

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 31 AUGUST 2020

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	APOLOGIES	5
2.	***CONFIRMATION OF MINUTES	5
3.	MAYOR’S COMMUNICATION.....	5
4.	***COUNCIL WORKSHOPS.....	5
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE	6
6.	***TABLING OF PETITIONS	7
7.	PUBLIC QUESTION TIME	8
7.1	PUBLIC QUESTIONS ON NOTICE	8
7.2	ANSWERS TO QUESTIONS ON NOTICE	8
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	8
7.4	QUESTIONS WITHOUT NOTICE.....	9
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC	10
9.	MOTIONS ON NOTICE	11
9.1	NOTICE OF MOTION - ALD BLOMELEY SOUTH-EASTERN TRAFFIC SOLUTION.....	11
10.	***REPORTS FROM OUTSIDE BODIES	13
10.1	***REPORTS FROM SINGLE AND JOINT AUTHORITIES.....	13
	• CIPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• TASMANIAN WATER CORPORATION	
	• GREATER HOBART COMMITTEE	
10.2	***REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES	17
11.	REPORTS OF OFFICERS	34
11.1	***WEEKLY BRIEFING REPORTS	34
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS	35

11.3 PLANNING AUTHORITY MATTERS

11.3.1	DEVELOPMENT APPLICATION PDPLANPMTD-2020/010151 – 17 ALEXANDRA ESPLANADE, BELLERIVE - 3 MULTIPLE DWELLINGS (1 EXISTING + 2 NEW).....	37
11.3.2	DEVELOPMENT APPLICATION PDPLANPMTD-2020/009747 – 21 BANJORRAH STREET, HOWRAH - GARAGE AND CARPORT.....	61
11.3.3	DEVELOPMENT APPLICATION PDPLANPMTD-2020/010713 – 3222 SOUTH ARM ROAD, SOUTH ARM - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW).....	81
11.3.4	DEVELOPMENT APPLICATION PDPLANPMTD-2020/010428 – 65 ROARING BEACH ROAD, SOUTH ARM - DWELLING AND CHANGE OF USE TO VISITOR ACCOMMODATION	98
11.3.5	SECTION 43A AMENDMENT APPLICATION PROPOSED REZONING AND 2 MULTIPLE DWELLINGS (PDPSPAMEND-2020/010079) – 10 LOINAH ROAD, MONTAGU BAY.....	136
11.3.6	S.43A APPLICATION AMENDMENT AND RETIREMENT VILLAGE PDPAMEND-2019/000853 – 625 AND 647 (AND 657, 659, 673 AND 691) EAST DERWENT HIGHWAY, RISDON.....	187

11.4 CUSTOMER SERVICE - NIL ITEMS**11.5 ASSET MANAGEMENT**

11.5.1	TRANSFER OF FUNDS FROM COUNCIL’S PUBLIC OPEN SPACE RESERVE FUND – 76 RICHARDSONS ROAD, SANDFORD.....	255
--------	--	-----

11.6 FINANCIAL MANAGEMENT - NIL ITEMS**11.7 GOVERNANCE - NIL ITEMS**

11.7.1	REVIEW OF COUNCIL DELEGATIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993.....	262
12.	ALDERMEN’S QUESTION TIME.....	269
12.1	QUESTIONS ON NOTICE	269
12.2	ANSWERS TO QUESTIONS ON NOTICE	269
12.3	ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING	269
12.4	QUESTIONS WITHOUT NOTICE.....	275
13.	CLOSED MEETING.....	276
13.1	APPLICATIONS FOR LEAVE OF ABSENCE	
13.2	REPORTS FROM SINGLE AND JOINT AUTHORITIES	

- 13.3 TENDER T1364-20 – ROSNY CHILD CARE CENTRE LANDSCAPING UPGRADE
- 13.4 TENDER T1375-20 - 2020 ANNUAL HARD WASTE COLLECTION SERVICE
- 13.5 COMMITTEE MATTER

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

Nil.

2. *CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 10 August 2020, 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

Local Provisions Schedule

DATE

17 August

Levelling the Playing Fields Grant Program

Sponsorship Policy

Digital and Social Media Audit

Delegations under LUPAA

24 August

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
--

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

(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven 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.

Ms Kimbra Fitzmaurice has given notice of the following questions:

KANGAROO BAY PIER

1. How much is this project now anticipated to cost?
2. Assuming the figures accessed 3 August 2020, primarily on Council's website, are close to accurate, who is paying for the apparent shortfall in budget of approximately \$860k (\$2.8M-\$1.59M-\$350K = \$860,000)?

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

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.

BELLERIVE BEACH REGIONAL PARK

At Council's Meeting of 10 August 2020 Mrs J Marsh of Bellerive asked the following questions.

I have two questions which seek to clarify statements made in documents dated 2 April 2020 relating to the footpath and landscaping works.

The first question relates to a statement in the response box for Coastal Erosion Hazard Area E16.7.1[a] Performance Criteria – Sugden and Gee

1. Where are the precedent 3m wide footpaths along adjacent properties recently constructed by council and what are their respective lengths?

The second question relates to a statement in the response box for Coastal Erosion Hazard Area E16.7.1 [j] – Sugden and Gee.

2. Where are the existing garden beds and how are they defined?

ANSWER

1. The entry footpath to the Bellerive Beach all abilities playground is a width of 3m for a length of 31m. There is also a length of 3m wide footpath adjacent Derwent Street at the drop off zone for a length of 12m. To the east of the proposed works, there is a 210m length of recently constructed footpath just under 3m wide.
2. The existing garden beds are located within the former carpark and are defined by concrete kerb edging.

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
--

(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 BLOMELEY
SOUTH-EASTERN TRAFFIC SOLUTION**

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

“That this Council:

1. Calls on the State Government to investigate the demand for peak-hour passenger bus services from Dodges Ferry to the City;
2. Calls on the State Government to consider providing a subsidy for these services;
3. Requests the Mayor to engage with the State Government about the re-introduction of a subsidised peak-hour passenger bus service for the south-eastern transit corridor; and
4. Requests the Mayor to invite Sorell Mayor, Cr. Kerry Vincent, to be involved in these discussions with State Government”.

EXPLANATORY NOTES

Last year, population growth in Tasmania grew at the fastest rate in 30 years, the vast majority of this occurred in southern Tasmania. In 2018, Hobart and the south-east grew by nearly 4000 people (1.5%), while the North and North-West only grew by 0.8 and 0.6%.

Clarence alone grew by more than 700 people, and the adjacent Council area of Sorell by nearly 400, an increase of nearly 3%.

This has had serious implications for transport, with the Sorell, Dodges Ferry and Southern Beaches area experiencing a steady increase in traffic congestion over the past decade, and the area continues to grow.

Whilst the long-promised River Derwent Ferry Service is strategically important, it is but one piece of the transport solution puzzle.

The simplest, most cost effective and immediate solution is improved bus transport and the addition of express bus services in the morning and evening, that would remove around 200 car trips per day off the Tasman Highway.

As commuter demand from south-eastern satellite suburbs increase and important road works, such as the Hobart Airport Interchange, there will be a corresponding rise in traffic congestion, delays and commuter frustration.

An added consequence of this demand is the pressure on roads in and around townships such as Richmond will certainly increase, as too will the stress on historically significant landmarks such as the Richmond Bridge.

It is time to get real about traffic congestion and rethink the role buses can, and must, play in achieving a positive solution for this corridor.

Earlier this year, the State Government introduced a trial free bus service on Metro services before 7am. This provided a welcome incentive to utilise this service and there was a marked reduction in the number of vehicles on our roads.

To realise peak-hour express bus services for the south-eastern transport corridor, it would be advantageous for the Mayor, on behalf of Council, to constructively engage with the State Government.

In addition, as this solution involves residents of the Sorell Municipality, it would be prudent to extend an invitation to the Mayor of Sorell, Cr. Kerry Vincent, to be involved in these discussions with State Government.

B A Blomeley
ALDERMAN

GENERAL MANAGER'S COMMENTS
A matter for council.

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.

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly Summary of its Meetings (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period 1 April to 30 June 2020.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the Report will be tabled in Closed Meeting.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**



Copping Refuse Disposal Site Joint Authority

19 August 2020

Mr Ian Nelson
General Manager
Clarence City Council
PO Box 96
ROSNY PARK 7018

Mr Robert Higgins
General Manager
Sorell Council
P O Box 126
SORELL 7072

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON 7050

Ms Kim Hossack
General Manager
Tasman Council
1713 Main Road
NUBEENA 7184

Dear General Manager

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director, Local Government agreed to establish consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your routine report to your Council.

Electronic meeting finalised on 7 July 2020

Eligible members of the Authority voted on several matters required because Clarence City Council has been unable to execute its Deed of Variation to equalise its gate fees, from 1 July 2019, in accordance with a resolution of the Authority on 6 June 2019.

Clarence City Council was ineligible to vote due to its conflict of interest.

The Authority resolved to:

1. Note the intention of Clarence City Council to ensure future waste contracts it negotiates accommodate the Authority's resolution of 6 June 2019 (or subsequent resolutions) in relation to gate fees for Participating Councils;
2. Acknowledge the legal advice provided by DMA in relation to this matter;
3. Authorise the Board to correct the gate fees paid by Clarence City Council, by paying to Clarence City Council the difference between the gate fee chargeable to Clarence City Council as approved by the Authority on 6 June 2019 and the gate fees actually paid by Mornington Park Waste Transfer Station and passed through to Clarence City Council between 1 July 2019 and 30 June 2020;

Copping Refuse Disposal Site Joint Authority trading as **SOUTHERN WASTE SOLUTIONS**

PO Box 216, New Town, Tasmania 7008

Mobile: +61 0408 253 770 Email: swstas@me.com

ABN: 87 928 486 460

4. Request future payment of the difference due to Clarence City Council between the approved gate fees as a Participating Council and the actual gate fee paid to Mornington Park Waste Transfer Station are presented to the Authority's general meetings at least quarterly for approval until the current contract between Clarence City Council and Mornington Park Waste Transfer Station ends or is otherwise amended to accommodate the Authority's resolution of 6 June 2019; and
5. Ratify the payment in good faith of \$273,804.01 (excluding GST) in February 2020 from Southern Waste Solutions' provision to Clarence City Council.

Authority meeting held on 13 August 2020

Material matters addressed in the open meeting:

- Draft Dividend Policy and accompanying proposal to amend the Authority's Rules
- Clarence City Council's Gate Fee 2019/20 and beyond
- Proposal to conduct a workshop to set the Authority's risk appetite
- The minutes or proceedings of meetings of the Board of Southern Waste Solutions held in 6 May, 27 May and 24 June 2020 were noted
- The proceedings of an electronic meeting of the Board of C Cell Pty Ltd finalised on 27 May were noted
- The June 2020 Quarterly Report
- An update on activities of the Boards of Southern Waste Solutions and C Cell Pty Ltd provided by the Board Chair.

The June 2020 Quarterly Report is attached.

In closed meeting, the Authority considered the proposed plan for recruitment of the new Board Chair, and related matters, due to the impending retirement of both Director Ron Ward and Director John Brennan in March 2021.

Note: Minutes of meeting of the Authority may be tabled in open Council meeting unless they contain confidential material. Given its commercial-in-confidence content, it is requested that the Quarterly Report is tabled only in Councils' Closed Meetings.

Similarly, the strategic, contractual, statutory and other obligations in other reports are considered commercial-in-confidence and are requested to be tabled in Councils' Closed Meetings only.

Any Closed Meeting items considered by the Authority should also be tabled only in Closed Meeting of Council.

SWS Board Meeting held on 6 May 2020

As reported in the last Quarterly Report, the material matter addressed in this unscheduled meeting was revision of the Budget 2020/21 in light of higher than anticipated CPI assumed in the original Budget. Minutes of this meeting were tabled at the August Authority meeting.

SWS Board Meeting held on 27 May 2020

Material matters addressed:

- Update on discussions to extend the lease at Lutana waste transfer station site

- Update on options to resolve Clarence City Council's impasse in executing its Deed of Variation to equalise gate fees
- SWS's Monthly Operational Overview and Financial Report for April 2020 was noted
- The C Cell management report for the period ending 30 April 2020 was endorsed

SWS Board Meeting held on 24 June 2020

Material matters addressed:

- Update on discussions to extend the lease at Lutana waste transfer station site
- Confirmation that CEO's contract had been extended until October 2022
- Draft dividend policy and associated proposal to change the Rules for tabling at the Authority meeting in August
- The draft role description for the Board Chair and future Board Skills Matrix
- The C Cell Management Report for May 2020 was endorsed
- SWS's Monthly Operational Overview and Financial Report for May 2020 was noted

Director Ernie Hacker joined the Board in June and attended his first Board meeting. While a director-in-waiting, Ernie attended the strategic planning workshop in March and three ("Zoom") workshops with MRA to identify future business opportunities.

C Cell Pty Ltd electronic Board meeting finalised on 27 May 2020

The Board approved the revised budget which was amended to be consistent with the Authority's approach to not pass on any increase in fees and charges for financial year 2020/21.

Note: As minutes of meetings of the Southern Waste Solutions Board and C Cell Pty Ltd Board are commercial in confidence, it is requested that these be held on file for perusal by Aldermen / Councillors but not tabled at Council meetings.

Yours sincerely



Carolyn Pillans
Secretary

10.2 *REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES****NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT****Chairperson’s Report – Alderman Beth Warren**

Report to Council for the three month period 1 April 2020 to 30 June 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee’s principal 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**Waverley Flora Park Avenue of Honour**

Additional sandstone retaining walls have been constructed to provide garden borders for additional landscaping about the Avenue of Honour site. Mulch and native plants were added to these areas after the walls were constructed.

3. RECURRENT INITIATIVES

Development of Natural Area Activity Plans and NRM Planning

The below dot points summarise natural area planning outcomes for the quarter:

- The Brinktop Bushland Reserve Activity Plan 2020-2030 was adopted at Council's Meeting on 27 April 2020.
- All community consultation feedback has been incorporated into a final version of the Lauderdale Saltmarsh Reserve Activity Plan 2020-2030.
- Stage 1 of the community consultation for the Single Hill Reserve Activity Plan 2020-2030 has been started which will help gather management issues for drafting the plan.
- Expression of Interest documents for the development of the Clarence Natural Area Strategy 2020-2030 have been prepared.
- Expression of Interest documents have been prepared for a Clarence Tree Strategy 2020-2030 and the Seven Mile Beach Urban Tree Strategy 2020-2030, both of which are contingent on the council endorsement of a draft Council Tree Policy.

Implement Natural Area Reserve Activity Plans

The below dot points summarise improvements to Clarence's natural areas:

- rock furniture was installed at the bottom of Talune Street, within the Limekiln Point Coastal Reserve, after being requested by the local Limekiln Landcare Group;
- the red gravel path from along the Geilston Bay Coastal Reserve was top-dressed with additional gravel to make the surface safer and reduce future erosion from rain events and foot traffic.
- extensive vegetation management was performed throughout the Rosny-Montagu Bay Coastal Reserve either side of the recently installed concrete path adjacent to Montagu Bay Primary School;
- African boxthorn plants were removed and treated at Tranmere Coastal Reserve. Native plants, such as salt bush and correas, were planted where the weeds were removed to re-establish habitat for bandicoots and other animals;

- reserve entrances to Waverley Flora Park at Waverley Street and Alford Street were planted and mulched, post recently constructed dry stone retaining walls;
- the section of Tangara Trail from Farnaby Place to South Arm Highway was cleared of silver wattle that was blocking access to the trail corridor;
- entrance landscaping was done by contractors at Tangara Trail entrances at Axiom Way and Sirocco Court;
- a dry mudstone retaining wall was constructed below the reserve entrance sign at the entrance to Potter's Hill Bushland Reserve;
- the area of South Street Reserve on the corner of South Street and River Street was heavily mulched and planted with advanced and semi-advanced plants (see Figure 1) to stop dirt blowing on to nearby houses during strong wind events;



Figure 1 – Landscaping at South Street Reserve

- mudstone garden bed edging was constructed at several locations at Second Bellerive Bluff adjacent to the entrance from Gunyah Street;
- the area of bushland adjacent to Racecourse Flats, adjacent to Bayview Road, was tidied up over several days by contractors;

- several complaints about vehicles parking on the sand dunes across the bridge at Acton Creek at Seven Mile Beach Esplanade prompted Council to install some rock barriers to prevent further damage to the dunes;
- Coastal wattle was heavily pruned and mulched along the dune track between Day Use Area 1 and Day Use Area 2 at Seven Mile Beach Coastal Reserve; and
- a dry mudstone wall and some planting was done about the Brinktop Bushland Reserve Sign at the start of Brinktop Road.

Drainage Swales

The below dot points summarise drainage swale works achieved for the quarter.

- The section of Kangaroo Bay Rivulet, adjacent to Torres Street, Warrane, was significantly blocked preventing adequate stormwater flow in this section of the rivulet. Excavation works were performed to remove the build-up of silt and debris and improve stormwater flows (see Figure 2).



Figure 2 – Kangaroo Bay Rivulet Post Excavation Works

- The section of Barilla Rivulet adjacent to the bridge at Hobdens Road was excavated to remove crack willow and re-shape the swale to improve stormwater flows during rain events. The upstream bank, below the bridge, was lined with geotextile and armoured with rock to prevent future erosion.

Priority Weed Management

The below dot points summarise weed management for the quarter:

- Chilean and Texas needle grass winter control has been undertaken by contractors Eco Works from late May to early June 2020 as part of council's Needle Grass Eradication Program.
- The Serrated Tussock Annual Control Program has commenced with winter control of all known serrated tussock infestations happening on council-managed land.
- During April, inspections for Pampas grass were carried out for all council-managed land and private properties with known pampas grass infestations. New plants were discovered during this inspection time at the Clarence Mountain Bike Park and along the Tasman Highway corridor, managed by the Department of State Growth.
- Spanish heath control has occurred at known locations within the Clarence Mountain Bike Park. Inspections for the weed have occurred within the Tangara Trail, Mortimer Bay Coastal Reserve, Sandford, Acton Park Roadsides and Racecourse Flats, Lauderdale. The annual Spanish heath works program will be implemented in July 2020.

New Weed Species Discovered in Clarence

Two new weed species were discovered in Clarence during the quarter:

- Cut-leaf nightshade (*Solanum trifolium*) was discovered around Opossum Bay, growing in sandy soils within a recently completed subdivision site. The infestation occurs entirely on private land and management from council will involve notification, provision of weed management planning advice and compliance.

- African lovegrass (*Eragrostis curvula*) was discovered at two separate sites in Acton Park on council-managed roadsides at the intersection of Estate Drive and Seven Mile Beach Road. The weed was also discovered at the intersection of Acton Road and Equestrian Drive. Both infestations were mapped immediately and treated as a matter of urgency by contractors because of its' ability to invade agricultural land, open space areas, grassland ecosystems and roadsides.

Natural Area Volunteer Support

Natural area volunteer support during the quarter is summarised below:

- Volunteers were informed via a letter from Clarence City Council that from 15 June 2020, groups are permitted to recommence on-ground activities in line with the COVID-19 Safe Plan developed by council in partnership with input from the volunteer group convenors. The COVID-19 Safe Plan was presented to the groups prior to their first working bee and groups were provided with hand sanitiser and other materials to enable them to work in a safe manner.
- During the quarter there were only 8 Working bees held by various “care groups” in Clarence. In total, 136 hours of volunteer time was spent working in natural areas by the groups.

Climate Change Initiatives

Climate change achievements for the quarter are outlined below:

- An Electric Vehicle Charging Station was installed in the carpark at the Clarence City Council Chambers. The 22-kilowatt Electric Vehicle Charging Station was opened to the public in early July 2020.
- A substantial contribution was made to reducing council’s operating costs, energy use and greenhouse gas emissions with 2,400 energy efficient 14-watt LED (light emitting diode) lamps installed in municipal streetlights.

- The first draft of “Council’s Plan for Adapting to Climate Change” has been received from consultant Donovan Burton, of Climate Planning. The plan considers the highest risks from climate change and what priority actions are needed to address those risks.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Nil.

5. GOVERNANCE MATTERS

The Committee did not meet during this quarter due to COVID-19 restrictions.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Attachments: Nil

Alderman Beth Warren
CHAIRPERSON

BICYCLE ADVISORY COMMITTEE – QUARTERLY REPORT**Chairperson's Report – Alderman D Ewington**

Report to Council for the three month period 1 April 2020 to 30 June 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

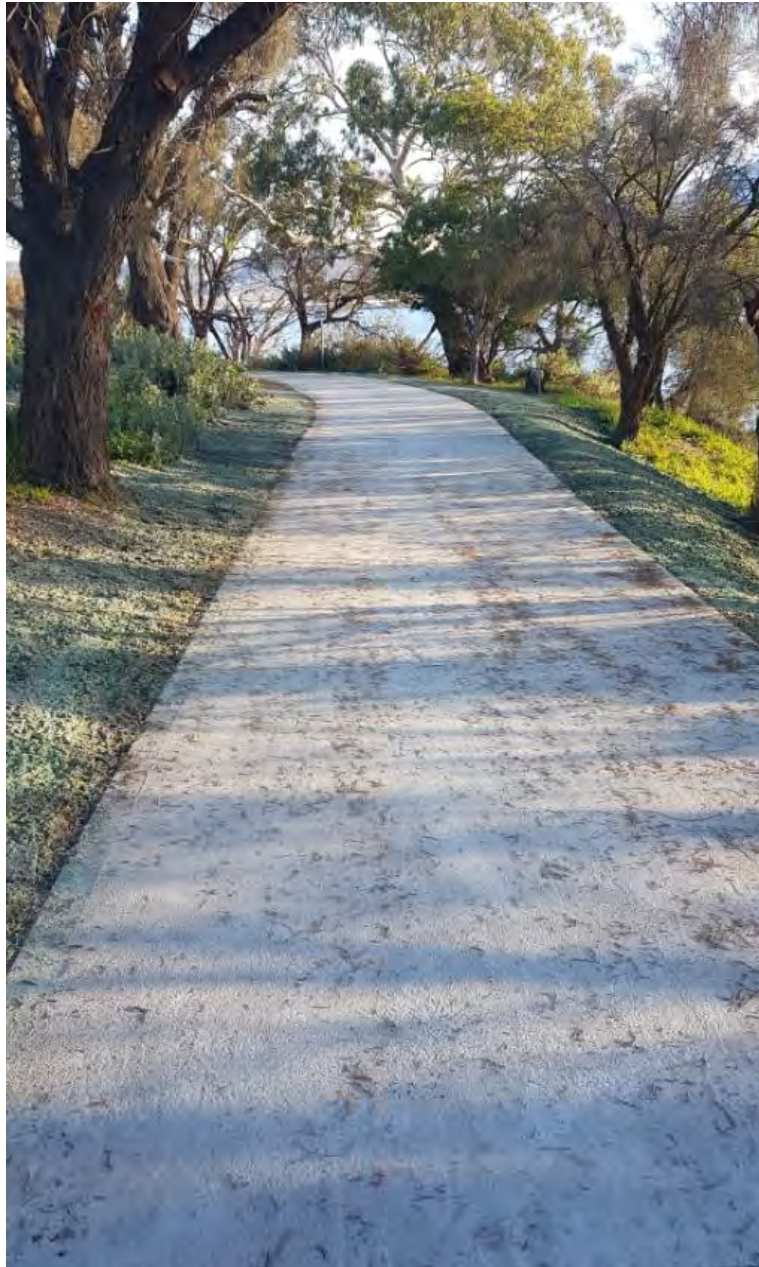
The Committee's principal objectives are to:

- 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**Clarence Foreshore Trail – 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 (DoE) of new building works near the foreshore reserve area of their property. It is noted that DoE have almost completed building works for new classrooms in this area. Nonetheless, a decision was made to re-direct the remaining funds to the next section of path, south of Montagu Bay, towards Rosny Point. This 250m section of path upgrade was completed by Council's works crew near the end of the 2019/2020 year.



Recently completed Clarence Foreshore Trail upgrade, south of Montagu Bay

Clarence Foreshore Trail –Simmons Park to Anzac Park, Lindisfarne

Civil works for the section from Simmons Park to Ford Parade are complete. Funds were allocated in the 2019/2020 capital budget for the next section to the Lindisfarne Yacht Club. Design is largely complete however; stakeholders have commented on loss of car parking associated with the proposed design. This will be scheduled for presentation at a council workshop in July 2020 in order to confirm a direction in proceeding forward on the project.

Approval for the works has been obtained from Aboriginal Heritage Tasmania and Crown Land Services have approved a variation to Council's lease.

Tasman Highway – Extension from Tasman Bridge to Montagu Bay Road

Council was successful in receiving funding of \$70,000 under the Vulnerable Road User Program for this project, with additional funds provided by Council. A road reserve maintenance agreement has been negotiated with the Department of State Growth (DSG), to establish responsibilities between DSG and council, as the works are located within the State Road Reserve. Construction by council's works were completed in June 2020. This path is a good alternative route for cyclists travelling from the Tasman Bridge to Rosny, rather than riding uphill on Riawena Road.



Tasman Highway path – Tasman Bridge to Montagu Bay Road

Rosny Hill Road – Tasman Highway Overpass to Rosny Barn Carpark

These works were completed by an external contractor in May 2020. There are some street lights, encroaching into the new path, which will be relocated by TasNetworks in coming weeks.



Rosny Hill Road Path – Tasman Highway Overpass to Rosny Barn Car Park

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS – 2020/2021 CAPITAL BUDGET

At its meeting of 9 June 2020, the Committee discussed priorities for funding consideration by council in forming the 2020/2021 capital budget, in light of the impacts of COVID-19 and the imperatives for projects which are “shovel ready” and align with maintaining council’s workforce.

Projects nominated by the Committee, for funding in 2020/2021, in order of priority, for Council’s consideration were:

- a. CFT Lindisfarne – Ford Parade to Anzac Park, additional to that funded in 2019/2020, to continue this work through to Anzac Park.
- b. CFT Rosny Point – design (and potentially construction) through to Rosny College, via Rosny Point. Including consideration of opportunities for viewing platforms and the alignment at the sewage treatment plant. Subsequent to the Committee meeting it was confirmed that Federal grant funding has been allocated to facilitate design and construction of this project in the 2020/2021 year.

5. GOVERNANCE MATTERS

The Committee held one meeting during the quarter on 9 June 2020. The usual April meeting was not held due to COVID-19 restrictions.

6. EXTERNAL LIAISON

Council officers have liaised with the Department of State Growth (DSG) on allowance for construction of the Barilla Bay Rivulet path through one of the new box culvert structures constructed as part of the new Cambridge Bypass. Similarly, officers are liaising with DSG on sustainable transport aspects of the proposed duplication of the East Derwent Highway at Geilston Bay and the current planning study into Rokeby Road/South Arm Road.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil

Alderman Dean Ewington

CHAIRPERSON

TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT**Chairperson's Report –Alderman D Ewington**

Report to Council for the three month period for 1 April 2020 to 30 June 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's principle 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 tracks and trail networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by the 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 PROJECTS**Clarence Coastal Trail –Cremorne to Mays Beach**

The track is complete, except for a short section at the southern end of Mays Beach that needs a gravel surface. A photo shoot with Mayor Doug Chipman and Alderman Dean Ewington, along with members of the Tracks and Trails committee, was held on 4 June 2020. A lot of positive correspondence was received from community members about the trail.

Cliffhanger Track - Simmons Hill Descent (Cycle Tourism Grant)

The track was officially opened on 12 June by Mayor Doug Chipman, along with representatives from Parks and Wildlife Service, Hanson Quarries and mountain bike groups.

Barilla Rivulet Track – Backhouse Lane to Cambridge Bypass

Work has commenced on a track along the rivulet, which includes an underpass at the Cambridge bypass bridge.

Meehan Range Strategic MTB Plan

A draft has been prepared and consultation is currently underway with Parks and Wildlife.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES

Signage – Signage has been installed on the Tangara Trail (Llanherne Track) at Seven Mile Beach, beach exits at Roches Beach and Cremorne to Mays Beach coastal track.

Tangara Trail – Maintenance and gravelling has been done on the Highway Track south of Alliance Drive, Acton Park.

Clarence Coastal Trail Seven Mile Beach to Roches Beach – The steps from Seven Mile Beach had a large rock placed at the bottom and a handrail.

Acton Court Hub - Vandals burnt railings and a water trough in the horse yard. This is being repaired.

Waverly Flora Park – Unauthorised mountain bike track building in the park occurred during COVID-19 restrictions. Council officers met with a couple of mountain bikers to discuss the issues and impacts on the natural values. An audit of the mountain bike tracks will be organised so we know where they are located, and an assessment will be made to close some down.

Clarence MTB Park at Meehan Range – Storm damage and washouts have occurred in the Skills Park area, Friends Track and Smooth as Butter. Tracks which are unsafe have been closed until repairs can be carried out.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Clarence Coastal Trail – Mays Point

Aboriginal Heritage surveys and Natural Values Assessments have been done at Mays Point for a future track to connect Roches Beach to Mays Beach.

Cremorne Avenue Track

Contact has been made with the residents adjoining Cremorne Avenue and a survey has been done to identify the property boundaries.

Flagstaff Hill Track – Stage 2

Planning work is complete, and a DA has been approved. Work will commence shortly.

Old Rokeby Historic Trail

The Tranmere-Clarence Plains Landcare Group is keen to refresh the trail with new alignment and signage. Planning work is underway to update the text on the signs and improve the route.

Clarence Plains Rivulet Track

Investigations are underway to extend the track from the Nutshell on Droughty Point Road to Rokeby Beach.

5. GOVERNANCE MATTERS

One committee meeting was held on 25 June 2020.

6. EXTERNAL LIAISON

None.

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**

The Weekly Briefing Reports of 10, 17 and 24 August 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 10, 17 and 24 August 2020 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

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 PDPLANPMTD-2020/010151 – 17 ALEXANDRA ESPLANADE, BELLERIVE - 3 MULTIPLE DWELLINGS (1 EXISTING + 2 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 3 Multiple Dwellings (1 existing + 2 new) at 17 Alexandra Esplanade, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Road and Railway Assets, 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 on 2 September 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and a total of 4 representations were received (being one each from both owners of two separate addresses) raising the following issues:

- lack of consultation;
- character of area;
- impact on amenity;
- loss of views; and
- wind tunnel.

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings (1 existing + 2 new) at 17 Alexandra Esplanade, Bellerive (CI Ref PDPLANPMTD-2020/010151) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. ENG M1 – DESIGNS DA.
 3. ENG S1 – INFRASTRUCTURE REPAIR.
 4. ENG A5 – SEALED CAR PARKING.
 5. The development must meet all required Conditions of Approval specified by TasWater notice dated 8 July 2020 (TWDA 2020/00906-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 certain Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10.0 – General Residential Zone;
 - Section E5.0 – Road and Railway Assets Code;
 - Section E6.0 – Parking and Access Code;
 - Section E7.0 – Stormwater Management 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 1467m² lot with access and 26.82m frontage to Alexandra Esplanade, and is located within an established residential area at Bellerive. The site supports an existing single dwelling and associated landscaped gardens, slopes gradually down to the north-west and is encumbered by a drainage easement adjacent the eastern boundary. The location of the site is shown in Attachment 1.

3.2. The Proposal

The proposal is for the development of 3 multiple dwellings (1 existing, 2 new) on the site. The proposed new dwelling units would each be 2-storey, contain 3 bedrooms and a double garage. The proposed dwellings would not exceed 6.2m in height and would each have a footprint of 105m². A total of 7 on-site parking spaces are proposed.

The proposal would be accessed from Alexandra Esplanade, requiring the construction of driveway from the existing crossover to service the proposal. The proposal plans are provided in Attachment 2.

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”.

References to these principles are 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 Road and Railway Assets, Parking and Access and Stormwater Management Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.2, A3 (Setbacks and Building Envelope for all Dwellings)**
– it is proposed that Unit 3 would be setback 3m from the rear (southern) boundary and therefore not comply with the 4m rear setback prescribed by the acceptable solution.

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

Performance Criteria	Proposal
<p><i>“P3 - 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>See below</p> <p>The adjoining dwelling at 13 Alexandra Esplanade is located to the south-west of the development site. The shadow diagrams provided by the applicant (attached) show that the development would not overshadow the dwelling at 13 Alexandra Esplanade. The impact is therefore not considered unreasonable and meets this test of the performance criteria.</p> <p>The diagrams similarly demonstrate that both adjacent dwellings to the west at 15A Alexandra Esplanade and to the east at 19 Alexandra Esplanade would not be impacted by overshadowing to occur as a result of the proposal.</p> <p>On the basis that the proposal will not cause an unreasonable loss of sunlight to the adjoining dwellings, the requirements of this test are met.</p>

<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The proposal will cause overshadowing to part of the ground level private open space at the rear of the site at 13 Alexandra Esplanade throughout the day at Winter Solstice.</p> <p>Shadow diagrams were provided, as noted, as part of the application documentation and included in the advertised plans. As part of the assessment, however, it was considered necessary to require the applicant to provide more detailed shadow diagrams to show hourly increments in terms of overshadowing to occur at Winter Solstice to assist in assessment of the proposal against this clause. These diagrams are included in the attachments.</p> <p>The supplementary diagrams show that the impacted area is limited to a portion of the private open space at 13 Alexandra Esplanade only, with in excess of 300m² of area being uncompromised by overshadowing. This space is sufficiently large to accommodate the open space areas prescribed by the Scheme as required with reasonable solar access. It further appears that the main area of private open space for 13 Alexandra Esplanade is an elevated area to the north of that dwelling and located further west than the extent of overshadowing likely as part of this proposal. For these reasons it is therefore considered to meet this test of the Scheme in that the impact is not unreasonable.</p> <p>There would also be relatively minor overshadowing impacts to parts of the open space areas associated with both 15A and 19 Alexandra Esplanade, being before 12pm in the case of 15A Alexandra Esplanade and after 12pm in the case of 19 Alexandra Esplanade. In both cases this impact is not considered unreasonable, in that these spaces would be provided with in excess of 3 hours of sunlight at Winter Solstice as required.</p>
---	--

<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>Not relevant.</p> <p>The proposed dwellings are 2 storey and have a maximum height above natural ground level that is lower than the maximum height allowed in the zone. The bulk, scale and separation of the proposed dwellings are compatible with the surrounding area and on this basis, the development is not considered to have an unreasonable visual impact on the adjoining properties.</p> <p>There are many examples in the surrounding area where dwellings are located in proximity to the rear and side boundaries of lots and on this basis, the separation between the proposed dwellings is considered compatible with that prevailing in the surrounding area.</p>
--	---

General Residential Zone

- Clause 10.4.3, A2 (Site Coverage and Private Open Space for all Dwellings)** – it is proposed that the private open space areas to both Units 2 and 3 would not be directly accessible from a habitable room, and the open space areas for both would not meet the dimensions prescribed by the acceptable solution.

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

Performance Criteria	Proposal
<p><i>“P2 - A dwelling must have private open space that:</i></p> <p>(a) <i>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>See below.</p> <p>Units 2 and 3 are both provided with areas of private open space in excess of 60m² at ground level which are accessed via the main entry and surround the dwelling unit. The units also include a 13.5m² deck on the first floor which is directly accessed from the living areas and would achieve reasonable solar access.</p>

<p>(i) <i>conveniently located in relation to a living area of the dwelling; and</i></p> <p>(ii) <i>orientated to take advantage of sunlight”.</i></p>	<p>The combination of these areas would take advantage of available sunlight and would be convenient, to varying degrees, as useable outdoor living areas as required by the performance criteria.</p>
--	--

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 4 representations were received (being 1 each from both owners of 2 separate addresses). The following issues were raised by the representors.

5.1. Lack of Consultation

The representations raise lack of community consultation as an issue in relation to the proposal, in that it is submitted that there has been insufficient consultation undertaken in relation to both the subject property and the recently approved development adjacent Wirksworth House now under construction, within proximity of the site.

- **Comment**

This proposal was advertised for a period of 14 days as required of Council by Section 57(3) of the *Land Use Planning and Approvals Act 1993*. This involves written notification of adjoining owners, a notice in “The Mercury” newspaper and the placement of a site notice. Council is not required by the Act or associated regulations to undertake further community consultation in relation to the proposal. The development adjacent Wirksworth House was also advertised as required in the same manner. Any other consultation regarding the project is a matter for the relevant applicant and solely within the applicant’s discretion. This issue is therefore not a relevant consideration in relation to this proposal and is not of determining weight.

5.2. Character of Area

Concerns are raised by the representations that the proposed development is of a density better suited to an inner-city location, and that it would be inconsistent with the established character of Bellerive.

It is further submitted that the proposal is similar in style to the recently approved (above-mentioned) development adjacent Wirksworth House, and not appropriate for Bellerive.

- **Comment**

The proposed development satisfies the relevant development standards and density requirements for the General Residential Zone. There are several considerations relevant to the appearance of the development articulated by Clause 10.4.2 (P3) of the Scheme, and it is considered that these tests are met by the proposal which cannot be refused on this basis. This issue is therefore not of determining weight.

