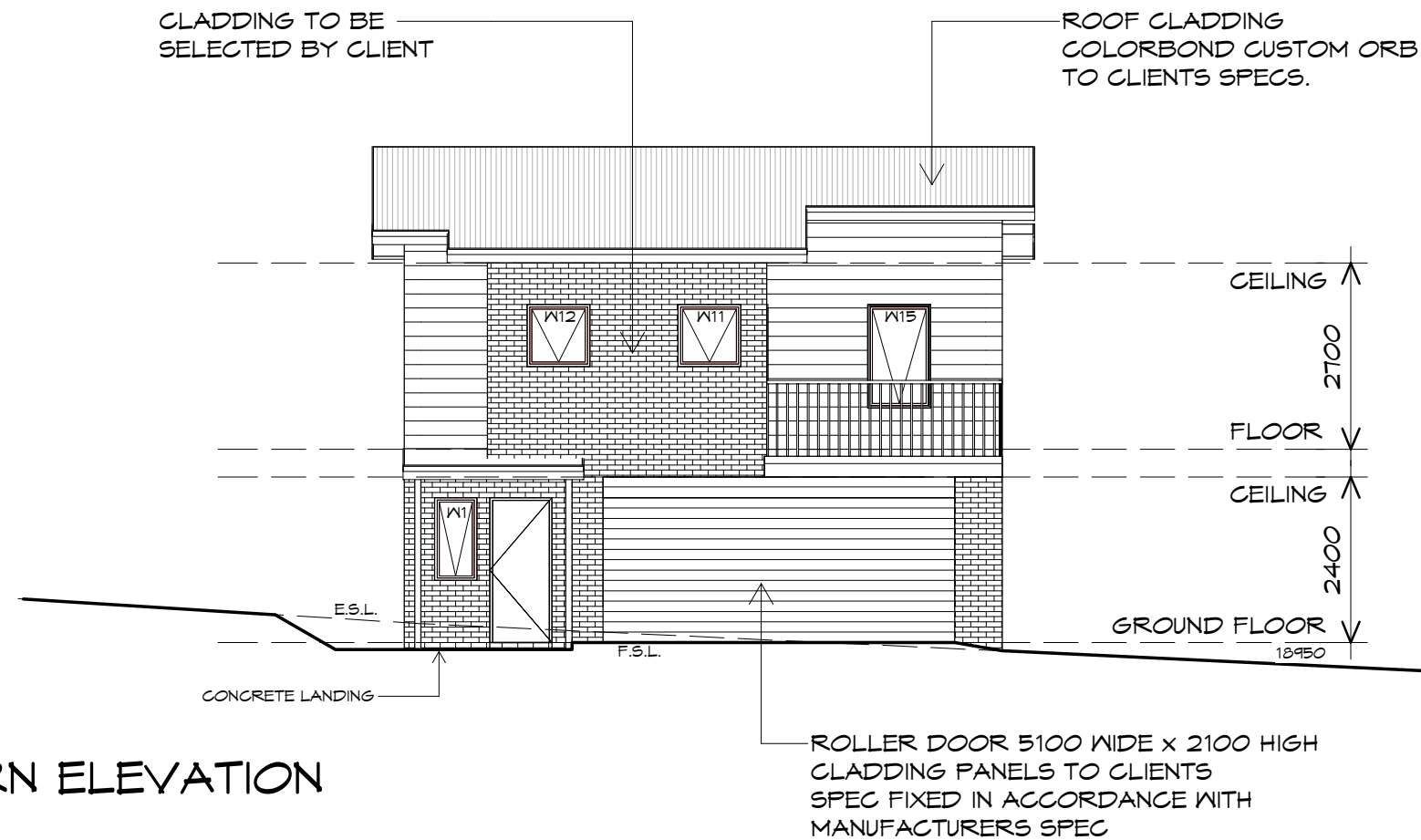
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Date: 08-01-2019
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Project/Drawing No:
PD18289- 14-02

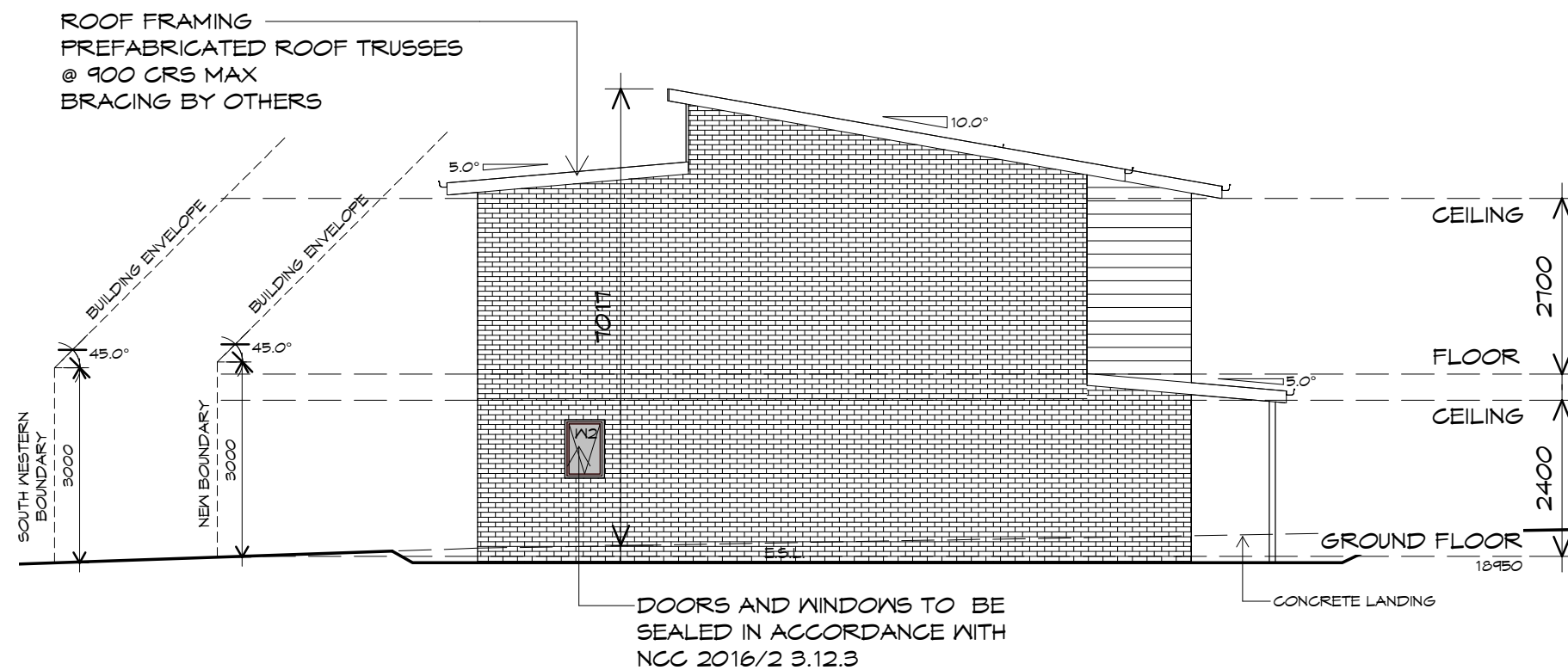
Revision:
04

UNIT 14



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

UNIT 14

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

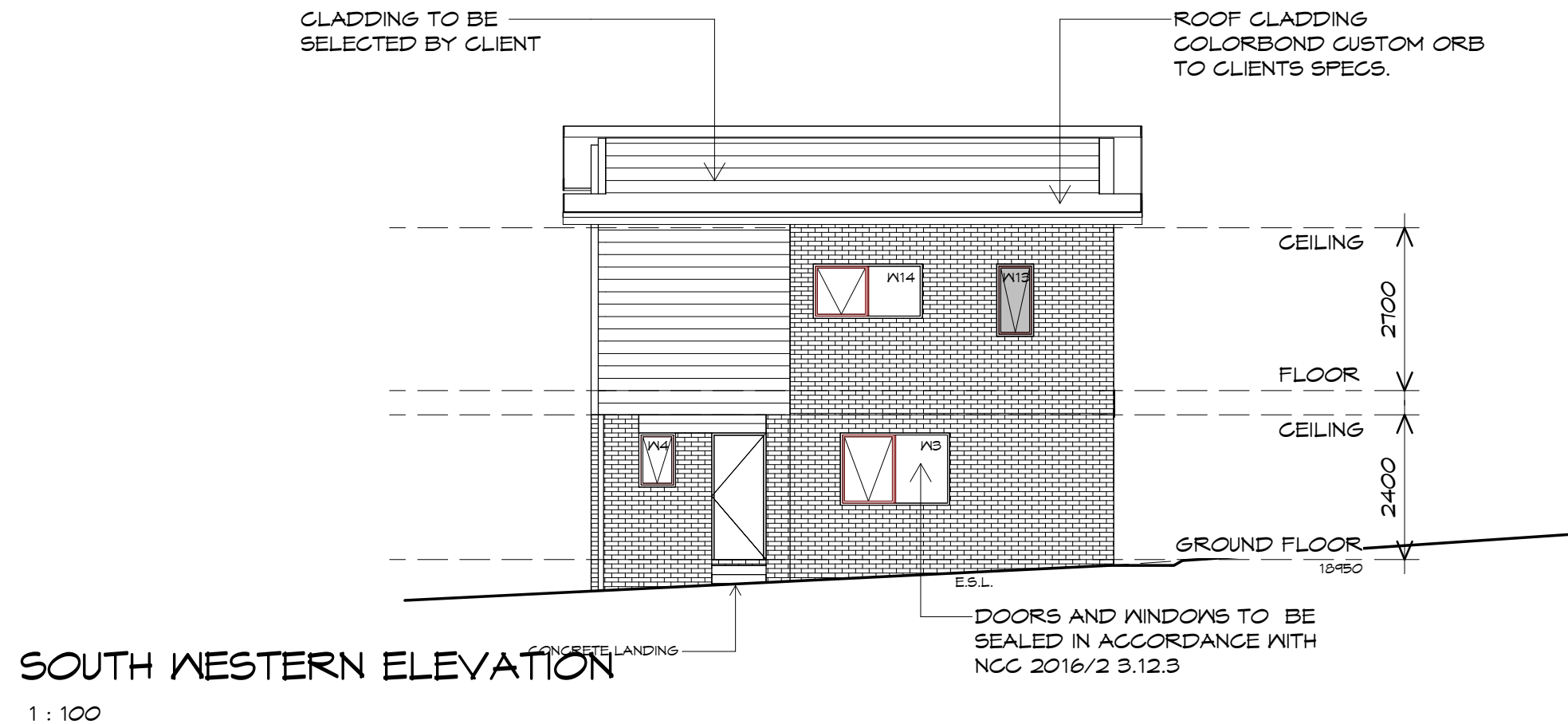
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

Project/Drawing no:
PD18289- 14-03 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



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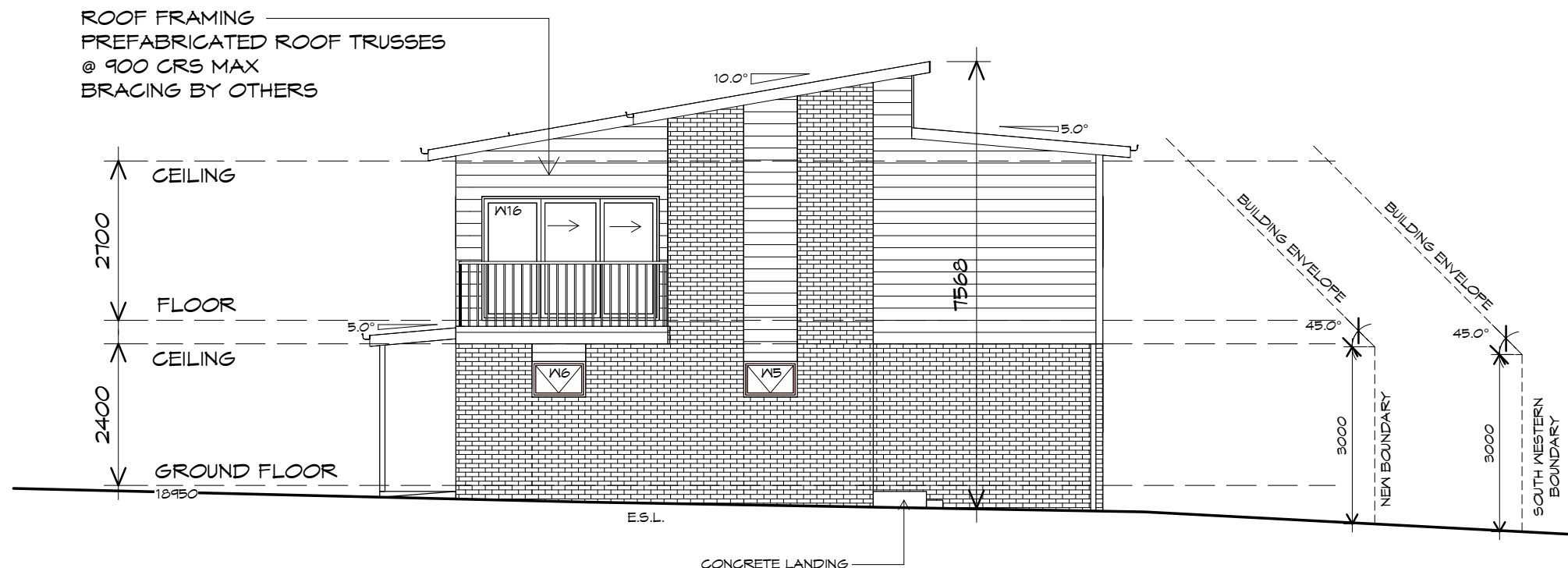
Prime Design

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p+ 03 6332 3790 f+ 03 63323789
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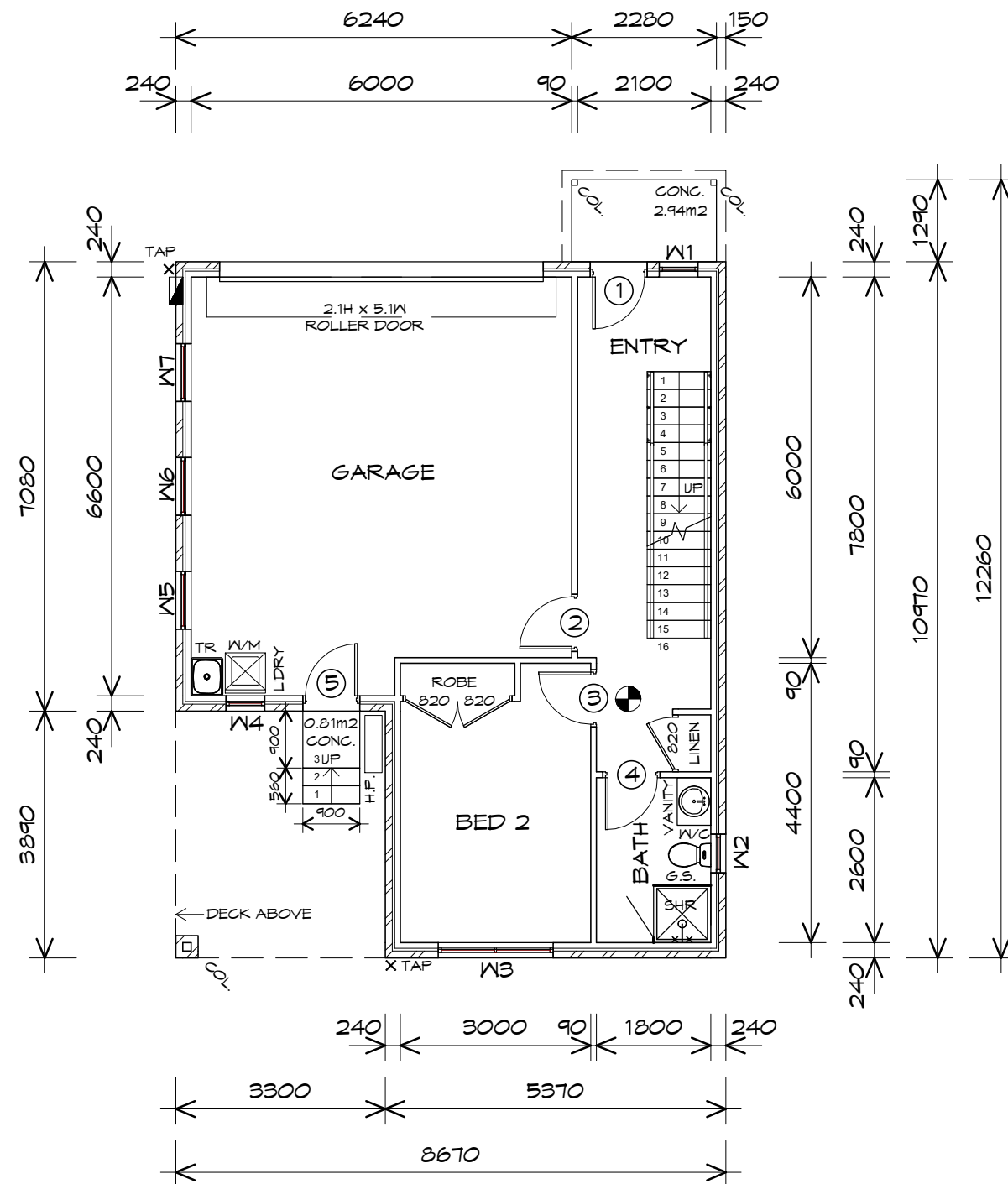
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drawing:
ELEVATIONS



UNIT 14



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 15

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info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Gekus No CC246A

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	GLAZED EXTERNAL DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1.2	0.6	AWNING WINDOW	
W2	0.9	0.6	AWNING WINDOW	OPAQUE
W3	1.2	1.8	AWNING WINDOW	
W4	0.9	0.6	AWNING WINDOW	
W5	0.6	0.9	AWNING WINDOW	
W6	0.6	0.9	AWNING WINDOW	
W7	0.6	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
16	175	280
3	133	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

Drafted by:
B.H.E.C.

Approved By:
Approver

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
GROUND FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

Project/Drawing No:
PD18289- 15-01



Revision:
04

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- 240V SMOKE ALARM

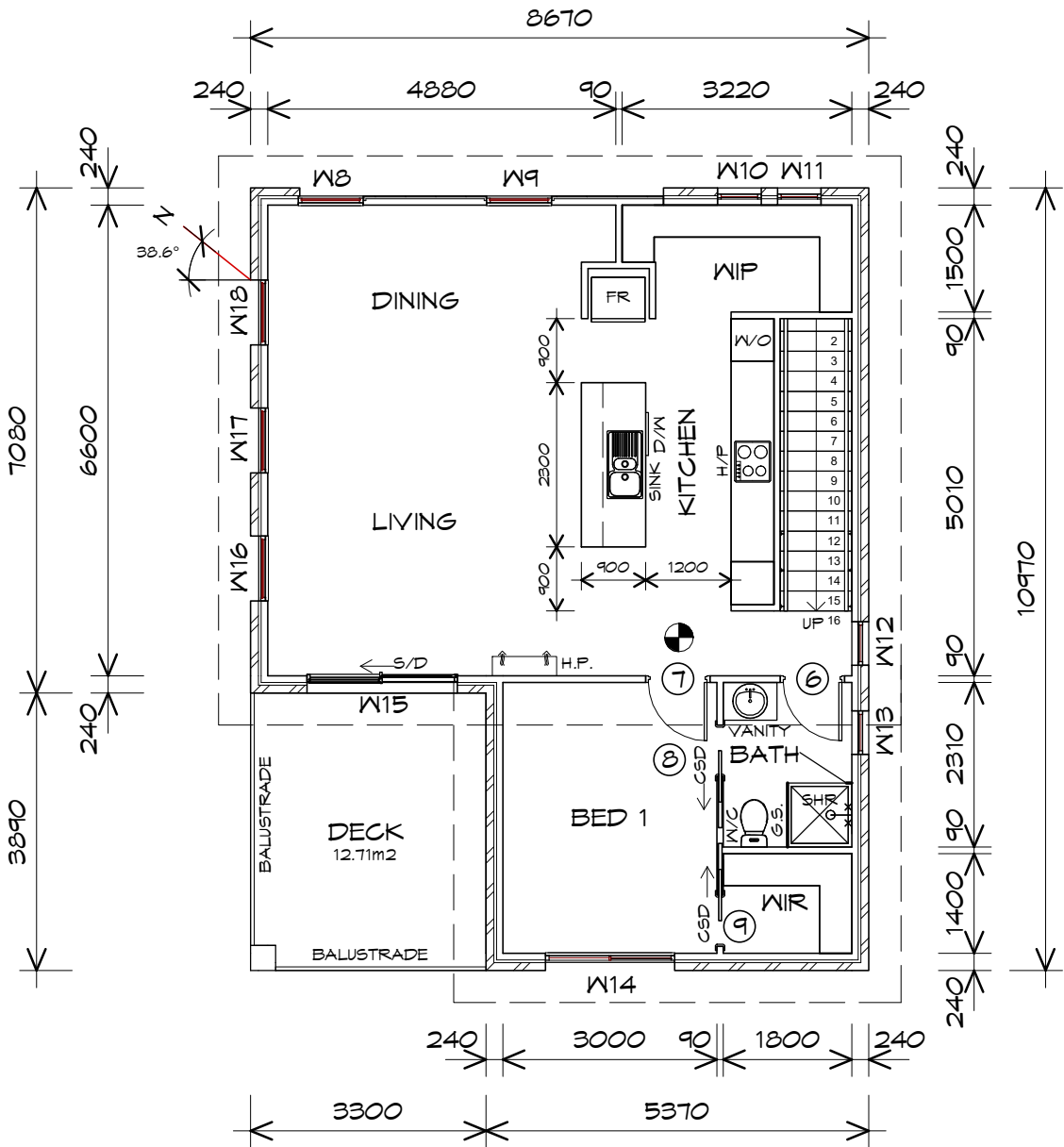
FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
9	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W8	0.9	0.9	AWNING WINDOW	
W9	0.9	0.9	AWNING WINDOW	
W10	0.9	0.6	AWNING WINDOW	
W11	0.9	0.6	AWNING WINDOW	
W12	0.9	0.6	AWNING WINDOW	OPAQUE
W13	0.9	0.6	AWNING WINDOW	OPAQUE
W14	0.9	1.8	AWNING WINDOW	
W15	2.1	2.1	SLIDING DOOR	
W16	1.5	0.9	AWNING WINDOW	
W17	1.5	0.9	AWNING WINDOW	
W18	1.5	0.9	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	82.27	m2	(8.85 SQUARES)
FIRST FLOOR AREA	82.27	m2	(8.85 SQUARES)
	164.55		17.69

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

WILSON HOMES

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Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

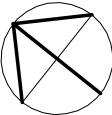
Drafted by:
B.H.E.C.
Approved By:
Approver

BUILDING DESIGNERS AUSTRALIA

Drawing:
FIRST FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

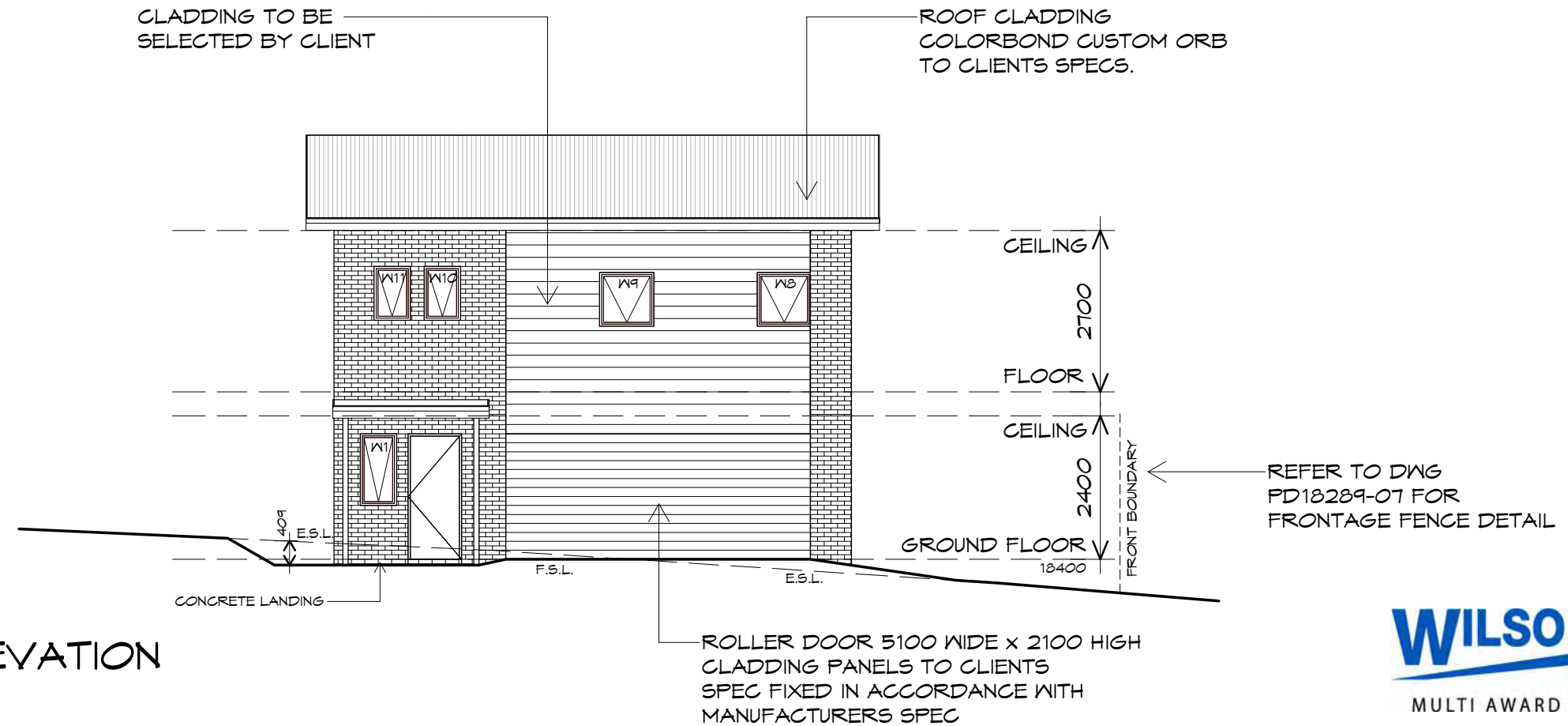
Project/Drawing No:
PD18289- 15-02



Revision:
04

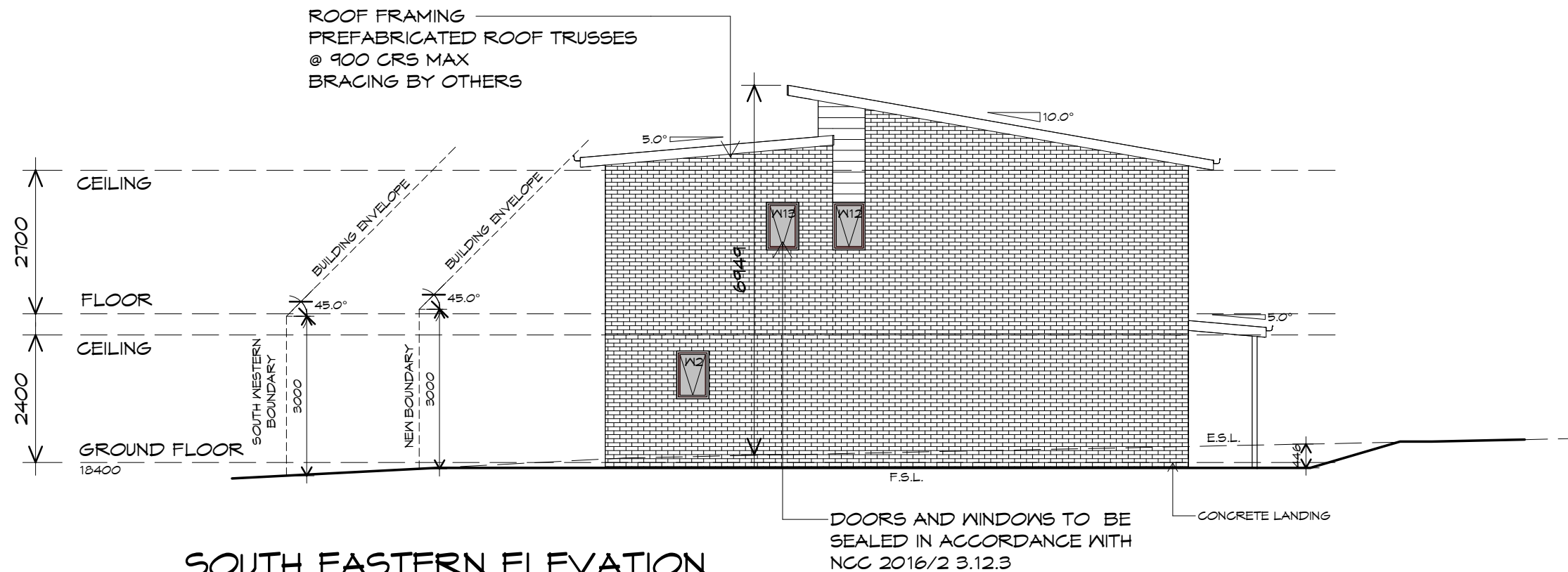
STAIRS		
No RISERS	RISER H'T	TREAD DEPTH
16	175	280
3	133	280

GOING NON SLIP TO COMPLY NCC 2016



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

UNIT 15

WILSON HOMES

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE

Ref No.:
711856
Client name:
ALLENS INVESTMENT SERVICES PTY LTD

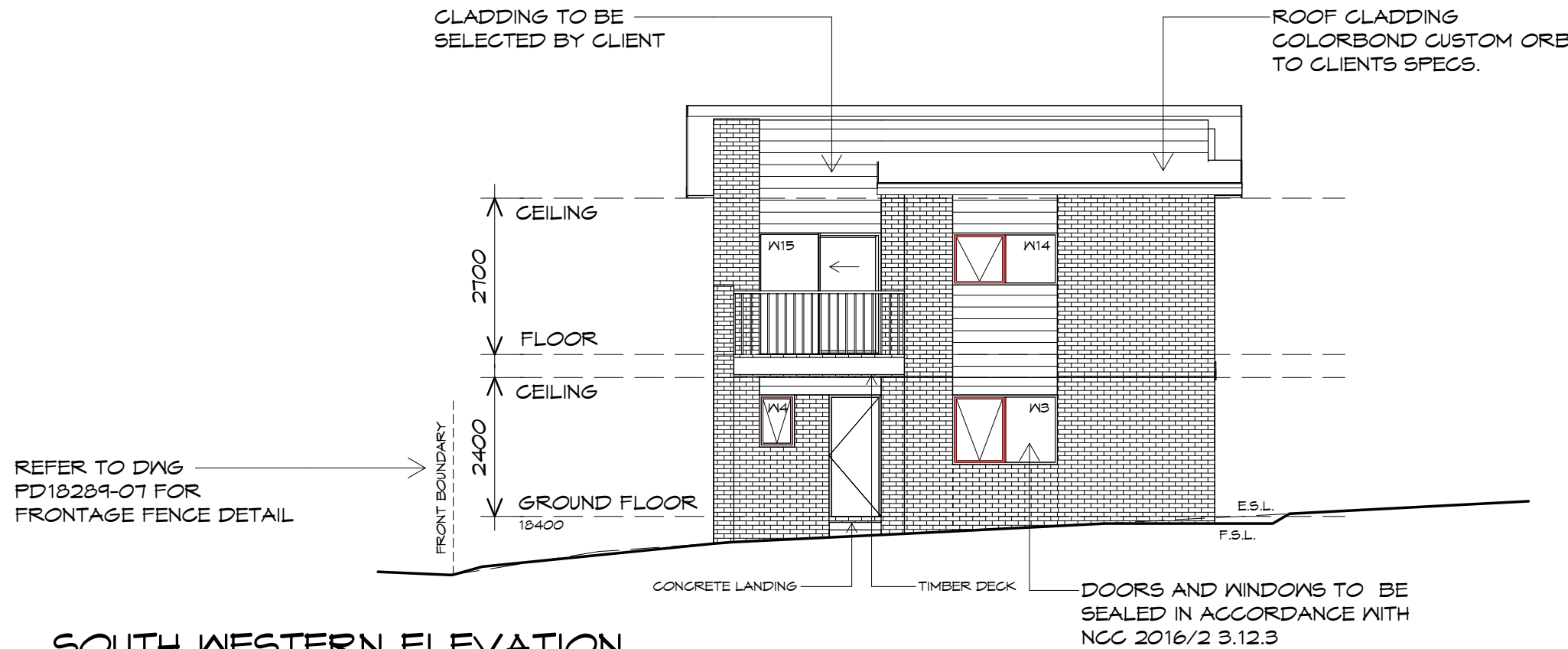
Drawing:
ELEVATIONS

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no: PD18289- 15-03 Revision: 04

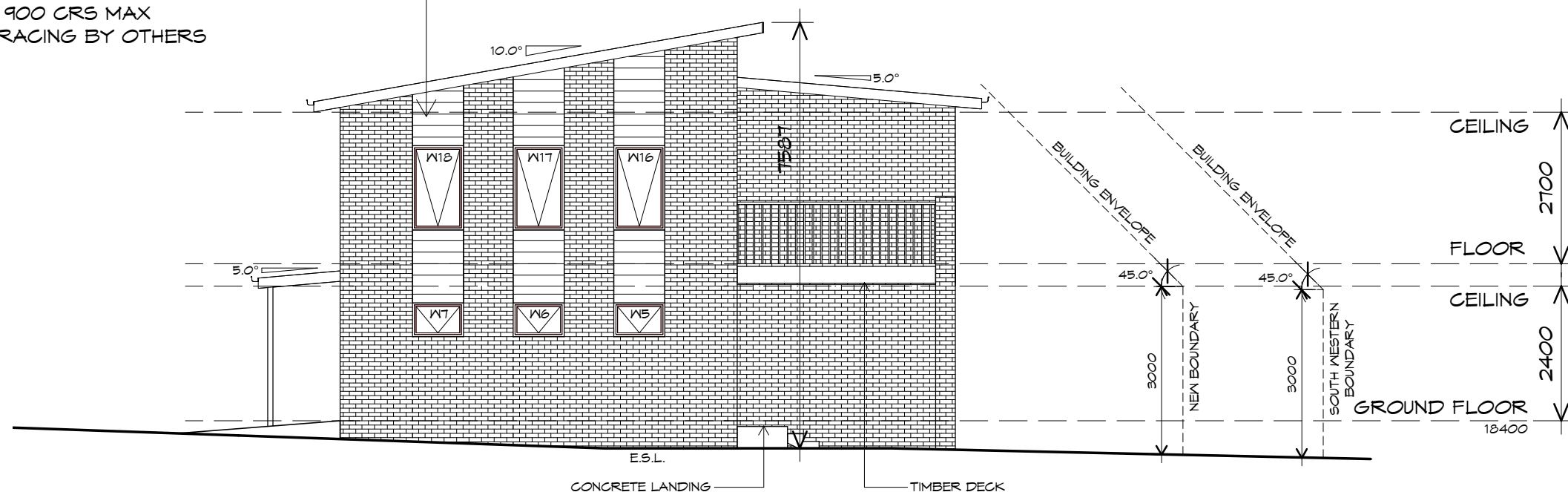
Accredited building practitioner: Frank Geskus -No CC246A