5.3. Impact Upon Amenity

It is submitted by the representations that the proposal would have a significant impact upon residential amenity. The impacts include considerations of proximity, height, visual amenity and detriment to general ambience of outdoor living areas. It is also submitted that the height and proximity of the development would lead to poor solar access and create damp spaces during winter, limit future opportunities for installation and use of solar panels, and compromise privacy.

- **Comment**

Clause 10.4.2 (A3) prescribes the building envelope requirements, and the proposal does not comply with the acceptable solutions. It does, for the reasons discussed in Section 4 of this assessment, satisfy the associated performance criteria, P3, in that there would be in excess of 3 hours of sunlight at Winter Solstice available to the habitable areas and outdoor living areas of adjacent land.

Whilst it is acknowledged that the development would have some impact upon solar access at Winter Solstice to the south of the site, this impact is not considered an unreasonable impact in terms of the tests of the Scheme, and in other respects (including building height and visual impact) is compliant. This issue is therefore not of determining weight and does not justify refusal of the proposal.

5.4. Loss of Views

Concern is raised by the representations that the proposed development would obscure views of the mountain, river and features of greater Hobart, and that this would compromise the residential amenity of adjacent properties.

- **Comment**

Loss of view and any loss of property value is not a relevant planning consideration and therefore cannot have determining weight. The proposal meets the relevant tests of the Scheme in relation to building envelope, and loss of view (and land value) are not relevant considerations under the Scheme and to the discretions sought by the proposal.

5.5. Wind Tunnel

One representation raises a concern that the proposal would create a wind tunnel effect in relation to the siting of the proposed dwelling units and driveway in relation to nearby residential development.

- **Comment**

Whilst there is no evidence that a “wind tunnel” would be created as a result of the proposal, this is not a relevant consideration under the Scheme, and has not been assessed as part of this application.

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

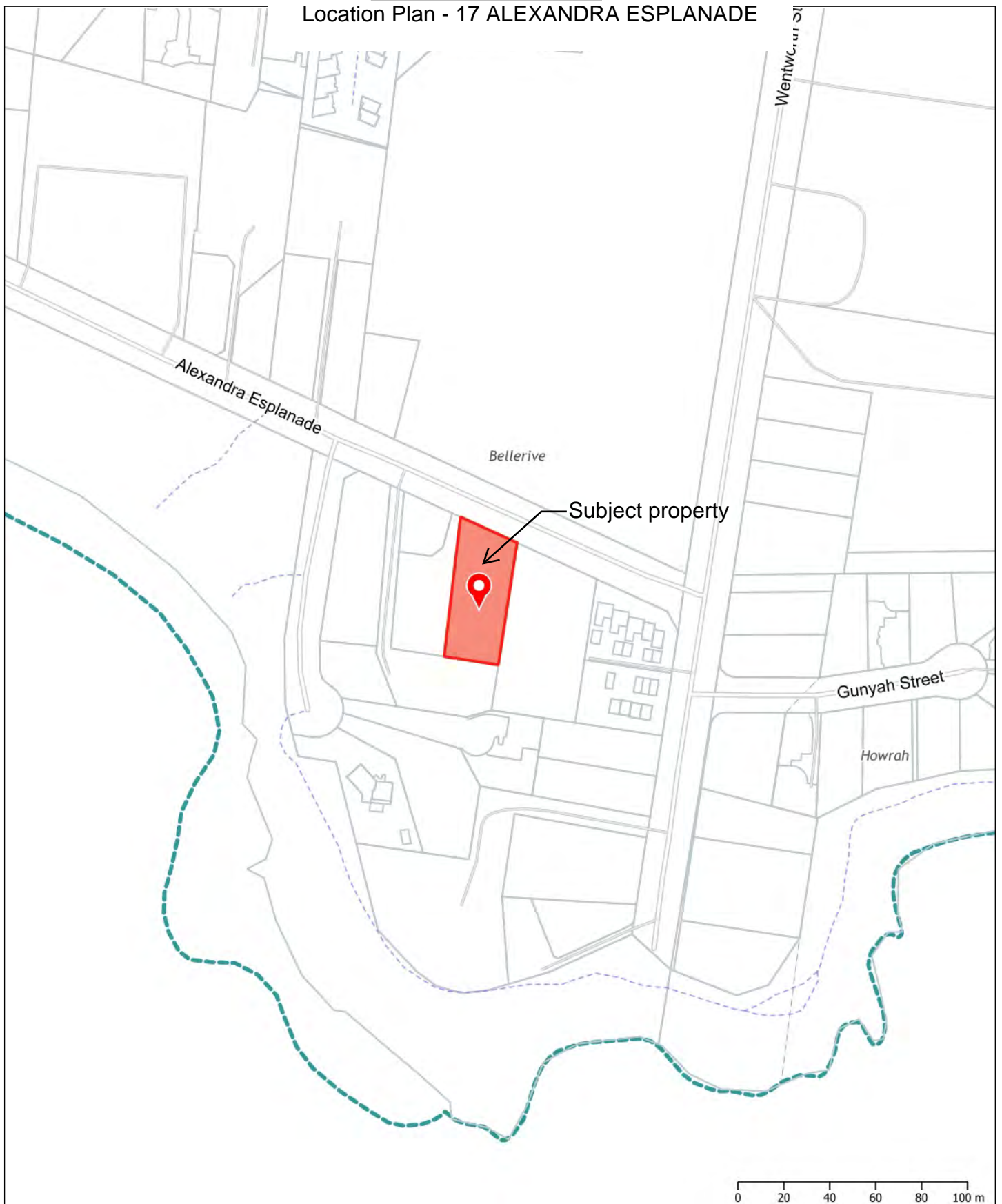
The proposal is for the development of 3 multiple dwellings (1 existing, 2 new) at 17 Alexandra Esplanade, Bellerive. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (10)
3. Supplementary Shadow Diagrams (1)
4. Site Photos (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan - 17 ALEXANDRA ESPLANADE



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

8/18/2020

1:2257



Floor Area & POS Calcs (per townhouse):

Floor Area T1 (habitable)- 161.4sqm
Floor Area T1 (garage)- 39.5sqm
Floor Area T1 (decks)- 13.8sqm
POS Primary (with min. dimensions)- 25.8sqm Total 73.6sqm

Attachment 2

Floor Area T2 (habitable)- 165.7sqm
Floor Area T2 (garage)- 39.5sqm
Floor Area T2 (decks)- 16.6sqm
POS Primary (with min. dimensions)- 66.4sqm Total 155.8sqm

Floor Area Existing (habitable)- 165.5sqm
Floor Area Existing (decks)- 34.3sqm
POS Primary (with min. dimensions)- 280.0sqm Total 280.0sqm

PID: 5066404

Title Reference: 63366/1

Soil Classification: TBC with Building Docs

Energy Rating: TBC with Building Docs by Independent Energy Advisory

Design Wind Speed: N3

Climate Zone: 7

BAL: NA (fully surrounded by Residential Zone)

Hazard Area: NA

Corrosion Level: NA

Drawing List			
Sheet N	Sheet Name	Rev. No.	Rev. Date
A-01	Site Plan		No Revisions
A-02	Landscape & Services Plan	B	28/7/20
A-03	Townhouse Lower Floor Plans		No Revisions
A-04	Townhouse Upper Floor Plans		No Revisions
A-05	Townhouse One Elevations		No Revisions
A-06	Townhouse Two Elevations	A	16/7/20
A-07	3D Images		No Revisions
A-08	Sun Path Diagrams	A	28/7/20
A-09	Existing Dwelling Elevations		No Revisions



Site Coverage Calcs:

Block size: 1405sqm
P.O.S. Calcs: See cover page
Site coverage: 412.5sqm (29.35%)
Impervious Surface: 584.6sqm (41.60%)

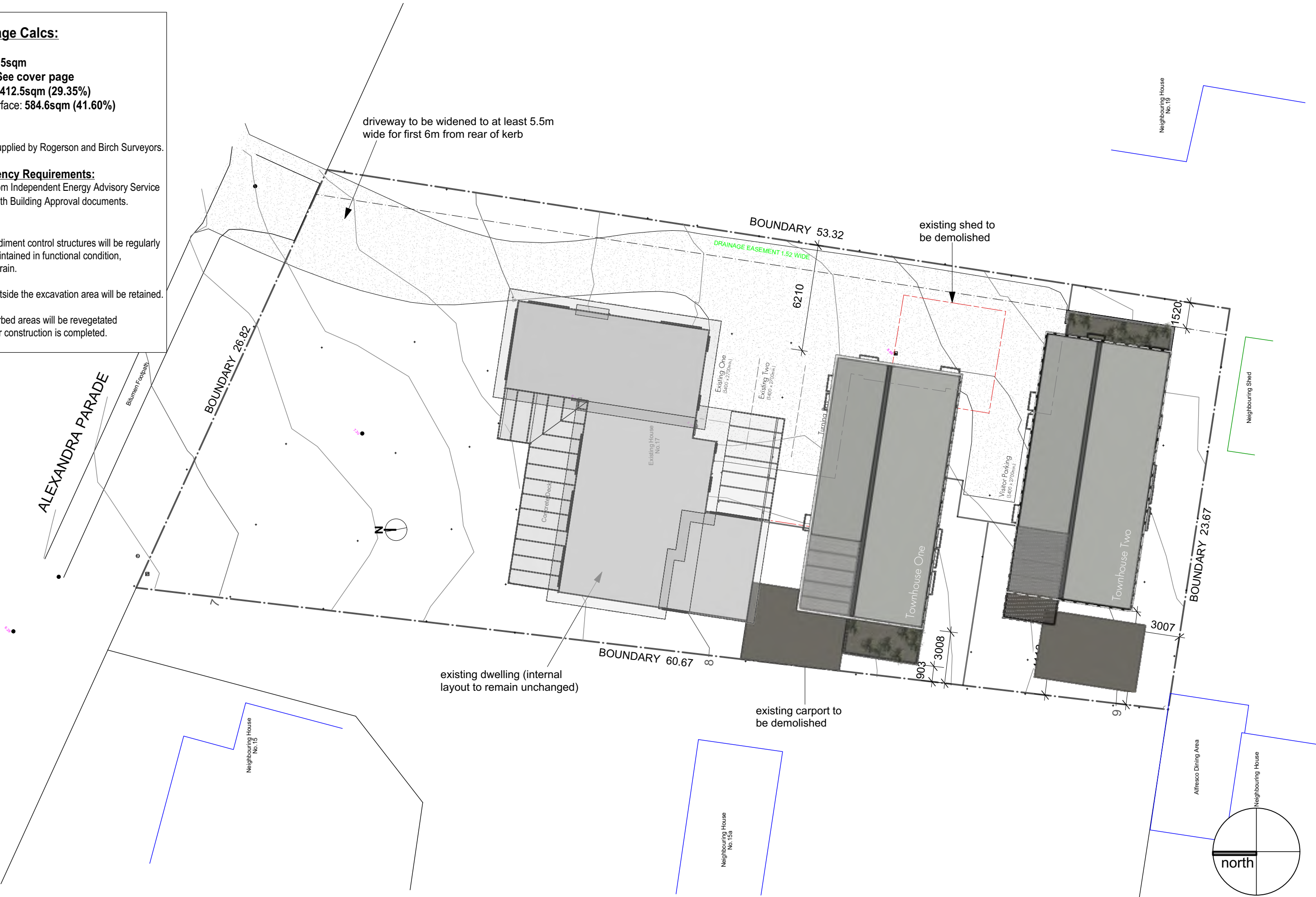
Heights:
AHD levels as supplied by Rogerson and Birch Surveyors.

Energy Efficiency Requirements:
Energy report from Independent Energy Advisory Service
to be supplied with Building Approval documents.

Notes:
All runoff and sediment control structures will be regularly
checked and maintained in functional condition,
particularly after rain.

All vegetation outside the excavation area will be retained.

Remaining disturbed areas will be revegetated
immediately after construction is completed.



Partial B85 turning template shown- note access and forward egress possible from all parking spaces (including on site turning for visitor after all spaces occupied via turning bay). Full civil driveway design and documentation to be undertaken by Aldanmark Engineers with building approval submission

Existing DN20 water connection and meter to be upgraded by TasWater (at developers cost) to DN25 from main line up to 1-3 manifold with 3 DN20 meters and then individual lines (DN20ID) up to each townhouse (see adjacent diagram)

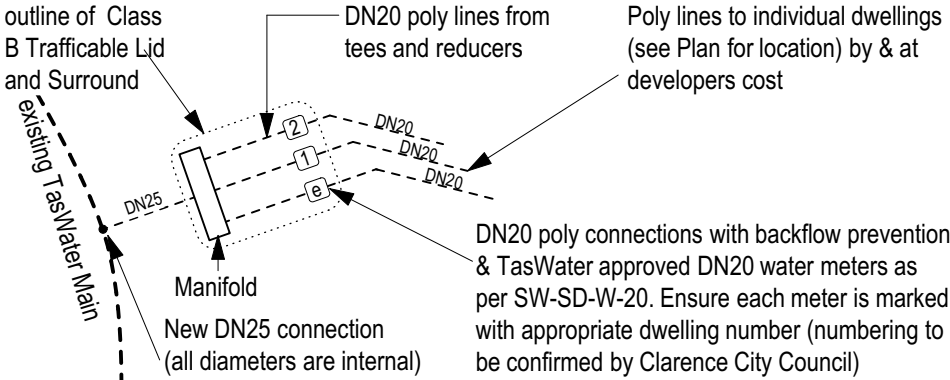
Stormwater Connection Point (provide stormwater detention such that run-off from site does not exceed that of a single residence and associated drive in an ARI 5% event by means of detention pit to drive. Detailed engineering calcs to be provided by Aldanmark Engineers at Building Approval stage.)

Telstra & Aurora Connection Points

Sewer Connection Point

Existing established landscaping and lawn in dwelling forecourt (providing privacy to private open space) to remain

Water Metering Diagram (nts) all by TasWater at developers cost



1800 high Timber Paling Fence painted charcoal (including as dividing wall to separate private open space of respective townhouses) UNO

Site I.O.'s connected to overflow relief gully for individual dwellings, refer to full hydraulic docs to be supplied with building approval submission

Primary Private Open Space Area (min. 24sqm) to ground floor NNW on each dwelling, with remaining POS behind fencing to each dwelling totalling significantly more than min. 60sqm required- see cover page for calculations

hatched portion of T1 private open space represents 55% of area receiving full sun at midday on June 21st with over 85% receiving full sun at 3pm, therefore showing compliance with Clause 10.4.4 A3(b). At the same time T2 receives 65.8% and 100% @ 3pm (refer to A-08 for plans)

Landscape Legend:

- Burgundy Agonis* (5m x 3m- height by width)
- Hakea Salicifolia* (5m x 4m)
- Eucalyptus Euky Dwarf* (6m x 3.5m)
- Lomandra "Tanika"* (0.6m x 0.6m)
- Acacia Limelights* (1.5 x 1)
- Diplarereia "Flag Iris"* (0.6 x 0.6)
- Brachyscome sp* (0.3m x 1.2m)
- Myoporum "Broad Leaf Form"* (0.15m x 1.0m)

Area shown with cross hatching to be shredded stringybark gum mulched with planting @ centres to allow ground cover before mulch renewal (1-1.5m centres)

Area shown with dot hatched to be consolidated road base + river stone covering for pedestrian trafficable area

Artificial grass laid on a consolidated sand base in accordance with manufacturers recommendations

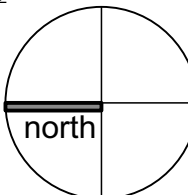
Note: Final plant selection will be determined by availability at time of planting, where possible number and centres of planting to be followed closely

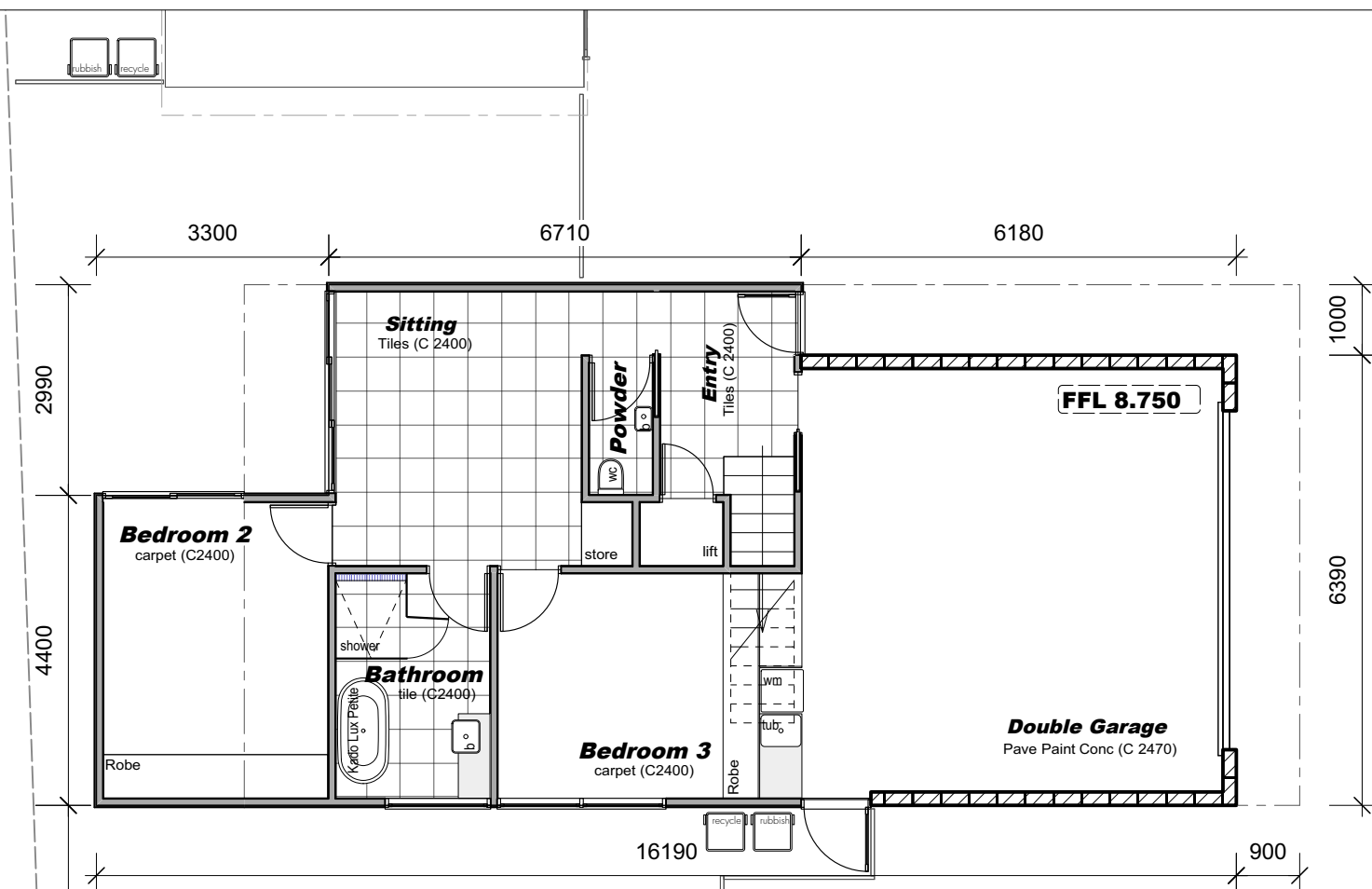
Neighbouring Shed

DN20 Poly to each unit terminates in approved non-trafficable box with stop tap

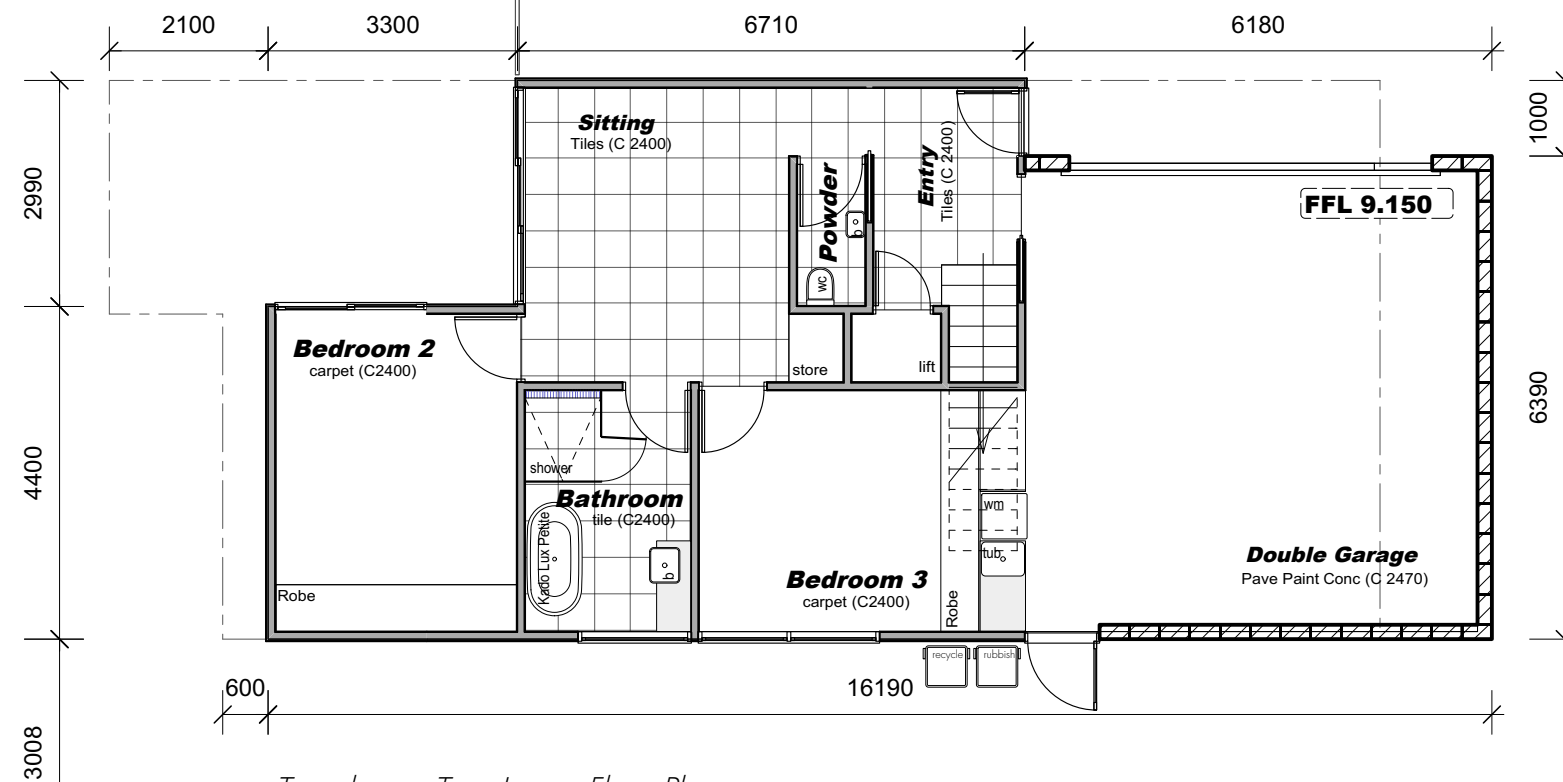
Alfresco Dining Area

Neighbouring House





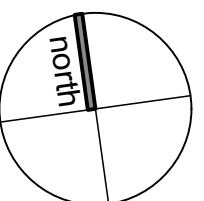
Townhouse One Lower Floor Plan

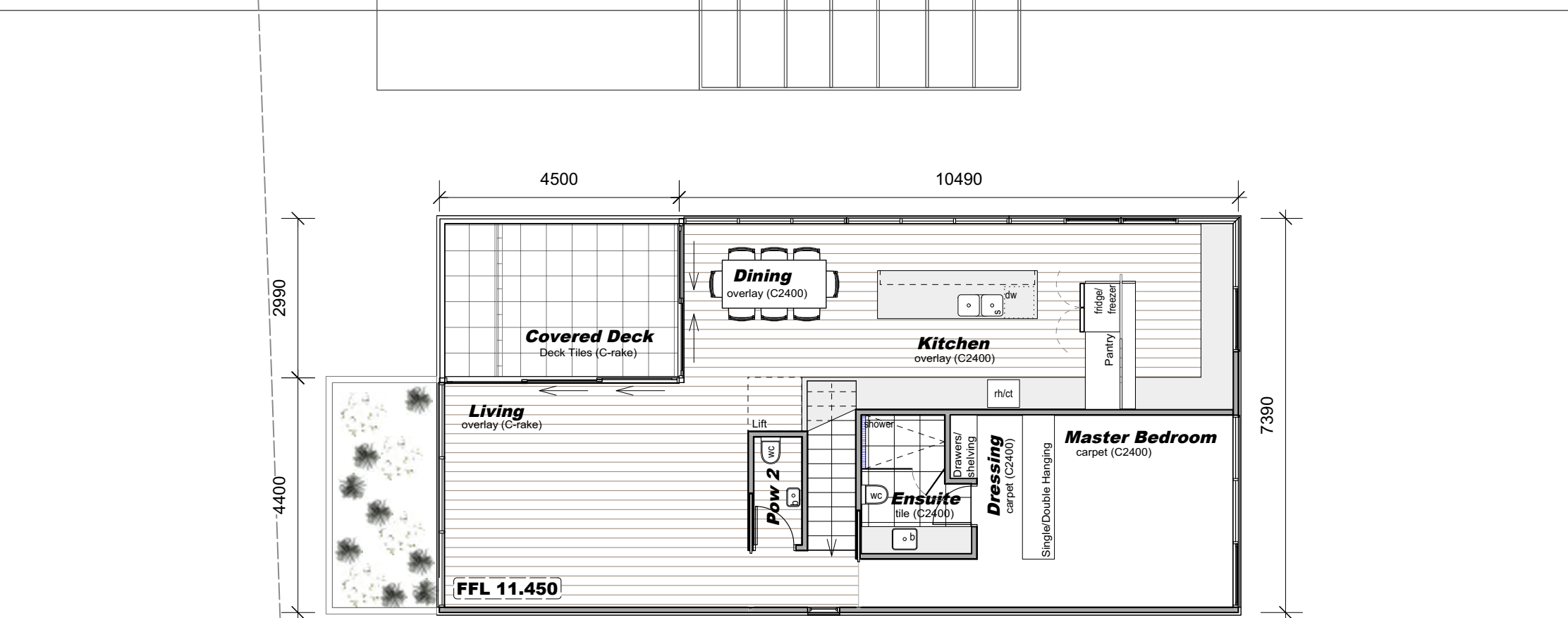


Townhouse Two Lower Floor Plan

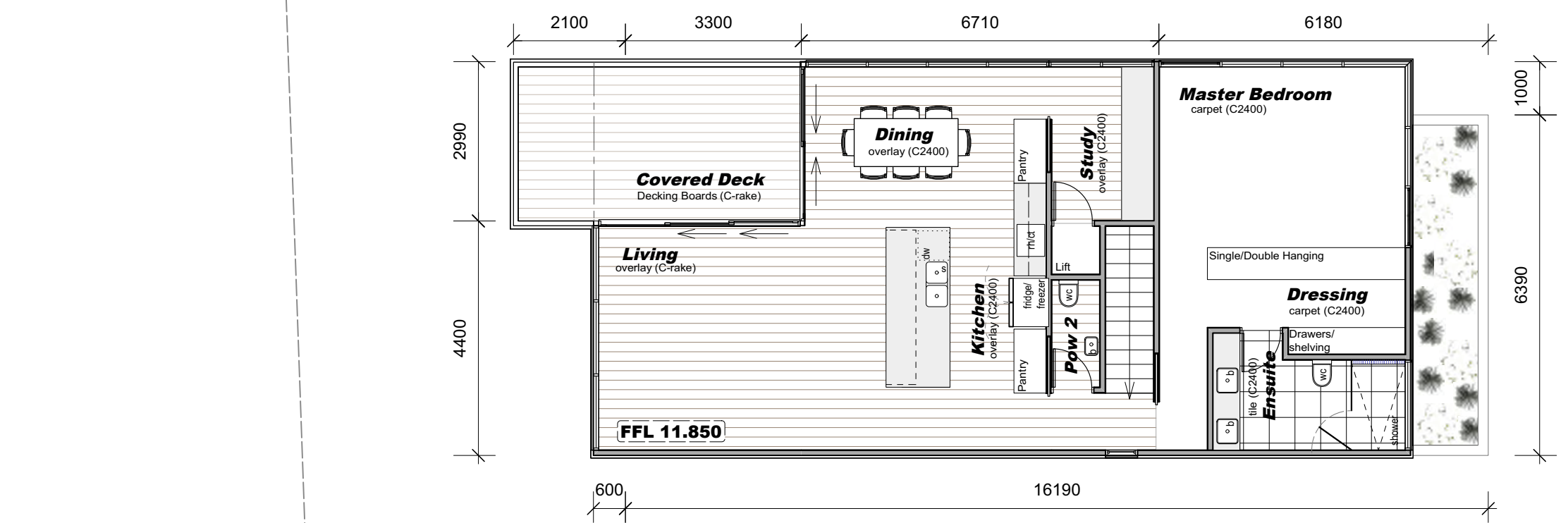
sss	Stainless Steel Sink
wc	Water Closet
b	Hand Basin
ct	Cooktop
o	Oven
rh	Undershelf Rangehood
sh	Shower (formed with fall)
tub	Laundry Tub
p	Pantry
bath	Bath Tub
Carpet	Solution Dyed Nylon Textured Loop Carpet + Underlay
pave paint conc	steel trowelled + Paving Paint Finish
c	Ceiling Height (if flat or noted if raked)
tiles	Maximo Black/Grey BT Glazed Porcelain tiles over waterproofing
overlay	QuickStep Impressive Classic Oak Biege with Combi-Lay underlay

- Waterproof wet areas including necessary splashbacks in accordance with part 3.8.1 of BCA.
- Sub Floor Ventilation to Living Spaces to be in accordance with part 3.4.1 of BCA.
- All masonry to be constructed in compliance with part 3.3 of BCA.
- Floor insulation to be in accordance with part 3.12.1 of BCA.





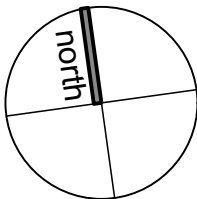
Townhouse One Upper Floor Plan



Townhouse Two Upper Floor Plan

sss	Stainless Steel Sink
wc	Water Closet
b	Hand Basin
ct	Cooktop
o	Oven
rh	Undershelf Rangehood
sh	Shower (formed with fall)
tub	Laundry Tub
p	Pantry
bath	Bath Tub
Carpet	Solution Dyed Nylon Textured Loop Carpet + Underlay
pave	steel trowelled + Paving Paint Finish
paint	Ceiling Height (if flat or noted if raked)
conc	Maximo Black/Grey BT Glazed Porcelain tiles over waterproofing
c	QuickStep Impressive Classic Oak Biege with Combi-Lay underlay
tiles	
overlay	

- Waterproof wet areas including necessary splashbacks in accordance with part 3.8.1 of BCA.
- Sub Floor Ventilation to Living Spaces to be in accordance with part 3.4.1 of BCA.
- All masonry to be constructed in compliance with part 3.3 of BCA.
- Floor insulation to be in accordance with part 3.12.1 of BCA.





Eastern Elevation



Western Elevation

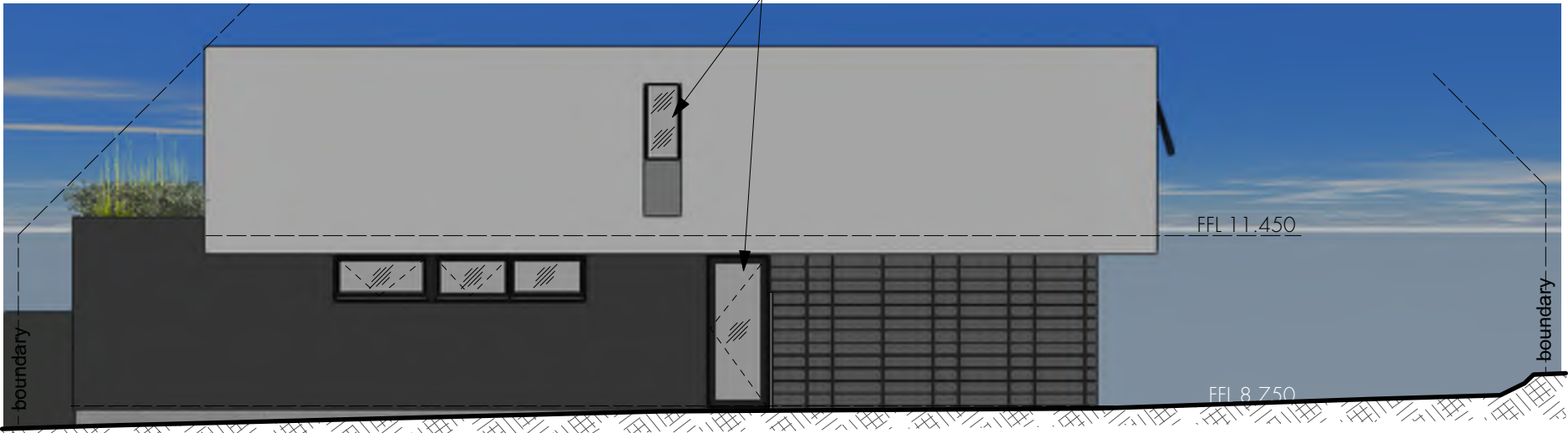
Notes:

- Exposed Steelwork waterproof primed immediately after erection, then painted Monument
- Roof/Custom Fascia/Gutter in Colorbond "Shale Grey"
- Windows and Doors Powdercoated Monument
- All external walls to have bulk insulation of R2.5 or higher installed and wrapped in TuffStuff or similar prior to placement of EasyLap or Barestone (installed as per Part 3.5.3 BCA) etc.
- All ceilings are to be insulated with R5.0 bulk insulation + R1.3 anti-con blanket
- Line eaves with 6mm CFC Sheet, 2mm sealant joins, painted Dulux "White on White" UNO








Northern Elevation

White trans glass to these glazing units



Southern Elevation

Finishes Legend: Typical for all elevations UNO

-  James Hardie EasyLap, Painted Dulux "White on White" UNO
-  James Hardie EasyLap, Texture Painted Wayward Grey
-  Island Block Eco Ebony Stackbonded acid washed to expose recycled agg
-  Flat Colorbond Monument Flashing between windows typically
-  James Hardie EasyLap, Painted Mid Grey



Eastern Elevation

envelope cast 3m north of north facing window in townhouse two showing townhouse one is well within compliance of Clause 10.4.4A2 (a)



Western Elevation



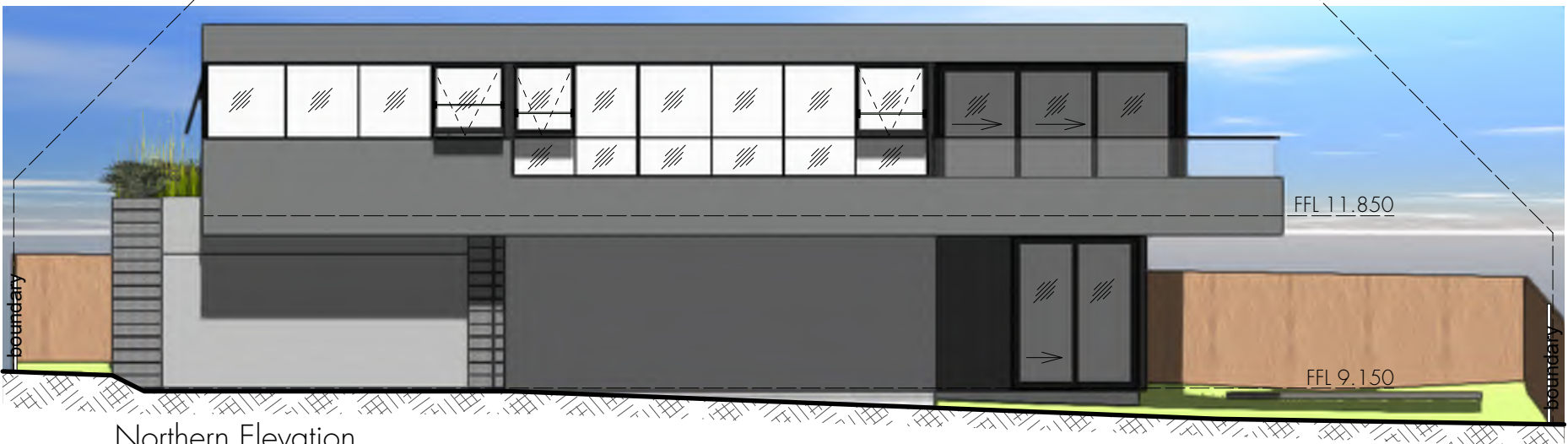
Southern Elevation

Notes:

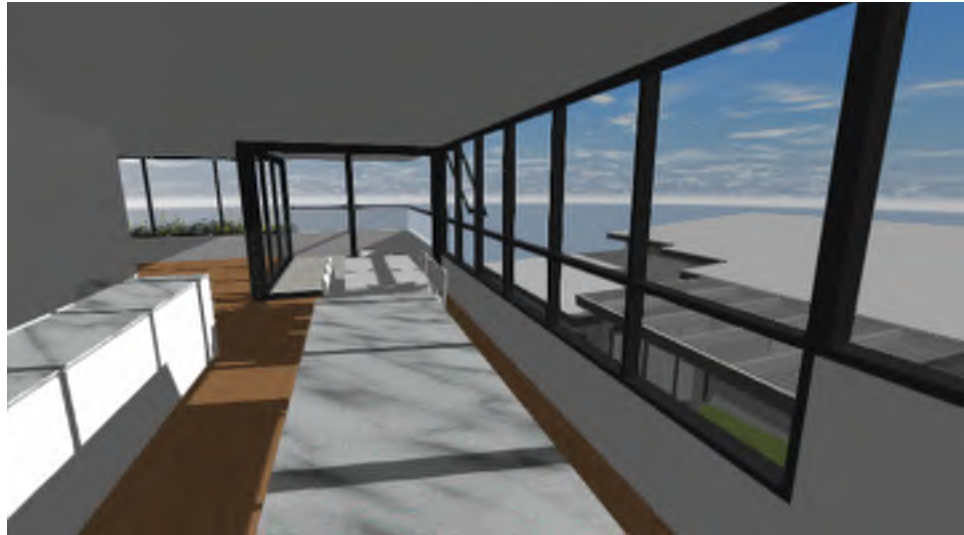
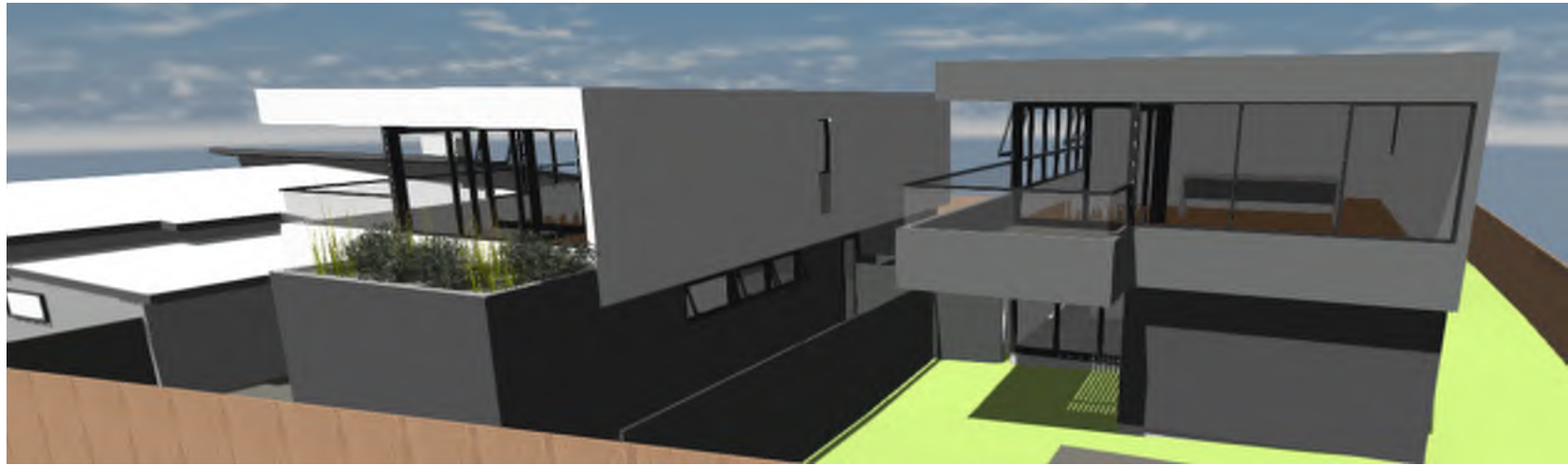
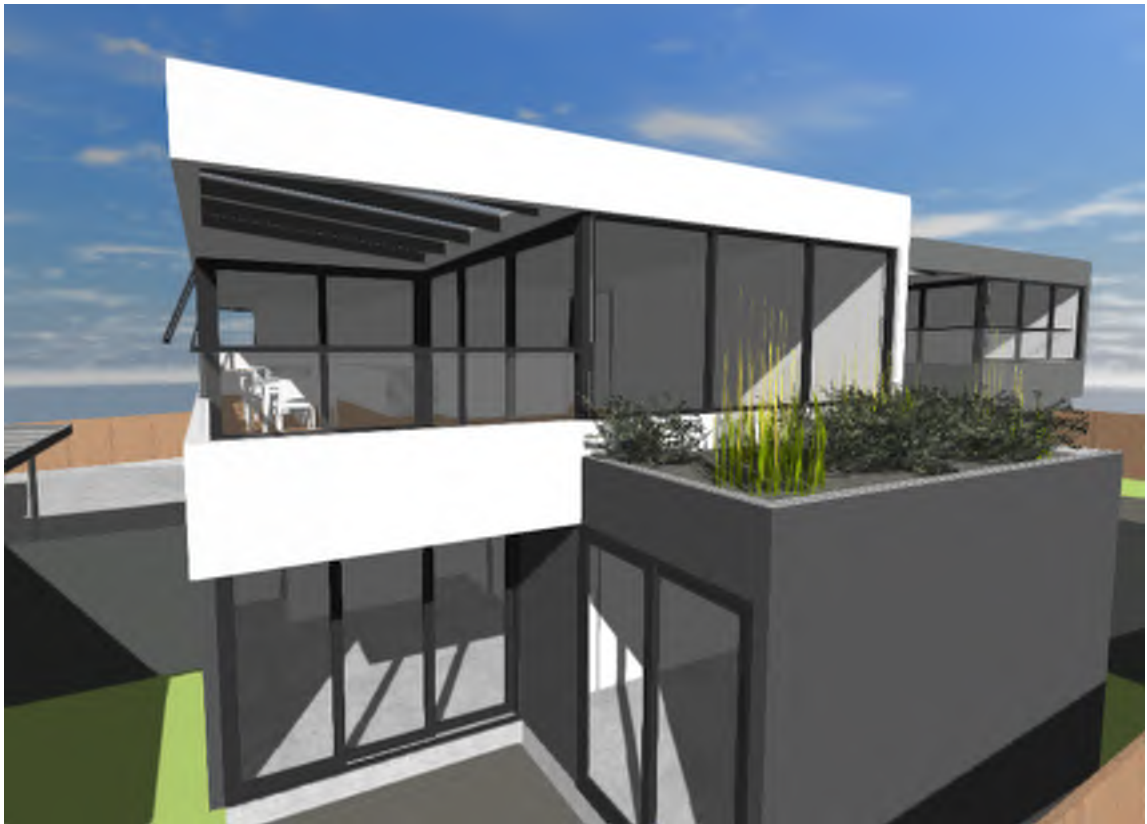
- Exposed Steelwork waterproof primed immediately after erection, then painted Monument
- Roof/Custom Fascia/Gutter in Colorbond "Shale Grey"
- Windows and Doors Powdercoated Monument
- All external walls to have bulk insulation of R2.5 or higher installed and wrapped in TuffStuff or similar prior to placement of EasyLap or Barestone (installed as per Part 3.5.3 BCA) etc.
- All ceilings are to be insulated with R5.0 bulk insulation + R1.3 anti-con blanket
- Line eaves with 6mm CFC Sheet, 2mm sealant joins, painted Dulux "White on White" UNO

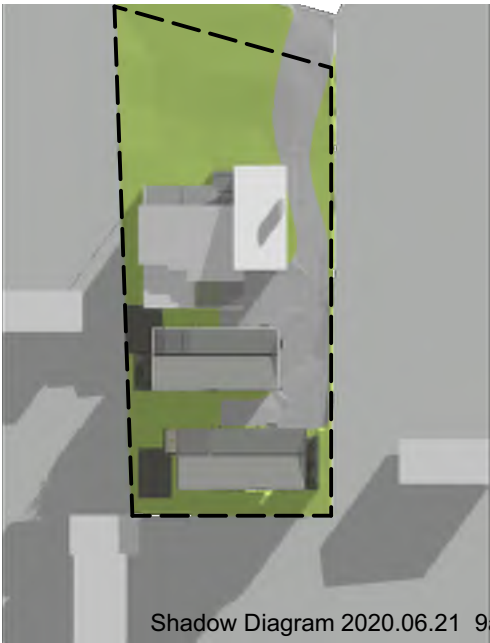
Finishes Legend: Typical for all elevations UNO

- James Hardie EasyLap, Painted Dulux "White on White" UNO
- James Hardie EasyLap, Texture Painted Wayward Grey
- Island Block Eco Ebony Stackbonded acid washed to expose recycled agg
- Flat Colorbond Monument Flashing between windows typically
- James Hardie EasyLap, Painted Mid Grey



Northern Elevation





Shadow Diagram 2020.06.21 9am



Shadow Diagram 2020.03.20 9am



Shadow Diagram 2020.12.22 9am



Shadow Diagram 2020.06.21 noon



Shadow Diagram 2020.03.20 noon



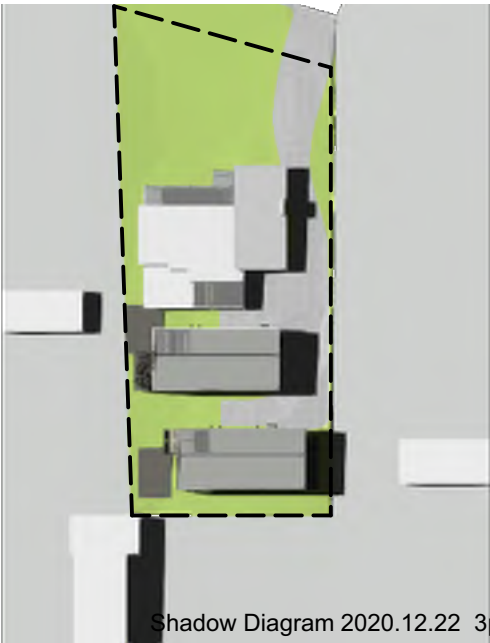
Shadow Diagram 2020.12.22 noon



Shadow Diagram 2020.06.21 3pm



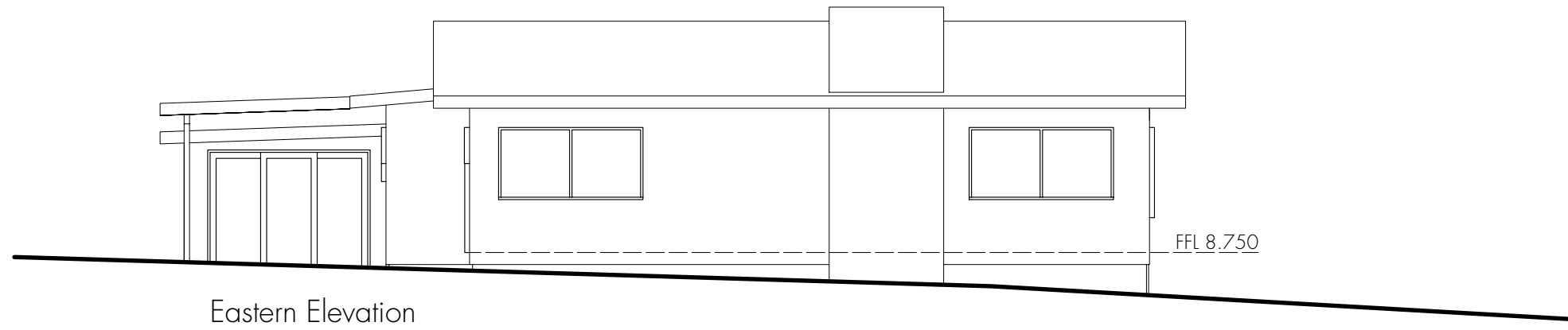
Shadow Diagram 2020.03.20 3pm



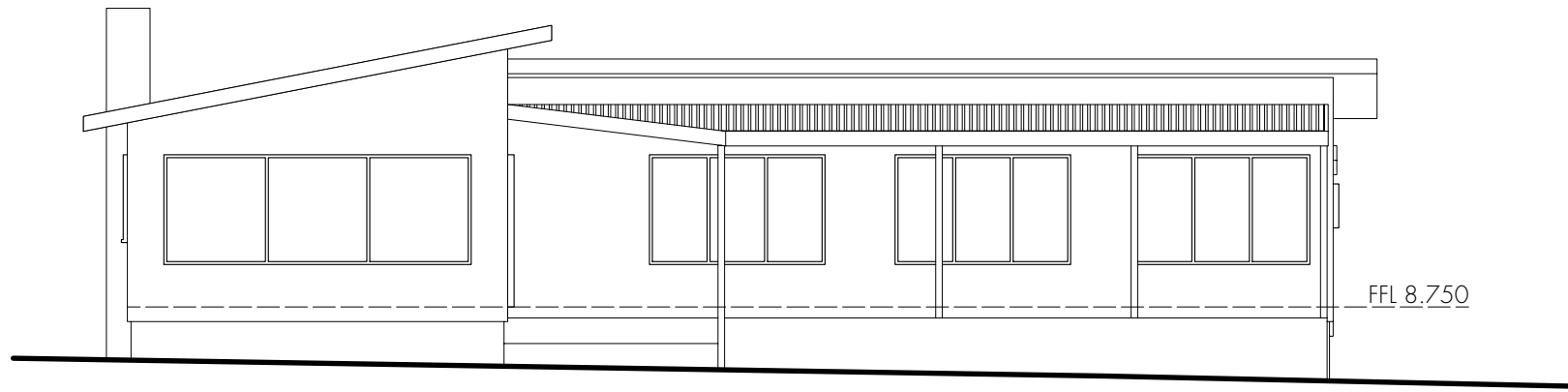
Shadow Diagram 2020.12.22 3pm

for diagrammatic purposes a 6 x 4m zone (Primary POS- as described in 10.4.3 A2 being adjacent [near including adjoining] to and directly accessible from a habitable room other than a bedroom) has been shown hatched in plan- @ noon this area receives full sun to 15.8sqm or 65.8%, in the image below @ 3pm it receives full sun.

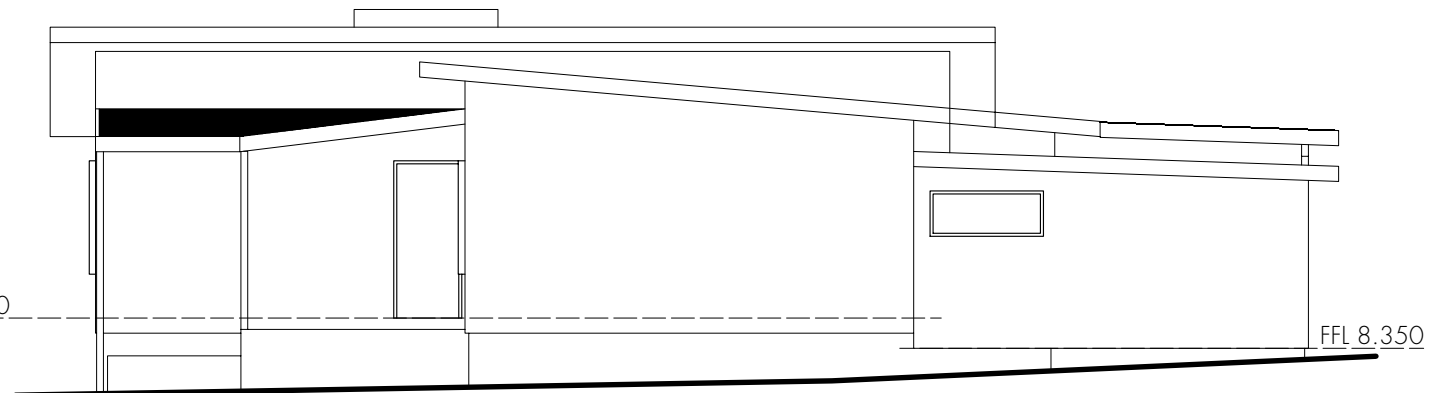
* Approximate boundary and slope plotted for surrounding properties



Eastern Elevation

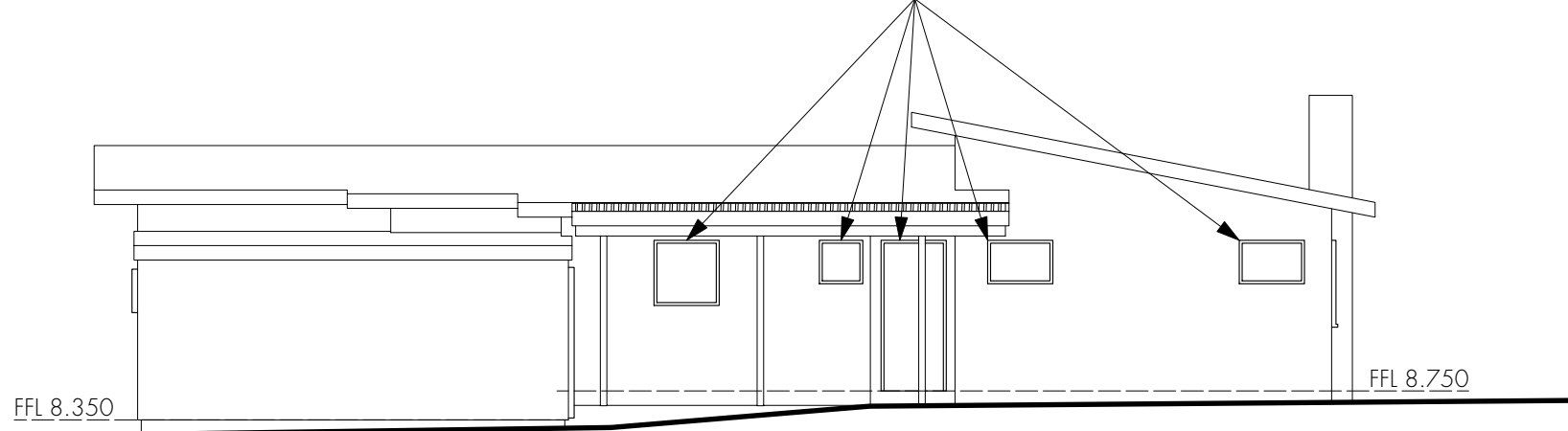


Northern Elevation

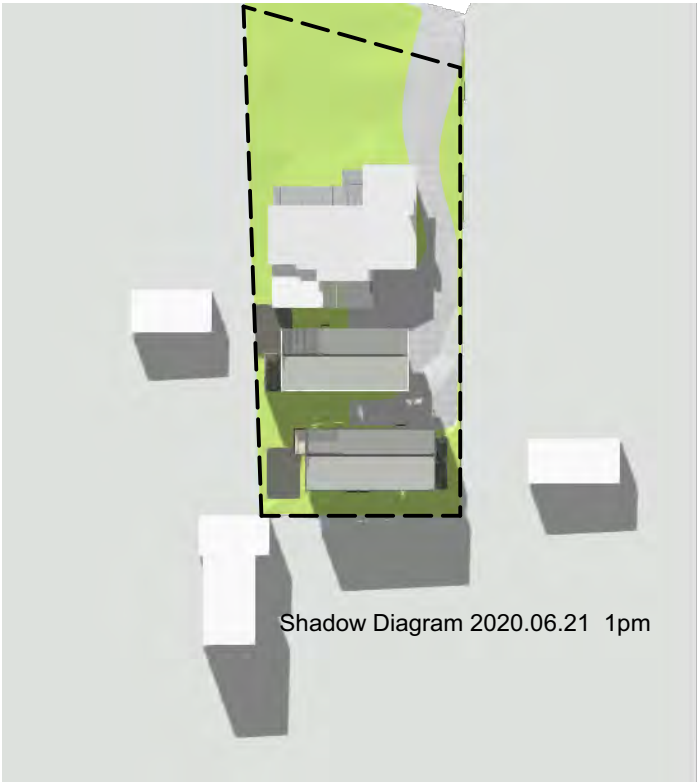
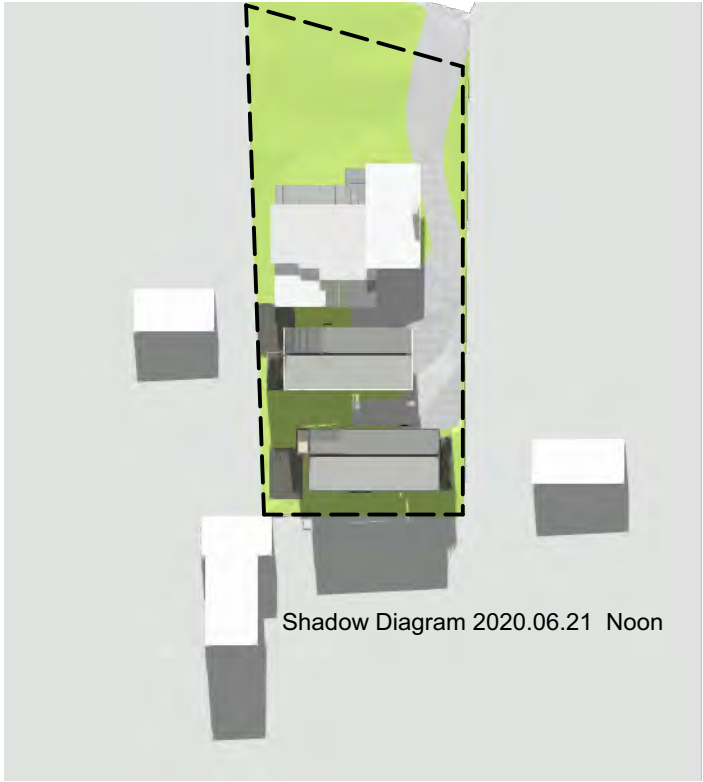
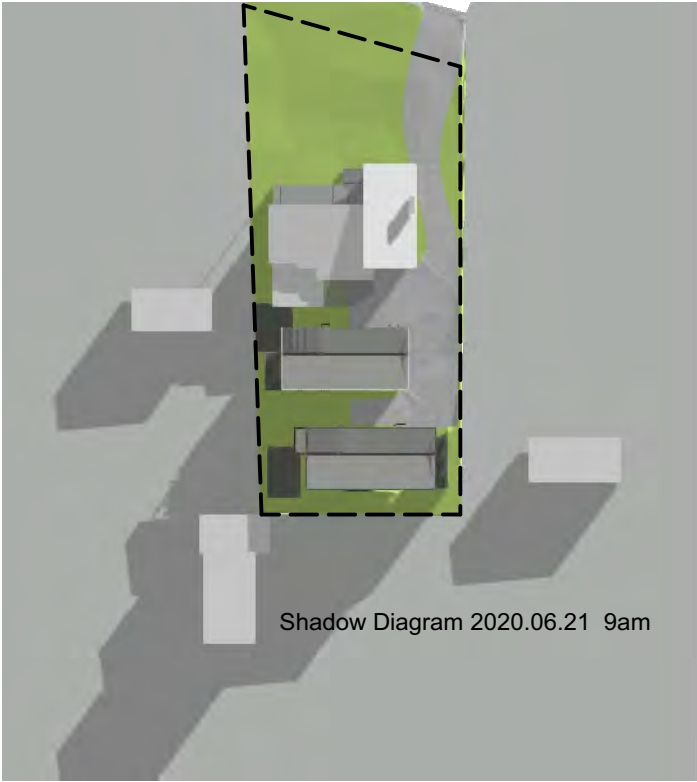


Western Elevation

These are the only windows that look towards the proposed townhouses, all windows will be treated with translucent film prior to construction commencing (none of these are from bedrooms or primary living rooms)



Southern Elevation



* Approximate boundary
and slope plotted for
surrounding properties

17 ALEXANDRA ESPLANADE, BELLERIVE



Photo 1: Site viewed from Alexandra Esplanade, looking south.



Photo 2: Site viewed from rear of existing dwelling looking south.



Photo 3: Site viewed from eastern boundary of site, looking southwest.



Photo 4: Site viewed from southeastern part of site, looking northwest.

**11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2020/009747 – 21
BANJORRAH STREET, HOWRAH - GARAGE AND CARPORT****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Garage and Carport at 21 Banjorrah Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater Management 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 4 September 2020.

CONSULTATION

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

- overshadowing;
- impact on property values;
- impact on views; and
- the scale of the proposed outbuilding.

RECOMMENDATION:

A. That the Development Application for Garage and Carport at 21 Banjorrah Street, Howrah (CI Ref PDPLANPMTD-2020/009747) be approved subject to the following condition 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 PDPLANPMTD-2020/009747 - 21 BANJORRAH STREET, HOWRAH - GARAGE AND CARPORT /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 703m² irregular shaped allotment, located at Banjorrah Street, Howrah. It contains an existing single dwelling. The subject site is slightly eastwards sloping and partly cleared of vegetation. Access would be provided via Banjorrah Street.

The area surrounding the site is similarly zoned General Residential and surrounded by a suburban living setting.

3.2. The Proposal

The proposal is to construct a garage with integrated carport. The proposed structure would be positioned to the southern end of the lot. It would have a gross floor area of 72m². The proposed garage would be 9m long and 6m wide. The proposed carport would be 6m long and 3m wide.

The proposed structure would have a maximum height of 3.9m above natural ground level. The proposed garage would be constructed of Colourbond cladding and a Colourbond corrugated iron roof pitched at 10 degrees.

An extension to the existing concrete 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”.

References to these principles are 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.

General Residential zone

- **14.4.2 A3- Setbacks and Building Envelope for all Dwellings** - the proposal does not meet the Acceptable Solution in that the proposed setback is 3.7m from the rear boundary. A setback of 4m is required to comply with Acceptable Solution.

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

Clause	Performance Criteria	Assessment
14.4.3 P3	<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 rear of the proposed structure encroaches on the rear of the subject site. Overshadowing diagrams were provided as part of the assessment.</p> <p>Officer’s assessment demonstrated that the shadows cast by the proposed structure to the habitable rooms of dwellings on adjoining lots are reasonable. The proposal will cause a minor reduction in sunlight to a habitable room of a dwelling on an adjoining lot (19 Banjorrah Street). It is noted that a minor overshadowing impact would occur to the property to the south at 19 Banjorrah Street between 2pm and 3pm.</p> <p>No overshadowing impact would occur to the habitable rooms to the west at 11 and 13 Ninabah Street. This is due to the westerly orientation of this adjoining property in relation to the subject site.</p> <p>The proposed structure will not cause a habitable room of a dwelling on an adjoining lot to receive less than 3 hours sunlight between 9am and 3pm on 21 June.</p>

	<i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i>	<p>Complies - in terms of private open space, the overshadowing caused by the proposed structure will mainly be the casting of shadows on the backyard of 19 Banjorrah Street, in between 9am and 3pm on 21 June. The shadows cast by the proposed structure will reach between 25-37% of 19 Banjorrah Street's private open space and therefore the overshadowing impact can be considered reasonable.</p> <p>It is also noted that the proposed structure will overshadow the backyard of 11 and 13 Ninabah Street in between 9am and 10am.</p> <p>The proposed structure will not cause over 50% of the private open space area of a dwelling on an adjoining lot to receive less than 3 hours sunlight between 9am and 3pm on 21 June.</p>
	<i>(iii) overshadowing of an adjoining vacant lot; or</i>	not applicable
	<i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>Complies - due to the proposed development's maximum height of 3.9m and floor area of 54m², it is considered that the proposed structure is a domestic scale outbuilding with a floor area of 54m².</p> <p>The proposed outbuilding has a setback of 900mm from its south side boundary and 3.7m from its rear boundary which is considered to be compatible with that prevailing in the surrounding area.</p>
	<i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area".</i>	Complies - the proposed structure will not have any negative impact on the separation of dwellings and buildings. It would have a setback of 5.8m from the outbuilding at 11 Ninabah Street, 8.3m from the existing dwelling at 23 Banjorrah Street and 7.4m from the existing dwelling at 19 Banjorrah Street.

		<p>The separation and siting of buildings is compatible with the surrounding area. The distances between buildings on adjoining lots vary from 1.5m to 3.5m. The horizontal distance between the buildings on 21 Banjorrah Street and 19 Banjorrah Street is 3m and 17 Banjorrah Street and 19 Banjorrah Street is 2.5m and the outbuildings at 17 Banjorrah Street and 15 Banjorrah Street is 1.5m. Therefore, it is considered that the siting of the proposed structure provides greater separation of the between dwellings and structures than existing.</p> <p>It is considered that the proposed development meets the relevant performance criterion.</p>
--	--	---

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

5.1 Overshadowing

Representors are concerned that the proposed development will overshadow their private open space and habitable room windows.

- **Comment**

As discussed in detail above, it is considered that the proposed development meets the relevant performance criterion regarding building envelope.

5.2 Impact on Property Values

Representor is concerned that the proposed structure will have a negative impact on property values.

- **Comment**

Property values are not a relevant consideration under the Scheme and therefore the matter does not have any determining weight.

5.3 Impact on Views

Representor is concerned that the proposed structure will have a negative impact on their view lines.

- **Comment**

As discussed above, the proposed structure has a maximum height of 3.9m, which is well below that of the existing dwellings in the area. It is considered that the proposed structure will not interrupt the existing view lines.

5.4 The Scale of the Proposed Outbuilding

Representor is concerned that the proposed structure is too large and not a domestic scale outbuilding.

- **Comment**

The proposed structure has a maximum height of 3.9m and a floor area of 54m². It is noted that it is smaller than the existing outbuildings at 19 Banjorrah Street, 13 Ninabah Street and of a similar size to the outbuildings on 7, 9, 11 Ninabah Street. It is considered that the proposed structure is of a domestic scale and of similar or smaller size to the existing outbuildings in the surrounding area.

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 recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plans (10)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

8/20/2020

1:2257



IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE IS LOCATED WITHIN THE FOLLOWING AREAS OF THE CLARENCE INTERIM PLANNING SCHEME 2015:-

- GENERAL RESIDENTIAL ZONE.

SITE COVERAGE

(as per Clarence Interim Planning Scheme 2015)

EXISTING RESIDENCE - 110.00m² (approx).

PROPOSED GARAPORT - 72.00m²

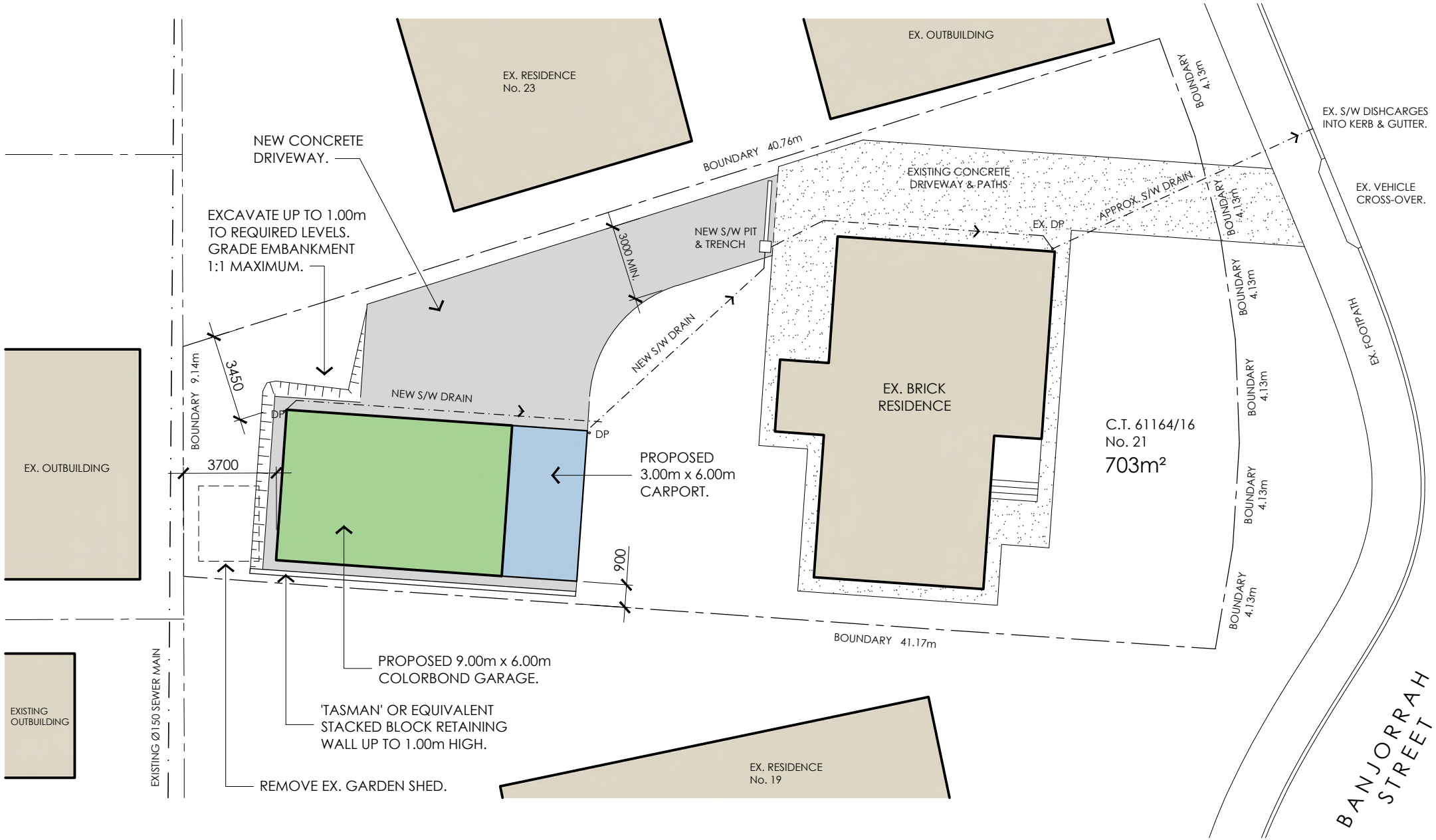
TOTAL - 182.00m²

SITE AREA - 703m²

TOTAL SITE COVERAGE - 25.89%

Attachment 2

SHEET No. 2 OF 8



SITE PLAN 1:200

MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH
proprietor	S. HART

drawing	SITE PLAN	
scale	1:500	project no. 1619
date	MAY 2020	drawing no. A01

CONCRETE DRIVEWAY NOTES

120mm THICK N25 CONCRETE SLAB, SL82 CENTRAL, OVER A MINIMUM 100mm THICK LAYER OF 20mm FCR BASE PREPARATION, MECHANICALLY COMPACTED TO 150mm LAYERS (max.)

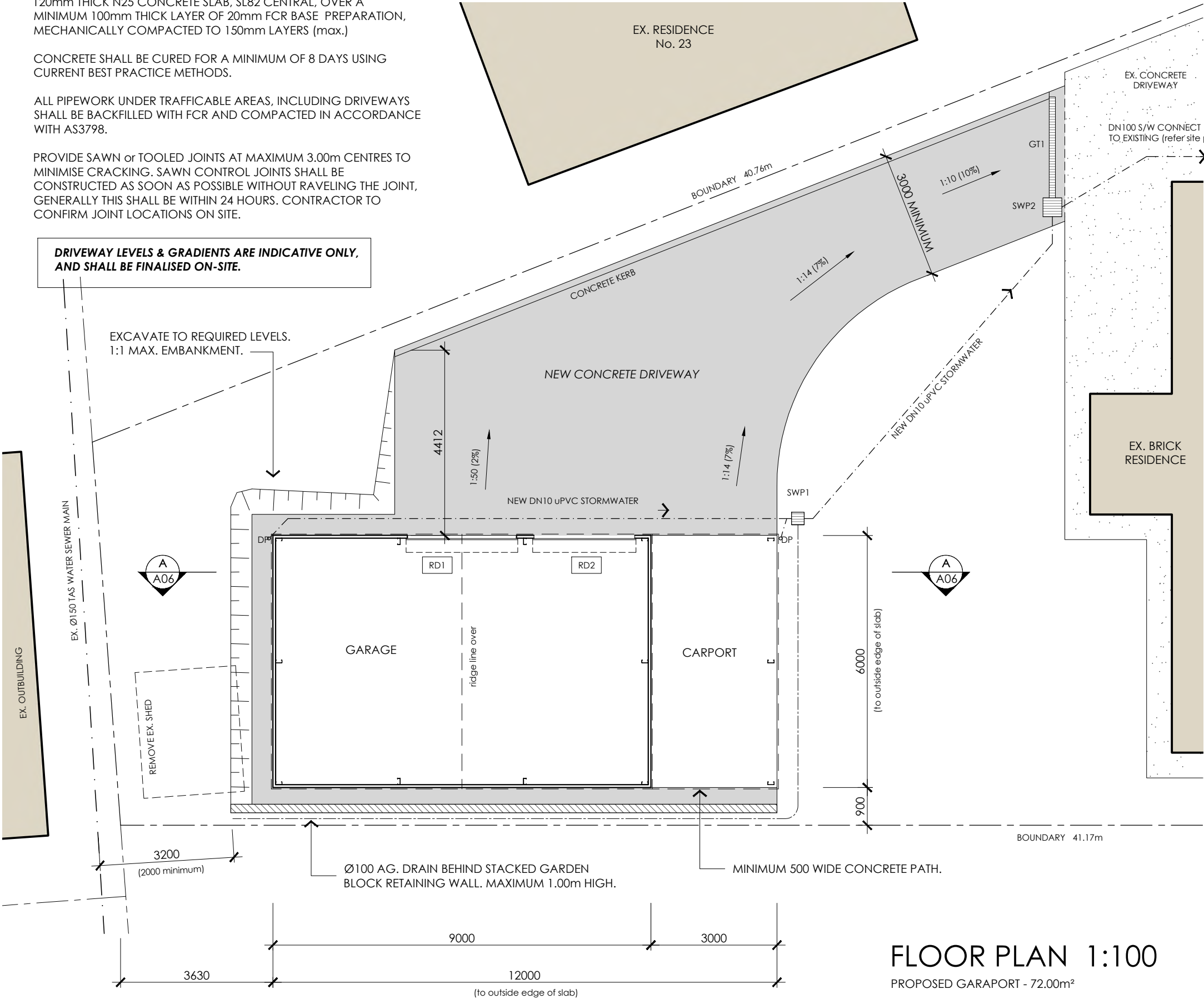
CONCRETE SHALL BE CURED FOR A MINIMUM OF 8 DAYS USING CURRENT BEST PRACTICE METHODS.