SOUTH WESTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



NORTH WESTERN ELEVATION

1 : 100

UNIT 15

WILSON HOMES

MULTI AWARD WINNING BUILDERS

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

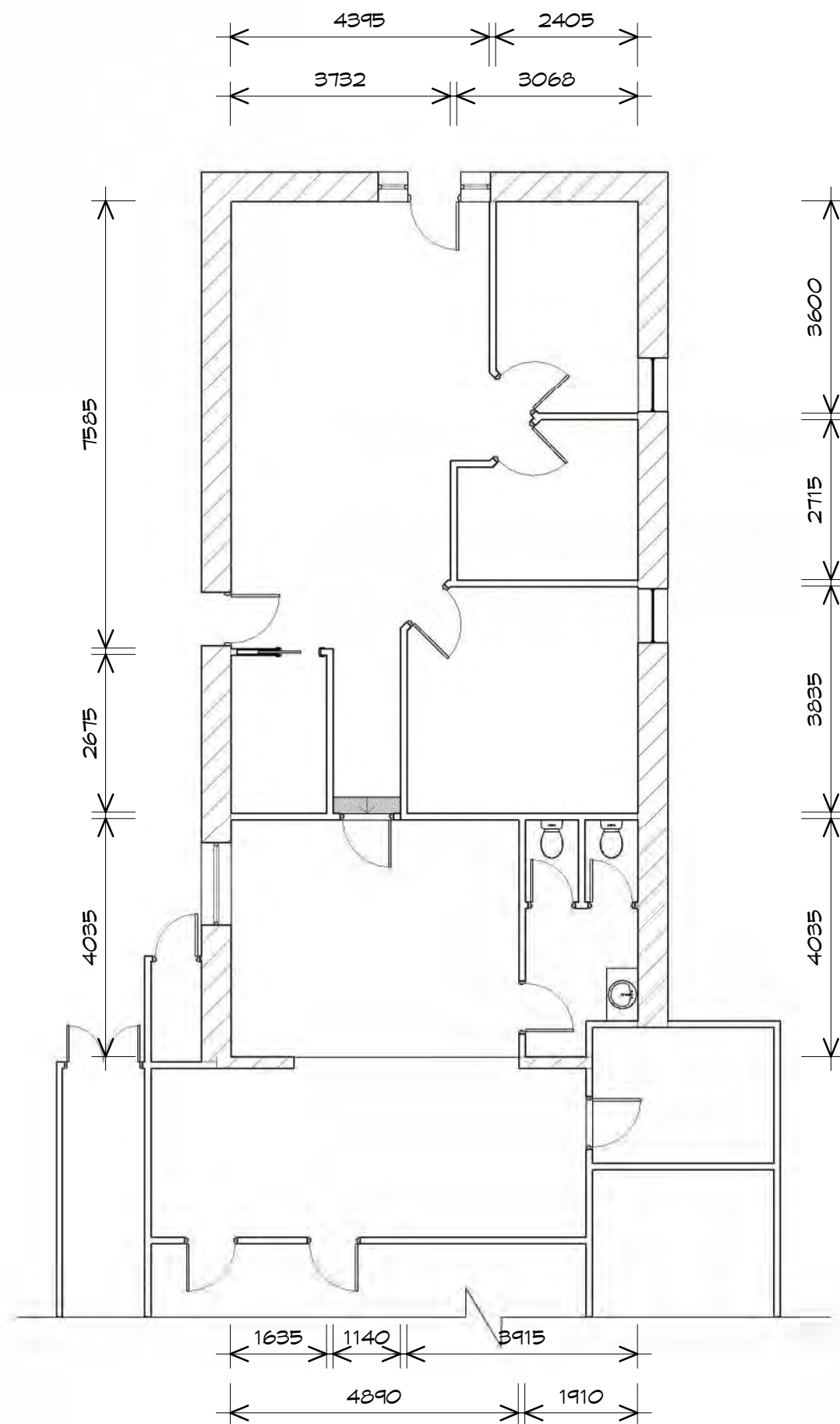
Drawing:
ELEVATIONS

Drafted by:
B.H.E.C. Approved by:
Approver

Date:
08-01-2019 Scale:
1 : 100

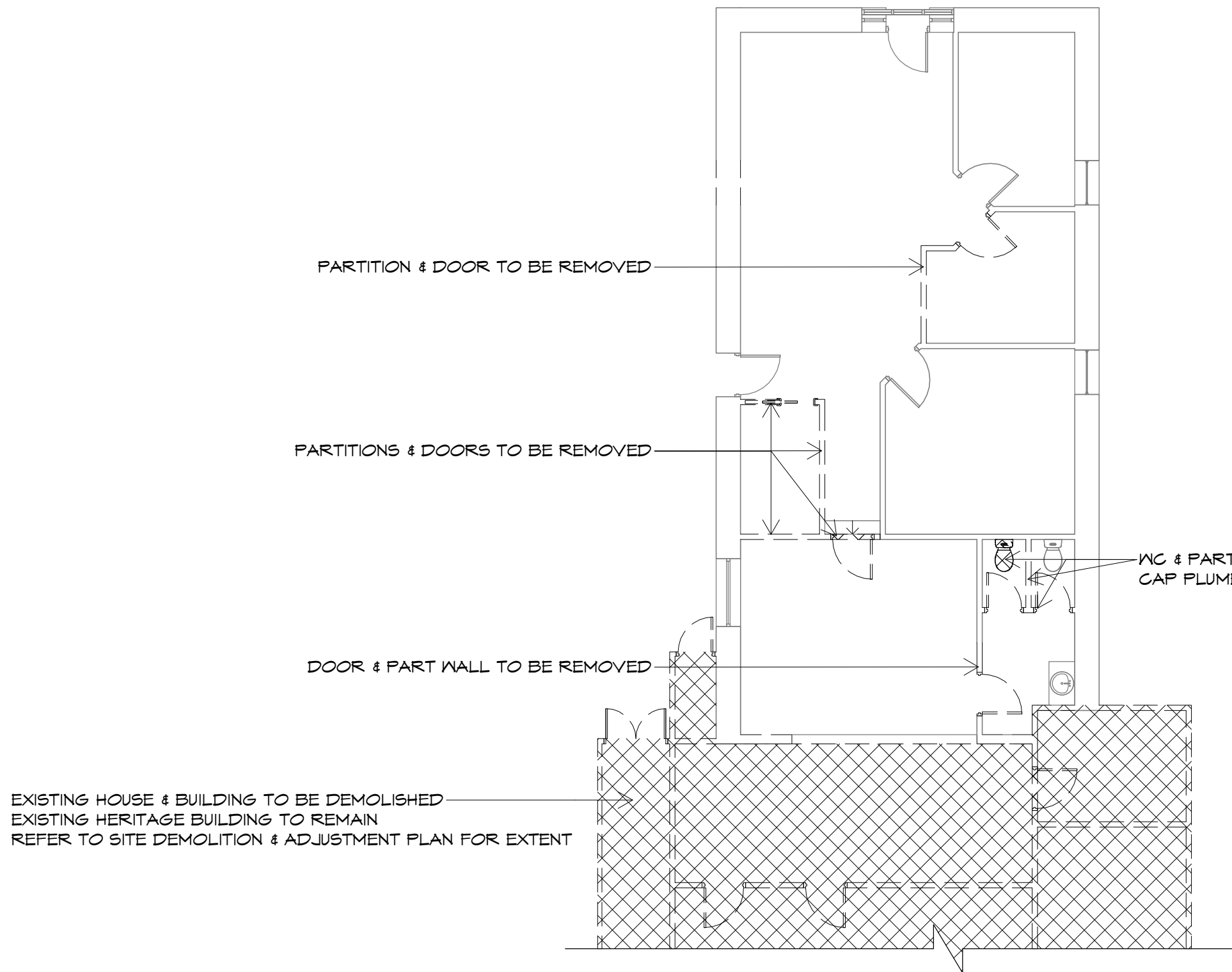
Project/Drawing no:
PD18289- 15-04 Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A



HERITAGE BUILDING EXISTING PLAN

1 : 100



DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.

HERITAGE BUILDING DEMOLITION PLAN

1 : 100

**VISITOR
ACCOMMODATION**

WILSON HOMES
MULTI AWARD WINNING BUILDERS
Copyright Wilson Homes Tasmania Pty Ltd

**Prime
Design**

10 Goodman Court, Invermay Tasmania 7248,
p+ 03 6332 3790 f+ 03 63323789
info@primedesign.com.au primedesign.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
8-10 PETCHEY STREET, BELLERIVE
Ref No.:

Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drafted by:
Author

Approved By:
Approver

bda BUILDING
DESIGNERS
AUSTRALIA

Drawing:
**HERITAGE BUILDING
DEMOLITION PLAN**

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing No:
PD18289- 16-02

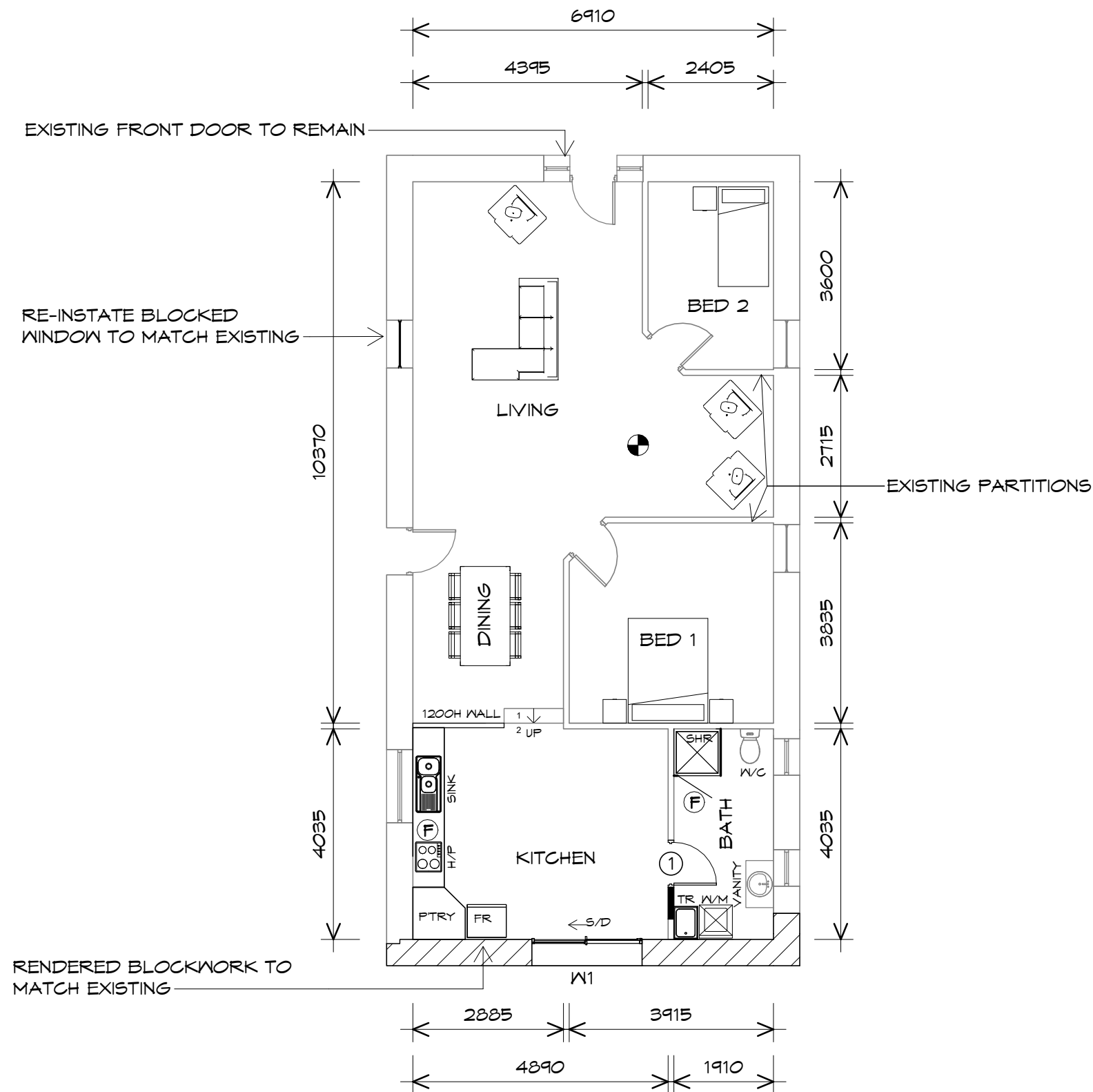
Revision:
04

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR AREA	121.69	m2	(13.08	SQUARES)
------------	--------	----	---------	-----------

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING UNLESS OTHERWISE STATED.

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	1675	920		

WINDOW FRAMES TO MATCH EXISTING ??? GLAZING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

GROUND FLOOR PLAN

1 : 100

VISITOR
ACCOMMODATION

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info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Geskus No CC246A

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET, BELLERIVE
Ref No.:

Client name:
ALLENS INVESTMENT SERVICES
PTY LTD

Drafted by:
Author

Approved By:
Approver

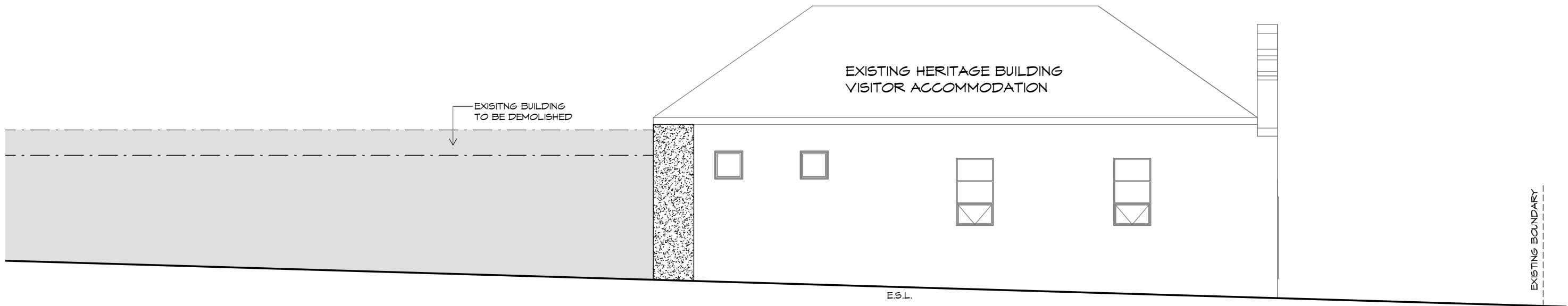
bda BUILDING
DESIGNERS
AUSTRALIA

Drawing:
HERITAGE BUILDING PROPOSED
FLOOR PLAN

Date: 08-01-2019
Scale: 1 : 100

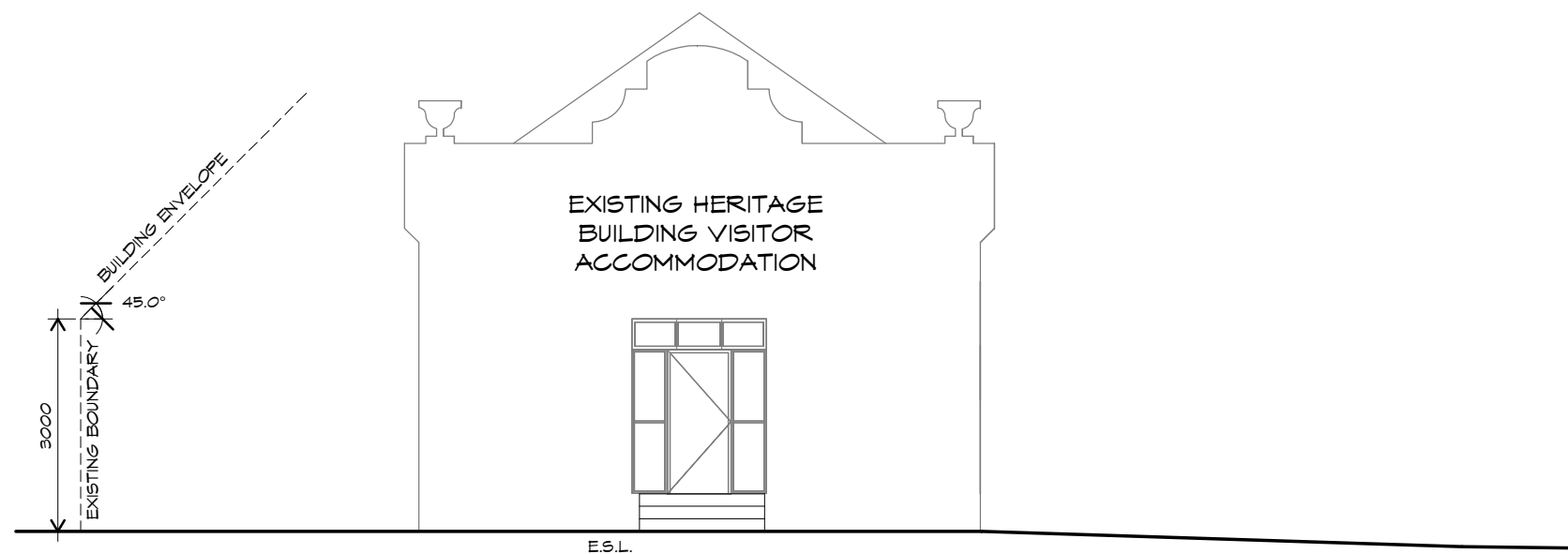
Project/Drawing No:
PD18289- 16-03

Revision:
04



HERITAGE LIBRARY NORTH EASTERN ELEVATION

1 : 100



HERITAGE LIBRARY NORTH WESTERN ELEVATION

1 : 100

VISITOR ACCOMMODATION

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

WILSON HOMES

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE**

Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
**HERITAGE BUILDING
ELEVATIONS**

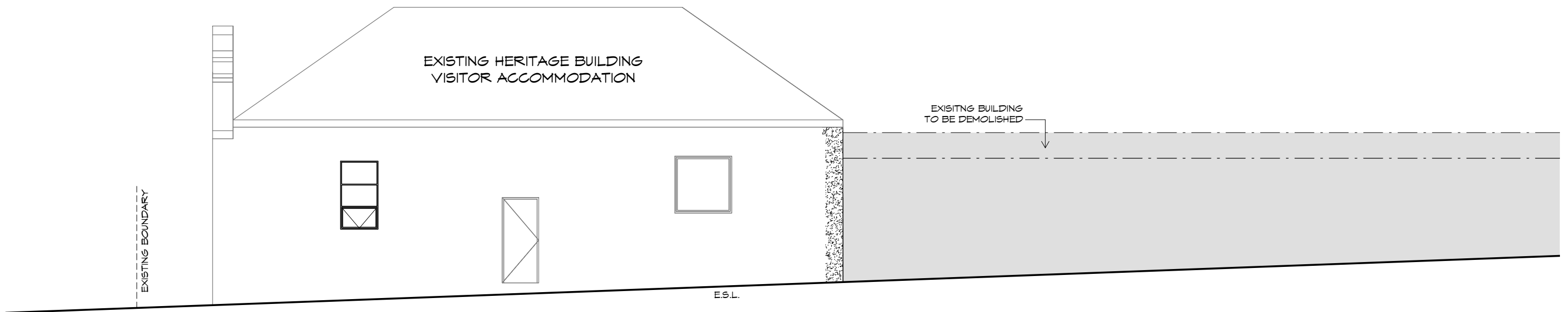
Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no: PD18289- 16-04 Revision: 04