ALL PIPEWORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS SHALL BE BACKFILLED WITH FCR AND COMPACTED IN ACCORDANCE WITH AS3798.

PROVIDE SAWN or TOOLED JOINTS AT MAXIMUM 3.00m CENTRES TO MINIMISE CRACKING. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS. CONTRACTOR TO CONFIRM JOINT LOCATIONS ON SITE.

DRIVEWAY LEVELS & GRADIENTS ARE INDICATIVE ONLY, AND SHALL BE FINALISED ON-SITE.

EXCAVATE TO REQUIRED LEVELS. 1:1 MAX. EMBANKMENT.



FLOOR PLAN 1:100

PROPOSED GARAPORT - 72.00m²

WALL KEY

- 64mm TOPHAT WALL GIRTS OVER 'C' SECTION PORTAL FRAME. REFER TO DRAWINGS PROVIDED BY 'STEELINE'. COLORBOND CLASSIC CREAM (LRV 69%) 'CORRUGATED' SHEET WALL CLADDING OVER.
- RD1 2700 high x 2600 wide 'SERIES A' ROLLER-DOOR COLORBOND -FINISH TBC.
- RD2 2100 high x 2400 wide 'SERIES A' ROLLER-DOOR COLORBOND -FINISH TBC.

PLUMBING NOTES

ALL INTERNAL SEWER WORKS ARE TO BE IN ACCORDANCE WITH AS3500 PARTS 1, 2 & 3, THE NATIONAL PLUMBING CODE (NCC 2019 - VOLUME 3), LOCAL COUNCIL AND 'TAS WATER' REQUIREMENTS.

THE CONTRACTOR MUST DETERMINE AND CONFIRM THE LOCATION OF ALL EXISTING DRAINAGE & CONNECTION POINTS BEFORE COMMENCING WORK.

ALL DRAINS SHALL BE ADEQUATELY SUPPORTED. SUPPORTS SHALL ALLOW FOR EXPANSION, AND MUST BE FITTED AT THE TIME OF PIPE INSTALLATION.

UNLESS NOTED OTHERWISE, ALL SEWER DRAINS SHALL BE PVC SEWER CLASS 'SN6" TO AS 1260.

THE PLUMBING CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS & PRESSURE TESTING REQUIRED BY TAS WATER OR LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TESTING SHOULD BE CARRIED OUT PROGRESSIVELY DURING CONSTRUCTION TO DETERMINE THE PRESENCE OF LEAKS.

ALL CONNECTIONS TO COUNCIL OR Tas Water SERVICES SHALL BE UNDERTAKEN BY BY THE COUNCIL OR Tas Water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

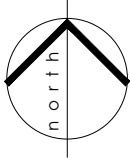
MINIMUM PIPE GRADES:- STORMWATER - 1.00% (1:100)

DP - NEW Ø75 uPVC DOWNPIPE. PAINTED.

SWP1 - 300 x 300 S/W POLY PIT + REMOVABLE GRATE.

SWP2 - 450 x 450 S/W PIT + REMOVABLE TRAFFICABLE GRATE.

GR1 - TRAFFICABLE GRATED S/W TRENCH.



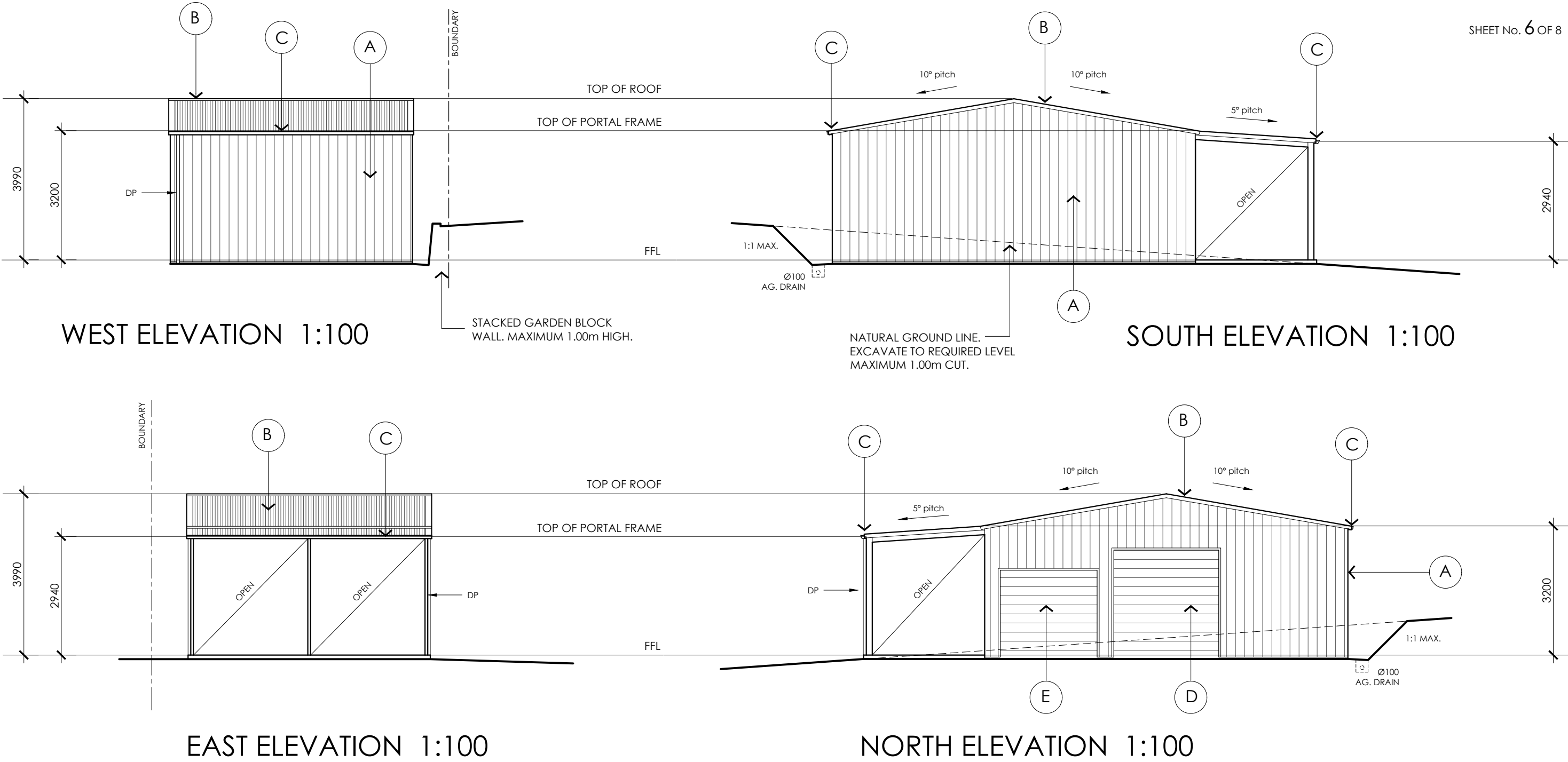
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH
proprietor	S. HART

drawing	FLOOR PLAN	
scale	project no.	drawing no.
1:100	1619	A03
date	drawn	
MAY 2020	MG	



EXTERNAL MATERIALS & FINISHES

- A** 'CORRUGATED' 0.42 BMT SHEET WALL CLADDING. COLORBOND FINISH TBC.
- B** CORRUGATED 0.42 BMT ROOF SHEETING, BARGE & RIDGE CAPPING. COLORBOND FINISH TBC.
- C** 115mm QUAD GUTTERING, MINIMUM 1:500 FALL. COLORBOND FINISH TBC.
- D** 2700 high x 2600 wide 'SERIES A' ROLLER-DOOR. COLORBOND FINISH TBC.
- E** 2100 high x 2400 wide 'SERIES A' ROLLER-DOOR. COLORBOND FINISH TBC.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

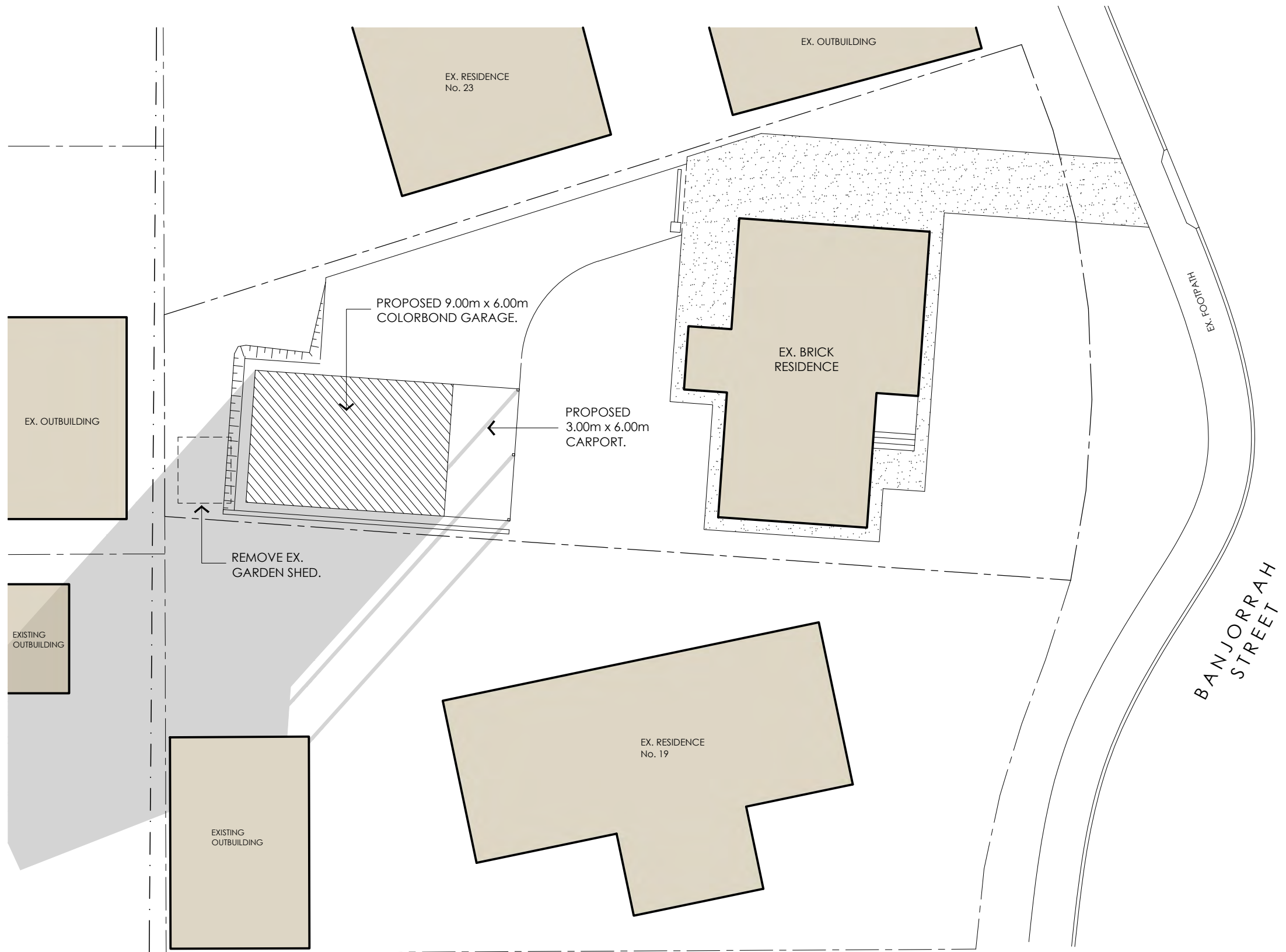
project

PROPOSED GARAPORT
21 BANJORRAH STREET
HOWRAH

proprietor

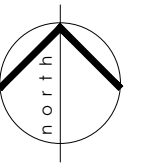
S. HART

drawing			ELEVATIONS	
scale	project no.	drawing no.		
1:100	1619	A05		
date	drawn			
MAY 2020	MG			



SUN SHADOW PLAN 1:200

9am, JUNE 21st



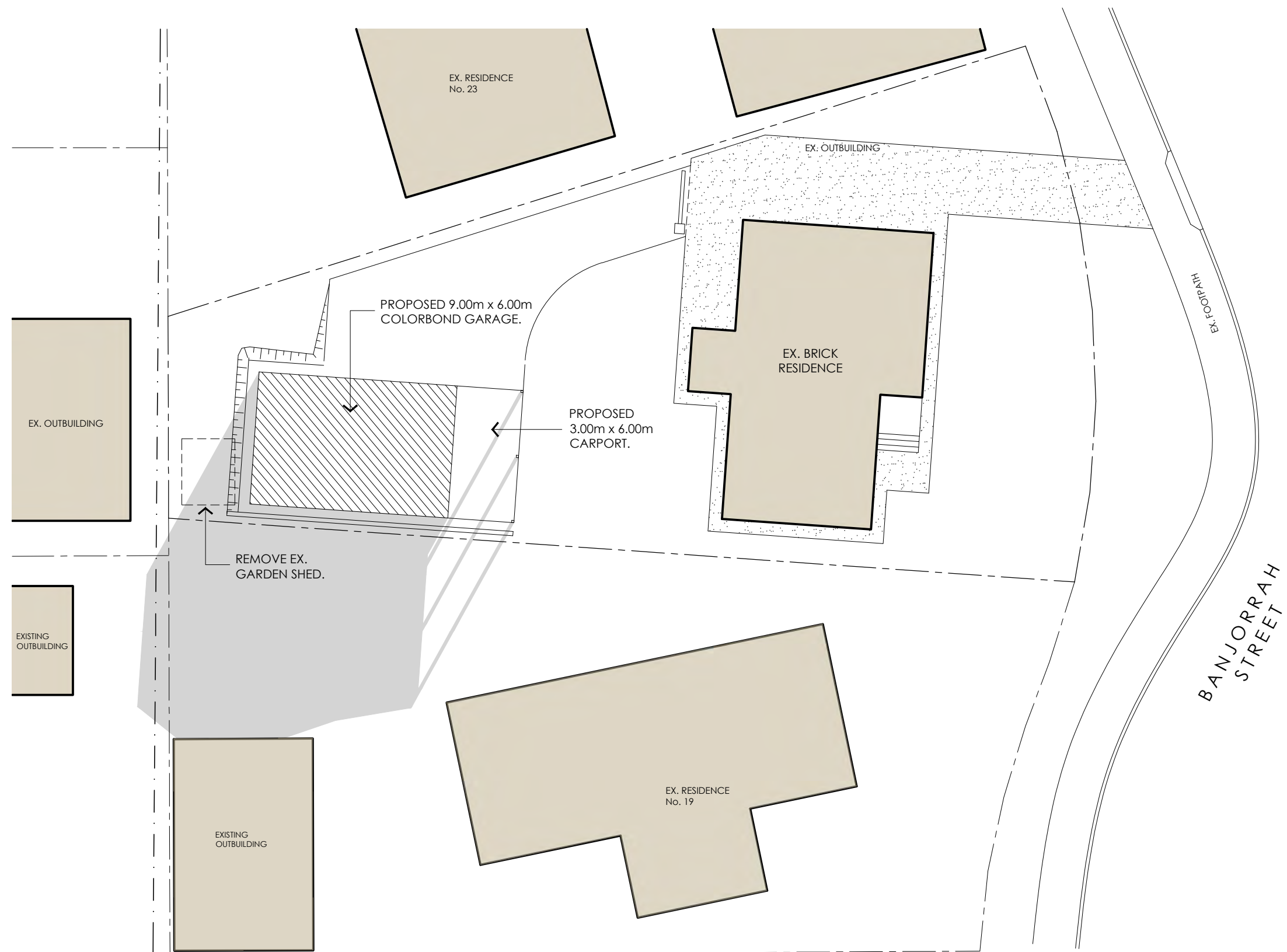
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

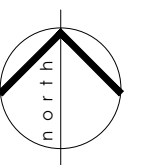
project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH	
proprietor	S. HART	

drawing SUN SHADOWING PLAN		
scale 1:100	project no. 1619	drawing no. SS01
date AUG 2020	drawn MG	



SUN SHADOW PLAN 1:200

10am, JUNE 21st



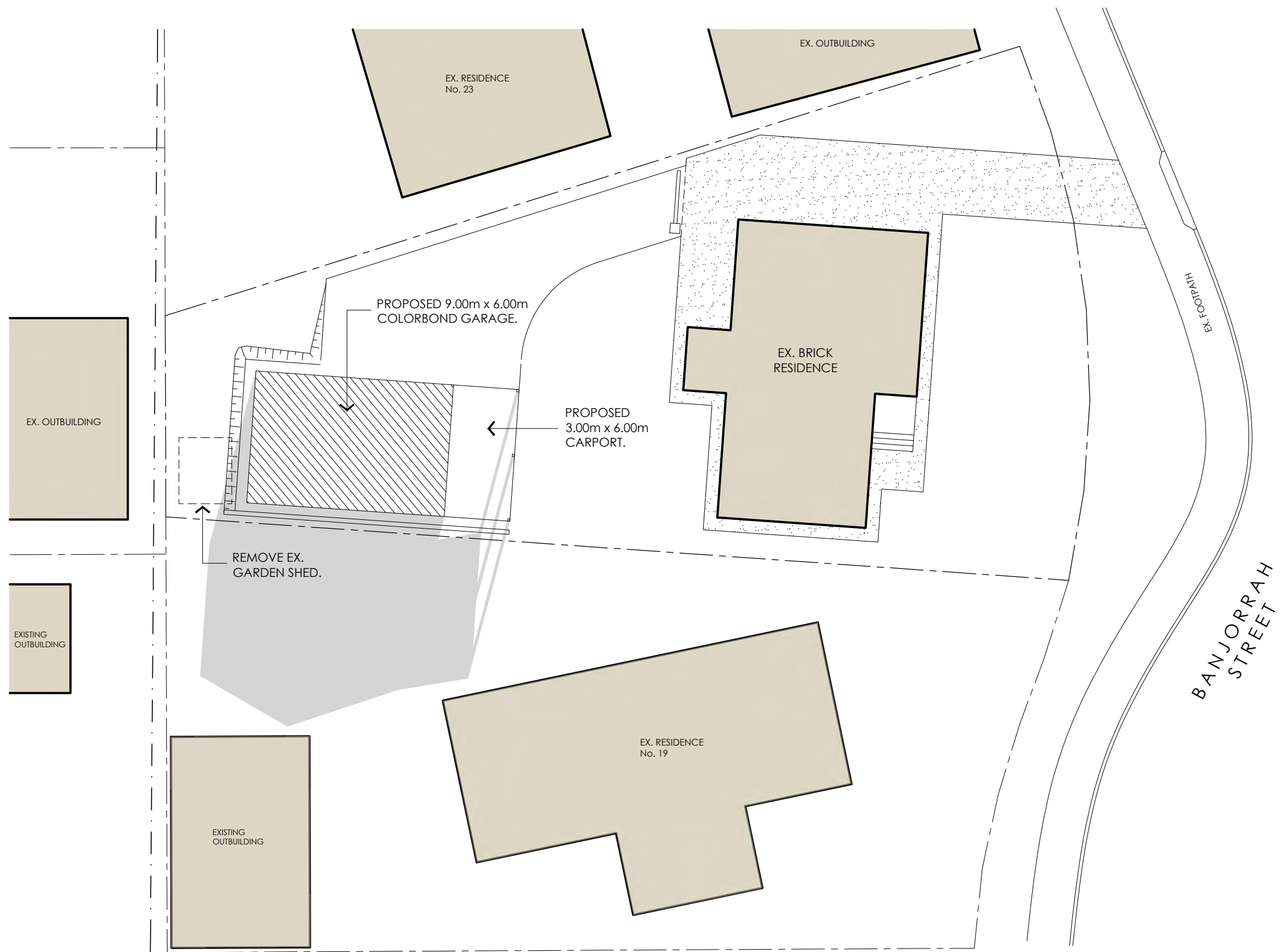
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

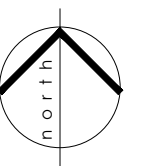
project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH
proprietor	S. HART

drawing SUN SHADOWING PLAN		
scale 1:100	project no. 1619	drawing no. SS02
date AUG 2020	drawn MG	



SUN SHADOW PLAN 1:200

11am, JUNE 21st



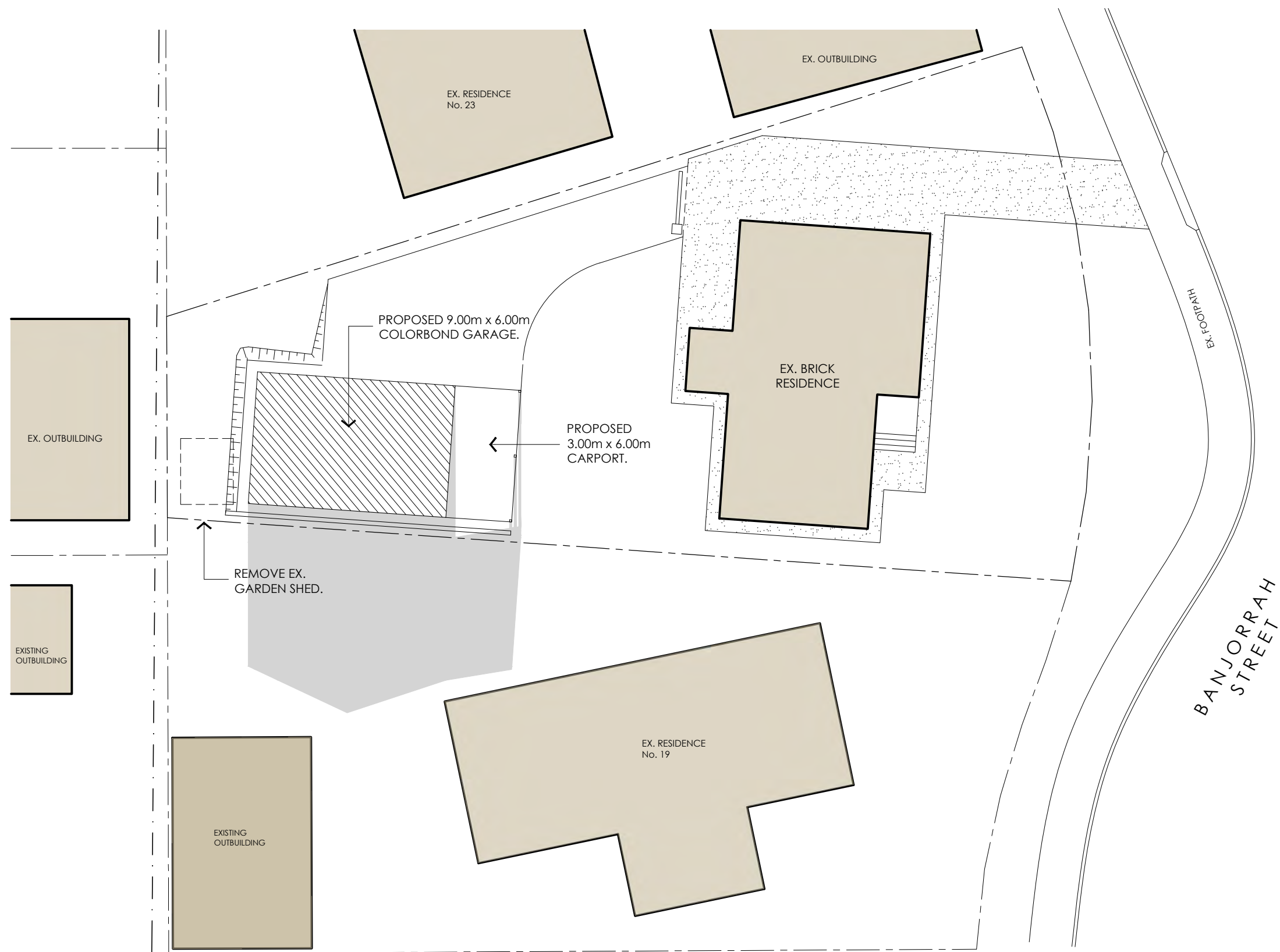
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

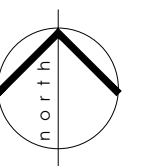
project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH	
proprietor	S. HART	

drawing SUN SHADOWING PLAN		
scale 1:100	project no. 1619	drawing no. SS03
date AUG 2020	drawn MG	



SUN SHADOW PLAN 1:200

12pm, JUNE 21st



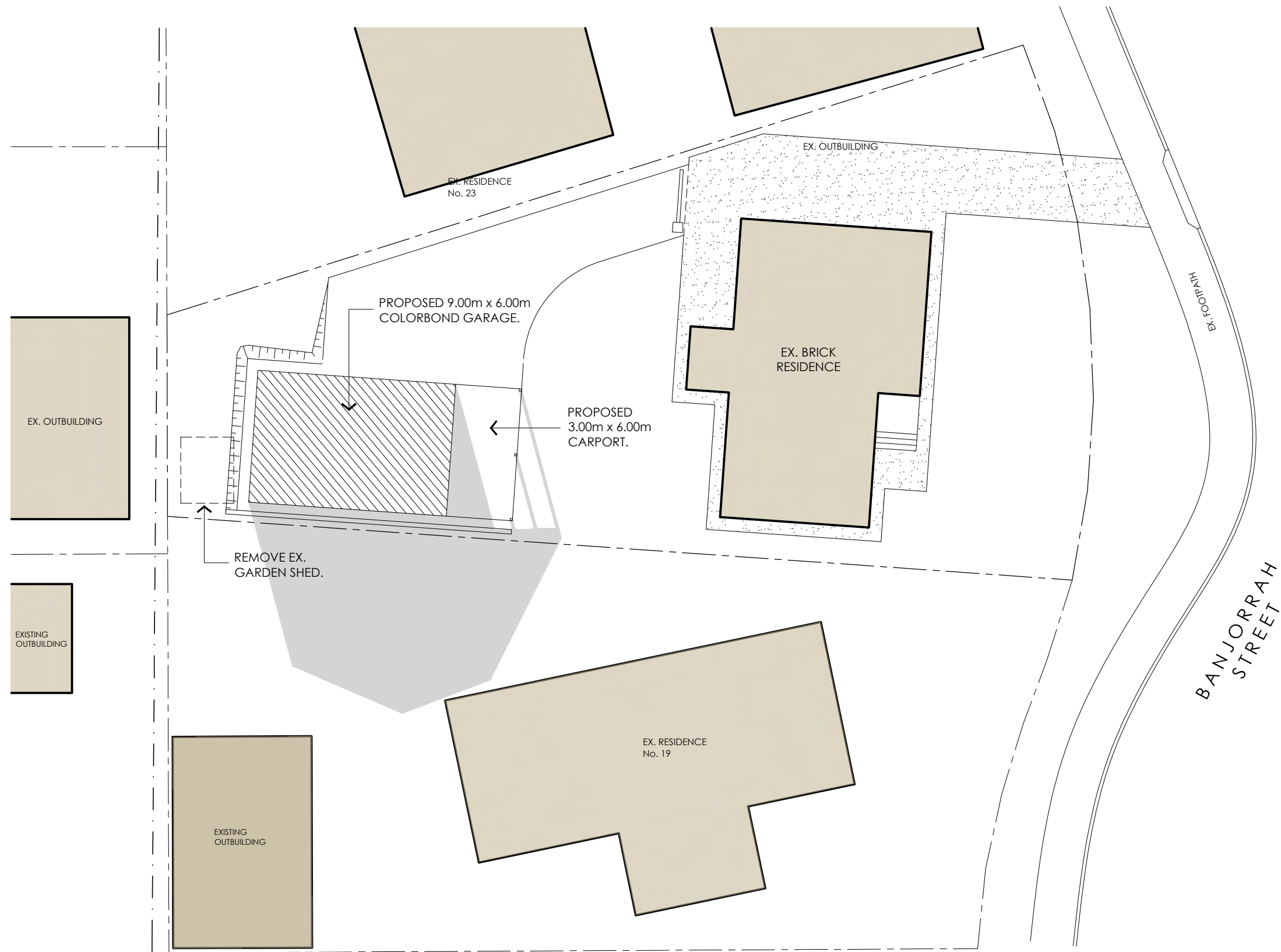
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

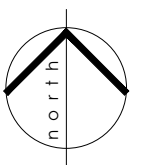
project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH	
proprietor	S. HART	

drawing SUN SHADOWING PLAN		
scale 1:100	project no. 1619	drawing no. SS04
date AUG 2020	drawn MG	



SUN SHADOW PLAN 1:200

1pm, JUNE 21st



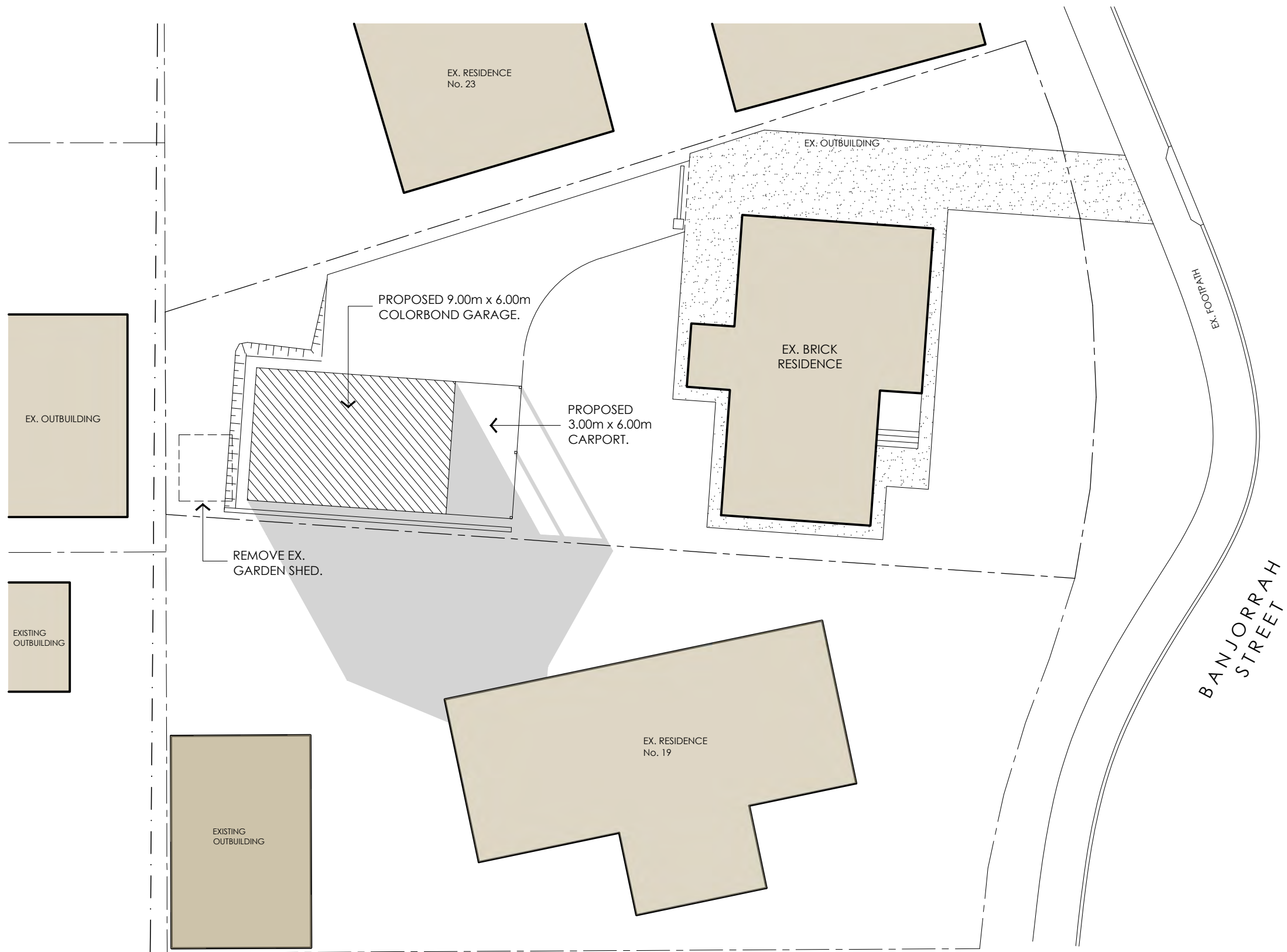
MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

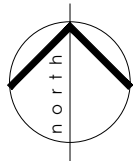
issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

project	PROPOSED GARAPORT 21 BANJORRAH STREET HOWRAH
proprietor	S. HART

drawing	SUN SHADOWING PLAN	
scale	project no.	drawing no.
1:100	1619	SS05
date	drawn	
AUG 2020	MG	



SUN SHADOW PLAN 1:200
2pm, JUNE 21st



MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

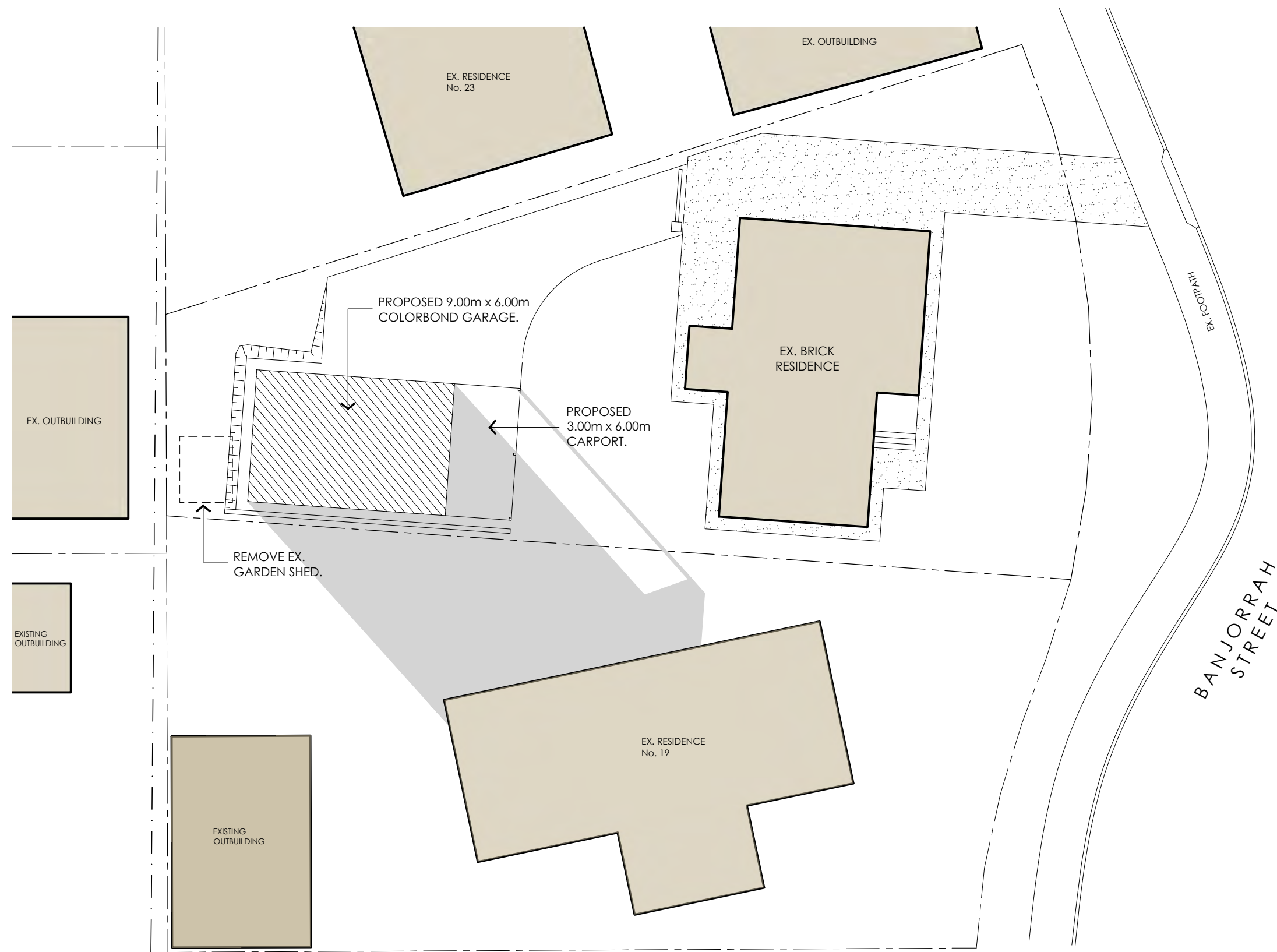
project

PROPOSED GARAPORT
21 BANJORRAH STREET
HOWRAH

proprietor

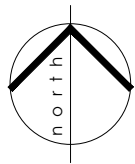
S. HART

drawing		
SUN SHADOWING PLAN		
scale	project no.	drawing no.
1:100	1619	
date	drawn	SS06
AUG 2020	MG	



SUN SHADOW PLAN 1:200

3pm, JUNE 21st



MATT GILLEY | building designer

PO BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	ADDITIONAL INFO REQUESTED BY COUNCIL.	20.7.20
B.	NEIGHBOURING PROPERTY (No. 19) SHOWN IN FULL.	18.8.20

project

PROPOSED GARAPORT
21 BANJORRAH STREET
HOWRAH

proprietor

S. HART

drawing		
SUN SHADOWING PLAN		
scale	project no.	drawing no.
1:200	1619	SS07
date	drawn	
AUG 2020	MG	

Attachment 3



Photo 1. Site viewed from Banjorrah Street

11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2020/010713 – 3222 SOUTH ARM ROAD, SOUTH ARM - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 3222 South Arm Road, South Arm.

RELATION TO PLANNING PROVISIONS

The land is zoned Village and subject to the Parking and Access, On-site Wastewater Management, 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 on 31 August 2020.

CONSULTATION

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

- location of the power pole;
- bin storage for the development;
- septic system;
- privacy;
- density of dwellings; and
- potential for overshadowing.

RECOMMENDATION:

- A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 3222 South Arm Road, South Arm (C1 Ref PDPLANPMTD-2020/010713) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLAN - insert: (showing the floor plan and elevations of the existing dwelling on the site, the location of parking for the existing dwelling and a visitor parking space to serve both dwellings).
 3. ENG M2 – DESIGNS SD.
 4. ENG A5 – SEALED CAR PARKING.
 5. ENG S1 – INFRASTRUCTURE REPAIR.
- 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 existing dwelling on the site was approved and constructed in 1991 under Council application DA 12/91.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned Village 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 16 – Village Zone;
 - Section E6.0 – Parking and Access Code;
 - Section E7.0 – Stormwater Management Code; and
 - Section E23.0 – On-Site Wastewater Management 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 2276m² lot with access and 6m frontage to South Arm Road. The lot is on the outer edge of an established residential settlement in South Arm. The site supports an existing single dwelling, associated outbuilding and landscaped gardens, it has a gentle slope falling to the east and is not encumbered by any easements. The location of the site is shown in Attachment 1.

3.2. The Proposal

The proposal is for the development of a second dwelling on the site.

The existing dwelling is octagonal with a deck wrapping the full circumference. It is located to the rear of the site. Plans for the floor area, elevations and parking for the existing dwelling unit were not provided as part of the application. While not considered crucial for the assessment of this application, the application does encompass a change of use for this existing dwelling. Consequently, an amended plans condition is recommended for inclusion on any permit granted for these to be supplied.

The proposed dwelling would be a single storey 3-bedroom unit on a raised support structure (refer Attachment 2). The dwelling would have a maximum height of 6.8m from Natural Ground Level. It would also be setback 7.5m from the northern side boundary, 18m from the front boundary, 2m from the southern side boundary.

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”.

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Village Zone and Parking and Access, On-site Wastewater Management, Coastal Erosion Hazard, and Stormwater Management Codes, with the exception of the following.

Village Zone

- **Clause 16.4.2 A2 (Side and Rear Setbacks)** – the proposal would have a setback of 2m from the southern side boundary. A setback of 2.1m would be required to comply with the Acceptable Solution.

The proposed variation must be considered pursuant to Performance Criteria (P2) of Clause 16.4.2 as follows.

Clause	Performance Criteria	Assessment
16.4.2	<p><i>“Building setback from side and rear boundaries must satisfy all of the following:</i></p> <p><i>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p>	<p>The proposed dwelling unit would be located 2m from the southern side boundary.</p> <p>The site most likely to experience impacts due to overshadowing is 7 Saltair Court. The existing dwelling at 7 Saltair Court is setback 18.4m from the adjoining boundary to the subject site.</p>

	<p>(i) <i>overlooking and loss of privacy;</i></p> <p>(ii) <i>overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on 21 June or further decrease sunlight hours if already less than 3 hours;</i></p> <p>(iii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i></p> <p><i>taking into account aspect and slope”.</i></p>	<p>The only windows proposed on this side of the dwelling unit is to a bathroom with opaque glass. Therefore, no overlooking is of concern to the south.</p> <p>The separation distances for the proposed dwelling unit are considered to be adequate to prevent any unreasonable impacts due to overlooking or overshadowing.</p> <p>The proposed dwelling unit is to be single storey, with an elevated floor level due to the topography and slope of the site. The visual impact is not considered to be unreasonable taking into consideration the site topography, separation distance between dwellings and also the established vegetation providing a visual buffer between the proposed development and the dwellings on adjoining lots.</p> <p>Given the relaxation being sought is 0.1m to the southern side setback, the application is considered to satisfy the requirements of the Performance Criteria.</p>
--	--	--

Stormwater Management Code

- **Clause E7.7.1 A1 (Disposal of Stormwater)** – the proposed dwelling unit would direct its stormwater to detention tanks for re-use on-site. This would not comply with the requirement that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

The proposed variation must be considered pursuant to Performance Criteria (P1) of Clause E7.7.1 as follows.

Clause	Performance Criteria	Assessment
E7.7.1	<p><i>“Stormwater from new impervious surfaces must be managed by any of the following:</i></p> <p><i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i></p> <p><i>(b) collected for re-use on the site;</i></p> <p><i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council”.</i></p>	<p>The stormwater created by the new dwelling unit would be directed to a stormwater tank in front of the proposed dwelling. This would detain the water for re-use on the site.</p> <p>Council’s Development Engineer is satisfied that the proposed stormwater management is consistent with the requirements of this clause.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

5.1. Location of Power Pole

Concern was raised that the power pole that serves the subject site is not located on a common boundary, but within an adjoining, privately owned land parcel.

- **Comment**

The plan shows the power pole located on the neighbouring property to the north. TasNetworks has confirmed that the pole is in their ownership. There is no relevant Clause in the Scheme related to power connections development for Council to consider. This issue therefore has no determining weight.

5.2. Bin Storage

Concern was raised with respect to the location of bins being stored on the site for the existing dwelling.

- **Comment**

There is no relevant Clause in the Scheme related to the location of residential waste bins on a site for Council to consider. This issue therefore has no determining weight.

5.3. Septic System

Concern was raised regarding the use of a septic system on the site.

- **Comment**

The application was considered against all relevant Clauses of the On-Site Wastewater Management Code as the area does not have access to reticulated sewerage infrastructure. A report was supplied by a suitably qualified consultant assessing the proposed system design and location against the requirements of the code. The Application has been determined to comply with all applicable Acceptable Solutions of the Code.

5.4. Privacy

Concern was raised that the proposed dwelling may cause privacy issues for the properties to the east and north-east.

- **Comment**

The proposed dwelling addition is 18m from the eastern (front) boundary and it meets the acceptable solution under Clause 16.4.2. Additionally, the proposed dwelling would be setback 7.5m from the northern side boundary which meets the acceptable solution under Clause 16.4.2 with respect to the northern side boundary. Owing to this the proposal impact is considered reasonable.

5.5. Density of Dwellings

Concern was raised regarding the density of dwellings on the site.

- **Comment**

There is no relevant Clause in the Scheme for this Zone related to density of residential development for Council to consider. This issue therefore has no determining weight.

5.6. Overshadowing

Concern was raised that the proposed dwelling would result in the loss of sun to the vegetable garden on the adjoining property to the east.

- **Comment**

The concern was raised with respect to the potential for overshadowing of the garden on the site to the east of the proposed development. The morning sun and noon solar access would be unaffected by the proposed development during the Winter Solstice. Council shadow modelling has determined that the development would only cast shadowing onto the lot at 3218 - 3220 South Arm Road at approximately 3pm in the afternoon. Additionally, this shadowing would account for approx. 4% of the sites area. Owing to this the proposal impact is considered reasonable.

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 recommended for approval, subject to conditions.

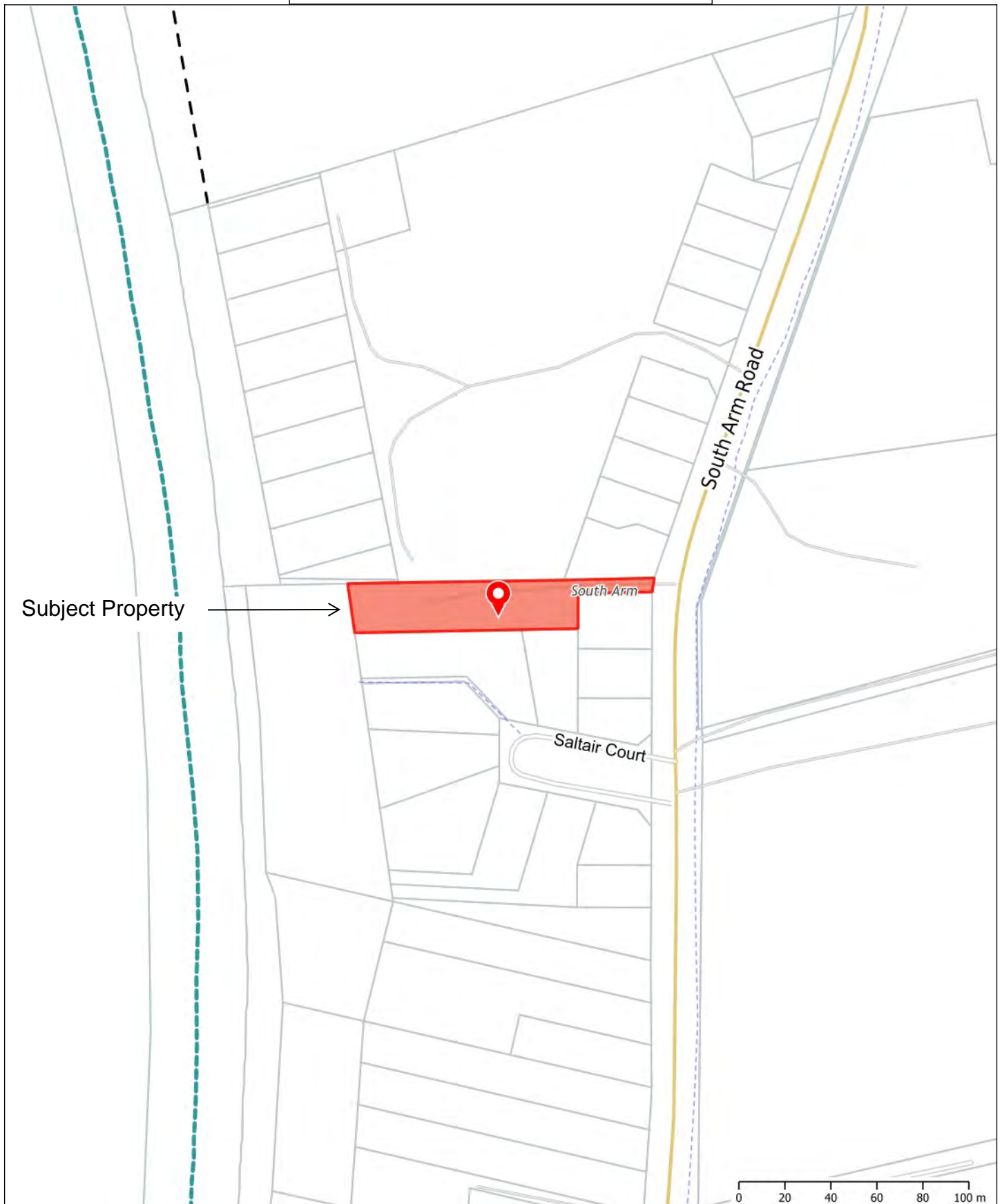
Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan

3222 South Arm Road, South Arm



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

8/19/2020

1:2257



PROPOSED CLARKSON RESIDENCE

at 3222 (Lot 7) South Arm Road,
SOUTH ARM

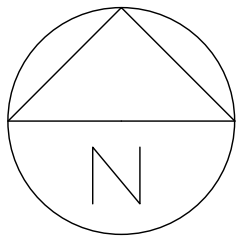
Sh.	Description
01	Location Plan
01a	Site Plan
01b	Drainage Plan
02	Floor Plan
03	Elevations



Client:	
PROPOSED CLARKSON RESIDENCE at 3222 (Lot 7) South Arm Road, SOUTH ARM	
Designer:	
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au	
Title Reference No. CT.63848/7 Total Floor Area: 98.24m² Total Porch / L'ding Area: 3.16m² Wind Classification: N3 Soil Classification: Refer to Soil Report Climate Zone: 7 BAL: TBC	
COVER SHEET	
Drawn: LP	Job No. - H1151
Date: 25 June 2020	Sheet
Scale: None	00
© Copyright Tassie Homes 2020	

CLIENT NAME:
SIGNATURE:
DATE:

A	Provide Drainage Plan	01b	16 July 2020
DA	DA Plan Set.	01-03	25 June 2020
REV	DESCRIPTION	SHEETS	DATE



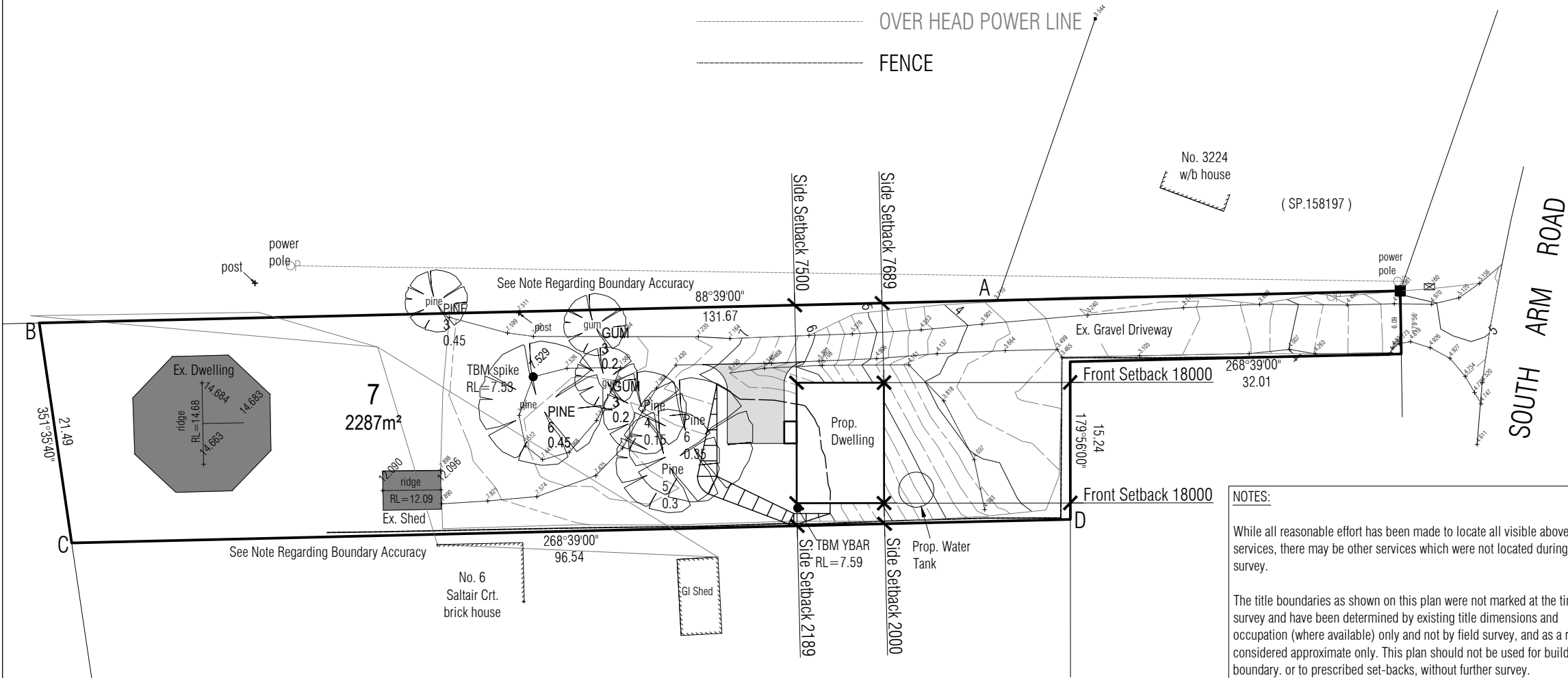
PROPOSED DWELLING
FFL: 7.50

Important Note Regarding Plotted Boundary Accuracy:
Our survey has detected some discrepancies between the various historic surveys that define the title boundary of the subject site. For the purpose of siting proposed works, please assume the accuracy of lines A-B-C-D to be +/-500mm. Further survey investigation and boundary definition survey would be required in order resolve the boundaries if positioning of proposed buildings deems the location of the boundary to be critical.

- LOT BOUNDARY
- BANK TOP
- BANK BOTTOM
- BITUMEN EDGE
- GRAVEL DRIVEWAY EDGE
- HOUSE
- MINOR BUILDING
- RIDGE LINES
- OVER HEAD POWER LINE
- FENCE

- TITLE PEG
- TBM YBAR / SPIKE
- TREE
- STEEL POWER POLE
- TELSTRA PIT

- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setouts prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
 - Provide a tap to fridge space.



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

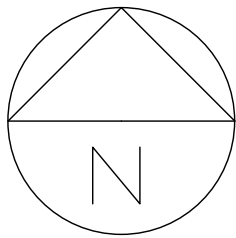
DATUM - Vertical : AHD per SPM 9663 with reputed AHD level of 7.834 from SURCOM on 04/06/20

At the time of this survey, CT.63848 - 7 was owned by M.J. & K.E. CLARKSON

Date of Survey : 04/06/20

REV	DESCRIPTION	DATE
BAL: TBC		
Refer to sheet TBC for Bushfire attack level requirements.		
Client:		
PROPOSED CLARKSON RESIDENCE		
at 3222 (Lot 7) South Arm Road, SOUTH ARM		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		
SITE PLAN		
Drawn:	LP	Job No. - H1151
Date:	25 June 2020	Sheet
Scale:	1:200	01
© Copyright Tassie Homes 2020		

CLIENT NAME:
SIGNATURE:
DATE:



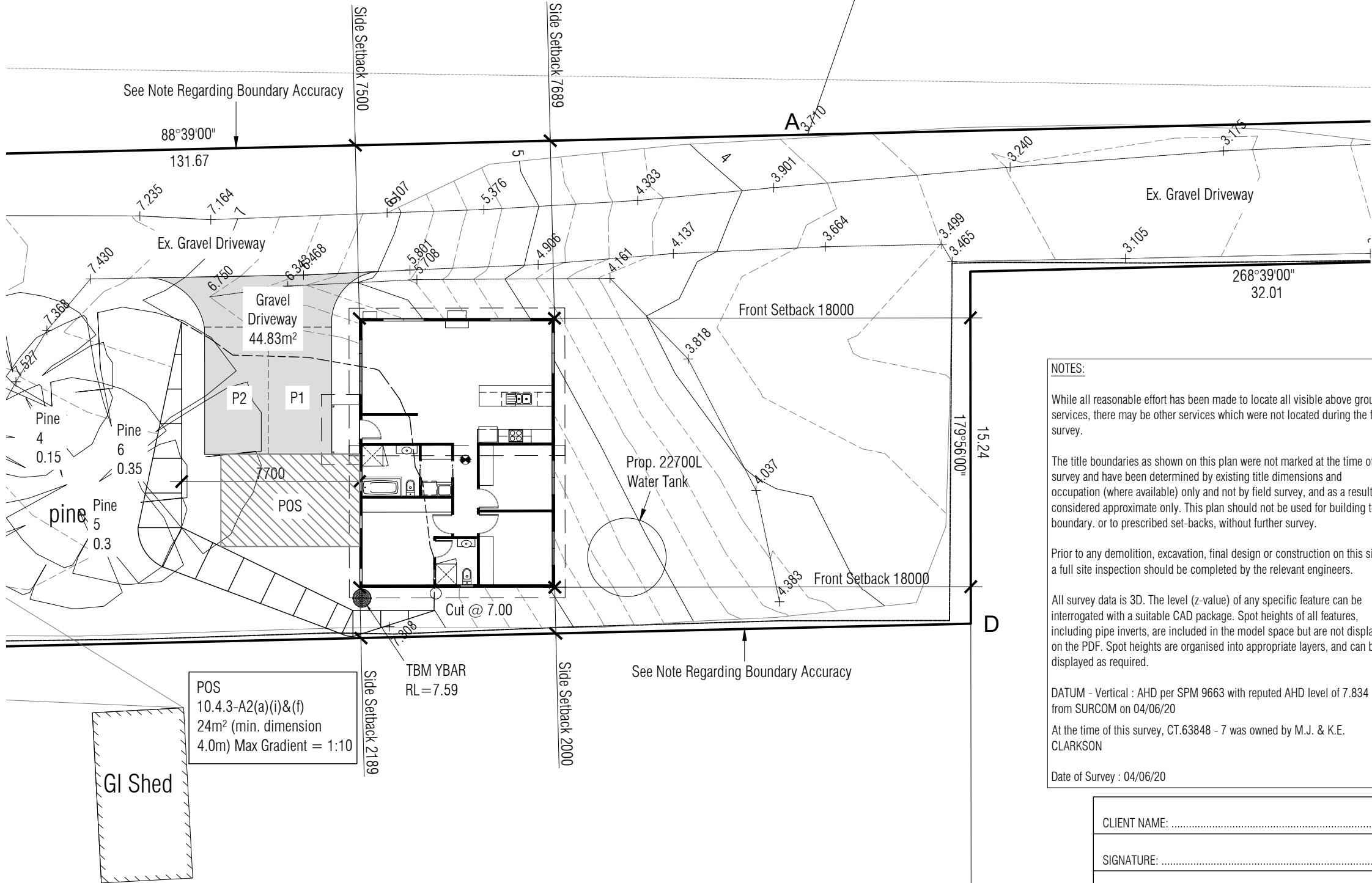
PROPOSED DWELLING
FFL: 7.50

Important Note Regarding Plotted Boundary Accuracy:
Our survey has detected some discrepancies between the various historic surveys that define the title boundary of the subject site. For the purpose of siting proposed works, please assume the accuracy of lines A-B-C-D to be +/-500mm. Further survey investigation and boundary definition survey would be required in order resolve the boundaries if positioning of proposed buildings deems the location of the boundary to be critical.

- LOT BOUNDARY
- BANK TOP
- BANK BOTTOM
- BITUMEN EDGE
- GRAVEL DRIVEWAY EDGE
- HOUSE
- MINOR BUILDING
- RIDGE LINES
- OVER HEAD POWER LINE
- FENCE

- TITLE PEG
- TBM YBAR / SPIKE
- TREE
- STEEL POWER POLE
- TELSTRA PIT

No. 3224
w/b house



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM 9663 with reputed AHD level of 7.834 from SURCOM on 04/06/20

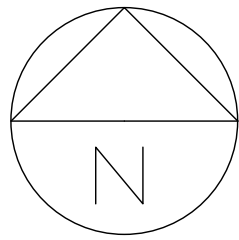
At the time of this survey, CT.63848 - 7 was owned by M.J. & K.E. CLARKSON

Date of Survey : 04/06/20

- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setouts prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
 - Provide a tap to fridge space.

REV	DESCRIPTION	DATE
BAL: TBC		
Refer to sheet TBC for Bushfire attack level requirements.		
Client:		
PROPOSED CLARKSON RESIDENCE		
at 3222 (Lot 7) South Arm Road, SOUTH ARM		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		
		
SITE PLAN		
Drawn:	LP	Job No. - H1151
Date:	25 June 2020	Sheet
Scale:	1:200	01
© Copyright Tassie Homes 2020		

CLIENT NAME:
SIGNATURE:
DATE:



PROPOSED DWELLING
FFL: 7.50

Stormwater System:

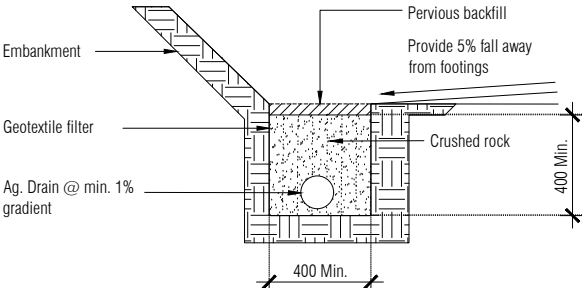
DN90 stormwater pipe to one overflow
absorption trench

9.6 m x 1.2 m x 0.45 m

Min 6.0 m setback from foundations
Min 2 m setback from wastewater LAA
and
downslope boundary

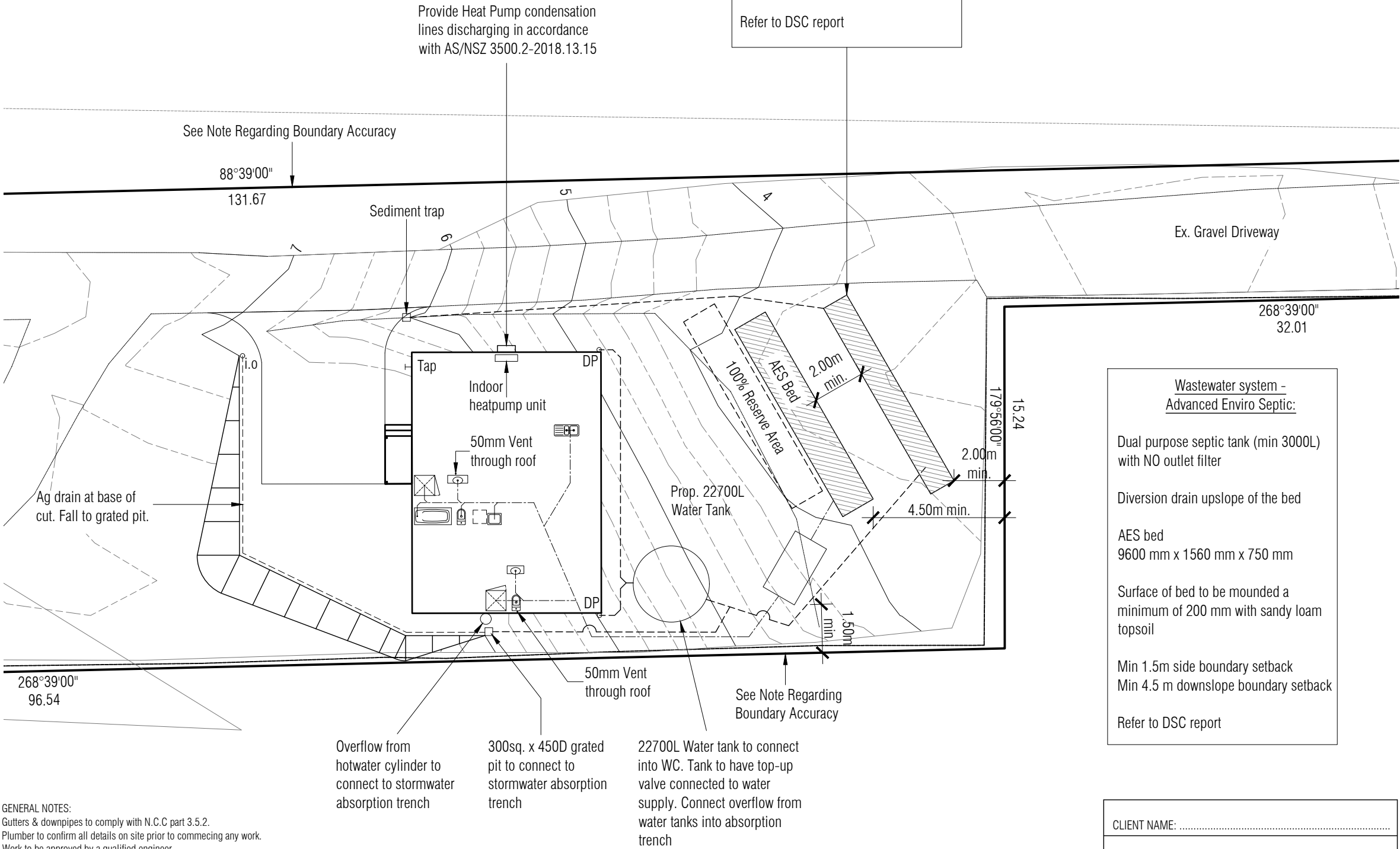
A sediment trap is required for driveway
runoff

Refer to DSC report



TYPICAL AG DRAIN DETAIL.
NOT TO SCALE

All materials and construction to comply with AS/NZS 3500,
2015 and to be inspected and approved by a qualified engineer.



GENERAL NOTES:
Gutters & downpipes to comply with N.C.C part 3.5.2.
Plumber to confirm all details on site prior to commencing any work.
Work to be approved by a qualified engineer.
Location of drainage pipes is indication only of type and direction.
Contractor to verify the location of drainage pipes within the site
boundary.
Wet areas to comply with N.C.C 38.1.2 and AS3740

**Wastewater system -
Advanced Enviro Septic:**

Dual purpose septic tank (min 3000L)
with NO outlet filter

Diversion drain upslope of the bed

AES bed
9600 mm x 1560 mm x 750 mm

Surface of bed to be mounded a
minimum of 200 mm with sandy loam
topsoil

Min 1.5m side boundary setback
Min 4.5 m downslope boundary setback

Refer to DSC report

CLIENT NAME:
SIGNATURE:
DATE:

A	As Per Cover Sheet	16 July 2020
REV	DESCRIPTION	DATE

BAL: TBC

Refer to sheet TBC
for Bushfire attack
level requirements.

Client:

PROPOSED CLARKSON RESIDENCE

at 3222 (Lot 7) South Arm Road,
SOUTH ARM

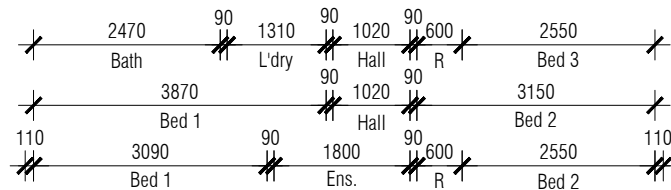
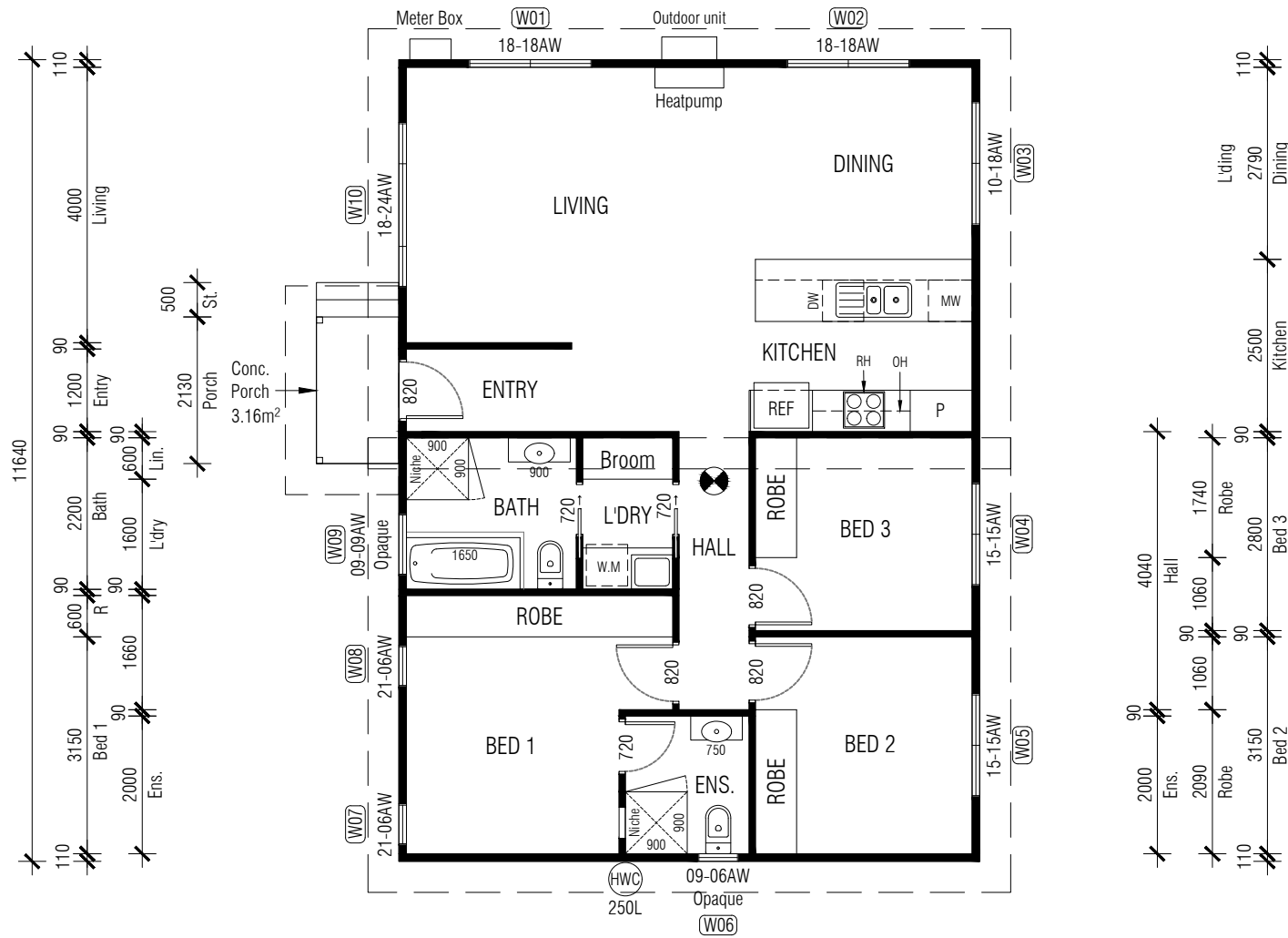
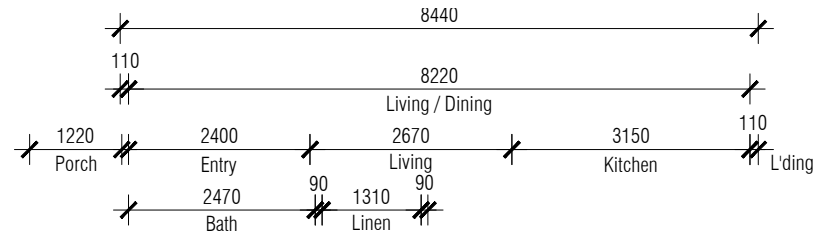
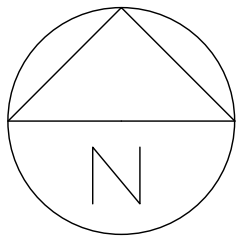
Designer:

Tassie Homes
Unit 4/37 Ascot Drive,
Huntingfield, Tasmania, 7055
Ph: (03) 6283 3273
tassiehomes.com.au






DRAINAGE PLAN

Drawn: LP	Job No. - H1151
Date: 16 July 2020	Sheet
Scale: 1:200	01b
© Copyright Tassie Homes 2020	



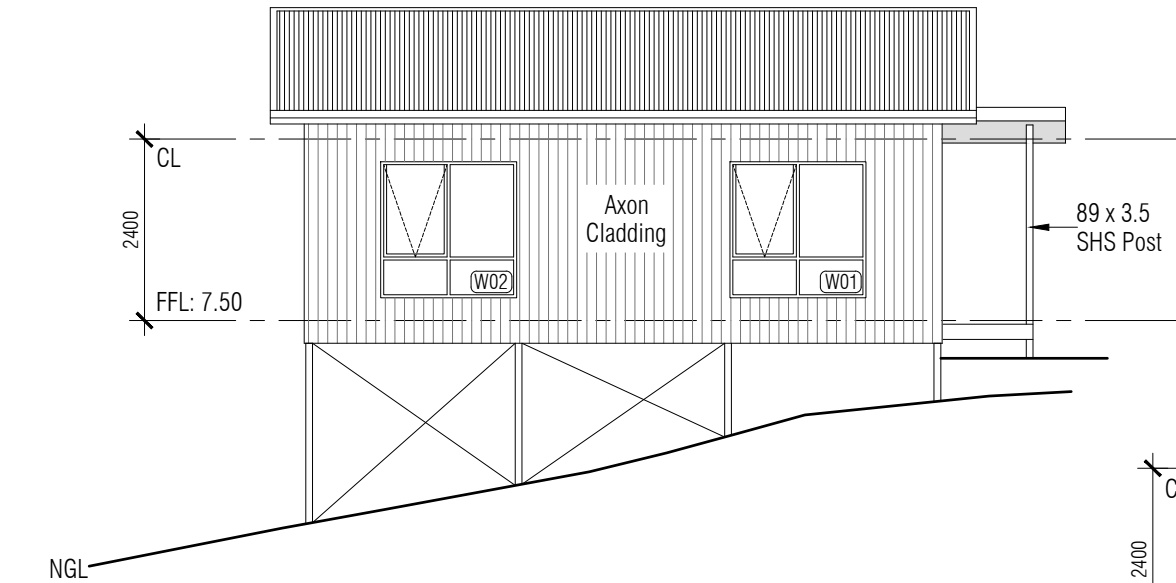
FLOOR AREA = 98.24m²
PORCH / LANDING AREAS = 3.16m²

- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setouts prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
 - Provide a tap to fridge space.