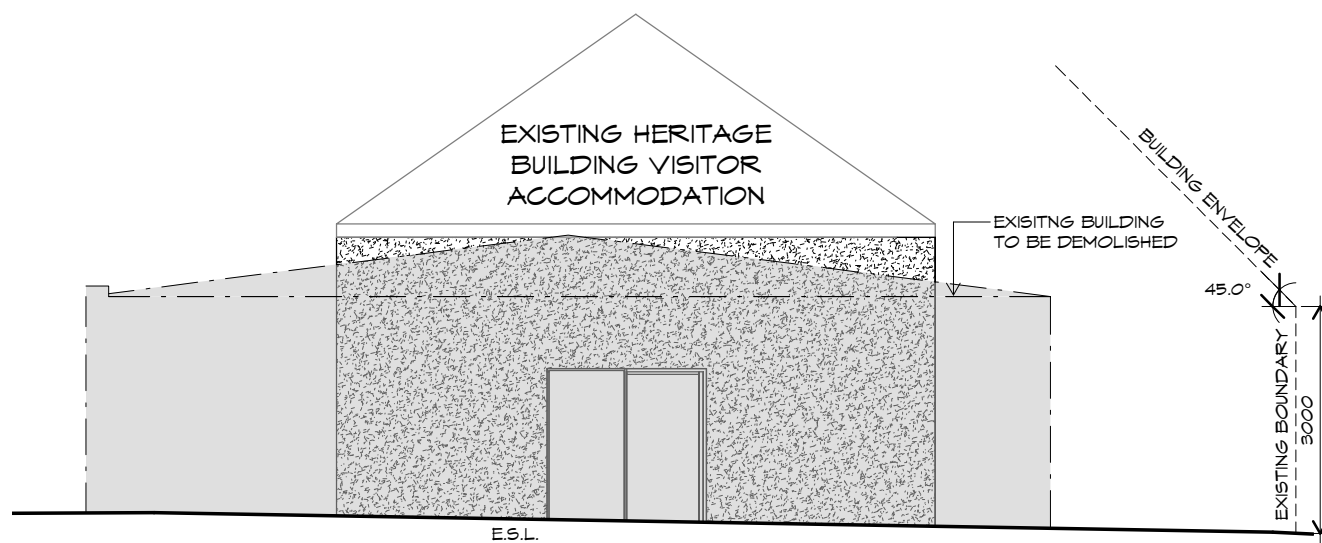
Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING
DESIGNERS
AUSTRALIA



HERITAGE LIBRARY SOUTH WESTERN ELEVATION

1 : 100



HERITAGE LIBRARY SOUTH EASTERN ELEVATION

1 : 100

VISITOR
ACCOMMODATION

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
8-10 PETCHEY STREET,
BELLERIVE**
Ref No.:
711856
Client name:
**ALLENS INVESTMENT SERVICES
PTY LTD**

Drawing:
**HERITAGE BUILDING
ELEVATIONS**

Drafted by: B.H.E.C. Approved by: Approver

Date: 08-01-2019 Scale: 1 : 100

Project/Drawing no: PD18289- 16-05 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

bda BUILDING
DESIGNERS
AUSTRALIA

8 & 10 Petchey Street & 16 King Street, BELLERIVE



Site viewed from Petchey Street looking southeast to 8 Petchey Street



Site viewed from Petchey Street looking southeast to the dwelling at 10 Petchey Street



Site viewed from the car park entrance at Petchey Streetm, looking southeast



Site viewed from the rear of the 8 Petchey Street, looking east



Site viewed from car park to the rear of 10 Petchey Street, looking northwest towards the Petchey Street entrance and 16 King Street

PLANNING REF: 2018/724
THC WORKS REF: 5813
REGISTERED PLACE NO: 989
FILE NO: 07-64-52 THC
APPLICANT: JMG
DATE: 8 February 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 8 Petchey Street, Bellerive.
Proposed Works: Boundary adjustment, partial demolition, change of use.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application 2018/724, advertised on 23/01/2019, subject to the following conditions:

- I. The junction between the new rendered blockwork wall to the rear of the former Institute Building and the existing stone side walls must be detailed in such a way as to prevent the introduction of soluble salts into the historic masonry.**

Reason for condition

To avoid any circumstances that may cause, or exacerbate, deterioration of the historic masonry wall structures.

Advice

The applicant is advised that any conservation works to the former Institute Building that are not detailed in this application may require further heritage approval. Further advice can be obtained from Heritage Tasmania.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 1300 850 332.



Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 BELLERIVE PUBLIC PIER – FUNDING AND OWNERSHIP**

(File No K021-20)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the funding and ownership of the Bellerive public pier at Kangaroo Bay.

RELATION TO EXISTING POLICY/PLANS

Council has previously adopted a Kangaroo Bay Master Plan that provides guidance in relation to the provision of strategic infrastructure within the Kangaroo Bay precinct. Whilst the establishment of the breakwater/pier is not identified in the Master Plan the provision of quality public infrastructure is generally supported by the Master Plan.

LEGISLATIVE REQUIREMENTS

There is no Legislative requirement on this matter.

CONSULTATION

Public consultation was undertaken with a public meeting and through the statutory process when obtaining Development Approval.

FINANCIAL IMPLICATIONS

Council has adopted \$1,590,000 in total from the 2017/2018 and 2018/2019 Annual Plans, and in addition received a State Government grant of \$350,000. A recent cost estimate has identified further funding is likely to be required for the construction of the public pier.

RECOMMENDATION:

- A. That Council agrees in-principle to support providing additional funding for the public pier based on the reported project cost estimates.
- B. That Council authorises the General Manager to advertise Tenders for the construction of the public pier and to provide a further report to Council after the Tenders have been received.
- C. That Council accepts ownership responsibility of the Bellerive public pier.

BELLERIVE PUBLIC PIER – FUNDING AND OWNERSHIP /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Bellerive Yacht Club (BYC) presented to Council at the 30 March 2015 Workshop a master plan for future development of the BYC marina. The BYC prepared a number of technical, engineering and environmental reports to support their proposal. Some of this information was later used in the Development Application.
- 1.2.** As part of the master plan it was identified that to enable any further development of the marina a breakwater would need to be built to “protect” any further marina development.
- 1.3.** The provision of a breakwater in Kangaroo Bay potentially created infrastructure that could provide for additional public facility including a pier and an extension to the Kangaroo Bay boardwalk and provide protection to water craft within Kangaroo Bay.
- 1.4.** As part of the Kangaroo Bay Crown land transfer to Council, Council committed, subject to conditions, to make a financial contribution to the proposed breakwater/pier.
- 1.5.** Council adopted \$1,000,000 funding in the 2017/2018 Annual Plan for the public pier and in addition received a State Government grant for \$350,000.
- 1.6.** Attendees at a public meeting held on 26 September 2017, expressed interest in a wider pier than the proposed 1.5m width shown at that time. Cost estimates from a consultant indicated \$1,940,000 of funding was required for a 2.5m wide pier.

- 1.7.** Council adopted \$590,000 in 2018/2019 Annual Plan in order to proceed with a 2.5m wide public pier and breakwater.
- 1.8.** Development Approval for the proposed public pier was received on 28 May 2018.

2. REPORT IN DETAIL

- 2.1.** Quotation documents were advertised for engineering consultants to design and document the proposed Bellerive public pier.
- 2.2.** Following an assessment of the submissions Burbury consulting was awarded the design consultancy work, including co-ordinating the geotechnical investigation.
- 2.3.** The geotechnical investigation revealed shallow bedrock necessitating the design to include drilling the piles 2m into bedrock to ensure sufficient anchoring of the structure. Following completing the design documentation an updated cost estimate of \$2,390,000 was provided by the consultant. This included a range of contingencies which may arise during construction. A significant portion of the additional cost is as a result of drilling the piles into the bedrock.
- 2.4.** Further additional costs attributed to the project include:
- | | | |
|---|--------------------------------|-------------------|
| • | Engineering consultant fees | \$95,000 |
| • | Additional dilapidation survey | \$6,000(estimate) |
| • | Art work | \$20,000 |
| • | Relocate Moorings | \$20,000 |
| | Total | \$141,000 |
- 2.5.** The total cost estimate for the project is \$2,531,000, leaving a funding shortfall of \$591,000.
- 2.6.** A copy of some of the latest plans is included for information in Attachment 1.

- 2.7.** The actual cost of the public pier will not be further known until Tender submissions from contractors are received.
- 2.8.** The funding options for Council to consider addressing the shortfall are:
1. Delay tendering the project until further funding has been considered as part of the 2019/2020 budget process. This is likely to delay construction for 12 months.
 2. Council borrow funds. Council's borrowings were fully repaid at 30 June 2018. This would require a budget variation by Council.
 3. Council defer 2018/2019 programmed projects to the value of the funding shortfall to the next financial year.
 4. Council may consider a mix of the above options in combination.
- 2.9.** If a decision is made to support further funding for the project, a reasonable approach is to advertise the Tender and when the recommended Tender value is known, a report to Council can be prepared to recommend a suitable option to fund the shortfall and amend the Annual Estimates.
- 2.10.** Another matter for Council to consider is the ownership of the proposed public pier.
- 2.11.** A condition of the State Governments \$350,000 Community Infrastructure grant for the construction of the Bellerive public pier is that Council assume ownership of the pier. Council needs to provide written evidence and it is considered an appropriate way to demonstrate ownership is through a decision of Council.
- 2.12.** By accepting Ownership Council will be responsible with future maintenance costs. Provided the construction of the facility meets Australian Standards as will be specified in the construction contract, maintenance costs are unlikely to be significant in the first 20 years of the structure and can be allowed for within the Asset Management Plans.

3. CONSULTATION**3.1. Community Consultation**

Community consultation was undertaken via a public meeting where upon the majority who attended expressed an interest for a wider pier to be provided for improved amenity to the public.

3.2. State/Local Government Protocol

Crown Land Services and other State Departments have been included in the stakeholder consultation.

3.3. Other

The Bellerive Yacht Club has been included in the stakeholder consultation.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council has previously adopted a Kangaroo Bay Master Plan that provides guidance in relation to the provision of strategic infrastructure within the Kangaroo Bay precinct. Whilst the establishment of the pier is not identified in the Master Plan the provision of quality public infrastructure is generally supported by the Master Plan.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. A 30 year lease has been signed with Crown Land Services from 1 August 2018, with an option for a further term of 10 years. The lease is for undertaking the works for the construction of a public pier and breakwater to be constructed over seabed and foreshore areas known as 2c Cambridge Road, Bellerive.

6.2. Construction of piers entails a risk of higher construction costs due to building work over water being more expensive.

- 6.3.** The current cost estimates from the consultant indicate the construction cost is likely to be in excess of the current budget. The next phase of obtaining more understanding of the construction cost is to advertise the Tender. However, this cannot be undertaken until a commitment on supporting the required funding is provided.

7. FINANCIAL IMPLICATIONS

- 7.1.** Council adopted \$1,000,000 funding in the 2017/2018 Annual Plan and in addition received a State Government grant of \$350,000.
- 7.2.** Council adopted \$590,000 in the 2018/2019 Annual Plan, resulting in total funds of \$1,940,000.
- 7.3.** A recent review of project costs, including a construction cost estimate from the consultant, indicates funding of \$2,531,000 is required. Resulting in a current shortfall of \$591,000.
- 7.4.** Council has a number of funding options including considering further funding in the 2018/2019 budget process, borrow funds, defer 2018/2019 capital projects or using a mix of these funding options in combination.
- 7.5.** The actual funding shortfall will not be known until Tenders are received.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** As part of the Kangaroo Bay Crown land transfer to Council, Council committed to make a financial contribution to the proposed breakwater/pier.
- 8.2.** Council needs to address the ownership issue of the public pier to ensure Council meets the State grant conditions and receives the grant funding contribution.

9. CONCLUSION

- 9.1.** The most recent cost estimate for the 2.5m wide public pier indicates a possible funding shortfall of \$591,000.
- 9.2.** There are a number of options for Council to fund the shortfall. If Council is supportive of funding this project, it is appropriate Council provide in-principle support to Tendering the project and for a further report to Council be prepared to possibly amend the Annual Estimates once the Tender value is known.
- 9.3.** It is appropriate Council confirms responsibility of ownership of the public pier in order to meet the conditions of the State Government Community Infrastructure grant and receive the \$350,000 funding.

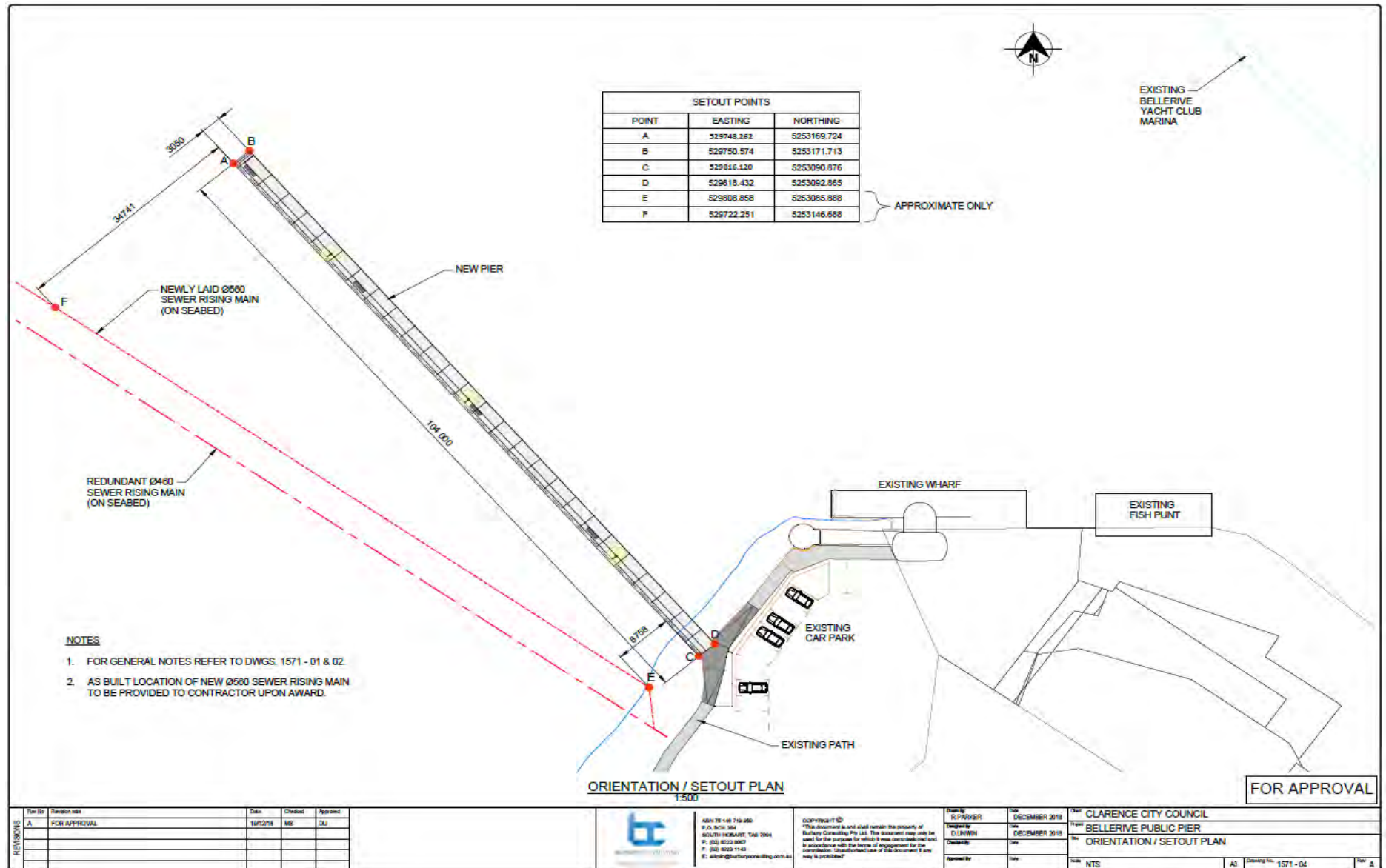
Attachments: 1. Burbury Consulting, Bellerive Public Pier Drawings (3)

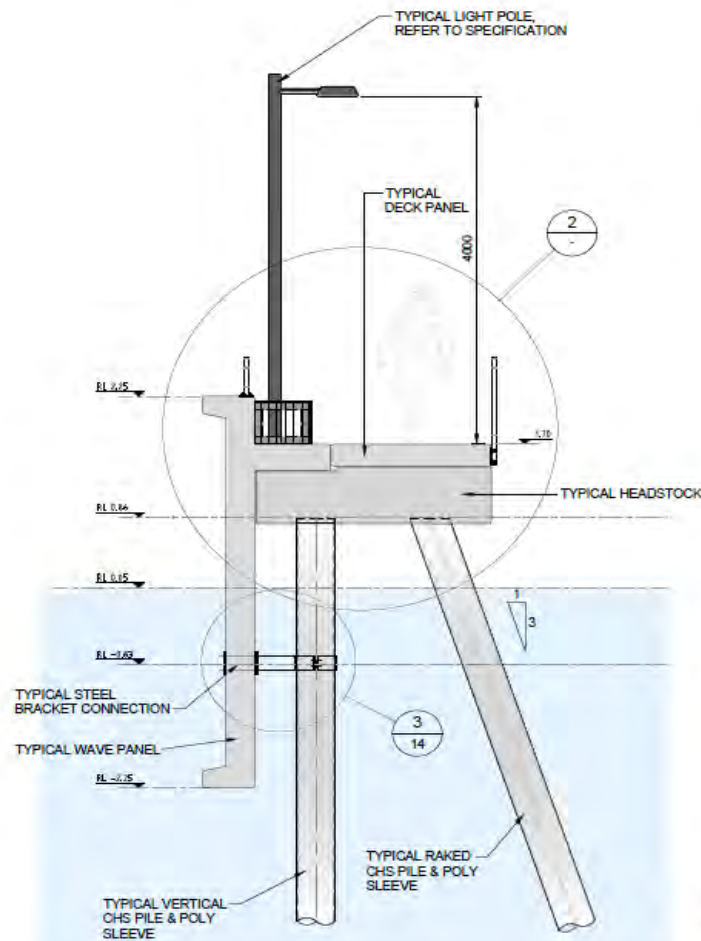
Ross Graham

GROUP MANAGER ENGINEERING SERVICES

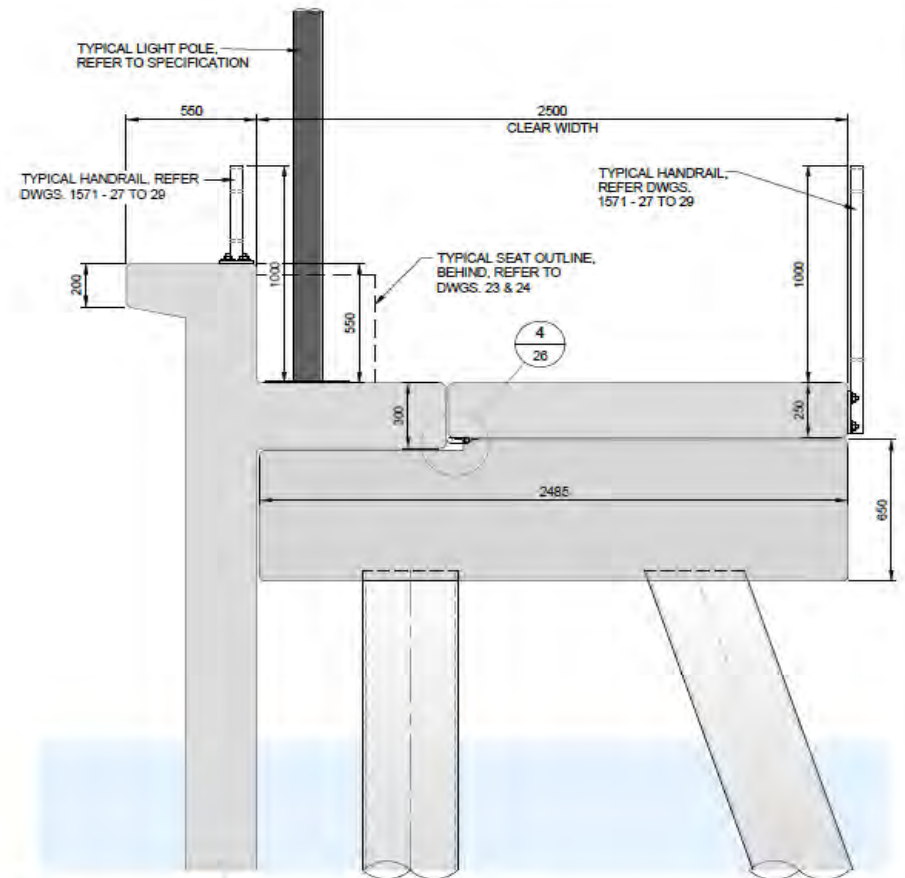
Attachment 1







SECTION A
1:50



DETAIL 2
1:20

NOTES

1. FOR GENERAL NOTES REFER TO DWGS. 1571 - 01 & 02.
2. REFER TO DWG. 1571 - 26 FOR STANDARD BOLTED CONNECTION DETAILS.
3. REFER TO DWG. 1571 - 14 FOR TYPICAL PRECAST CONNECTION DETAILS.