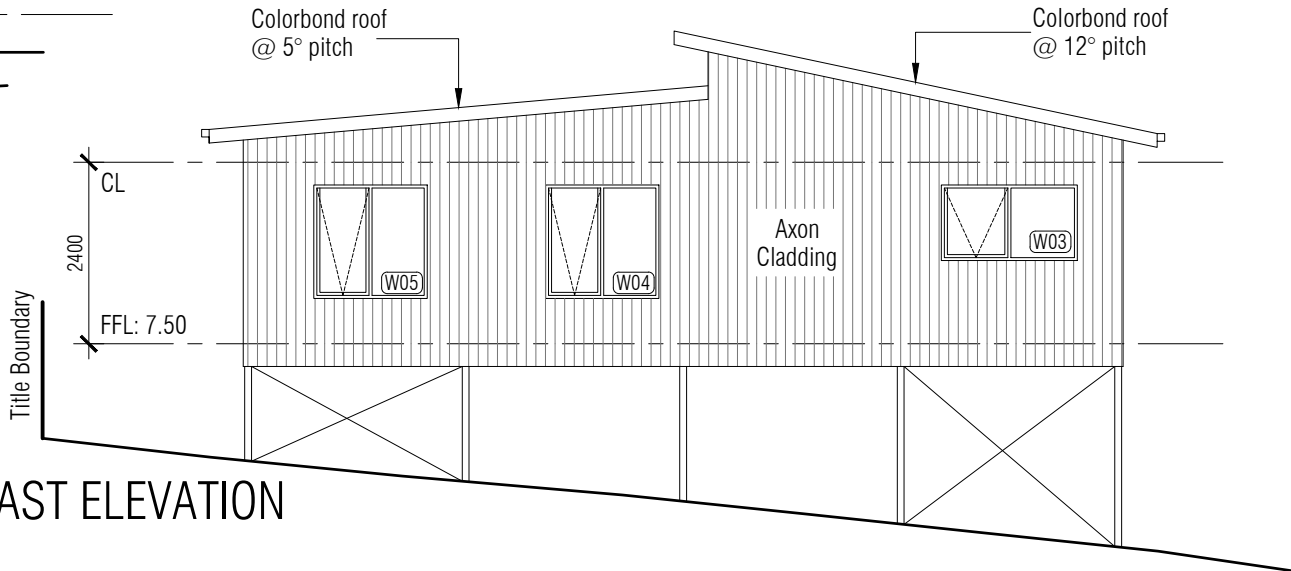
REV	DESCRIPTION	DATE
BAL: TBC Refer to sheet TBC for Bushfire attack level requirements. Articulation Joint  Smoke Alarm 		
Client: PROPOSED CLARKSON RESIDENCE at 3222 (Lot 7) South Arm Road, SOUTH ARM		
Designer: Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		
 TASSIE HOMES INNOVATIVE & AFFORDABLE		
FLOOR PLAN		
Drawn:	LP	Job No. - H1151
Date:	25 June 2020	Sheet
Scale:	1:100	02
© Copyright Tassie Homes 2020		

CLIENT NAME:
SIGNATURE:
DATE:

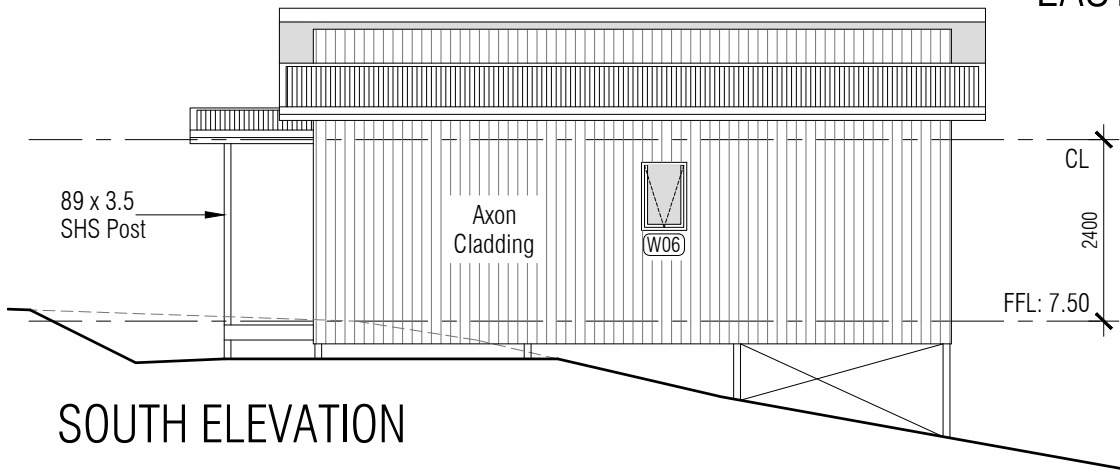
- GENERAL NOTES:
- Do not scale from this drawing
 - Builder to confirm all dimensions and setouts prior to commencement of work.
 - All work to be in accordance with relevant Australian Standards and the National Construction Code of Australia.
 - All windows and doors are double glazed.
 - Provide removable hinges to WC if front of pan to door jamb is less than 1250mm.
 - Provide a tap to fridge space.



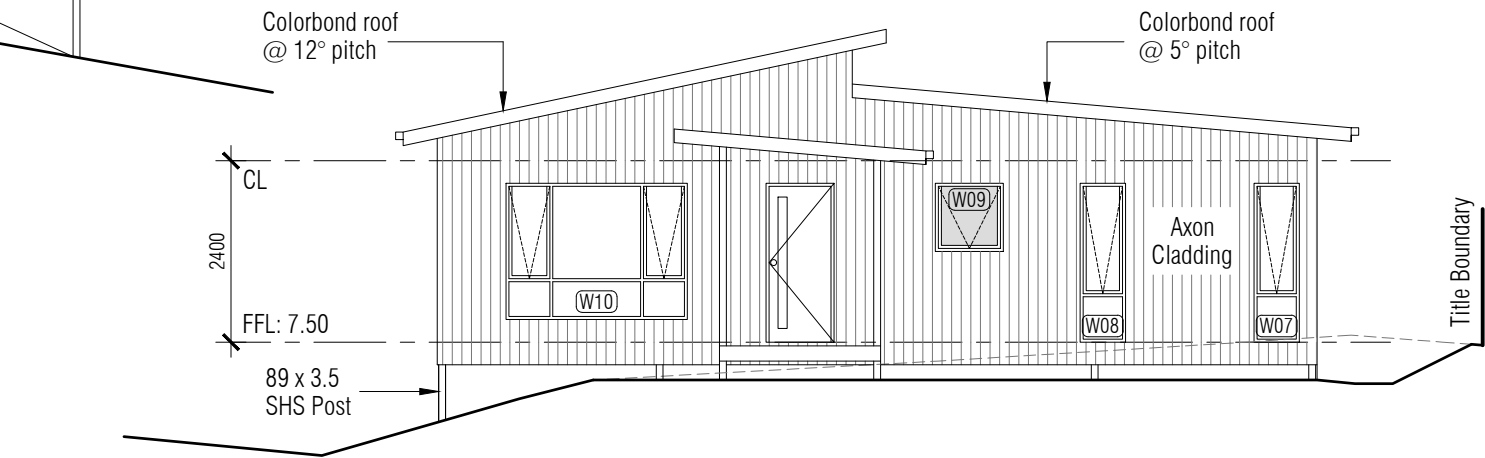
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REV	DESCRIPTION	DATE
BAL: TBC		
Refer to sheet TBC for Bushfire attack level requirements.		
Client:		
PROPOSED CLARKSON RESIDENCE		
at 3222 (Lot 7) South Arm Road, SOUTH ARM		
Designer:		
Tassie Homes Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055 Ph: (03) 6283 3273 tassiehomes.com.au		
<div><div><div></div></div><div><div>TASSIE HOMES</div><div>INNOVATIVE & AFFORDABLE</div></div></div>		
ELEVATIONS		
Drawn:	LP	Job No. - H1151
Date:	25 June 2020	Sheet
Scale:	1:100	03
© Copyright Tassie Homes 2020		

CLIENT NAME:
SIGNATURE:
DATE:

Attachment 3
Site Photos



Photo 1: The subject property viewed from South Arm Road.



Photo 2: The location of the proposed dwelling unit on the subject property.

11.3.4 DEVELOPMENT APPLICATION PDPLANPMTD-2020/010428 – 65 ROARING BEACH ROAD, SOUTH ARM - DWELLING AND CHANGE OF USE TO VISITOR ACCOMMODATION**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Single Dwelling and change of use to Visitor Accommodation at 65 Roaring Beach Road, South Arm.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Resource and subject to the Landslide Hazard Area, Bushfire Prone Areas, Parking and Access, Stormwater Management and On-Site Wastewater Management and Natural Assets 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 7 September 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received raising the issue of visual impact of the proposed dwelling.

RECOMMENDATION:

A. That the Development Application for Dwelling and Change of use to Visitor Accommodation at 65 Roaring Beach Road, South Arm (Cl Ref PDPLANPMTD-2020/010428) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN S1 – SIGN CONSENT.

3. The use of the existing dwelling must cease upon occupancy of the proposed dwelling and must only be used in accordance with this permit unless otherwise approved by Council.
 4. The development must be undertaken in accordance with the recommendations of the Bushfire Hazard Reports (Lark and Creese, 29 May 2020 and 30 June 2020).
- 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

D-2009/379 for an access road was approved. The road was subsequently constructed and is to be used for access to the dwelling proposed in the application.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Rural Resource under the Scheme.

2.2. The proposal is discretionary because of the proposed uses of a Single Dwelling and Visitor Accommodation and 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 – Rural Resource Zones;
- Section E1.0 – Bushfire Prone Areas Codes;
- Section E3.0 – Landslide Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E27.0 – Natural Assets 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 26ha lot with access from Roaring Beach Road. The site is orientated towards the east and elevation ranging from approximately 10m to 90m above sea level.

The site contains a dwelling and outbuildings located in approximately the centre of the lot which is accessed from Roaring Beach Road. A driveway has previously been constructed around the western boundary of the lot leading to the proposed dwelling site.

Approximately 50% of the site is covered in bushland with cleared areas located around the existing dwelling and in the western portion of the site.

3.2. The Proposal

The proposal is for a change of use of the existing dwelling to Visitor Accommodation and also for a Single Dwelling to be constructed in the western part of the site.

The proposed dwelling is single storey with a maximum height of 8m. The dwelling to be setback 31.4m from the western boundary of the site. The site is bound on all sides by Rural Resource zoned lots ranging from 2ha to 26ha.

The surrounding area is generally rural residential in character with properties generally developed with dwellings and outbuildings. The properties appear to be used primarily for grazing animals however an orchard is located to the south of the property.

The application includes the following supporting reports:

- Town Planning Report (Gray Planning, 7 July 2020);
- Bushfire Hazard Reports (Lark and Creese, 29 May 2020 & 30 June 2020);
- Statement of Environmental Effects (Stephen Sainsbury, 20 May 2020);
and
- Geo-technical Assessment (Rock Solid Geotechnics, 15 January 2020).

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”.

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Rural Resource Zone and Landslide Hazard Area, Bushfire Prone Areas, Parking and Access, Stormwater Management and On-Site Wastewater Management and Natural Assets Codes with the exception of the following.

Rural Resource Zone

- **Clause 26.3.3 A1 (Discretionary Use)** – the proposal does not comply as there is no Acceptable Solution.

The proposed variation must be considered pursuant to Performance Criteria (P2) of Clause 26.3.3 as follows.

Clause	Performance Criteria	Assessment
26.3.3	<p><i>“A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</i></p> <p><i>(a) the characteristics of the proposed non-agricultural use;</i></p>	<p>The proposal includes the relocation of an existing residential use to another part of the property and the change of use of the Single Dwelling to Visitor Accommodation.</p>
	<p><i>(b) the characteristics of the existing or likely agricultural use;</i></p>	<p>Approximately 50% is covered by bushland and approximately 70% of the site is covered by the Natural Assets Code. This factor combined with the sloping topography limits the use of the site for agricultural uses.</p>
	<p><i>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</i></p>	<p>The surrounding area contains limited agricultural uses, generally restricted to grazing animals. The orchard located to the south is at 500m from the dwelling site and from the proposed visitor accommodation and therefore the location of both the visitor accommodation and single dwelling will not conflict with or fetter the existing or future agricultural uses.</p>
	<p><i>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use”.</i></p>	<p>The existing vegetation on the site and the topography limits the agricultural uses. The adjoining lots are also limited as the majority are less than the minimum lot size in the Rural Resource Zone of 20ha and are generally developed with dwellings. On this basis, the dwelling site will not impact the existing or potential agricultural potential of the surrounding area.</p>

Rural Resource Zone:

- **Clause 26.4.2 A2 (Setback)** – the proposal does not comply as the dwelling is setback 31m to the western boundary which is less than the 50 required by the Acceptable Solution.

The proposed variation must be considered pursuant to Performance Criteria (P2) of Clause 26.4.2 as follows.

Clause	Performance Criteria	Assessment
26.4.2	<p><i>“Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i></p> <p><i>(a) the topography of the site;</i></p>	<p>The site is 26h in area and although steep in some areas, the topography alone would not prevent compliance with setbacks. Notwithstanding, given that there are no identified agricultural uses on adjoining properties the reduction in setback will not conflict or fetter agricultural uses.</p>
	<p><i>(b) the size and shape of the site;</i></p>	<p>The size and shape of the lot would not prevent compliance with the required setback.</p>
	<p><i>(c) the location of existing buildings on the site;</i></p>	<p>The existing dwelling is located at least 170m from any boundary and will not have a detrimental impact on the amenity of the adjoining lots.</p>
	<p><i>(d) the proposed colours and external materials of the building;</i></p>	<p>The dwelling is to be clad in mid grey (“Windspray”) which will blend with the natural environment.</p>

	<p><i>(e) visual impact on skylines and prominent ridgelines;</i></p>	<p>The plans show that the highest point of the proposed dwelling is located at 88.7m AHD. The top of the hill to the west is located at 100m AHD. It is considered based on the information provided and a site inspection, the dwelling will not be visible above the ridgeline or skyline when viewed from the surrounding area.</p> <p>The applicant has provided a visual assessment (Stephen Sainsbury, 20 May 2020) which has assessed the visual impact of the proposed dwelling. The report concludes that the dwelling will not be visible above the skyline or ridgeline due to its location on the site.</p> <p>It is also considered that when viewed from the Council owned land at 98 Fort Direction Road (Potters Hill Reserve) the dwelling will not be visible from this lot unless viewed from close to the south-eastern corner of this lot. At this point it is likely that the views will be onto and over the roof and will not have a significant impact on the panoramic views obtained from this lot.</p>
	<p><i>(g) retention of vegetation;</i></p>	<p>The dwelling site has previously been cleared and does not require the removal of vegetation for the dwelling or for bushfire hazard management.</p>
	<p><i>(h) be no less than:</i></p> <p><i>(i) 15m; or</i></p> <p><i>(ii) 5m for lots below the minimum lot size specified in the acceptable solution; or</i></p>	<p>complies</p> <p>not applicable</p>

	<i>(iii) the setback of an existing roofed building (other than an exempt building) from that boundary. Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:”</i>	not applicable
--	---	----------------

Stormwater Management Code

- **Clause E7.7.1 A1 (Stormwater Drainage and Disposal)** – the proposal does not comply as the stormwater is not disposed of to a public stormwater system.

The proposed variation must be considered pursuant to Performance Criteria (P1) of Clause E7.7.1 as follows.

Clause	Performance Criteria	Assessment
E7.7.1	<i>“Stormwater from new impervious surfaces must be managed by any of the following:</i> <i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;</i>	Stormwater will be collected in water tank located under the dwelling. Council’s Engineer considers that the proposed stormwater management is satisfactory.
	<i>(b) collected for re-use on the site;</i>	The stormwater will be used for re-use on the site. Council’s Engineer considers that the proposed stormwater management is satisfactory.

	<i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council”.</i>	Does not comply however meets (a) and (b).
--	---	--

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. Visual Impact

Concern was raised that the proposed dwelling will result in an unreasonable visual impact when viewed from Potters Hill and surrounds.

- **Comment**

The information provided with the application has demonstrated that the proposed dwelling will not be visible above the ridgeline or skyline when viewed from surrounding areas. A site inspection has confirmed that the dwelling is likely to be visible from the Potters Hill Reserve only when viewed from the south-eastern corner of the site and due to the dwelling being located further down the slope will not significantly impact on the panoramic views currently obtained from this site.

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

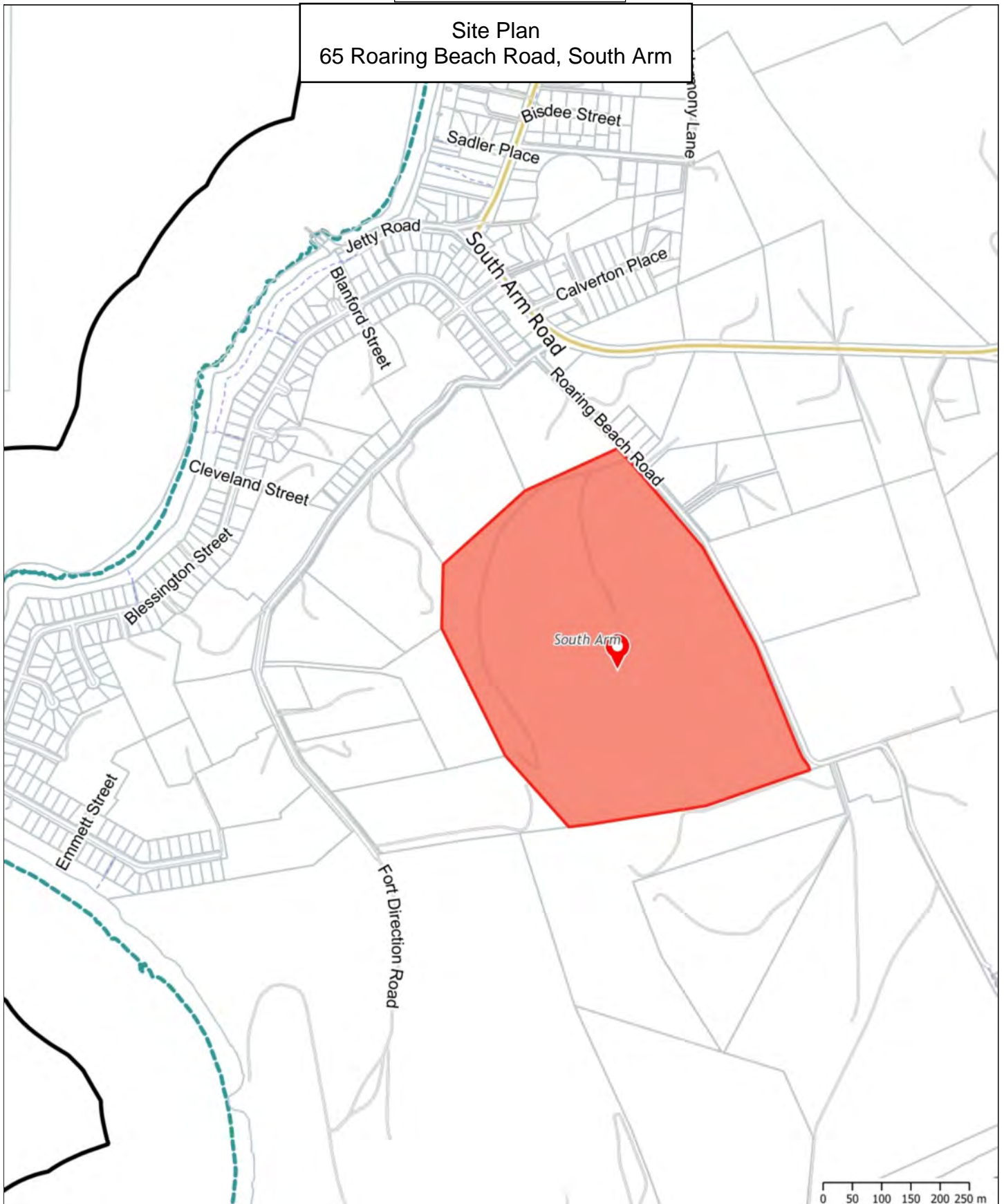
The proposal for a change of use from the existing dwelling to Visitor Accommodation and for a new Single Dwelling is considered to meet the relevant standards of the Scheme and is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plans (26)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Site Plan 65 Roaring Beach Road, South Arm



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

20/08/2020

1:9028






THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com


Designed & Drawn by Stephen Sainsbury Architect

RENDERS	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:20 PM	ISSUE DATE: 11/05/19

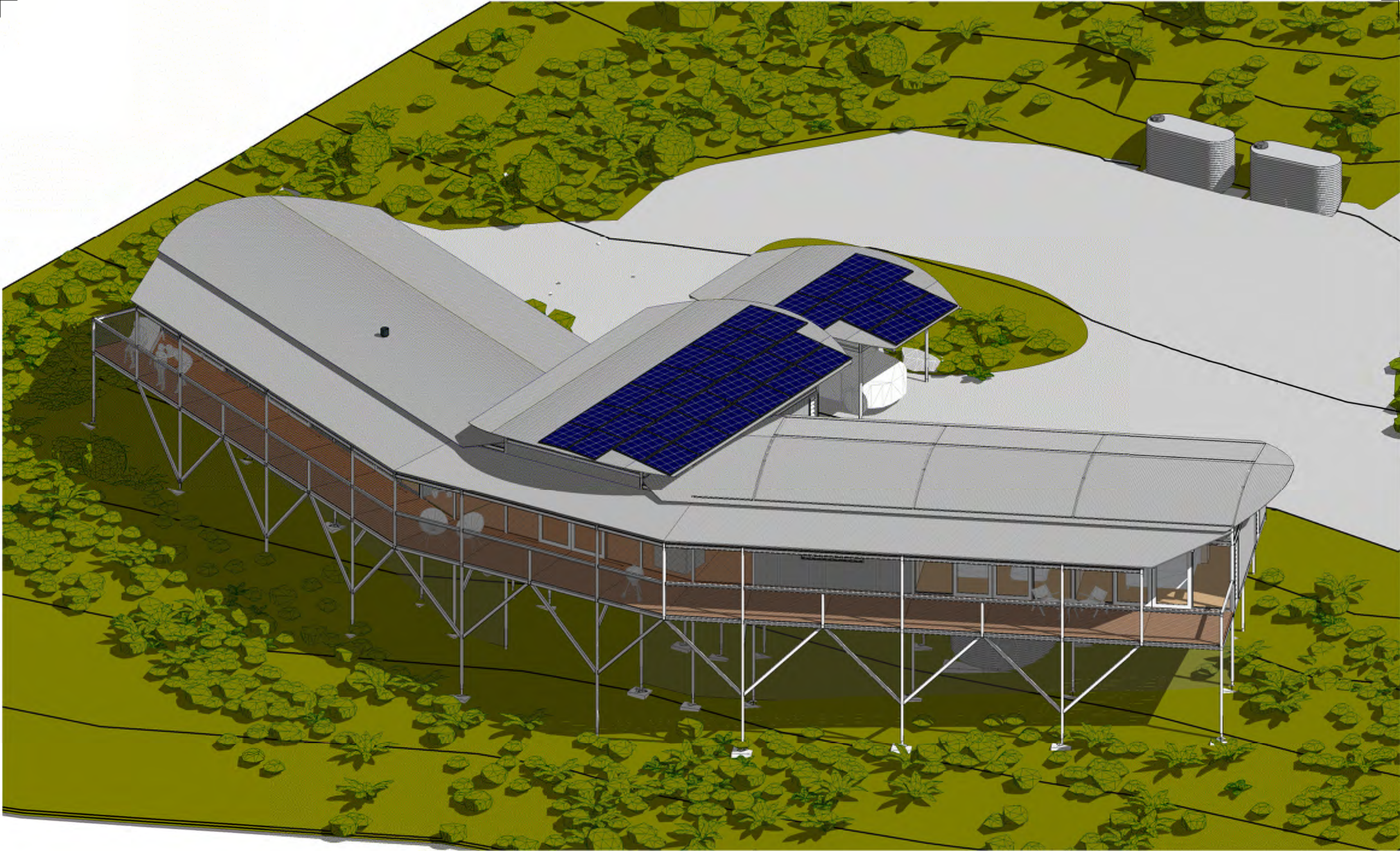
DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:



NORTH
POINT

SCALE:

DRAWING NO
SA0320 009



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

AXO	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:30 PM	ISSUE DATE: 09/27/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

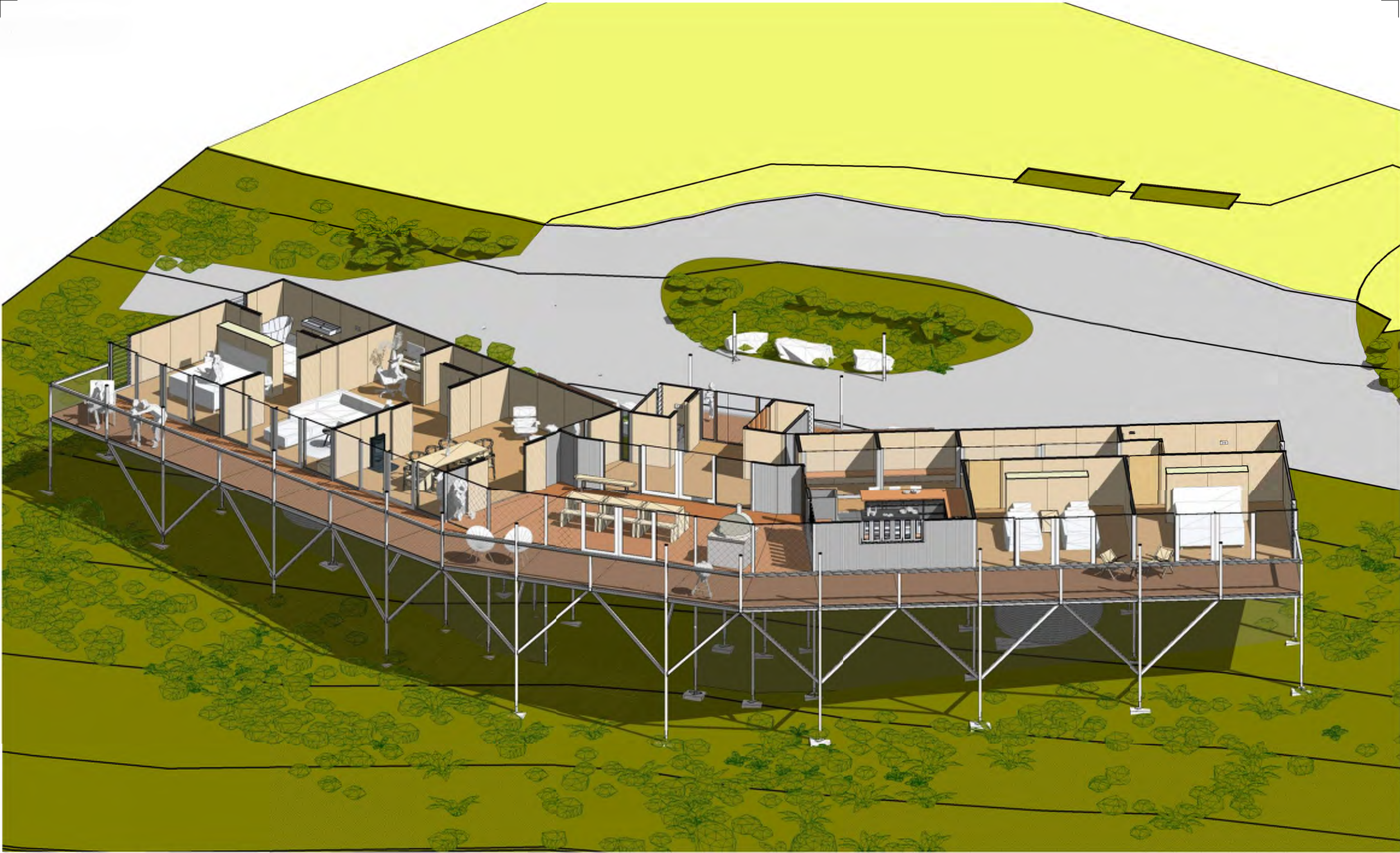


NORTH
POINT

SCALE:

DRAWING NO

SA0320 010A



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

AXO CUT	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:39 PM	ISSUE DATE: 10/09/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

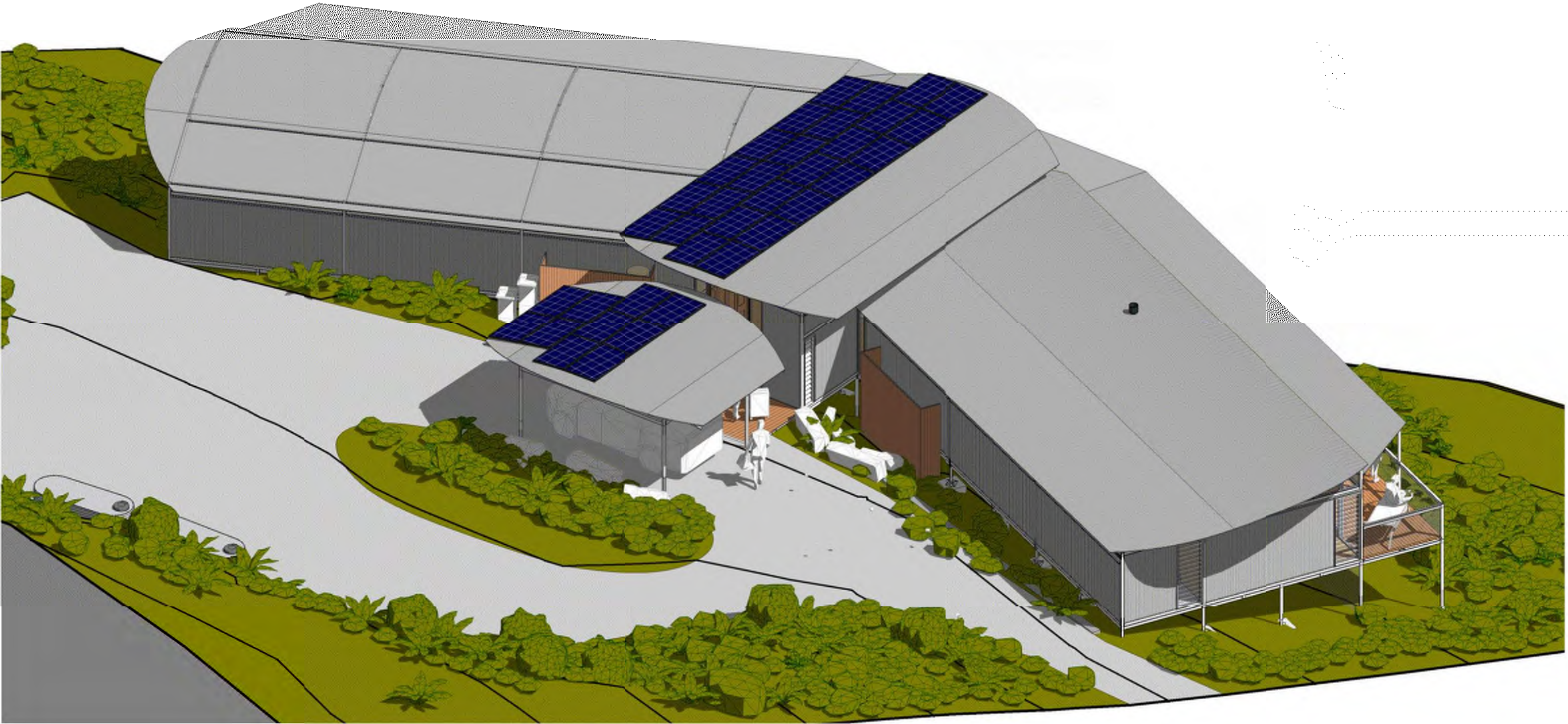


NORTH
POINT

SCALE:

DRAWING NO

SA0320 010B



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

AXO 2	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:45 PM	ISSUE DATE: 02/06/20

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:



NORTH
POINT

SCALE:

DRAWING NO

SA0320 010C



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

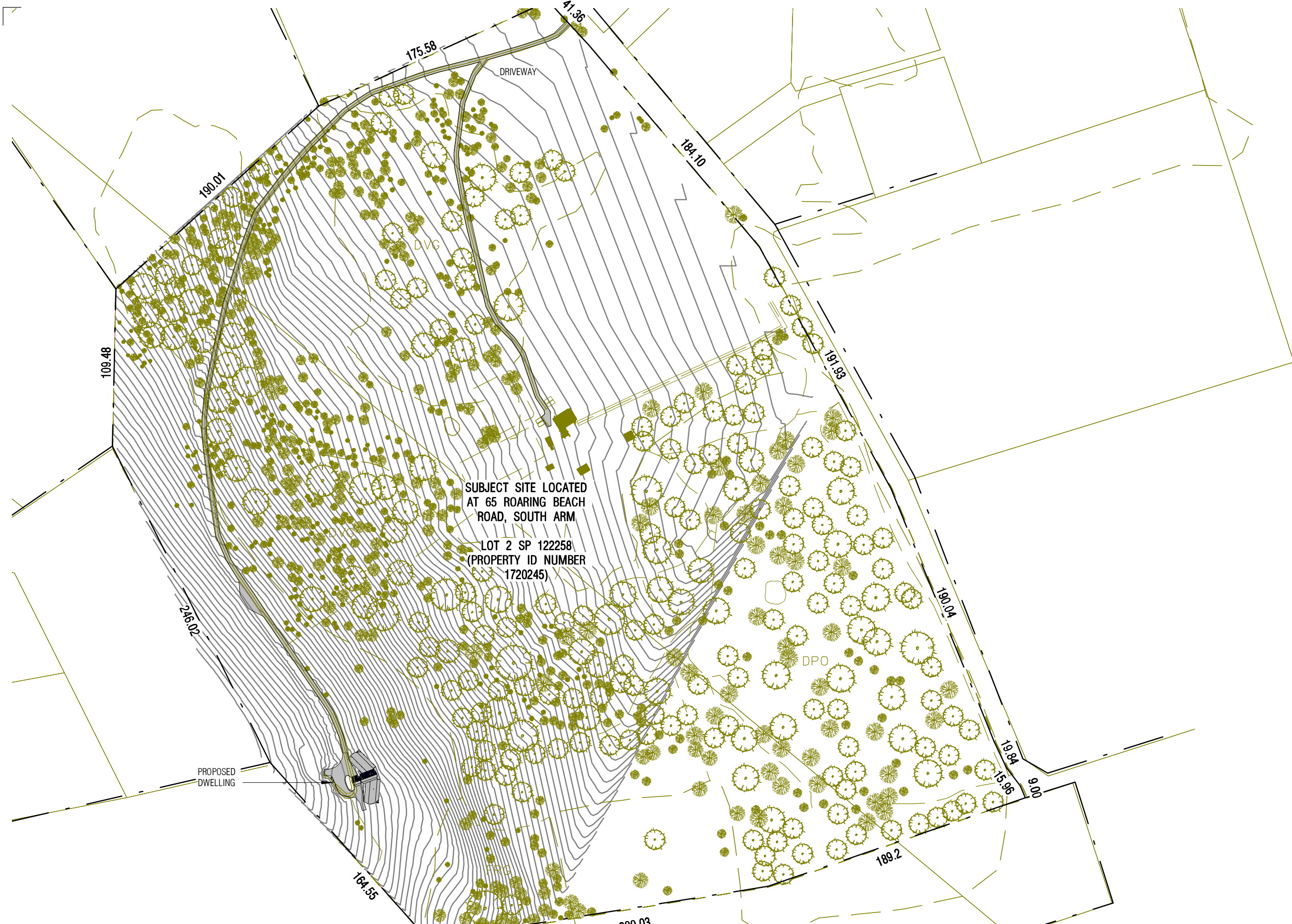


Designed & Drawn by Stephen Sainsbury Architect

AXO 2 CUT	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:50 PM	ISSUE DATE: 02/06/20

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

NORTH POINT SCALE:
DRAWING NO: SA0320 010D



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

LOT PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:31:59 PM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

NORTH POINT

SCALE: 1 : 2500

DRAWING NO
SA0320 100



FOR EXISTING DWELLING SPECIFIC PLANS AND ELEVATIONS, SEE DRAWINGS PREPARED BY INSPIRING PLACE LANDSCAPE ARCHITECTS ISSUED 17/03/20.