FOR APPROVAL

Rev No	Revision	Date	Checked	Approved
A	FOR APPROVAL	19/12/18	MS	DJ



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Prepared by	R.PARKER	Date	DECEMBER 2018	Client	CLARENCE CITY COUNCIL
Designed by	G.DUNN	Date	DECEMBER 2018	Project	BELLERIVE PUBLIC PIER
Drawn by		Date		Section	TYPICAL SECTION
Approved by		Date		Scale	NTS
				Sheet No	1571 - 08
				Rev	A

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 31 DECEMBER 2018

(File No 10/02/05)

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 October to 31 December 2018.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's previously adopted Strategic Plan 2016-2026.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

The Quarterly Report provides details of Council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report to 31 December 2018 be received.

ASSOCIATED REPORT

The Quarterly Report to 31 December 2018 has been provided under separate cover.

Andrew Paul

GENERAL MANAGER

**11.7.2 REVIEW OF TASMANIA'S LOCAL GOVERNMENT LEGISLATION
FRAMEWORK – COUNCIL RESPONSE**

(File No)

EXECUTIVE SUMMARY**PURPOSE**

The Tasmanian Government is conducting a review into the Local Government Legislation Framework. The purpose of this report is to endorse Council's response to the discussion paper published by the Local Government Division.

RELATION TO EXISTING POLICY/PLANS

There is no relation to existing policies or plans.

LEGISLATIVE REQUIREMENTS

The Local Government Act 1993 and a range of other legislative instruments apply to the functions and operations of local Councils in Tasmania.

CONSULTATION

The matter has been the subject of previous Workshops.

FINANCIAL IMPLICATIONS

No significant issues of a financial nature have been identified.

RECOMMENDATION:

That Council endorses the proposed response to the discussion paper questions (the submission) and authorises the General Manager to provide the endorsed submission to the Local Government Division before the submission close date of 1 March 2019.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. The Tasmanian Government is conducting a review into the Local Government Legislation Framework. The Local Government Division has released a discussion paper that, amongst other things, asks a number of broad ranging questions relevant to local government.

1.2. The purpose of this report is to endorse Council's response to the discussion paper.

2. REPORT IN DETAIL

2.1. The Local Government Division has released a discussion paper seeking responses to a number of broad ranging questions. The discussion paper is attached for reference (Attachment 1).

2.2. Two workshop discussions have been held with Aldermen to discuss responses to relevant questions. The questions and proposed responses are attached for endorsement by Council (Attachment 2).

2.3. Council's response to the questions contained in the discussion paper are required to be submitted to the Local Government Division by 1 March 2019.

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

The draft responses to the discussion paper questions were circulated to Aldermen and discussed at 2 workshops.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

There are no strategic plan or policy implications at this time.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

There are no risk or legal implications at this time.

7. FINANCIAL IMPLICATIONS

There are no risk or legal implications at this time.

8. ANY OTHER UNIQUE ISSUES

No other unique issues.

9. CONCLUSION

Council's response to the questions contained in the discussion paper are required to be submitted to the Local Government Division by 1 March 2019. It is recommended that Council endorse the proposed response and authorises the General Manager to provide the endorsed submission to the Local Government Division before the submission close date of 1 March 2019.

Attachments: 1. Review of Tasmania's Local Government Legislation Framework - Discussion Paper, December 2018 (25)
2. Responses to Discussion Paper Questions (12)

Andrew Paul
GENERAL MANAGER

Review of Tasmania's Local Government Legislation Framework

DISCUSSION PAPER | December 2018



Author

Local Government Division
GPO Box 123
Hobart TAS, 7001

Publisher

Local Government Division

ISBN

978 0 7246 5750 9

Date

December 2018

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How to Make a Submission

Submissions

Questions are provided throughout this Paper seeking general responses to the broad principles discussed, however submissions can be made on any aspect being considered during the Review. You are not required to answer all the questions in this Paper when making your submission, if you do not wish to do so.

Factsheets have been provided at the back of this Paper to provide additional background information in relation to the topics covered by the Paper.

Submissions close on 1 March 2019.

Submissions can be made either by:

- completing the questionnaire survey
www.dpac.tas.gov.au/LGReview or
- writing to or calling the Review Project Team.

Email: LGAReview@dpac.tas.gov.au

Post: Local Government Legislation Review Project Team
Local Government Division
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

Please provide your name and contact details with your submission, for publication on the Local Government Division's website. Alternatively, if your submission is being provided confidentially, please clearly state this.

Submissions should only address issues outlined in the 'Scope of the Review'. Any offensive or defamatory material will not be published.

What to Include

Submissions are invited on the principles of how Tasmania's local government should be legally established and elected; how it should provide services to its community; and how it should be accountable to its community.

This is a wholesale Review of the legislative framework that creates, empowers and provides councils with a mechanism to work within, rather than a review of the current Local Government Act. The focus of this consultation is on the broad principles that should apply to local government, rather than technical issues in the current legislation.

Queries about the use of this Paper and lodgement of submissions can be made by contacting the Local Government Legislation Review Project Team on (03) 6232 7643 or by email at LGAReview@dpac.tas.gov.au

Refer to
factsheet

#1



Minister's Foreword

The Government recognises the important, and increasingly complex, role of local government in the community. It is a vital arm of government in administering legislation and making economic, social and environmental planning decisions to support Tasmania to grow strong, sustainable and vibrant communities, both now and into the future.

It is crucial that the legal framework for the sector is reflective of this, is not unnecessarily burdensome from an administrative perspective, and is flexible and adaptable enough to allow for inevitable change and growth over the coming decades.

To help support this, the Government has committed to reviewing and developing a modern, best-practice legislative framework for local government. The Review will be broad and will deliver a contemporary framework that supports greater innovation, flexibility and productivity; improves efficiency and effectiveness of council services; enhances accountability and transparency and minimises red tape wherever possible.

I have appointed an experienced Steering Committee to guide the Review and provide me with advice. In continuing my commitment for this to be a collaborative Review, the Steering Committee includes three highly respected members of the local government sector and two senior officers from the Department of Premier and Cabinet. They will be supported by a Reference Group, selected from the sector and the community through an Expression of Interest process. I will also be updating the sector through the Premier's Local Government Council.

The Terms of Reference detailing the scope of the Review and the membership of the Steering Committee can be found on the Review's webpage.

www.dpac.tas.gov.au/LGReview

I was encouraged to see a high degree of interest and engagement with local government during the most recent local government elections, conducted in October 2018. The elections highlighted a number of challenges with the current legal framework, including the electoral system and lack of caretaker provisions.

While this is one aspect, I acknowledge there are a number of broader policy challenges which councils face. This Review will provide a platform to consider both the challenges and opportunities for Local Government and how to best support councils in meeting these.

It will involve various consultation papers and opportunities for engagement, through public forums and stakeholder consultation, starting with this Discussion Paper. I encourage all those with an interest to have their say. Make submissions, provide responses and submit ideas for how we can create a better legal framework for local government.

I look forward to continuing to work closely with the sector and the community to create a strong, practical legal framework for the future of local government.



Purpose of the Review

Refer to
factsheet

#2


It is now 25 years since the introduction of the *Local Government Act 1993* (the Act), which is the primary component of the current legislative framework governing the local government sector in Tasmania. During this time, Tasmania has evolved economically, socially and technologically. Multiple amendments have been made to the Act in an effort to keep pace with these changes. These amendments, together with the introduction of supporting subordinate legislation, have resulted in a framework which, at times, is inconsistent and overly prescriptive.

Local government has a crucial – and increasingly demanding – role in serving and representing local Tasmanian communities. The legislative and regulatory framework (the framework) that governs the Tasmanian local government sector needs to reflect and support what other levels of Government and communities expect from their local councils. The framework also needs to support councils to be able to meet requirements and expectations now, and into the future. Making continuous updates to the existing legislation is unsustainable and a more proactive, forward-looking approach is needed.


The intended outcome of this Review is a contemporary, flexible and best-practice legislative framework that will:




Support greater innovation, flexibility and productivity in the sector, to **improve the overall efficiency and effectiveness** of the services that councils provide to the Tasmanian community



Minimise the red tape and administrative burden on councils, businesses and the broader community



Enhance accountability and transparency across the sector



Increase democratic and community engagement, participation and confidence in local government.



Guiding Principles

The Review will adopt a ‘first-principles’ approach, taking the concept of local government back to its core purpose and fundamental values. In essence, it considers why local government was created in the first place and seeks to ensure its core objectives are recognised and supported in developing a new legislative framework.



The principles guiding the Review are to deliver a legislative framework that will:

- ① To the greatest extent that is possible and practical, be outcomes-focused;
- ② Be flexible and robust to future structural, technological and social change;
- ③ Strike an appropriate balance between ensuring councils have sufficient operational and decision-making autonomy on the one hand, and having in place adequate checks and balances on the other;
- ④ Establish clear accountabilities and provide for efficient and effective risk-based monitoring, compliance and enforcement activities;
- ⑤ Be guided by best-practice regulatory, governance and legislative approaches and, where relevant and appropriate, lessons and outcomes from reviews of local government legislation in other jurisdictions; and
- ⑥ Be drafted and presented in a way that is logically structured and easily understood by councils, businesses, and the broader Tasmanian community.



Key Assumptions

In developing this Paper, several key assumptions have been made in relation to the local government sector and the community's expectations. Where there is disagreement with these assumptions, this can be provided in submissions. The assumptions are that:

- Councils have an important role in serving the community and the expectations for their responsibilities are likely to change over the next few decades as our social, economic and technological environment continues to evolve.
- Elections are an important part of ensuring the democratic representation of local government. A robust electoral system should be accessible and equitable for all members of the community and reflect good democratic principles. It should support and encourage maximum participation to achieve a democratic result. Diverse, skilled candidates and councillors are positive for communities and should be encouraged.
- The community expects councils to operate in an efficient, effective way and make sound, ethical decisions that reflect the best interests of the community. Good governance is the foundation that supports good decision-making. Strategic decisions should be made by elected members, wherever possible, through debate in an open, public forum.
- To further achieve this, there should be mechanisms to enhance accountability and performance. Where things go wrong, the community expects that there are appropriate responses both councils and the State Government can make to improve council performance.



Overview of Local Government

Local government is one of the three tiers of government in Tasmania, together with Federal and State Government. Councils are currently made up of between seven to 12 members, elected by their municipal communities. There are currently 263 elected members and nearly 4000 employees across Tasmania's 29 councils, who serve half a million constituents.

Local government has a critical role to play in the Tasmanian economy. It has a total annual operating revenue of \$791 million; holds and manages over \$11 billion in assets; and has invested more than \$1 billion in capital expenditures over the past four years¹. The sector delivers a range of key functions. It is responsible for over 14,000 km of Tasmania's road network by length and it provides governance, planning, service delivery, community development, asset management and local regulation. It is vital in building local community infrastructure to create jobs and to improve the social life of Tasmanians.



On any given day, councils are managing land use to ensure development is consistent with community expectations and that building standards are met. They are managing and recycling waste, maintaining stormwater and drainage systems, roads, streets, public buildings, bridges and parks. They are supporting communities to prepare for natural disasters and providing cultural and sporting venues, events and opportunities. Councils are also providing social welfare programs like childcare, aged care and youth programs and supporting community health through immunisation programs and safe drinking water. They are considering environmental concerns like climate change and biodiversity and how to mitigate these for future generations.

Increasingly, local government is responsible for enforcing Commonwealth and State legislation at the local level and delivering initiatives at the grass roots. Councils act as statutory authorities under other legislation, for example under the *Land Use Planning and Approvals Act 1993* and the *Environmental Management and Pollution Control Act 1994*. They are now a fundamental part of delivering services and providing governance to Tasmania. Into the future, they will be actively working to ensure vibrant communities through infrastructure and development planning, social welfare, health services, economic development and tourism programs.

Councils determine the services they provide to their communities through their strategic planning and annual planning process, with an increasing focus on building their capacity to service their ratepayers. As the closest level of government to the community, councils' role is to identify community needs and make sure those needs are met, which highlights the importance of community engagement in council planning.

¹ Tasmanian Audit Office, *Local Government Authorities 2017-18*, No 5 of 2018-19, Auditor-General's Report on the Financial Statements of State entities, Volume 3

Councils across Tasmania are as diverse as the communities they represent. The needs and operations of a small, rural council may be vastly different from those of a large urban council, as will the expectations of the communities they serve. A future legislative framework to support councils across Tasmania needs to consider this and be flexible enough to accommodate these differences.

The Review will offer the opportunity to consider what Tasmanians want local government to look like: how it should be elected, operate, deliver services, engage with them on issues and be accountable to its community. The community's expectations will guide the Review and what provisions are needed to enable it to meet those expectations, both now and into the future.



- What do you think councils will be responsible for in the future?
- What council activities should be driven or determined by communities?
- Given the varying sizes of councils, what consideration should be given to costs of services and the councils' capacity to deliver these?



Council Governance and Powers

Refer to
factsheet

#3

Governance is the processes and culture that guide the activities of an organisation². Good governance is fundamental to an efficient, effective and transparent council that delivers quality services. Good governance ensures robust, ethical decisions and gives the local community confidence in those decisions.

Good governance structures, across all levels of government, separate the strategic decisions from the operational decisions of an organisation. In local government, elected members (councillors, including mayors and deputy mayors) are responsible for strategic and policy decisions on issues that affect their communities, and council administration (general managers and their staff) are responsible for the operational decisions in implementing and supporting those strategic decisions.

General Managers act as a conduit between elected members and council staff, providing advice and assistance to elected members and implementing council decisions. This dual responsibility reinforces the importance of a clear governance structure to support them. An effective and functional relationship between general managers and elected members (and especially mayors) is critical to the success of the overall council.

Refer to
factsheet

#2

Councils require broad powers to make and implement their strategic and operational decisions. Powers given to local government, through the local government legislative framework which is the subject of this Review, are essential for them to exist and operate as a distinct level of government. Powers can be granted through either specific legislative provisions (such as the power to levy rates), or general competency powers (such as requiring a council to provide for the good governance of the local area). Competency powers allow councils authority in any area, unless expressly prevented³.



- What is vital to good governance in local government?
- What aspects of good governance should be prescribed in a legislative framework?
- What statutory powers do councils need to deliver the services that communities require, or expect to receive, from councils now and into the future?
- How are the strategic decisions of councils best made?
- What mechanisms best support strategic, operational and technical decisions and actions?

² Department of Premier and Cabinet, Local Government Division's *Good Governance Guide*

³ Australian Government, Department of Infrastructure, Regional Development and Cities
http://regional.gov.au/local/publications/reports/2003_2004/CI.aspx



Democracy and Engagement

Local government is a form of representative democracy. Democratically elected governments are popularly elected by the people and are answerable to them for the decisions they make. Councillors collectively make major decisions that impact their communities, including making of by-laws, provision of public services and the levying of rates.

This emphasises the importance of the community's right to engage and participate in local government decision-making. The more communities can be involved in councils' decisions and decision-making processes, the more effective, transparent and accountable these decisions will be⁴.

The ways the community can engage and participate in the local government decision-making process include: through elections, policy decisions, strategic planning and law-making processes.

Elections

Refer to
factsheet

#5

Tasmania's local government elections are conducted every four years, in October, via a three week, voluntary postal ballot. There was high community interest during the most recent elections in October 2018. This was reflected in strong voter participation which averaged 58 per cent across the State, with one municipality as high as 82 per cent⁵.

A number of issues regarding elections were raised publicly during the recent elections, including:

- compulsory vs voluntary voting;
 - the three week postal polling process;
 - how to reduce informal voting (incomplete or incorrectly completed ballots);
 - the lack of caretaker provisions that might otherwise limit council decision-making and administration during elections⁶;
 - eligibility to vote and the General Manager's Roll;
 - eligibility to run as an elected member; and
 - requirements for already elected members seeking re-election to declare donations, compared with requirements on candidates not currently elected.
- Campaign funding was also raised as an issue.

While recently-introduced gifts and benefits disclosures are applicable to councillors at all times, it is a matter for consideration whether there should be separate provisions that capture all candidates in the context of an election.

4 International Association of Public Participation – The United Nations (Brisbane) Declaration on Community Engagement

5 https://www.tec.tas.gov.au/Local_Government_Elections/LocalGovernmentElections2018/DailyReturns.html

6 Caretaker provisions are designed to allow the administrative functions of government to continue while safeguarding the process of making strategic or policy decisions during an election period.

Consultation

Public consultation on major decisions ensures the local community has a voice in determining what their council will do and how it will affect them. Councils are required to consult, involve and be accountable to the community in performing their functions. This places a broad obligation on councils to engage the community in their planning and decisions.

In today's environment of electronic and instant information, the public have become increasingly passive and disengaged with traditional engagement mechanisms, but more active in social media⁷. This makes effective engagement increasingly difficult. The traditional ways of engaging through public notices, open council meetings and making information publicly available for comment, frequently receive very little community feedback. Lack of consultation or feedback can result in councils developing plans for the future or making decisions, such as the level of service the community receives, without understanding if these plans and decisions align with the broader community's expectations, including for engagement through online platforms and social media.



- What is the best way to engage Tasmanians in voting for local government?
- Who should be allowed to participate in local government elections?
- How can local government attract skilled, diverse and representative electoral candidates?
- What should be required of candidates in local government elections before, during and after elections?
- What decisions should councils continue to be able to make during an election period?
- In what ways should councillors engage with, and represent, communities in the digital age?
- On what matters should councils engage with communities?
- How can community engagement be strengthened and measured?

⁷ Australian Public Service Commission 'Changing behaviour: A public policy perspective' p. 1



Council Revenue and Expenditure

Revenue is essential to councils' financial sustainability and their ability to serve their local communities. Revenue can be sought through grants, general property rates and charges, or specific purpose rates, such as for infrastructure upgrades of a bridge. Councils can invest in business or commercial activities as a source of revenue, which may reduce rates, however, may also expose ratepayers to commercial risks.

Councils have the ability to determine their own rating approach and where they seek specific purpose funds, which reflects the independence of local government. Council rates are a type of property tax levied on property owners, based on the value of property within the municipal area. Taxation principles govern how councils set rates, which have traditionally considered the value of rateable land as an indicator of the property owner's capacity to pay. Rates can also be based on the principle of equity across the municipal area. Councils' rating approaches are published in rates resolutions⁸, which outline councils' approach to distributing the tax burden across the local community.

Councils are as diverse as their communities, resulting in diversity in the services they deliver. Consequently, they require different levels of revenue to provide these services. Councils consider their forward planning activities in their annual budgets, which set out the mix and level of services to be provided and how they will be financed. Councils must consult with their communities in developing their strategic and annual forward planning, to ensure their planning is consistent with the community's expectations. Where communities are disengaged or disinterested in councils' planning processes, this can have long-term impacts on how councils raise revenue and where this revenue is spent. Communities can also have vastly differing views and priorities on how public funds should be spent. To what extent councils engage and consult with their community in planning their services, facilities and programs will be reflected in community satisfaction.

Councils constantly face expenditure decisions on competing projects and services, which may be more or less important to different members of the community. How councils can balance these interests and clearly articulate the difficult decisions of choosing to fund one service or project over another, and what this will mean for the community, is critical to this engagement process. Where a community is invested in developing infrastructure or services in their local area, they may be more willing to financially contribute to these developments. Councils must also balance the community's ability to pay rates with what they can deliver from that funding, taking into consideration rising costs of living, operating costs and inflation. Lower revenue, through reducing rates and charges, may be popular but can have hidden long-term costs for the community in deteriorating assets, such as roads, or reduced services. This can result in a need to raise specific purpose funds to address these issues.

⁸ Section 86B, *Local Government Act 1993*



Where a council invests, for example, \$10,000 in purchasing a new BBQ, it must consider the ongoing costs of maintaining and servicing that BBQ over the life of the asset. If it costs \$10,000 per year to run, maintain and clean the BBQ and the life of that asset is 10 years, the total cost of that asset becomes \$110,000, rather than the initial outlay of \$10,000. Councils must consider these long-term costs, even for seemingly small items, when making expenditure decisions to ensure financial sustainability and value for their communities.

The financial sustainability of councils is also an important consideration in raising revenue and planning expenditure. Residents and ratepayers have an interest in ensuring their councils have strong financial positions, which enable them to provide better services and facilities, as well as manage unexpected costs, such as those from a natural disaster. Transparency in the financial decisions of councils will help achieve a better understanding of where public funds are being spent and the value the community is receiving.



- How can councils ensure transparency in funding decisions; both how it is raised and spent?
- How can councils determine how best to raise revenue for specific purposes?
- How should councils engage communities when raising revenue?
- How should councils determine the services they deliver to their communities in exchange for rates and charges?
- How should councils decide where to make trade-offs (more or less rates vs more or less services)?



Performance Transparency and Accountability

Refer to
factsheet

#7

Councils are accountable to the community which elects them. The State, by virtue of local government being created through State legislation, has a role in providing the functions and powers under which local government operates. The State Government, therefore, has an interest in ensuring the local government sector operates consistently within its legislation. This accountability should be balanced between the State ensuring that councils are exercising their powers within the law, and the fact that councils are a democratically-elected, separate level of government.

The State monitors and regulates council performance. The broad rationale for regulation is to create an environment that encourages positive outcomes for communities and stakeholders. It is a mechanism for transparency and accountability and, when councils are performing well, can build trust and confidence between communities and their councils, between elected members and between council administrators and elected members⁹.

Council accountability requirements can be set out in legislation, including through reporting requirements and oversight mechanisms to ensure transparency in council performance and, where necessary, detect, respond to and manage poor performance. Acknowledging that generally, councils perform well, regulatory models should take a risk-based approach that does not unnecessarily increase bureaucratic processes.

Performance reporting is another element of accountability. It has the capacity to enhance transparency when it is available to the public and also to drive improvement by, and within, councils where it can be used for operational analysis.

Councils are constantly working to improve how effectively and efficiently they deliver to their communities and performance data is a key part of informing this. Performance data can help inform councils in their planning decisions and service delivery. Useful data that is collected and presented in meaningful ways can allow comparisons between year-to-year performances of individual councils, as well as comparisons between councils. Consistently reported performance data, across councils and performance areas, is beneficial to both councils and the community.

It is difficult to determine to what extent council reports, information and decisions are accessed by, and are useful to, the public. In theory, council reporting should encourage transparency and allow communities access to relevant information. Where reporting is not being accessed or used by the public, it can create red tape. The preparation and delivery of reports that are not effective also places a cost-burden on the community.

⁹ Victorian Ombudsman submission to the Victorian Government's Review of the *Local Government Act 1989*.

Current information and notification requirements centre on providing hard-copy material and placing public notices in newspapers, which can be costly. With technological advancements and social changes in the way people seek out, access and use information, it is timely to consider what and how councils report. The majority of people now commonly seek out, and expect to find, information available on the internet, rather than in traditional print media¹⁰.



- How can the right balance between autonomy and accountability be delivered?
- Who should have oversight and regulation of councils' performance and how should it occur?
- What mechanisms should there be to respond or intervene when a council is not performing as required?
- What information should councils make available to the public and how should they be able to access it?
- What information would be useful to councils to drive performance improvements?

Other Matters

This Review will consider a broad range of issues facing the local government sector and consider the best ways to support it into the future. Should you wish to provide feedback on areas not raised in this Discussion Paper, please feel free to do so, noting the aspects that are outside the scope of this Review.



- What is one thing you would change about the current local government legislative framework and why?

¹⁰ Western Australia Department of Local Government, Sport and Cultural Heritage – Local Government Act Review Discussion Paper



Factsheet 1 Process and Scope

The Review Process

The Review is divided into four phases, as outlined in the diagram below.



The Review Scope

The Review will consider the following:

- ✓ Appropriate legislation to support the transparent setting, levying, and collection of council revenue, rates and charges;
- ✓ Local government electoral provisions, including options for enhancing both voter and candidate participation;
- ✓ Provisions that support efficient and high-quality council operations and service delivery;
- ✓ Performance monitoring, including financial sustainability, governance and other relevant reporting;
- ✓ Council governance and decision-making practices, including options for community engagement, representation, and democratic participation;
- ✓ Provisions that support public confidence in the integrity, transparency and accountability of local government; and
- ✓ The roles, functions, powers and operation of statutory bodies that oversee local government compliance and reform.

The Review will **not** consider:

- ✗ Council amalgamations, or changes to existing municipal boundaries.
- ✗ The roles and functions of the State Government and local government; mayors, deputy mayors and councillors.
- ✗ The suite of contemporary council planning and financial management arrangements; and the Code of Conduct framework.



Factsheet 2 Local Government Legislation: The Current Framework

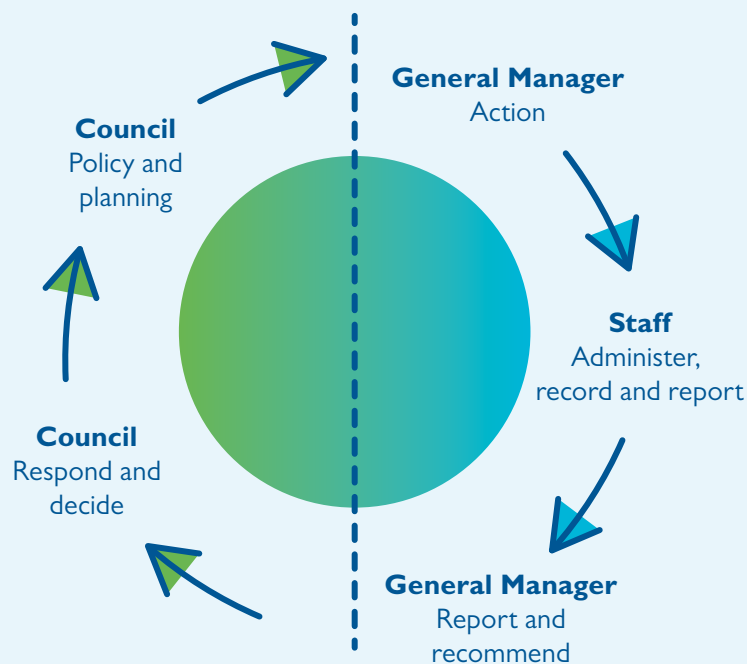
- Local government is recognised as a level of government under the Tasmanian Constitution¹¹. For councils to exist in Tasmania, local government legislation is required to legally constitute them. The local government legislation determines what the core functions of local government are and what powers local councils have to undertake those functions.
- The current Act sets out the broad functions of councils as being:
 - To provide for the health, safety and welfare of the community;
 - To represent and promote the interests of the community; and
 - To provide for the peace, order and good government of the area.
- The Act underpins the work of councils and sets out the roles, responsibilities and powers of elected members and council administration staff. Councils work within a broad legislative framework that governs their operation and activities. These include, but are not limited to:
 - *Local Government Act 1993*
 - *Local Government (Building and Miscellaneous Provisions) Act 1993*
 - *Local Government (Highways) Act 1982*
 - *Local Government (Rates and Charges Remissions) Act 1991*
 - *Local Government (Savings and Transitional) Act 1993*
 - *Land Use Planning and Approvals Act 1993*
 - *Environmental Management and Pollution Control Act 1994*
 - *Resource Management and Planning Appeal Tribunal Act 1993*
 - *Building Act 2016*
 - *Dog Control Act 2000*
 - *Public Health Act 1997*
 - *Roads and Jetties Act 1935*
 - *Traffic Act 1925*
 - *Water Management Act 1999*
 - *Right to Information Act 2009*
 - *Water and Sewerage Corporation Act 2012*
 - *Local Government (General) Regulations 2015*
 - *Local Government (Meeting Procedures) Regulations 2015*
 - *Local Government (Content of Plans and Strategies) Order 2014*
 - *Local Government (Management Indicators) Order 2014*
 - *Local Government (Audit Panels) Order 2014*

¹¹ Part IVA, Constitution Act 1934



Factsheet 3 Governance: The Current Framework

- Councils are established as corporations, where
 - elected members are regarded as equivalent to the board of management with policy and planning responsibilities, with general managers being the only employees directly employed by elected members; and
 - general managers are responsible for the day-to-day administration of councils, the implementation of decisions made at council meetings, and providing qualified advice to allow the elected members to make informed decisions.



- Governance requirements for local government are set out in both legislation, which forms the ‘rule book’ for the activities and conduct of councils, and in the *Good Governance Guide* issued by the Local Government Division, which notes that good governance is demonstrated by elected members who:
 - act with the highest ethical standards;
 - understand their role and the role of others;
 - foster trusting and respectful relationships;
 - show a commitment to risk management;
 - engage in effective strategic planning;
 - follow a transparent and accountable decision-making process;
 - make good decisions that promote the interests of the community they serve;
 - understand and abide by the law;
 - commit to continuous improvement; and
 - have good judgement¹².

¹² Department of Premier and Cabinet, Local Government Division’s *Good Governance Guide*



Factsheet 4 Consultation and Engagement: *The Current Requirements*

- There are both broad and specific requirements on councils to consult, involve and be accountable to the community in performing their functions and in their planning and decision-making processes. Specific consultation, including seeking and considering submissions, must occur when:
 - preparing strategic plans;
 - making or amending by-laws;
 - making or changing the councils' rating system; and
 - selling, leasing or exchanging public land.
- The public can also request that a council hold a public meeting in relation to issues raised in petitions. If a certain number of the municipal electorate request a meeting, the council must oblige. Notice of public meetings, including the meeting date, time, location and subjects for discussion, must be published at least twice before the meetings take place.
- Councils may also hold elector polls on any issue upon which they choose to seek community feedback. If petitions have been received at a public meeting, an elector poll must be held. Elector polls are used to gauge community interest in issues, but are not binding on councils.
- While not a requirement, some councils engage community members directly through community boards, which are regularly constituted committees that provide a voice on local issues to the council.



Factsheet 5 Elections: *The Current System*

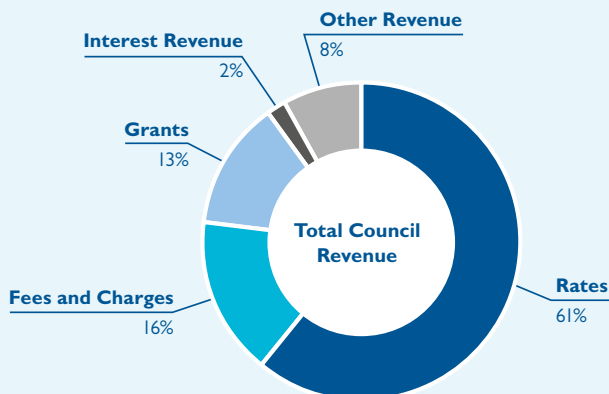
- Elections are run by the Tasmanian Electoral Commission on behalf of councils.
- Elections are held by postal ballot, in October, every four years.
- The ballot period is open for three weeks.
- Mayors and deputy mayors must also be elected as councillors.
- Candidates can nominate for either the seat of mayor or deputy mayor, but not both.
- Election results are determined using the Hare-Clark system, which is a preferential voting system.
- Voting is voluntary. At the recent election in 2018, an average of 58 per cent of residents voted.
- There are no caretaker provisions leading into the local government electoral period in Tasmania.
- Eligibility to vote is determined by being on the General Manager's Roll or the State House of Assembly Roll¹³. Individuals must be 18 years or older. Eligibility to be on the General Manager's Roll is based on having property or business interests within the local electorate. Where an individual has both property and business interests, they may be entitled to two votes in a local government election. It is not necessary to be an Australian citizen to be on the General Manager's Roll. The General Manager's Roll is kept by the General Manager of the council.
- Eligibility to run for office is based on being a Tasmanian resident and being eligible to vote in that local government area.

¹³ Section 258 of the *Local Government Act 1993* and Section 30 of the *Electoral Act 2004*



Factsheet 6 Council Revenue and Rating: The Current System

- Councils predominately raise revenue through rates and charges, but also through grants and business enterprises. The breakdown of council revenue across the State is shown below.



- Grants can vary each year, as determined by the State Grants Commission, as do distributions from local government businesses, such as Taswater.
- General property rates are a tax, rather than a fee-for-service. The current rating framework is structured to reflect the taxation principle of ratepayers' 'capacity to pay' (those with greater capacity contribute more) being determined by property value, rather than the service provided to individual properties. However, in setting their rates resolutions, councils also balance other supporting taxation principles of efficiency; simplicity (practical, cost-effective); sustainability (system can withstand changing conditions); equity principles (everyone contributes equally) or benefit principles (those who benefit more, contribute more).
- Rates are based on the property value as determined by the State Government Valuer-General. Councils must pay for this service.
- Councils also collect the (property-value based) fire levy on behalf of the State Government.

- Councils can choose a number of different approaches to setting rates. Rates in any municipal area can be affected by many factors, contributing to both the rates payable by the community and the revenue that councils can raise. These factors include:

- Choice of property valuation methodology - including a choice of property valuation methodology (based on either: land value, land and property value or approximate market rental value). Six councils rate on land and property value (Capital Value) in Tasmania, while 23 rate on approximate market rental value (Assessed Annual Value).
- Setting different rates in the dollar (and/or rate remissions) for different classes of ratepayers – e.g. commercial, residential, or industrial. While 12 councils apply a single (uniform) rate in the dollar, 17 councils use differential rating.
- Setting 'flat-rates' or average area rates - intended to achieve consistency in rates across the local area and minimise rate fluctuations from movements in property values. Three councils use this approach.
- Councils' capacity to choose fee-for-service based 'charges' instead of property-value based 'rates' in respect to revenue for services, construction and specific local improvements.

- The Local Government Division and the Tasmanian Audit Office publish some comparative data to enable comparison of rates charged, but not services provided.
- Councils may provide rates remissions for classes of ratepayers or persons experiencing financial hardship or, alternatively, allow ratepayers to defer rates payments.



Factsheet 7 Performance Monitoring and Oversight: *The Current Framework*

Performance Monitoring

- Performance monitoring functions, including financial sustainability, governance and other reporting, are carried out by:
 - the Auditor-General; and
 - the Director of Local Government.
- There is no specific location for publishing comprehensive performance monitoring or comparative data in Tasmania.

Access to Information

Mechanisms to ensure public access to information include:

- Public access to council meetings;
- Publically available meeting minutes and agendas (if not audio or video recordings);
- Restrictions on closed council meetings and requirements that councillors consider what material can be publically released from those meetings;
- Public access to strategic council documents such as Strategic Plans, Annual Plans and Budget Estimates;
- Publically available records of delegations, gifts and donations or conflict of interest registers; and
- Public question time and publishing responses to questions on notice.

Councils have important reasons for holding some discussions in closed meetings, such as commercial sensitivity or protecting the privacy rights of individuals in the community or employees.