DWG NO.	DRAWING TITLE	DATE ISSUED
L000	TITLE SHEET	17.03.20
L100	SITE SURVEY	17.03.20
L101	EXISTING FLOOR PLAN	17.03.20
L102	EXISTING ELEVATIONS	17.03.20
L103	EXISTING SITE SECTION	17.03.20
L104	EXISTING SITE PLAN	17.03.20

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

SITE PLAN 1-2500	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:32:05 PM	ISSUE DATE: 02/05/20

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

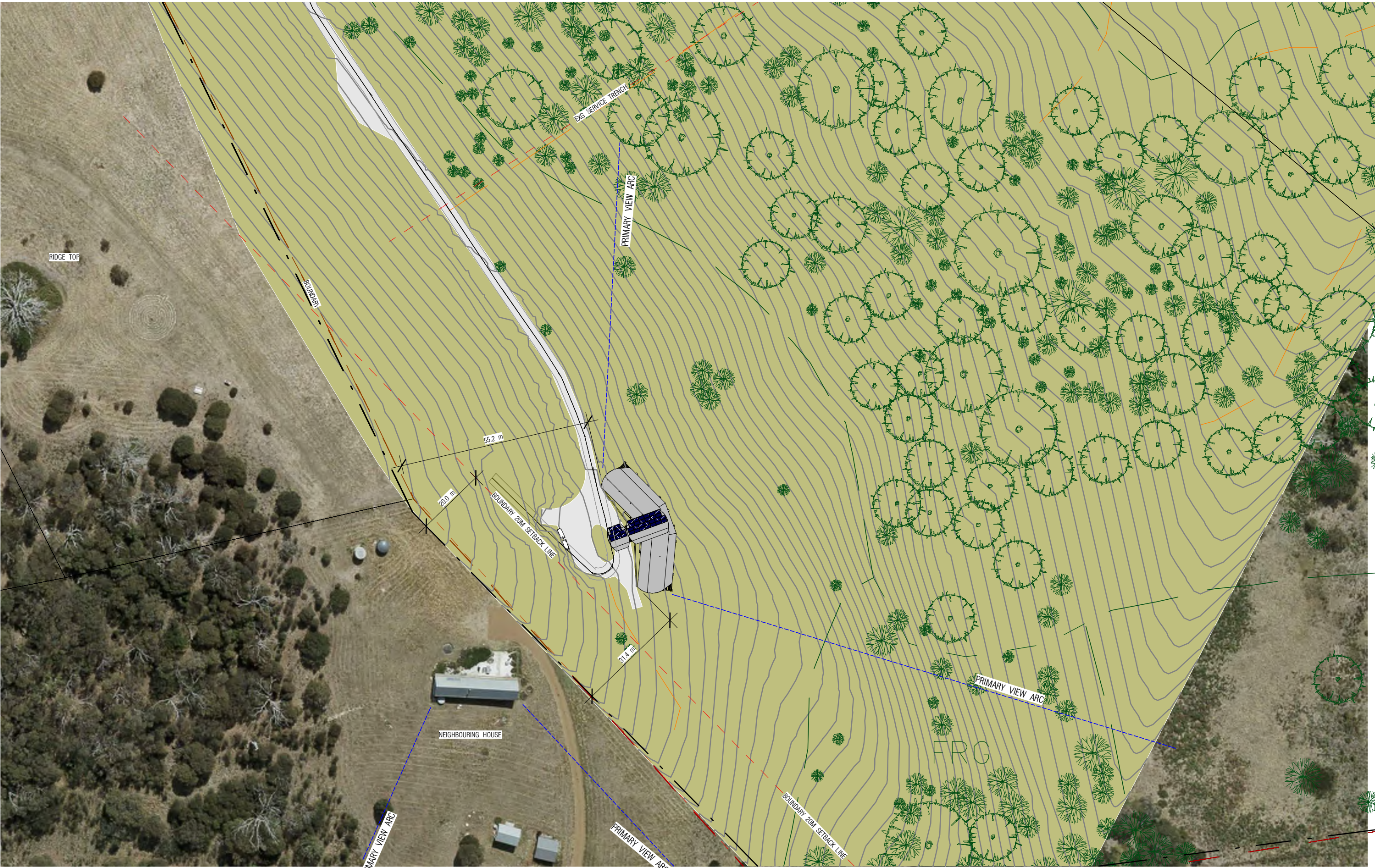


NORTH
POINT

SCALE: 1 : 2500

DRAWING NO

SA0320 101



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

SITE PLAN 1-1000	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/07/2020 9:27:07 AM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:



NORTH
POINT

SCALE:

1 : 1000

DRAWING NO

SA0320 102



FOR EXISTING DWELLING SPECIFIC PLANS AND ELEVATIONS, SEE DRAWINGS PREPARED BY INSPIRING PLACE LANDSCAPE ARCHITECTS ISSUED 17/03/20.

DWG NO.	DRAWING TITLE	DATE ISSUED
L000	TITLE SHEET	17.03.20
L100	SITE SURVEY	17.03.20
L101	EXISTING FLOOR PLAN	17.03.20
L102	EXISTING ELEVATIONS	17.03.20
L103	EXISTING SITE SECTION	17.03.20
L104	EXISTING SITE PLAN	17.03.20

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

EXISTING DWELLING 1-200	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:32:12 PM	ISSUE DATE: 03/20/20

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:



NORTH
POINT

SCALE:

1 : 500

DRAWING NO

SA0320 103



SITE MANAGEMENT NOTES (CONSTRUCTION PERIOD)

SM01 The site must be securely fenced for the duration of the build and a sign must be erected at the front of the lot prohibiting unauthorised entry, indicating the property is a construction site, warning of the relevant dangers, showing the builder's name and license number, and a 24hour contact telephone number.

SM02 All vehicle access to site via DRIVEWAY ONLY.

SM03 All waste to be disposed of via covered Skip Bin located on the new gravel driveway. To be emptied regularly when full. Recycling bins for timber, aluminium and paper to be located in this area.

SM04 Any topsoil from excavations to be retained for use on site in planted areas. Subsoils from excavations to be used in fill works on site. Any greenwaste to be shredded and composted on site and used as garden mulches.

SM05 Cement mixing and WASHOUT ZONE with sandbagging retention wall at rear of building into soakage pit. To be cleared daily. All cementitious mixing work to be carried out in designated zone ONLY.

SM06 Sandbagging SEDIMENT RETENTION dam and strawbale soak up, at lower end of site. To have regular inspection and clean out.

SM07 Concrete refuse to be crushed on site and used in fill or screened and used for drainage areas. Steel, glass and plasterboard waste from construction to be recycled.

SM08 All Site Machinery to be muffled as required to ensure sound levels at boundary do not exceed background noise by more than 5dB(A) and comply the the EPA industrial noise policies.

SM09 Suitable site sanitary facilities to be provided for the duration of the works to meet EPA guidelines. In the case of any excavation below the level of the base of any footings or walls of adjacent properties the neighbours must be notified 7 days prior and all neighbouring structures supported, underpinned if required and protected to ensure no damage to neighbouring property occurs.

SM10 Site Access from the new or existing driveway ONLY - no vehicle, delivery or pedestrian access from neighbouring lots. Existing road edge and any gutter, kerb and kerb crossing to be protected where crossing by sandbagging as necessary, and coverplates to be removed when not in use. Materials delivery, heavy machinery or plant to unload only in access driveway - not on street or median strips.

SM11 Manual access to waste skip or vehicle in car parking hardstand. No materials storage outside of property. Road edge and kerb crossing to be made good on completion of works.

SM12 All machinery leaving site to be cleaned of loose debris mud and dirt before exiting. Site access driveway to be kept clear of detritus and waste and free of mud and dirt.

SM13 All materials to be stored in designated locations within the site and protected from erosion and washing away as required to ensure site and surrounds remain clear and free of runoff. All vehicle access to site via DRIVEWAY ONLY.

LAND MANAGEMENT NOTES

LM01 In compliance with Clarence Council Weed Management Strategy and any proposed DA Consent Conditions, the Owners desire to have a weed free property to contribute to the global effort to overcome the spread of weed species, that are reducing the ecological viability of native local vegetative communities.

The aims of the plan are to ensure the impacts of environmental and declared weeds on the environmental values of the property are minimised by:

- Mapping environmental & declared weeds;
- Developing and implementing actions to control the weeds present;
- Physical removal of weeds from the property.

For more detail, refer to the accompanying Weed Management Action Plan, and the Natural Values Assessment prepared by NORTHBARKER Ecosystem Services (dated 20th APR 2020)

LM02 Vegetation in BAL12.5 Hazard Management Area around the dwelling is to be maintained as per the recommendations in the accompanying report prepared by Lark & Creese.

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR


[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

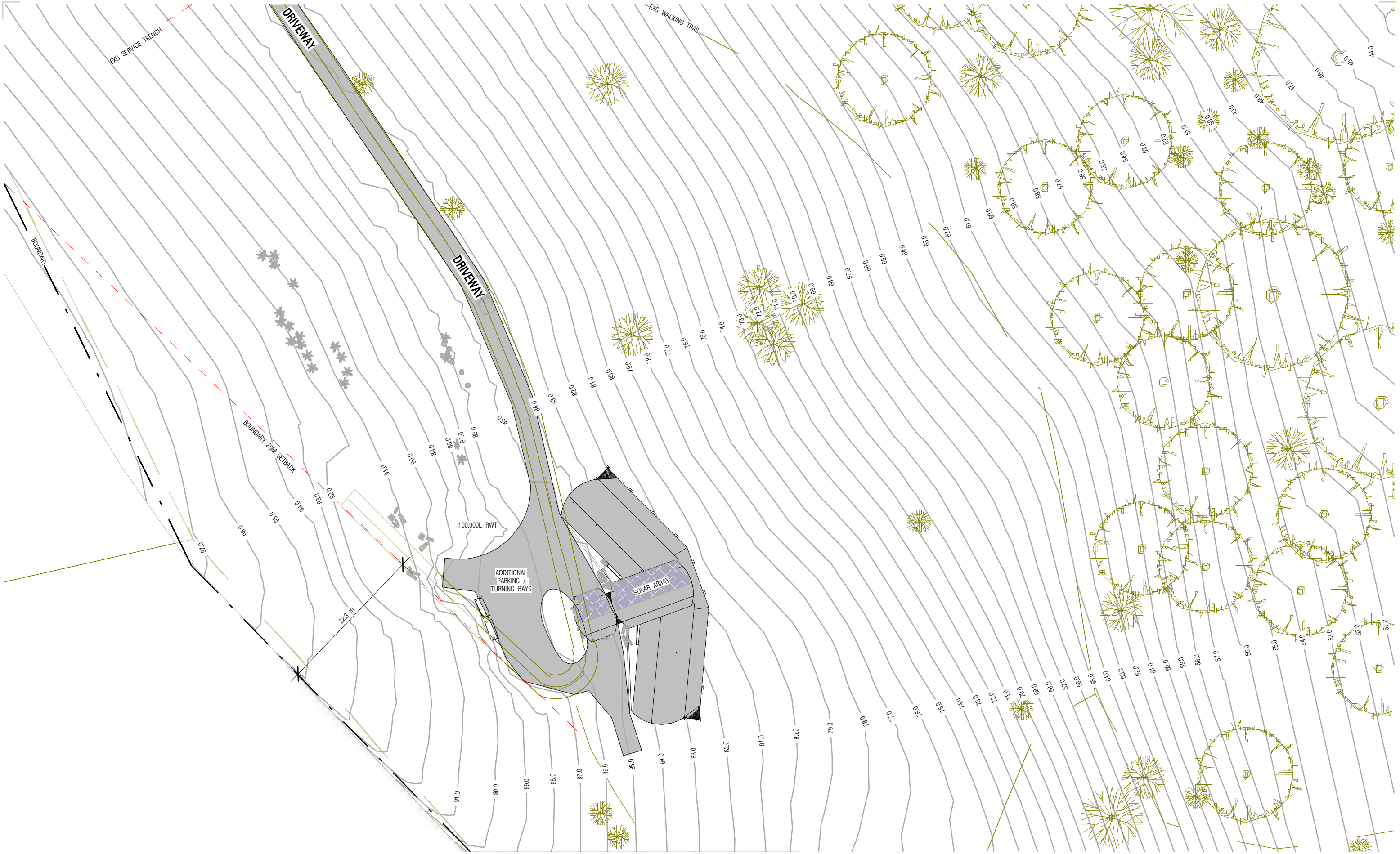
SITE MANAGEMENT PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE:	27/05/2020 12:32:17 PM
ISSUE DATE:	09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT
SCALE: 1 : 2500

DRAWING NO

SA0320 105



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR


[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

 ecoshelta

Designed & Drawn by Stephen Sainsbury Architect

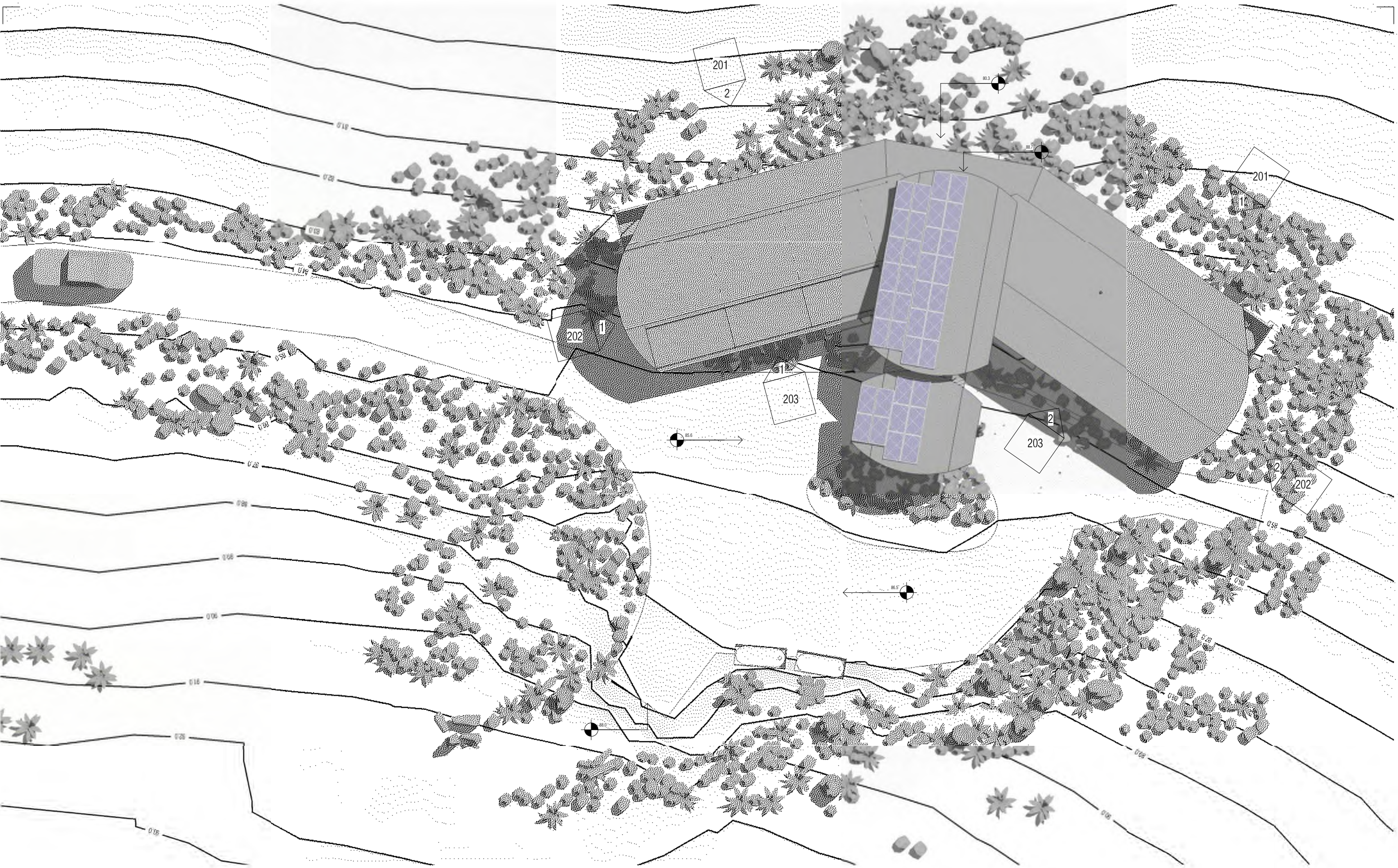
GROUND PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:32:24 PM	ISSUE DATE: 09/27/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT

SCALE: 1 : 500

DRAWING NO: SA0320 109



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR


[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

 ecoshelta

Designed & Drawn by Stephen Sainsbury Architect

GROUND PLAN 1-200	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:33:02 PM	ISSUE DATE: 04/28/20

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT

SCALE: 1 : 200

DRAWING NO: SA0320 109A



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

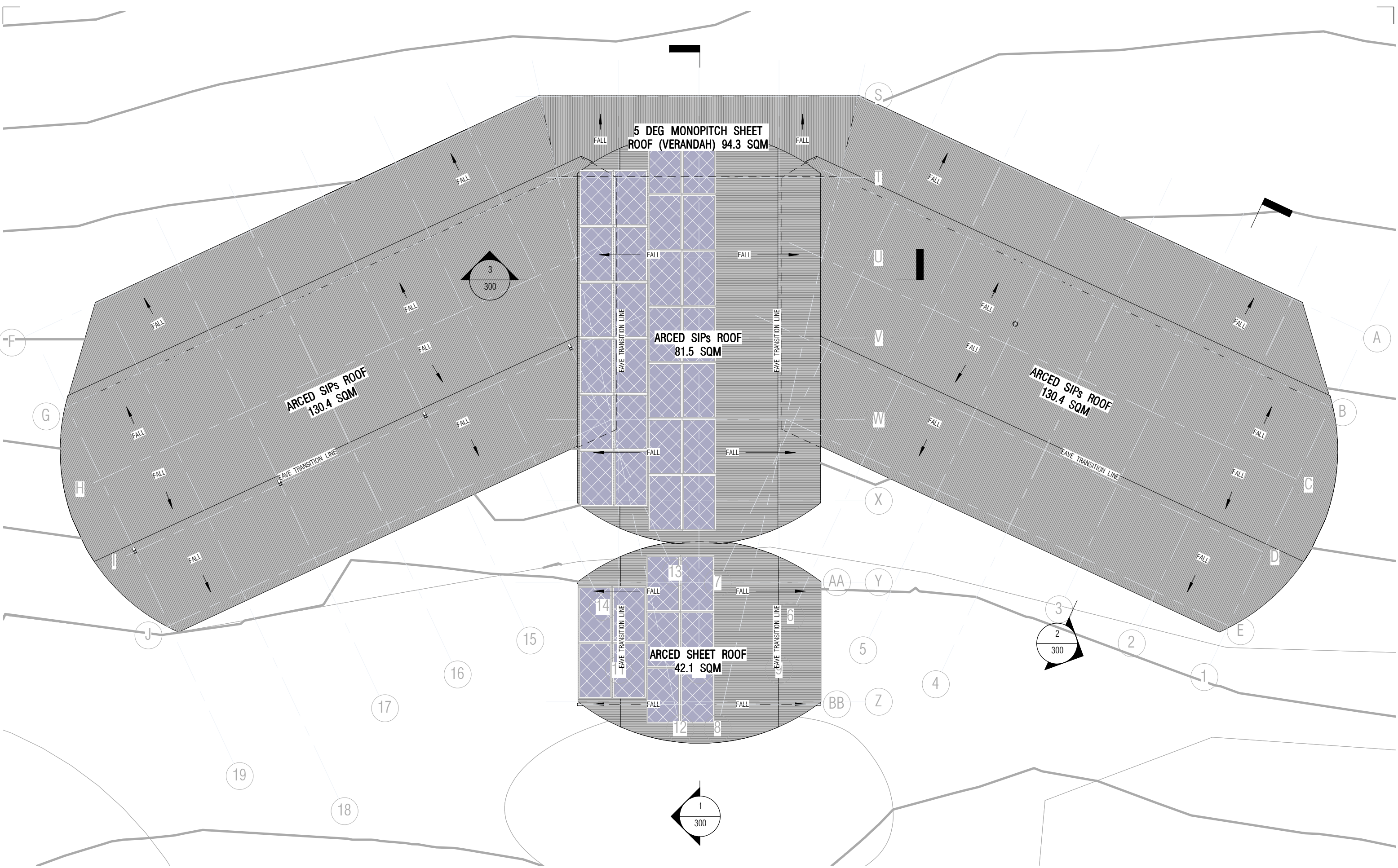
FLOOR PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE:	27/05/2020 12:34:07 PM
ISSUE DATE:	09/27/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

NORTH
POINT

SCALE: 1 : 100

DRAWING NO
SA0320 110



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

 ecoshelta

Designed & Drawn by Stephen Sainsbury Architect

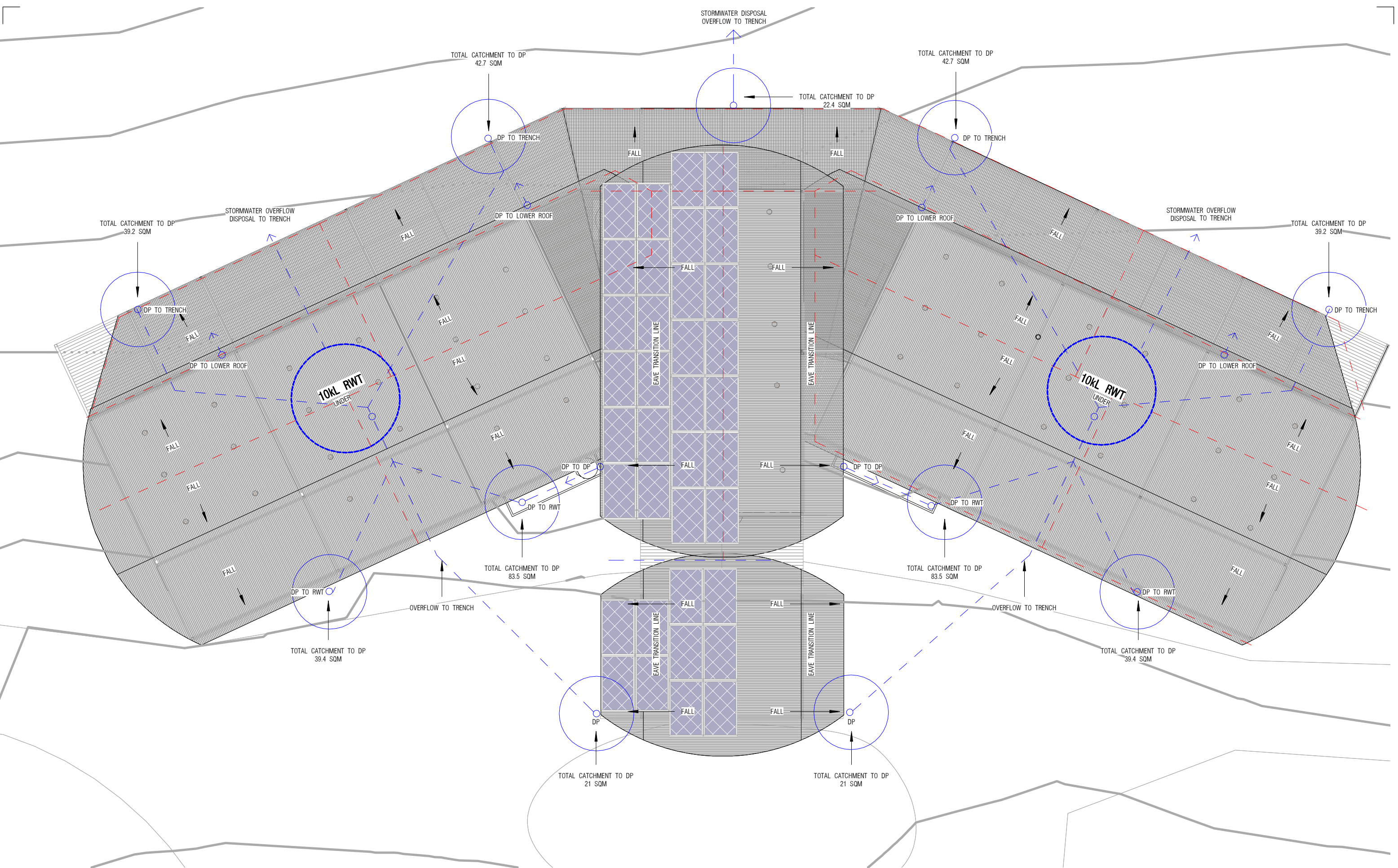
ROOF PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:09 PM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT

SCALE: 1 : 100

DRAWING NO: SA0320 112




THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

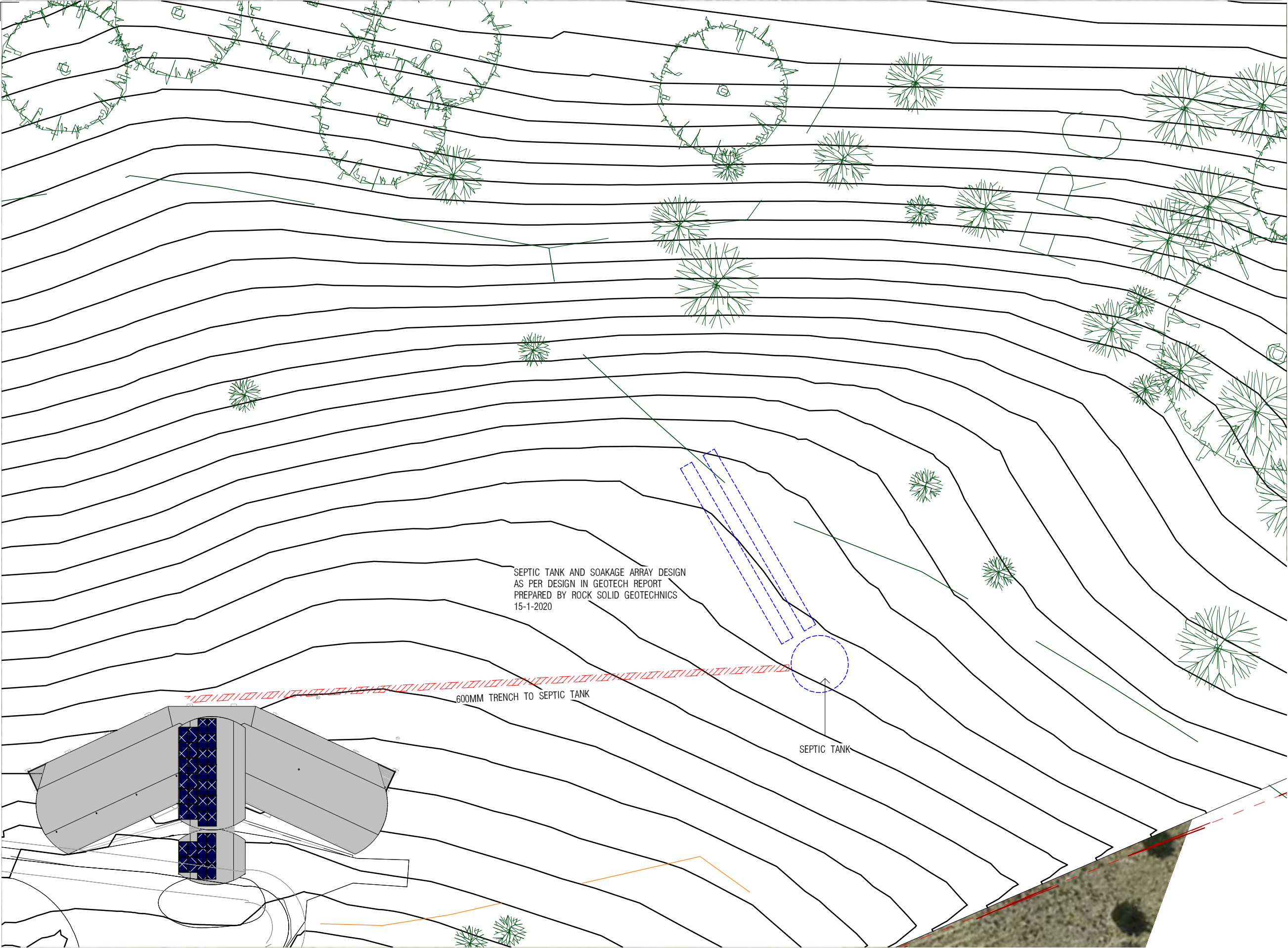

Designed & Drawn by Stephen Sainsbury Architect

STORMWATER MANAGEMENT PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:14 PM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT
SCALE: 1 : 100

DRAWING NO: SA0320 113



NOTES

ALL INTERNAL POTABLE WATER RETICULATION TO BE CARRIED OUT IN COPPER OR PROPRIETARY PIPE SYSTEM - NOTE - All externally exposed pipework in copper or zincalume.

STORMWATER, SEWERAGE PLUMBING AND DRAINAGE WORKS IN NEW UPVC PIPE AND PROPRIETARY FITTINGS to mains connections - NOTE BAL - 12.5 area - AS3959 Section 2

ALL PLUMBING WORKS BY OR UNDER THE SUPERVISION OF LICENSED PLUMBERS TO AS 3500 AND TO REQUIREMENTS AND APPROVAL OF LOCAL AUTHORITY AND CERTIFYING AUTHORITY.

All drainage work must be carried out in accordance with AS/NZS 3500.5:2003-Drainage Systems and the Local Government (General) Regulations 2005.

DRAINAGE CONCEPT PLANS

New wastewater sewerage line to proprietary system on site waste water treatment system with on site dispersal through raised transpiration beds with imported soil profile to guidelines set out in Geo Environmental Solutions Report - July 2017

Disposal of treated effluent on-site system in accordance with AS/NZS 1547:2012 (SAI & NZS 2012).

Special plumbing permit required for proposed system.

New Solar Photovoltaic Electric Hot Water System and connections to dwelling reticulation. Gas booster for hot water system. Insulated hot water pipework throughout / or gas instantaneous hot water system.

Installation of 1 x new bathrooms with WC

Installation of new Kitchen with S/S sink and D/W bypass

Installation of new Laundry with S/S trough and W/M bypass

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

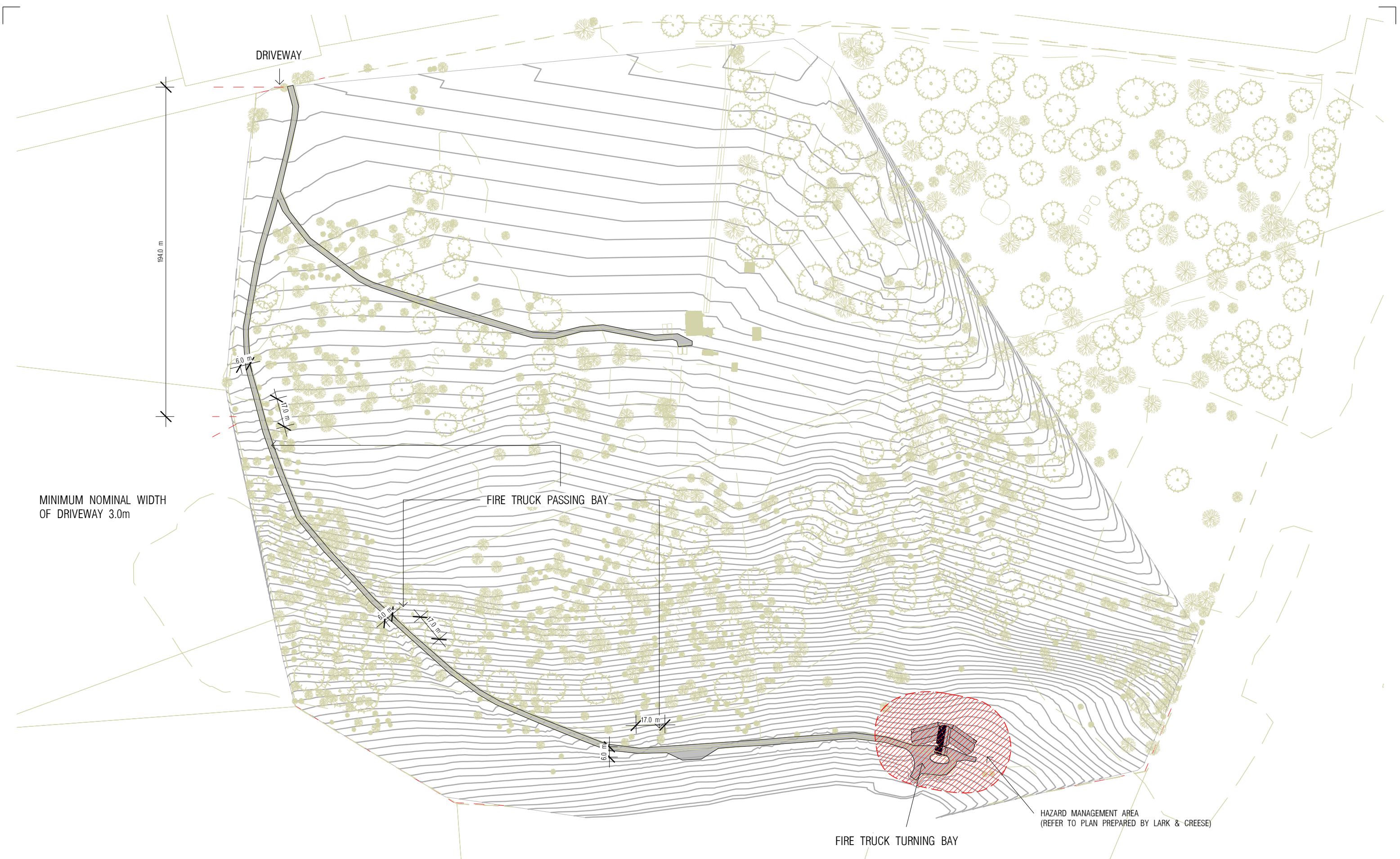
OSSM PLAN 1-400	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:18 PM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

NORTH POINT

SCALE: 1 : 400

DRAWING NO
SA0320 114



THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR


[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com

 ecoshelta

Designed & Drawn by Stephen Sainsbury Architect

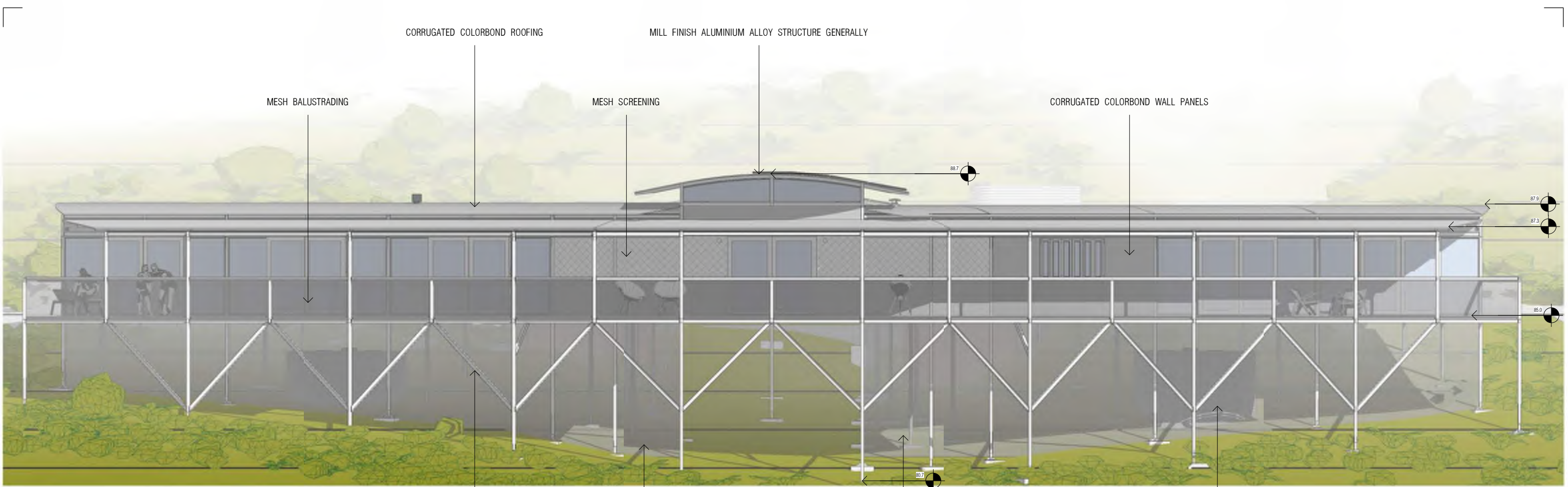
BUSHFIRE RISK MITIGATION PLAN	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:22 PM	ISSUE DATE: 02/05/20

DESIGNED BY:	SS
DRAWN BY:	CA
CHECKED BY:	CW
ENGINEERING:	