Oversight

- A range of bodies are involved in regulating the local government sector, including:
 - the Director of Local Government;
 - the Tasmanian Ombudsman;
 - the Integrity Commission;
 - the Auditor-General; and
 - (if convened by the Minister for Local Government) the Local Government Board and Board of Inquiry.
- There are a range of possible oversight responses scaled in response to the severity of the issues concerned; with education and support at the lower end and intervention at the most serious end.
- Complaints about council performance are directed to councils in the first instance. If a complainant is still unhappy, they can take their complaint to the Tasmanian Ombudsman.
- Complaints relating to the conduct of elected members can be made through Code of Conduct and Code of Conduct Panel Processes¹⁴ (which were reformed in 2017 and are outside the scope of this Review).
- Complaints about statutory breaches or offences can be made to the Director of Local Government. The Director of Local Government has investigatory powers and the power to refer complaints for prosecution to the Director of Public Prosecutions. The Director does not have coercive investigatory powers.
- Powers for the most serious level of intervention in local government (e.g. suspension of councils, initiating reviews or inquiries) are held by the Minister.

¹⁴ http://www.dpac.tas.gov.au/divisions/local_government/local_government_code_of_conduct



Email: LGARreview@dpac.tas.gov.au

Post: Local Government Legislation Review Project Team
Local Government Division
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

ATTACHMENT 2

QUESTIONS	RESPONSE
Overview of Local Government	
<p>What do you think Councils will be responsible for in the future?</p>	<p>Section 20 of the Local Government Act 1993 (Act) currently provides three broad functions, namely:</p> <ul style="list-style-type: none"> (a) to provide for the health, safety and welfare of the community; (b) to represent and promote the interests of the community; (c) to provide for the peace, order and good government of the municipal area <p>These functions, coupled with existing functions (such as acting as a Planning Authority under LUPAA and having responsibility for certain road infrastructure, drainage, etc) reflect a broad ranging responsibility that covers amenity, safety and other key aspects relevant to a healthy community.</p> <p>Given the above, and acknowledging that some refinement or clarification of Council responsibilities may be appropriate, there is no identifiable need for substantive change. Any amendment to current functions and responsibilities should only occur on the basis that the changes are enabling rather than prescriptive, and to permit Council to provide services within a range of broad purposes (areas) according to community demand, budget capacity, etc.</p> <p>Noting the comments above, it is also important to recognise that additional responsibilities must be appropriately funded to ensure councils remain financially viable.</p>
<p>What Council activities should be driven or determined by communities?</p>	<p>Councils currently engage with its community in a variety of ways including via special and other committees. Council uses these consultation and engagement methods to inform itself and then make decisions in the usual democratic manner.</p>

QUESTIONS	RESPONSE
	<p>Councils are elected to represent their community and to respond to issues affecting that community. There currently exists a range of actions available (such as ability to petition for a public meeting and/or an elector poll) that permit community members to engage on specific issues with the relevant Council and to some extent drive council actions. While refinement of these engagement processes may be in order, care should be taken when considering what, if any, activities should be 'determined' by communities. There is a risk that the democratic processes that have underpinned council and community interactions for decades could be eroded with unforeseen consequences.</p>
<p>Given the varying sizes of Councils, what consideration should be given to costs of services and the Councils' capacity to deliver these?</p>	<p>Each council has a different demographic, circumstances, rate base and financial capacity. The ability to benchmark the cost of basic services would assist communities to understand the cost of services provided, whether their council is delivering basic services economically and assist to understand the likely financial burden of additional services (or increased levels of service). Benchmarking the cost of basic services could also assist to guide funding decisions (such as via the Grants Commission) and consequently provide a more level playing field from a financial capacity perspective.</p> <p>Councils need to be financially sustainable. Financial sustainability requires a sufficient rate base. Councils therefore ought be of sufficient size to be sustainable. Creation of a mechanism to promote transparent service benchmarking may be helpful. For example, see www.knowyourcouncil.vic.gov.au</p> <p>Notwithstanding the benchmarking comments above, councils should also be able to step beyond minimum levels of benchmark services to provide additional services valued by their community - such as provision of health and aged care services in areas where commercial operators are not present or meeting demand. Such decisions should be at the prerogative of the relevant council.</p>

QUESTIONS	RESPONSE
	<p>An important issue relevant to the cost of services and capacity to delivery is insurance and indemnity. Councils should be provided with a level of legislated indemnity in respect to services and service delivery. An indemnity of this nature would assist to minimise insurance cost and in turn have a positive financial benefit to the relevant community.</p>
Council Governance and Powers	
<p>What is vital to good governance in local government?</p>	<p>Broadly, councils aim to apply the same governance standards and practices as State and Federal government departments.</p> <p>As a matter of general community expectation, councils should also seek to meet the same good governance requirements and practices that apply to commercial boards. After all, councils are complex businesses commonly working alongside commercial businesses. It is however important to note that councils are ‘representative boards’ rather than ‘skills based’ like many boards, so some differences must also be recognised.</p> <p>Over the past few years the Act has been amended to include provisions aimed at establishing and managing governance expectations. For example, introduction of a Model Code of Conduct. While conduct is a fundamental requirement for good governance, other elements may be appropriate for inclusion (for example, risk and financial governance elements). The ‘Good Governance Guide for Local Councils’ is a worthy start point for consideration in this area.</p>
<p>What aspects of good governance should be prescribed in a legislative framework?</p>	<p>The Act currently includes requirements relevant to conduct, disclosure of pecuniary interests, gifts and donations, as well as requirements related to information confidentiality and disclosure. These requirements set out a basic level of governance practice for councillors and council staff.</p> <p>Inclusion of higher level governance considerations that are consistent with the governance practices of other tiers of government may be helpful and create a consistent ‘playing field’ that assists community members and local government participants to undertake functions in a ‘best practice’ way.</p>

QUESTIONS	RESPONSE
	<p>Rather than prescribing further 'good governance' requirements in legislation, a 'principles based approach' may offer a better solution based on defined standards.</p>
<p>What statutory power do Councils need to deliver the services that communities require, or expect to receive, from Councils now and into the future?</p>	<p>Councils are responsible for overseeing a wide range of services, with a key focus on planning, building and plumbing activities. Refinement of legislation in these areas to ensure it is efficient and effective, with a focus on more effective and timely statutory enforcement requirements, would be helpful.</p> <p>Councils may also benefit from greater legislative capability and protection in relation to coastal management including coastal management works. The ability to act and to be protected when acting in good faith and reasonably is fundamentally important. Provision of a statutory 'shield of Crown' when performing functions in good faith may be a suitable approach. For example, see NSW legislation in this area.</p> <p>Councils are increasingly experiencing an adverse financial impact from charitable organisations purchasing and/or developing property for commercial (rather than charitable) gain. The current LG Act provisions require updating to ensure that charities engaged in commercial development where a 'third party' is granted any form of 'exclusive possession' does not result in a decrease in rate revenue.</p> <p>Councils periodically engage the Valuer General to assess land values. In certain circumstances (such as in the case of leased Commonwealth land) the Valuer General cannot gain adequate access to conduct valuations in the same manner as for other property in the municipality. From the dual perspectives of transparency and efficiency, amendment of the legislation covering the Valuer General's activities could be updated.</p>
<p>How are the strategic decisions of Councils best made?</p>	<p>Strategic planning needs to remain as a consultative process within the Act. Strategic decision making requirements should be principles based with clear community engagement requirements and decision making requirements by Council.</p>

QUESTIONS	RESPONSE
	<p>Strategic decisions must represent the ‘best’ outcome for the community rather than the most popular outcome. The legislation must encourage and enable councils to adopt long term planning that addresses future issues that may be unpopular now (for example, some coastal management initiatives). Long term issues may be well in excess of the 10 year timeframes with some high level strategic planning focussed on 30 to 50 year horizons (for example, strategic urban planning).</p>
<p>What mechanisms best support strategic, operational and technical decisions and actions?</p>	<p>Legislative certainty is the key element to ensuring effective council decision-making in these areas. Currently the Act provides a clear separation of roles and responsibilities between councillors, mayor and general manager. The amendments to the Act following the Boards of Inquiry into Glenorchy City Council and Huon Valley Council reflect an appropriate level of intervention that serves to assist councils that are not operating effectively.</p> <p>Within the context of legislative certainty, careful consideration should be given to the manner and nature of particular legislative provisions. Legislative provisions focussed on strategic outcomes should be drafted to reflect broad purposes and clearly enable wide ranging, high level initiatives. This approach should become more specific as provisions deal with operational and technical requirements, making clear where parliament expects a particular process or action to occur (for example, tendering requirements). Such prescriptive requirements should only be included within the legislation where absolutely necessary.</p>
<p>Democracy and Engagement:</p>	
<p>What is the best way to engage Tasmanians in voting in local government?</p>	<p>This question is a matter for individual comment by councillors and the broader community.</p>
<p>Who should be allowed to participate in local government elections?</p>	<p>This question is a matter for individual comment by councillors and the broader community.</p>

QUESTIONS	RESPONSE
How can local government attract skilled, diverse and representative electoral candidates?	<p>Ideally, electoral candidates should reflect the broad diversity of the relevant community. While the motivation of electoral candidates may differ, councils might reflect on the barriers they see or experience in a practical sense. That is, what pressures are evident in terms of elected member participation in council processes. Considerations may include:</p> <ul style="list-style-type: none"> • Whether the time and location of council meetings adversely impact on work and family obligations of elected members • Whether the support and assistance provided to elected members is sufficient. For example, should child care and other support be available? • Are council committees and other consultative activities efficient and effective. For example, are there committees with overlapping responsibilities and do those committees make an appropriate level of contribution to the business of council?
What should be required of candidates in local government elections before, during and after elections?	<p>The Act should continue to require that the candidate be and remain a resident or property owner or business representative (that is, on the relevant electoral roll or GM roll) within the municipality. This goes to the intrinsic nature of local government.</p> <p>As is currently the case, the Act (via the Declaration of Office) should require a commitment to ongoing continuing professional development. Continuing professional development has wide ranging benefits to the community, not just to the relevant councillor and their council.</p> <p>Consideration may be given to introducing a requirement that councillors declare the development activities they have undertaken at relevant designated reporting times. The LGAT and other organisations should be supported to provide opportunities for continuing professional development.</p>
What decisions should Councils continue to be able to make during an election period?	<p>Each council's core functions must continue during an election period. By necessity, this would include activities such as sitting as a planning authority and approval of tenders and/or expenditure that is in accordance with an approved budget. The business of council must continue as seamlessly as possible for the benefit of the relevant community.</p>

QUESTIONS	RESPONSE
	<p>The Act should make it clear that a council, during a declared election period, must not make substantive changes to policies and/or budgets (other than for an emergency response).</p> <p>During an election period each council should be precluded from awarding community grants or other benefits that may be regarded as ‘incentives’ to vote in a particular manner during the election period.</p> <p>Introduction of ‘caretaker’ guidelines during an election period, in the same manner as state and federal government, may be a worthwhile consideration - to promote consistency between the three levels of government. Careful consideration would be required in terms of legislative drafting to insure that such guidelines do not impact on the core functions of the council as set out above, and also permit the Mayor to carry out his or her functions in an appropriate manner.</p>
In what ways should councillors engage with, and represent, communities in the digital age?	<p>Councillors should be free to communicate and consult with their communities in any way that they choose, subject to any restrictions that may arise in terms of commercial, legal or confidentiality requirements.</p> <p>Consideration should be given to inclusion of a form of 'parliamentary privilege' that protects councillors and council staff from liability in respect to statements made during council meetings. Such provisions would assist the democratic process of a council and promote appropriate debate, particularly in respect to matters of significant community interest.</p>
On what matters should Councils engage with communities?	<p>The Act currently requires councils to consult in respect to a range of matters including leasing of public land, strategic plans, etc. This reflects an appropriate level of engagement on those matters. Other matters, such as decisions related to commercial transactions should not require engagement with the community in the first instance. The Act as currently structured reflects an appropriate balance and recognises that councillors are elected to make decisions on behalf of the communities they represent.</p>

QUESTIONS	RESPONSE
	<p>As an overarching principle, the Act should not prescribe in detail the matters which councils should engage with communities. Notwithstanding, it should be clear that councils and individual councillors are free to consult on issues provided there isn't a prescribed reason prohibiting such action (for example, the reasons that underpin closed meeting processes). Ultimately the Act should not be prescriptive, it should be a matter for individual Councils to determine.</p>
<p>How can community engagement be strengthened and measured?</p>	<p>Councils should be encouraged and assisted to adopt modern community engagement techniques utilising a range of media and methods. Community engagement should be in accordance with an established policy to guide those actions and processes. A council's community engagement policy should be widely communicated and in a form that is easily understood by the community and the various actors involved.</p>
<p>Council Revenue and Expenditure:</p>	
<p>How can Councils ensure transparency in funding decisions; both how it is raised and spent?</p>	<p>Councils are constantly challenged by the need to balance the costs associated with 'the things we must do' and the 'things that are discretionary but valued by the community'. For example, in respect to waste: collecting putrescible waste would be regarded as mandatory. Collecting recycling and hard waste collection would be discretionary. What costs are acceptable in respect to each?</p> <p>Councils are currently required to develop budgets, apply tendering and contract requirements to their procurements and report on performance at least quarterly. These activities include opportunities for the community to be engaged, informed and to make submissions, but ultimately how money is raised and spent must be a matter for decision by the relevant councillors. It is also important that Council publish annually a budget that has sufficient detail to enable the general community to understand the sources of revenue/funds and where those funds are being spent.</p>

QUESTIONS	RESPONSE
How can Councils determine how best to raise revenue for specific purposes?	<p>A constructive review and discussion of how the Act addresses rating should be a key focus of the review process. Rating models should be reviewed and discussed, including assessment of their suitability and fairness in a Tasmanian context.</p> <p>Further attention should be given to special rate provisions with a focus on simplifying current processes contained within the Act to make the special rate processes efficient and effective as a tool for raising revenue for a particular project. In addition, a mechanism to allow a council to work with specified communities to provide specific additional infrastructure via a levy mechanism would be beneficial.</p> <p>As a principle within the legislative framework, a council's core services to residents should be covered by the general rate levy. Specialised services required by legislation (such as building permits) should be based on the cost of providing the service.</p>
How should Councils engage communities when raising revenue?	<p>In conjunction with the response provided above, councils should be encouraged to develop a clear and concise rating policy that is capable of being publicly communicated and consulted. Councils should still be able to conduct budgeting processes in a manner determined by them; however, the budgeting and consequential revenue raising should occur in a manner consistent with an established policy.</p>
How should Councils determine the services they deliver to their communities in exchange for rates and charges?	<p>The core services councils deliver should be referenced back to functions and powers contained in the Act, or in other legislation.</p> <p>There is also a need for the legislation to consider the discretionary services provided by councils. That is, the discretionary spend on community events and support services that help make a community cohesive and supportive.</p> <p>Ultimately, councils should have a wide discretion to determine the discretionary services they provide according to their financial capacity and identified community need.</p>

QUESTIONS	RESPONSE
<p>How should Councils decide where to make trade-offs (more or less rates vs more or less services)?</p>	<p>This area should not be subject to legislative control. Each council should have capacity to determine the priorities and levels of expenditure for their community, and to seek to balance their budgets within the parameters relevant to that council.</p> <p>The current budget process, while somewhat resource hungry and time consuming, provides the best opportunity for councillors to test proposals for expenditure and to set priorities through a democratic process.</p>
<p>Performance Transparency and Accountability:</p>	
<p>How can the right balance between autonomy and accountability be delivered?</p>	<p>The LG Act currently strikes a balance between the functions required of councils and a range of expectations and reporting requirements.</p> <p>It should be clear that additional reporting requirements present an additional burden on each council that contributes to operational cost and can sometimes reduce service capability. Balance is important.</p> <p>Financial, strategic and operational reporting should be aligned, as far as reasonably possible, with the requirements of other levels of government and/or commercial entities. Additional local government specific reporting should only be required in circumstances where there is a clear, identifiable and significant reason for doing so.</p>
<p>Who should have oversight and regulation of Councils' performance and how should it occur</p>	<p>Councils should be responsible for managing and overseeing their own performance other than in exceptional circumstances where Ministerial intervention is warranted. Councillors are subject to a 4 yearly election cycle, which intuitively provides the community with an opportunity to have its say 'at the ballot box' in relation to council performance. Budget processes, annual general meetings and committee processes also provide opportunities for performance oversight and feedback.</p>

QUESTIONS	RESPONSE
<p>What mechanisms should there be to respond or intervene when a Council is not performing as required?</p>	<p>The LG Act has recently been amended to provide additional capabilities in this area. These additional capabilities are largely untested at this time.</p> <p>The Local Government Division has from time to time intervened on an informal basis in circumstances where there have been concerns regarding the performance or conduct of a particular council, councillors or others. This is also regarded as appropriate, particularly as an initial, low key response and opportunity to address an issue. A formal option enabling the Director of Local Government to require mediation in certain circumstances may be an appropriate additional measure to sit between informal support / guidance and intervention by the Minister.</p>
<p>What information should Councils make available to the public and how should they be able to access it?</p>	<p>Councils are currently subject to a limited number of circumstances in which information is not made available to the public. For example, legal and commercial matters. These restrictions are regarded as appropriate.</p> <p>There are a number of circumstances where Council is permitted to allow a person to 'view' a document or register but is not permitted to provide a copy. This approach, given modern technology, is something of a nonsense. If a document or register is able to be viewed, it should be able to be communicated by email or other means.</p>
<p>What information would be useful to Councils to drive performance improvements?</p>	<p>At a macro level across Tasmanian councils, development and reporting of standardised performance benchmarks would be useful. For reasons set out in earlier responses, the ability to compare councils of a similar size (noting that 'size' could be a number of indicators in its own right) could assist to drive performance improvements. Consideration of the Victorian website knowyourcouncil.vic.gov.au may assist.</p>

QUESTIONS	RESPONSE
Other Matters:	
What is one thing you would change about the current local government legislative framework and why?	This question is most appropriately answered by individual councillors or other individual respondents.

11.7.3 ADOPTION OF UPDATED CODE OF CONDUCT

(File No 10-01-07)

EXECUTIVE SUMMARY**PURPOSE**

To formally consider the adoption of the updated Model Code of Conduct as Council's Code of Conduct.

RELATION TO EXISTING POLICY/PLANS

Council has previously adopted the Model Code of Conduct as its Code of Conduct. The Model Code of Conduct was revised and updated via an Order dated 7 December 2018, and came into effect on 26 December 2018.

LEGISLATIVE REQUIREMENTS

The Local Government Act 1993 requires Council to adopt the Model Code of Conduct with or without variations, within 3 months of the Order to vary the Model Code of Conduct coming into effect.

CONSULTATION

The previous Model Code of Conduct was discussed with Aldermen at a workshop following completion of the recent election process. The updated Model Code of Conduct has been circulated to Aldermen for information. An information sheet detailing the changes was also circulated.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of the Model Code of Conduct.

RECOMMENDATION:

- A. That Council revokes its current Code of Conduct and formally adopts the Model Code of Conduct [Schedule 1 of the Local Government (Model Code of Conduct) Amendment Order 2018].
- B. That Council considers whether it wishes to seek Ministerial approval to vary the Model Code of Conduct by the inclusion of additional provisions in the Schedule to the Code (Part 9).

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. Council's initial Code of Conduct was adopted by Council at its Meeting on 26 June 2006. The Code has previously been revised in 2008, 2010, 2014 and 2016.

- 1.2.** The Local Government Act, 1993 (Act) places a requirement on all Councils to adopt the Model Code of Conduct within 3 months of an election or within 3 months of an Order varying the Model Code of Conduct. Councils may vary the terms of the Model Code of Conduct, but must have any variations approved by the Minister.

2. REPORT IN DETAIL

- 2.1.** The Tasmanian Government has amended various elements of the Local Government Act and its Regulations over the past year. Most recently this included amendment of the Model Code of Conduct.
- 2.2.** The updated Model Code of Conduct is attached (Attachment 1).
- 2.3.** Section 28T(2) of the Act provides: *“Within 3 months after the Minister makes available to councils an amendment to the model code of conduct or a substitute model code of conduct, a council must adopt the amendment, or revoke its code of conduct and adopt the substitute model code of conduct as its code of conduct, either with or without variations permitted under [subsection \(3\)](#)”*.
- 2.4.** The Model Code of Conduct was amended by Order dated 7 December 2018 and came into effect on 26 December 2018. In accordance with the Act requirements, Council therefore has until 26 March 2019 to revoke its current Code of Conduct and adopt an updated Code of Conduct, with or without variations.
- 2.5.** It is recommended that Council adopt the updated Model Code of Conduct without variation.

3. CONSULTATION

3.1. Community Consultation

Not required.

3.2. State/Local Government Protocol

Not required

3.3. Other

Internal consultation by way of a discussion at an Aldermen's Workshop has occurred.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

There are no strategic plan or policy implications.

5. EXTERNAL IMPACTS

None identified.

6. RISK AND LEGAL IMPLICATIONS

Council must adopt the updated Model Code of Conduct by 26 March 2019, or a variation of the updated Model Code of Conduct, to comply with the Act requirements.

7. FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of the updated Model Code of Conduct.

8. ANY OTHER UNIQUE ISSUES

A request for approval to vary the Model Code of Conduct (any variations to be included in a schedule accompanying the code) must be made in writing to the Minister. The Minister may either approve or reject the proposed variations.

9. CONCLUSION

9.1. The intention of this report is to satisfy this statutory timeframe and obligation requirements in the first instance.

- 9.2.** If Council wishes to consider variations to the Model Code of Conduct this may be dealt with as a subsequent initiative, or alternatively at a Council Meeting prior to 26 March 2019.

Attachments: 1. Updated Model Code of Conduct (4)

Andrew Paul
GENERAL MANAGER



CLARENCE CITY COUNCIL

Code of Conduct

PART 1 - Decision making

1. A councillor must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. A councillor must make decisions free from personal bias or prejudgement.
3. In making decisions, a councillor must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. A councillor must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 - Conflict of interest that are not pecuniary

1. When carrying out his or her public duty, a councillor must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. A councillor must act openly and honestly in the public interest.
3. A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the Council.
4. A councillor must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. A councillor must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.

6. A councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –
 - (a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and
 - (b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.
7. This Part does not apply in relation to a pecuniary interest.

PART 3 - Use of Office

1. The actions of a councillor must not bring the Council or the office of councillor into disrepute.
2. A councillor must not take advantage, or seek to take advantage, of his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), a councillor must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 - Use of resources

1. A councillor must use Council resources appropriately in the course of his or her public duties.
2. A councillor must not use Council resources for private purposes except as provided by Council policies and procedures.
3. A councillor must not allow the misuse of Council resources by any other person or body.
4.

PART 5 - Use of information

1.
2. A councillor must only access or use Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3.
4. A councillor must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 - Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it directly relates to the carrying out of the councillor's public duties and is appropriate in the circumstances and is not in contravention of any relevant legislation.
2. A councillor must avoid situations in which a reasonable person would consider that any person or body, through the provisions of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the councillor or the Council.
3.
4.
5.
6.
7.
8.

PART 7 - Relationships with community, councillors and Council employees

1. A councillor –
 - (a) must treat all persons fairly; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.
2. A councillor must listen to, and respect, the views of other councillors in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.

3.
4. A councillor must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. A councillor must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 - Representation

1. When giving information to the community, a councillor must accurately represent the policies and decisions of the Council.
2. A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. A councillor must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. A councillor must clearly indicate when he or she is putting forward his or her personal views.
5. A councillor's personal views must not be expressed publicly in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. A councillor must show respect when expressing personal views publicly.
7. The personal conduct of a councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council.
8. When representing the Council on external bodies, a councillor must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 - Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

11.7.4 STATE GOVERNMENT LEASE AND GRANT OFFER FOR KANGAROO BAY CARPARK
(File No 20-15-10)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to provide Council the opportunity to consider the Department of State Growth's (DSG) grant and lease offer associated with a section of carpark located between the proposed Kangaroo Bay hotel and hospitality school development and the Bellerive Yacht Club (BYC).

RELATION TO EXISTING POLICY/PLANS

Not applicable to the consideration of this report.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with this report.

CONSULTATION

Council has consulted with BYC on the proposed grant and lease arrangements.

FINANCIAL IMPLICATIONS

There are potential financial implications as the DSG grant amount is based on BYC estimate of some time ago and will need to be reviewed.

RECOMMENDATION:

- A. That Council resolves to accept the grant and enter into a grant agreement with the State Government to undertake the required works to develop the identified carpark area.
- B. That Council resolves to enter into a long term lease arrangement over the identified carpark land with the State Government.
- C. That the General Manager be authorised to undertake the necessary actions to negotiate and finalise the grant and lease arrangements in accordance with this report and the requirements of the Local Government Act, including applying the Council seal to any grant or lease if required.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Department of State Growth (DSG) had previously agreed to provide funding to the Bellerive Yacht Club (BYC) to assist with the costs of redeveloping the proposed car park, together with dinghy storage and the fuel supply relocation as part of the BYC marina redevelopment.

- 1.2.** This approach by DSG proved difficult primarily due to the legal constraints with BYC undertaking work on Crown Land without a lease arrangement in place.
- 1.3.** The section of the carpark that is referred to in this report is currently the gravelled area of Lot 9 and is outlined by the blue line in Attachment 1 and the proposed lease area is outlined by the red line.

2. REPORT IN DETAIL

- 2.1.** DSG and BYC have been collaborating on the development of the BYC's marina and associated carpark, fuel bunker and dinghy storage facility for over 4 years.
- 2.2.** During final negotiations between the DSG and BYC it became evident that there are complex legal constraints for BYC to undertake any work on Crown land without a lease.
- 2.3.** While DSG will lease the remainder of the carpark to BYC, it seeks only to provide a licence for exclusive use of the area in Attachment 1 on specific race and sailing event days.
- 2.4.** DSG is offering a grant of \$227,000 to assist with the development of the carpark based on estimates from BYC. These estimates were developed over 6 months ago and will need to be reviewed. Preliminary assessment of the BYC estimate suggests that up to an additional \$100,000 may be needed to complete the required works. Detailed design work is yet to be undertaken.
- 2.5.** DSG requested that Council undertake the construction of the carpark as part of the works associated with the adjacent boardwalk. DSG suggested that Council is well placed to ensure that the carpark is fully integrated with the boardwalk and other infrastructure in the immediate area.

- 2.6.** DSG also propose a 30 year lease between the State Government and Council to ensure that the carpark is a public carpark and will remain that way. Under the proposed terms of the lease, BYC would be offered a licence as indicated at Paragraph 2.3 above.
- 2.7.** DSG have indicated that it does not have any additional funds to allocate to the development of the BYC's Marina project apart from the grant sum on offer.
- 2.8.** The long term leasing of this carpark to Council will enable Council to ensure a component of public car parking will remain at the foreshore for the immediate future.
- 2.9.** In addition, Council control of the associated works will allow for the completion of the Kangaroo Bay Development Precinct at a standard that reflects other completed areas of the Precinct.
- 2.10.** Before any works can be undertaken BYC need to submit a development application for consideration of Council. It is understood that submission of the development application by BYC is imminent.

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

If supported, the Council and State Government will enter into formal and separate grant and lease agreements.

3.3. Other

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal from DSG to hand over the control of this carpark through a long term lease to Council is in line with Council's Strategic Plan, specifically a well-planned liveable city theme.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS**6.1. Major Risks are as Follows**

- That, without the proposed grant and lease, the carpark could remain unfinished and be detrimental to the Kangaroo Bay Development Precinct in general.
- The DSG's grant amount is based on a dated BYC's estimate and detailed design costings for the carpark has not been undertaken. It is likely that the cost of construction could be in excess of the grant funding. Notwithstanding, the risk of increased cost is considered acceptable if Council has control of the land in the long term via a lease with the State.
- That BYC would not have the financial capacity to complete the carpark if the State Government were to lease the land to BYC, with the consequence that Council would have limited options in terms of finalising the carpark construction to an acceptable standard.

6.2. There are no legal implications.**7. FINANCIAL IMPLICATIONS**

7.1. The BYC estimate to undertake required works is \$227,000. This estimate will be reviewed and detailed design costing undertaken but a preliminary review of the estimate suggests that there may be a funding shortfall of up to \$100,000.

7.2. Detailed design costing will be undertaken once BYC's associated development application has been approved.

7.3. The works are not expected to be undertaken until the 2020/21 financial year.

7.4. There are 2 internal options to make up the funding shortfall if confirmed:

- allocate required funding from the \$1,600,000 already allocated for the boardwalk, however, the detailed scope and construction estimate for the boardwalk has not yet commenced; or
- undertake a budget allocation in the 2020/21 budget process.

8. ANY OTHER UNIQUE ISSUES

If there is a funding shortfall, it is doubtful that BYC would be able to complete the carpark at the required standard needed to complement the Kangaroo Bay Development Precinct.

9. CONCLUSION

9.1. If Council does not undertake the development of the carpark, it is likely to remain unfinished and be detrimental to the overall Kangaroo Bay Development Precinct.

9.2. Engaging in a long term lease with the State Government will allow Council to exercise some control over the area and maintain the carpark as a public carpark.

Attachments: 1. Proposed Lease and Works Area (1)

Andrew Paul
GENERAL MANAGER

Attachment 1

Kangaroo Bay Lot 9 – Proposed Council Lease Area / Extent of Carpark Works



11.7.5 RECRUITMENT – GENERAL MANAGER

(File No)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to enable Council to consider a process and proposal for the recruitment of a new General Manager.

RELATION TO EXISTING POLICY/PLANS

Not applicable.

LEGISLATIVE REQUIREMENTS

Section 61 (1) of the Local Government Act (the Act) provides: “A Council is to appoint a person as General Manager of the Council for a term not exceeding 5 years on terms and conditions it considers appropriate”.

Section 61 (3) of the Act provides: “If there is a vacancy in the position of General Manager and the Council chooses to invite applications for that vacancy the Council is to place, in a daily newspaper circulating in the municipal area, a public notice inviting such applications”.

CONSULTATION

There is no requirement for consultation in regard to this matter.

FINANCIAL IMPLICATIONS

There will be costs associated with advertising, engagement of a consultant and miscellaneous costs.

At this time the cost of recruitment cannot be accurately quantified, however it may be in the order of \$40,000.

RECOMMENDATION:

- A. That Council adopts the process for the recruitment of a new General Manager as detailed in the document entitled Recruitment of General Manager appended as Attachment 1 to the Associated Report.
- B. That Council appoint a recruitment panel comprising the Mayor, Deputy Mayor, Alderman von Bertouch, Alderman Blomeley and Alderman Ewington to oversee and implement the recruitment process of a new General Manager as detailed in Attachment 1 of the Associated Report.
- C. That as noted in Point 4 of the recruitment process, the recruitment panel submit the position description and proposed contract terms and conditions to Council for consideration.

- D. That the interviewing of shortlisted candidates and selection of the preferred candidate be undertaken by Council.
- E. That the recruitment panel provide updates to Council on the progress of the recruitment process.

ASSOCIATED REPORT

1. BACKGROUND

Council's current General Manager, Andrew Paul, has given notice to Council of his intention to retire effective from 5 July 2019.

2. REPORT IN DETAIL

- 2.1.** Effective from 5 July 2019, the Council's current General Manager will retire.
- 2.2.** In order to provide for a timely transition to a new Council General Manager the process for recruitment of the new General Manager should be undertaken as soon as practical.
- 2.3.** Section 61 (1) of the Local Government Act (the Act) provides as follows: "*A Council is to appoint a person as General Manager of the Council for a term not exceeding 5 years on terms and conditions it considers appropriate*".
- 2.4.** Section 61 (3) of the Act provides: "*If there is a vacancy in the position of General Manager and the Council chooses to invite applications for that vacancy the Council is to place, in a daily newspaper circulating in the municipal area, a public notice inviting such applications*".
- 2.5.** To assist Council with a comprehensive and appropriate recruitment process it is proposed that Council engage the services of an experienced recruitment consultant.

2.6. To facilitate timely and ease of decision making it is proposed that Council establish a recruitment panel of 5 Aldermen to oversee the process. This matter was discussed at a recent Council Workshop and it was proposed that a panel of Aldermen comprising the Mayor, Deputy Mayor, Alderman von Bertouch, Alderman Blomeley and Alderman Ewington be appointed to oversee and manage the recruitment process.

2.7. The recruitment panel should be appropriately authorised by Council to do all things necessary to facilitate the recruitment process, noting that the adoption of the position description, proposed contract term and conditions, the interviewing of shortlisted candidates and the selection of the preferred candidate are matters to be determined by the full Council.

2.8. A proposed recruitment process is attached (refer Attachment 1).

3. CONSULTATION

Consultation is not applicable in this instance.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

It is proposed that the recruitment of a new General Manager be advertised nationally.

6. RISK AND LEGAL IMPLICATIONS

Council has obligations under the Local Government Act to appoint a “person” as General Manager and to advertise the proposed recruitment in a locally circulating newspaper.

7. FINANCIAL IMPLICATIONS

It is expected that the recruitment of a new General Manager could cost in the order of \$40,000. This will result in over expenditure of Council’s recruitment budget. This however can be dealt with by either a subsequent variation to the adopted budget or by reallocation of underspent program funds.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

That Council appoint a recruitment panel comprising Mayor, Deputy Mayor Aldermen von Bertouch, Blomeley and Ewington to oversee the recruitment process for a new General Manager and that such recruitment be undertaken generally in accordance with the process outlined in Attachment 1.

Attachments: 1. Recruitment of General Manager (1)

Andrew Paul

GENERAL MANAGER

APPENDIX 1

RECRUITMENT OF GENERAL MANAGER

1. Council appoint a recruitment panel of five Aldermen (Mayor, Deputy Mayor and three others) to manage the recruitment process to the point of shortlisting candidates for interview (*Council decision*).
2. Invite quotations and recruitment proposals from suitably qualified consultants (*procedural*).
3. Recruitment panel to select preferred consultant (*recruitment panel*).
4. Recruitment panel and consultant to revise position description, recommend proposed contract terms and conditions for Council consideration and prepare advertising collateral (*Council, recruitment panel*).
5. Invitation of applications (*procedural*).
6. Shortlisting of candidates (*recruitment panel, consultant*).
7. Interviewing of candidates (*Council*).
8. Selection of candidate (*Council*).
9. Offer and negotiation of contract (*Mayor, recruitment panel*).

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Ald Warren has given notice of the following questions:

BLUNDSTONE OVAL ISSUES

- (1) Can the General Manager please provide an update on action being taken following the Blundstone Arena Cricket event on Thursday, 14 February which resulted in significant littering in neighbouring streets?
- (2) Can the General Manager also please provide an update on the monitoring of noise levels during events, with particular regard to the fireworks that took place at 10.30pm following the event?

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil

ATTACHMENT 1









12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The General Manager provides the following answers to Questions taken on Notice at previous Council Meetings.

YOCAMP

Ald von Bertouch asked, does Youcamp, the private property camping sharing economy platform, have to meet any statutory approval requirements in Tasmania, and in particular, in Clarence?

ANSWER DETAILS

Council's Manager City Planning advised that: Youcamp does not need to meet any statutory approvals but the owner of the property using this network does.

In fact, the Youcamp website advises prospective providers that "Regulations vary state-by-state and Council-by-Council and it is the responsibility of the host to be aware of these. Some states have "exemptions" for limited stays enabling you to gauge interest in the demand for your land. Insurance is included with every booking (for eligible hosts). If you would like information specific to your area regarding regulations, please send us an email to info@youcamp.com".

For Council's information, this land use is defined as "camping and caravan park (which) means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence". Land may not be used for this purpose, without approval under the Scheme. Indeed, officers had recently identified a property used via Youcamp, without planning approval and have advised the landowner to cease until/unless approval is obtained. To date an application has not been made and the site has been monitored to verify the use has ceased.

HOBART AND HOSPITALITY TRAINING SCHOOL – KANGAROO BAY

At Council's Meeting of 4 February Alderman James asked whether there was a request for a minor amendment to the permit for a hotel and hospitality training school (D-2017/444) and whether it would be determined by staff or by Council.

ANSWER

There is no request under consideration. On researching the file it was found that a request to amend the permit in relation to the design of the hospitality school basement and detailing of windows and doors and walls was lodged in August 2018. However, the applicants elected not to proceed with this.

In the event of any request for a minor amendment to any permit, an assessment is made against the tests under S56 of the Act. If those tests are met and the request is therefore determined to be minor, approval is granted under officer delegation. If the tests are not met, the modifications could not be considered minor and approval under S56 cannot be given. In such cases, the applicant may choose to lodge a new permit application.

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ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd...

By way of background, the tests under S.56 include requirements that the proposed amendment:

- “...(aa) is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (a) does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (b) will not cause an increase in detriment to any person; and*
- (c) does not change the use or development for which the permit was issued other than a minor change to the description of the use or development”.*

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council’s activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 TENDER T1262/18 – ASPHALT RESURFACING WORK 2018/19

13.3 APPOINTMENT OF COMMITTEE MEMBER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- personnel matters;
- contracts and tenders for the supply of goods and services; and
- applications by Aldermen for a Leave of Absence.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.