 NORTH POINT

SCALE: 1 : 2000

DRAWING NO: SA0320 117

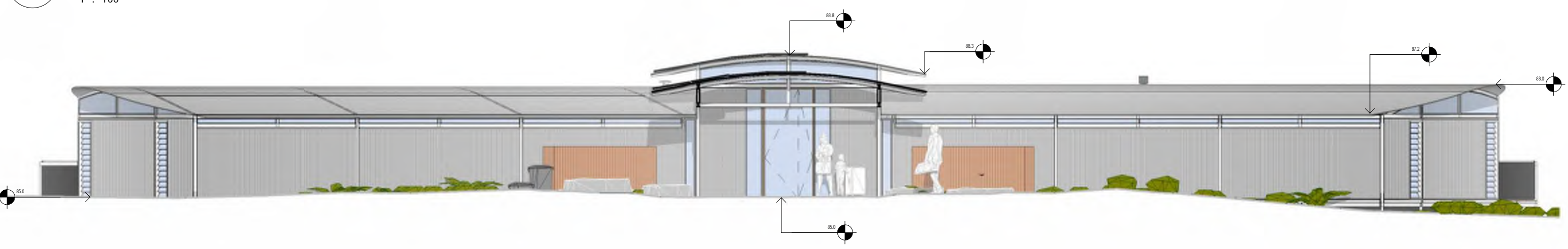


1 DWELLING NE ELEV
1 : 100

COLORBOND FINISH ALUMINIUM ALLOY
SUBFLOOR STRUCTURE ON FRONT ELEVATION

MESH SCREENING TO
MAJORITY OF SUBFLOOR

RAINWATER TANK UNDER



2 ENTRY SW ELEV
1 : 100


THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

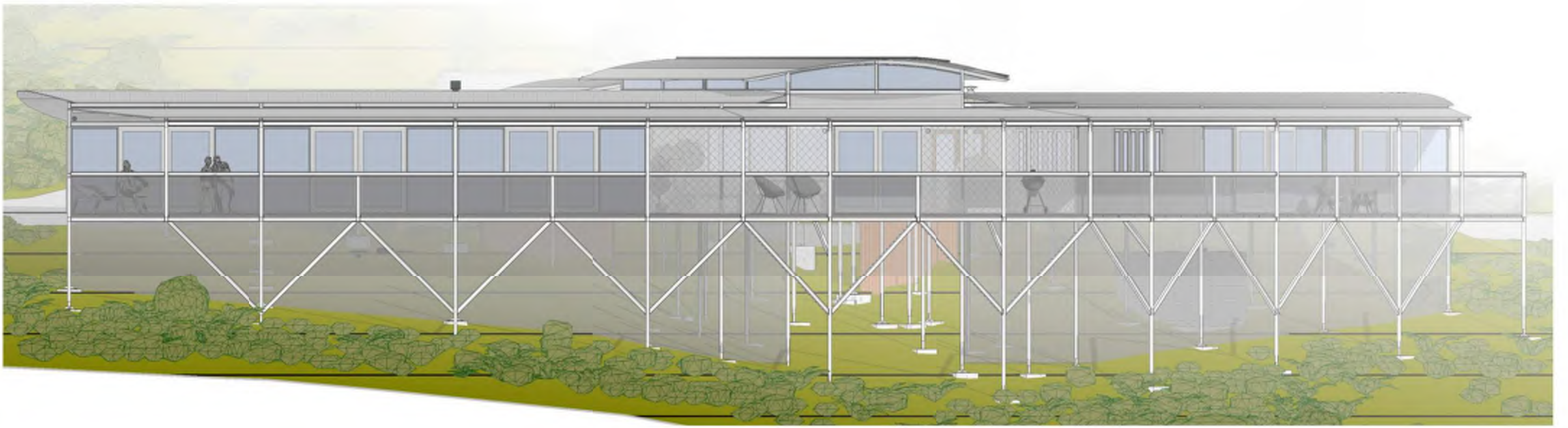
[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com


Designed & Drawn by Stephen Sainsbury Architect

EXTERIOR ELEVATIONS 1	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:32 PM	ISSUE DATE: 09/24/19

DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

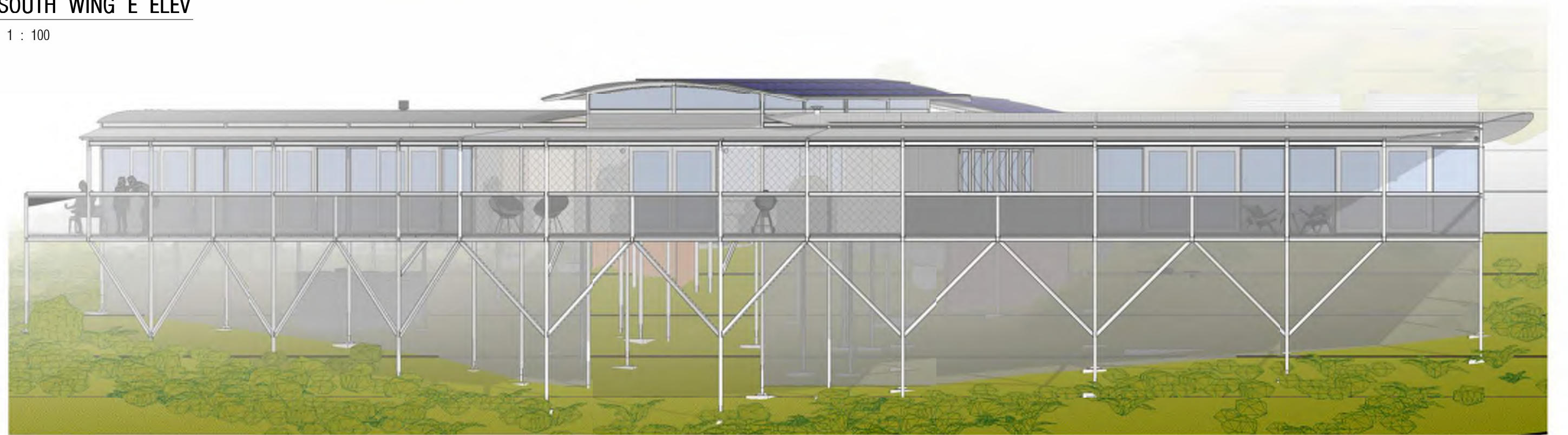
 NORTH POINT
SCALE: 1 : 100
DRAWING NO: SA0320 200



1

SOUTH WING E ELEV

1 : 100



2

NORTH WING NE ELEV

1 : 100

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



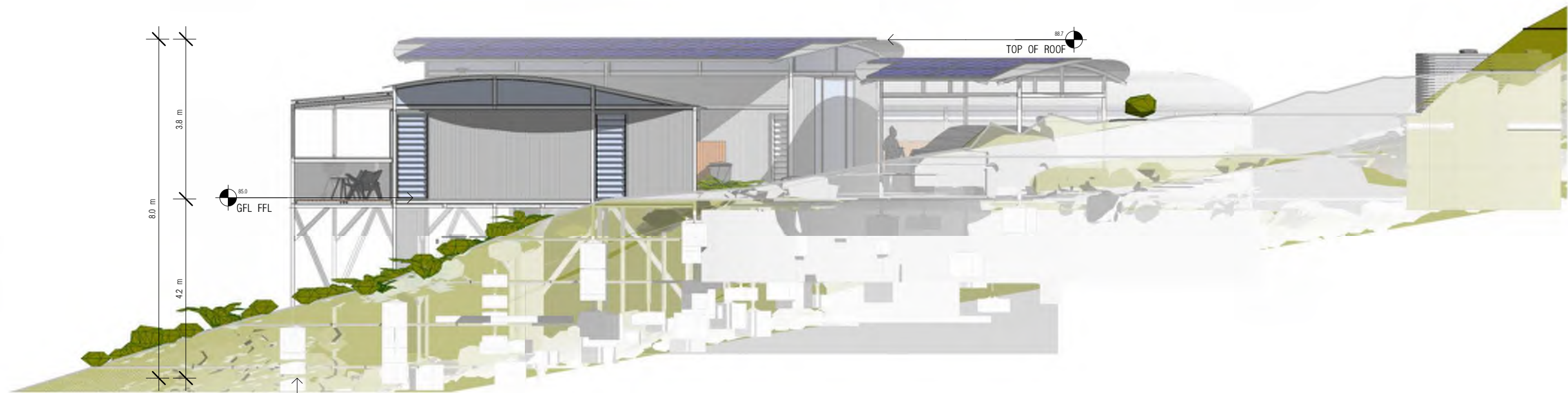
Designed & Drawn by Stephen Sainsbury Architect

EXTERIOR ELEVATIONS 2	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/05/2020 12:34:38 PM	ISSUE DATE: 09/24/19

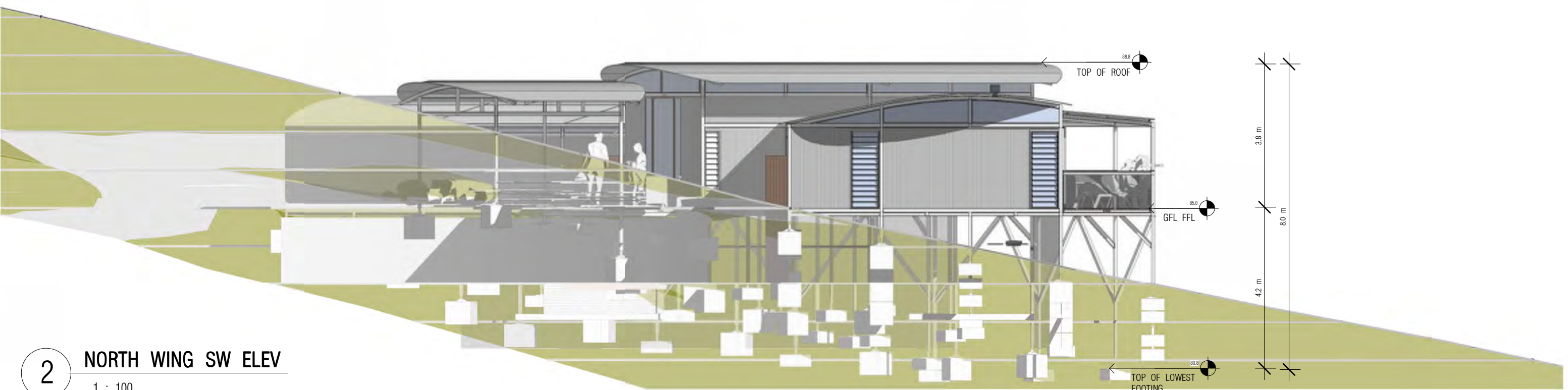
DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

NORTH POINT SCALE: 1 : 100

DRAWING NO: SA0320 201



1 NORTH WING NW ELEV
1 : 100



2 NORTH WING SW ELEV
1 : 100

THIS DRAWING TO BE ISSUED TO:		
CLIENT		BUILDER/SITE FOREMAN
COUNCIL/PLANNING		ELECTRICIAN
CERTIFIER		WORKSHOP MANAGER
ENGINEER		PLUMBER
PROJECT MANAGER		WELDER/FABRICATOR

[P] +61 (2)8313 6571
[E] OFFICE@ecoshelta.com
www.ssarch.ecoshelta.com



Designed & Drawn by Stephen Sainsbury Architect

EXTERIOR ELEVATIONS 3	
CAMPBELL HOUSE - SOUTH ARM	
65 ROARING BEACH ROAD, SOUTH ARM, TAS	
REVIEW DATE: 27/07/2020 9:49:15 AM	ISSUE DATE: 12/10/19

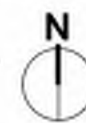
DESIGNED BY: SS
DRAWN BY: CA
CHECKED BY: CW
ENGINEERING:

 NORTH POINT DRAWING NO	NORTH POINT	SCALE: 1 : 100
	SA0320 202	



inspiring
place

Date 25/5/20
Scale 1:250 @ A3



65 ROARING BEACH ROAD EXISTING SURVEY

65 ROARING BEACH ROAD, SOUTH ARM
TASMANIA 7022

DWG NO.	REV.	DRAWING TITLE	DATE ISSUED
L000	-	TITLE SHEET	18.03.20
L100	-	SITE SURVEY	18.03.20
L101	-	EXISTING FLOOR PLAN	18.03.20
L102	-	EXISTING ELEVATIONS	18.03.20
L103	-	EXISTING SITE PLAN	18.03.20




1 LOCATION PLAN
L000 Scale 1:100000 @ A3

REV	AMENDMENTS	DATE

This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

Project.	65 Roaring Beach Road
Client	Hume Campbell
Address	65 Roaring Beach Road, South Arm, TAS

Drawing No.	Title	
L000	TITLE SHEET	
Project No.	Drawn	Date Printed
19-32	AA	20/3/20
North	Approved	Scale
	JDeg	
Revision.	Status	
	ISSUED	



1 SITE PLAN - EXISTING BUILDING LAYOUT PLAN
Scale 1:200 @ A3

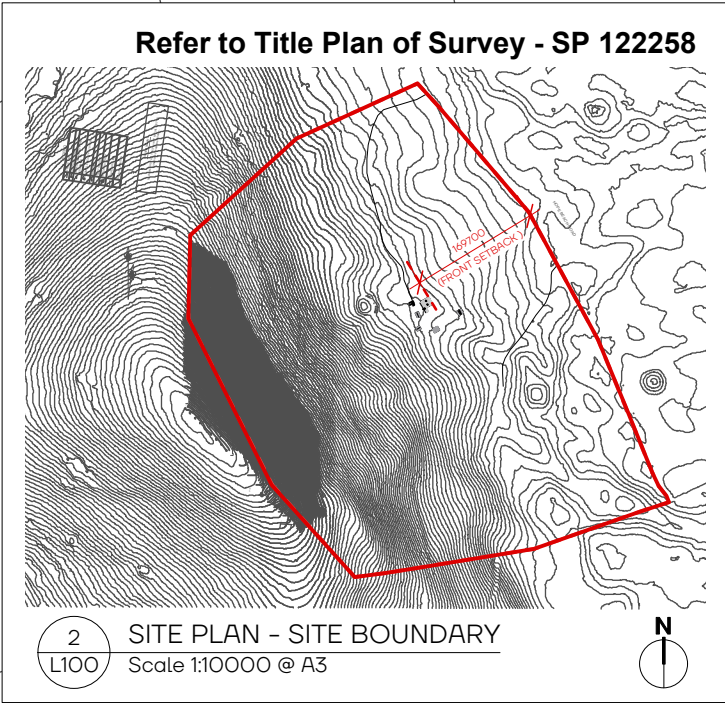


210 Collins Street, Hobart, Tasmania 7000
ph (03) 6231 1818 email: jerrydegrvse@inspiringplace.com.au

REV	AMENDMENTS	DATE

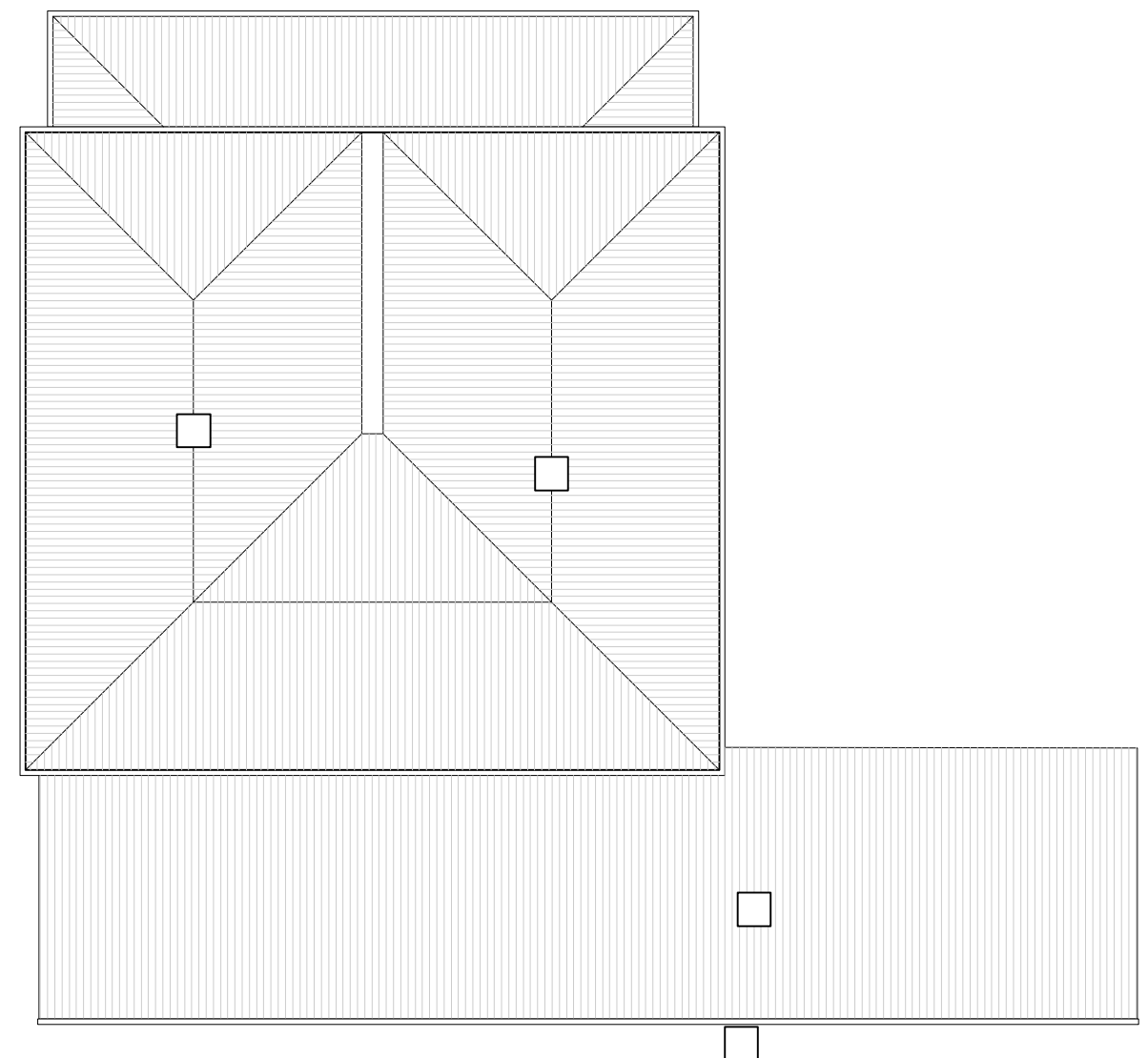
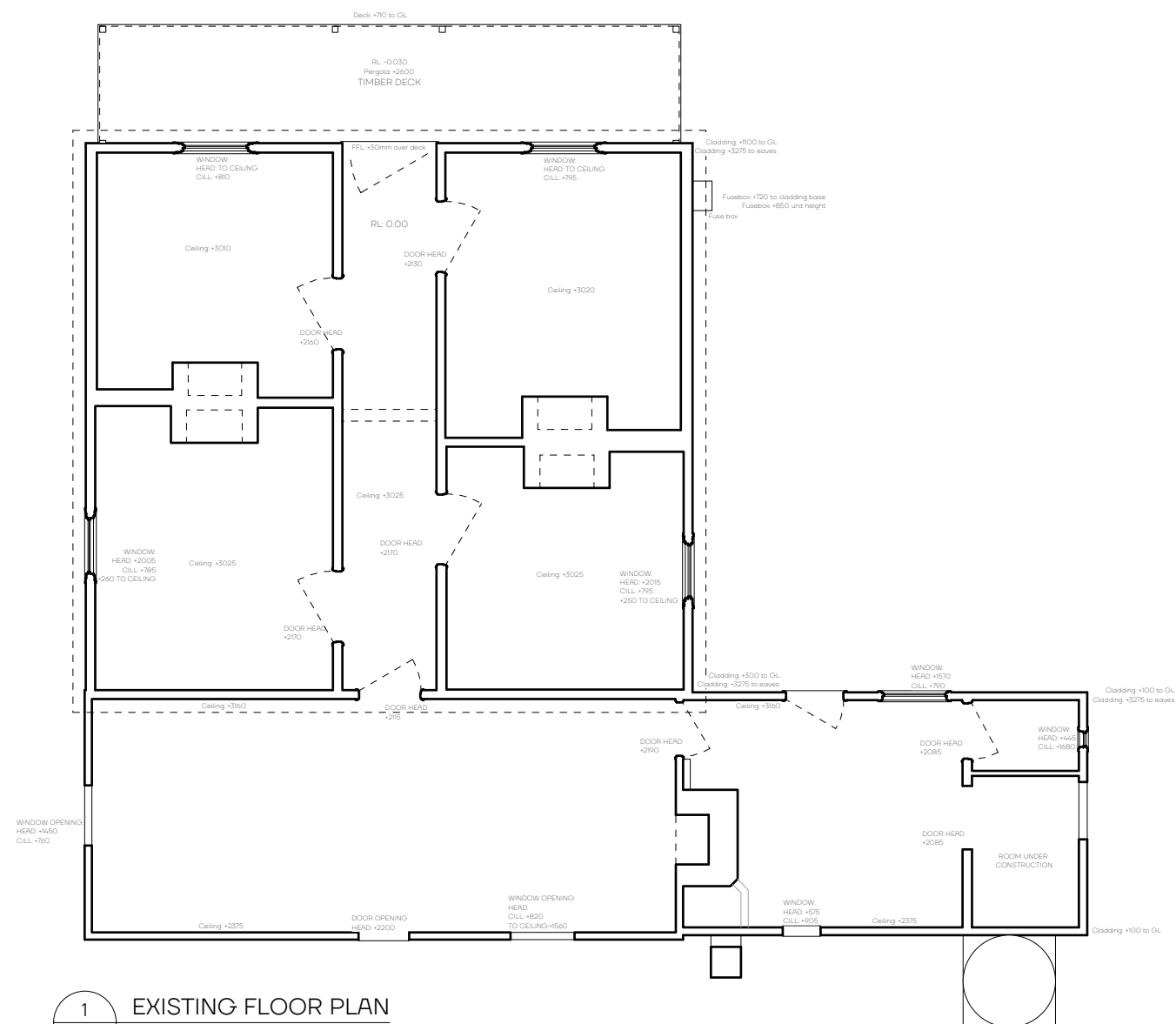
This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

Project.
65 Roaring Beach Road
Client
Hume Campbell
Address
65 Roaring Beach Road, South Arm, TAS



2 SITE PLAN - SITE BOUNDARY
Scale 1:10000 @ A3

Drawing No.	Title	
L100	EXISTING BUILDINGS	
Project No.	Drawn	Date Printed
19-32	AA	20/3/20
North	Approved	Scale
	JDeg	1:200 @ A3
	Revision.	Status
		ISSUED

[illegible]

This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

Project.

65 Roaring Beach Road

Client
Hume Campbell

Address

65 Roaring Beach Road, South Arm,
TAS

Drawing No.

L101

Project No.
19-32

North



Title

EXISTING FLOOR PLAN

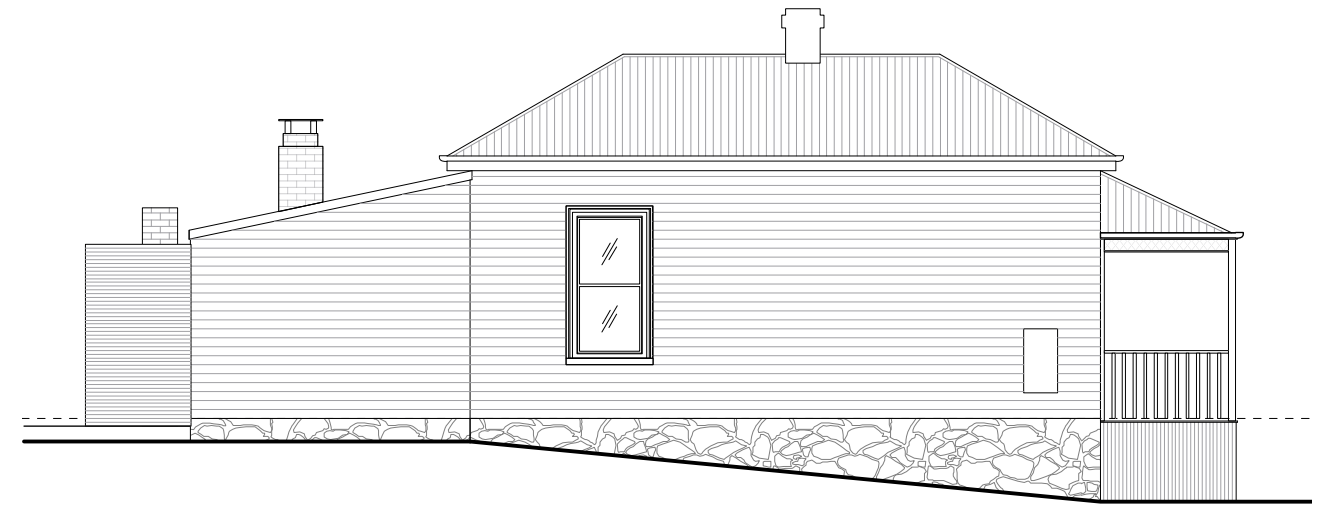
Drawn	Date Printed
AA	20/3/20

Approved	Scale
JDeg	1:100 @ A3

Revision.	Status
	ISSUED



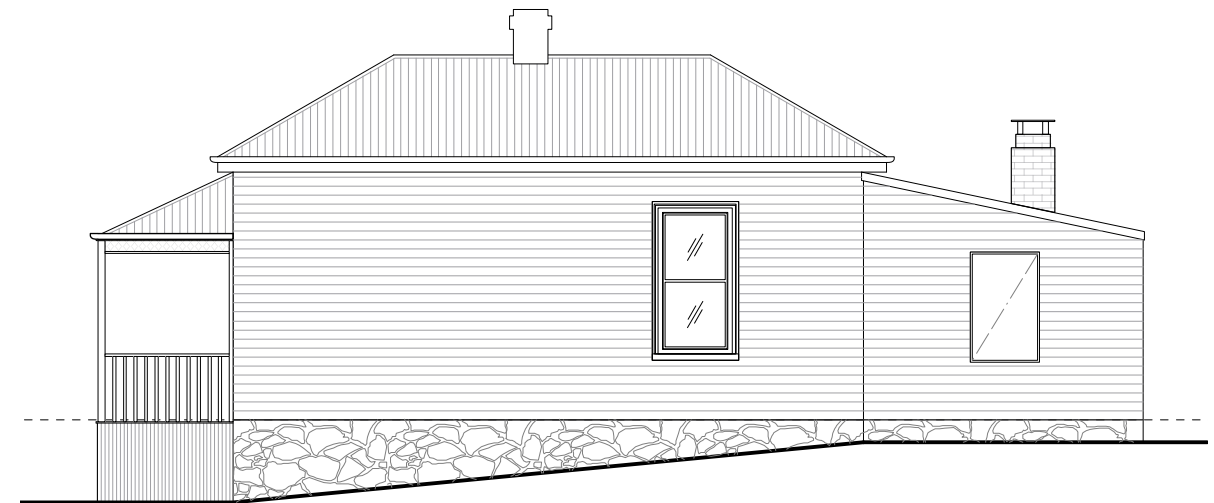
1 NORTH EAST ELEVATION
L102 Scale 1:100 @ A3



2 SOUTH EAST ELEVATION
L102 Scale 1:100 @ A3



3 SOUTH WEST ELEVATION
L102 Scale 1:100 @ A3



4 NORTH WEST ELEVATION
L102 Scale 1:100 @ A3

- NOTES:**
- ROOF HEIGHTS SHOWN INDICATIVE ONLY
 - ALL DIMENSIONS ARE APPROXIMATELY ONLY

REV	AMENDMENTS	DATE

This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

Project.	65 Roaring Beach Road
Client	Hume Campbell
Address	65 Roaring Beach Road, South Arm, TAS

Drawing No.	Title	
L102	EXISTING ELEVATIONS	
Project No.	Drawn	Date Printed
19-32	AA	20/3/20
North	Approved	Scale
	JDeg	1:100 @ A3
	Revision.	Status
		ISSUED

Attachment 3

Site photos 65 Roaring Beach Road, South Arm



View of site from Roaring Beach Road with the existing dwelling in the foreground.



View of the proposed dwelling site taken from the south eastern corner of Potters Hill Reserve.

11.3.5 SECTION 43A AMENDMENT APPLICATION PROPOSED REZONING AND 2 MULTIPLE DWELLINGS (PDPSPAMEND-2020/010079) – 10 LOINAH ROAD, MONTAGU BAY
(File No. PDPSPAMEND-2020/010079)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a combined Section 43A application for a planning scheme amendment and 2 multiple dwellings at 10 Loinah Road, Montagu Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned Community Purpose under the provisions of the Clarence Interim Planning Scheme 2015 (the Scheme). It is also subject to the Bushfire Prone Areas Code, Road and Rail Assets Code, Parking and Access Code and Stormwater Management Code.

The proposed multiple dwellings are currently Prohibited under the Scheme.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (LUPAA) are references to the former provisions of the LUPAA 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.

Essentially, the savings and transitional provisions apply to existing planning schemes in force prior to the approval of the Tasmanian Planning Scheme Local Provisions Schedule and includes the Scheme.

Section 43A(1) of LUPAA provides for the lodging of an application for a permit which would not be allowed if the planning scheme were not amended as requested.

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.

CONSULTATION

Applications made under Section 43A are not formally open for public comment until after Council has agreed to certify the Amendment and it has been publicly advertised. Draft Permit conditions would also be advertised for public comment as part of the public consultation process for the combined amendment (rezoning) and development of the site.

RECOMMENDATION:

- A. That Council resolves, under Section 30O(1) of the Land Use Planning and Approvals Act 1993 that the draft Amendment PDPSPAMEND-2020/010079 at 10 Loinah Road, Montagu Bay is:
- (i) limited to a local provision;
 - (ii) practical; and
 - (iii) consistent with the Southern Tasmanian Regional Land Use Strategy 2010-2035.
- B. That Council resolves, under Section 34(1) of the Land Use Planning and Approvals Act 1993 to initiate draft Amendment PDPSPAMEND-2020/010079 at 10 Loinah Road, Montagu Bay.
- C. That Council resolves, under Section 35(1) of the Land Use Planning and Approvals Act 1993 that draft Amendment PDPSPAMEND-2020/010079 meets the requirements specified under Section 32.
- D. That Council resolves, under Section 35(2) of the Land Use Planning and Approvals Act 1993, to prepare and certify draft Amendment PDPSPAMEND-2020/010079, sign the instrument as required and to forward it to the Tasmanian Planning Commission.
- E. That the 2 Multiple Dwellings at 10 Loinah Road, Montagu Bay be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. Each dwelling unit must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing TSD-R09 (copy available from Council). This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.
 3. ENG A5 – SEALED CAR PARKING.
 4. ENG M1 – DESIGNS DA.
 5. ENG S1 – INFRASTRUCTURE REPAIR.
 6. TASWATER CONDITION [22 July 2020] and [TWDA 2020/00894-CCC].

7. ADVICE – It is advised that fire separation will need to be assessed by a Building Surveyor in relation to the location of the stairs being close to or on the boundary and attached to the dwelling. It is advised that a Building Surveyor be consulted.
- F. 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

- 1.1.** At the time the previous Clarence Planning Scheme 2007 (CPS2007) was declared (April 2008) all of the subject land known as 10 Loinah Road was zoned Residential.
- 1.2.** The zoning conversion from the CPS2007 to the current Scheme was generally on a “like for like” basis. However, as per the Tasmanian Planning Commission’s drafting instructions, the subject site was zoned Community Purpose as the building was previously used as a church.
- 1.3.** The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) establishes an Urban Growth Boundary for Hobart to guide future growth areas and infill development opportunities. The proposal qualifies as “infill” under the STRLUS, as it is within the Urban Growth Boundary, and within an established suburban residential context.
- 1.4.** A permit was granted on 5 June 2020 under PDPLANPMTD-2020/008670 for the subdivision of the site into 2 resultant lots of 441m² and 450m², which includes the demolition of an existing building on the site, previously used as a church. This permit (included in the Attachments) is yet to be acted upon and the site remains as a single lot.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Community Purpose under the Scheme.
- 2.2.** The proposed residential use (2 multiple dwellings) is currently prohibited under the Scheme. Consequently, a Planning Scheme Amendment would be needed before an application could be entertained.
- 2.3.** The savings and transitional provisions of LUPAA (Schedule 6) specifies that the former Act applies to existing planning schemes in force prior to the approval of the Tasmanian Planning Scheme Local Provisions Schedule. Section 43A(1) of the former Act provides for the lodging of an application for a permit which would not be allowed if the planning scheme were not amended as requested.
- 2.4.** The proposal is submitted under Section 43A of LUPAA and seeking a combined planning scheme amendment and development approval for 2 multiple dwellings.
- 2.5.** If certified, the application will then be advertised for public comment and subject to further review on the basis of any representations received by Council, prior to it being forwarded to the TPC for final consideration. In addition, should it be considered appropriate, under Section 35 Council has the power to direct that the amendment be modified.
- 2.6.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 8.11 – Conditions and Restrictions on a Permit;
 - Section 10.0 – General Residential Zone;
 - Section 17.0 – Community Purpose Zone;
 - Section E1.0 – Bushfire Prone Areas Code;
 - Section E5.0 – Road and Railway Assets Code;

- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

3. PROPOSAL IN DETAIL

In addition to the applicant's Planning Report (ERA Planning and Environment – June 2020) and the Bushfire Hazard Report required to assess the recently approved subdivision (GES Geo-Environmental Solutions – April 2020), the applicant submitted a complete set of design plans for the proposed multiple dwellings which are included in the Attachments. The proposed dwelling units have been sited to each be contained wholly within the boundaries of the 2 lots recently approved by subdivision

3.1. The Site

The subject site is 10 Loinah Road, Montagu Bay (CT 41023/2). The site has an area of 891m², frontage of 30.07m to Loinah Road and is located within the established settlement of Montagu Bay. The site is accessed from existing vehicular and driveway access to Loinah Road and supports 2 buildings with 1 historically used as a church, and a separate amenities building. Limited landscaping exists on the site, and a recent aerial image of the site is contained in the Attachments.

Suburban residential development surrounds the site, which has a north-westerly aspect, with a gradual slope of 10-15 degrees down to the north-west towards the intersection of Loinah and Montagu Bay Roads.

The site is within a serviced area, and the clearance of the limited vegetation on the site would be necessitated by the proposed development and future residential use.

3.2. The Amendment

It is proposed to rezone the land at 10 Loinah Road from Community Purpose to General Residential (891m²). A copy of the proposed Zone Plan is included in the Attachments.

3.3. Modified Amendment

Should Council resolve to initiate an amendment, Section 35 of LUPAA specifies that after preparing a draft amendment Council must determine whether (or not) the draft amendment meets the requirements of Section 32. Should Council be satisfied that the amendment is in order it may certify the Amendment as meeting S.35. However, pursuant to S.35(b), if Council is not satisfied that the amendment meets the requirements of S.32, then it should proceed to modify the amendment until it does.

For the reasons discussed in this report, the rezoning of the land to General Residential is supported and will facilitate residential development infill opportunities consistent with the surrounding density and as envisaged by the STRLUS. The General Residential Zone is considered appropriate and no modifications are deemed necessary to the amendment.

3.4. The Development

The proposal is for the development of 2 multiple dwellings on the site. The proposed dwelling units would each be 2-storey dwellings with a proposed double garage. It is proposed that House 1 would contain 4 bedrooms and House 2, 3 bedrooms. A total of 4 on-site parking spaces are proposed (with no shared visitor parking), private open space areas are proposed to the rear (east) of each of the dwellings and the living spaces of each dwelling would be north-east facing.

The dwelling units would not exceed 6.67m in height above natural ground level and would have boundary setbacks ranging from 1.0m to 3.18m. The dwellings would be clad using a combination of concrete, vertical sheet, timber and painted cement sheet.

The proposal would be accessed from 2 new driveways to be constructed from Loinah Road. The proposal plans are provided in the Attachments.

As previously stated, the subject land is currently zoned Community Purpose. The Use Table at 17.2 of the Community Purpose Zone specifies that the site can only be used for residential purposes if for *residential aged care, respite centre or retirement village, or multiple dwellings for the aged or community housing*. The proposed development is not for the purposes described by the Use Table, is therefore currently prohibited and the reason behind the draft amendment.

Should the amendment be approved, the site would be subject to the provisions of the General Residential Zone. It is noted that the development, if approved, would not compromise the 2-lot subdivision approved under PDPLANPMTD-2020/008670 in June 2020.

3.5. General Residential Zone

The applicant's Planning Report contains a detailed assessment of the proposal against the relevant zone provisions, which in the case of General Residential Zone are accepted and discussed below.

The proposed development meets all relevant Acceptable Solutions of the General Residential Zone with the exception of the following.

- **Clause 10.4.2, A3 (Setbacks and Building Envelope for all Dwellings)**
 - it is proposed that House 2 would be setback 1.5m from the rear boundary and therefore not comply with the 4m rear setback prescribed by the acceptable solution.

The proposal must therefore be considered pursuant to performance criteria, P3, as follows.

Performance Criteria	Proposal
<p><i>“P3 - The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	See below

<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>The nearest dwelling to the south of the site is at 12 Loinah Road and is separated by a distance of approximately 10m from the boundary of the development site.</p> <p>The overshadowing diagrams provided by the applicant (included in the attachments) show that the development will partially overshadow the lower level of the adjacent dwelling at 12 Loinah Road from between 9am and 12pm on 21 June. This impact is therefore not considered unreasonable in that there would be in excess of 3 hours of sunlight from 12pm to 3pm at Winter Solstice available to that adjacent dwelling.</p> <p>The submitted diagrams show that the multiple dwelling to the east of the site at 10a Loinah Road would be impacted after 2pm and to the lower level/entry area only.</p> <p>On this basis, it is considered that the impact is not considered an unreasonable impact and therefore meets the test of this part of the performance criteria.</p>
<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The proposal will cause some overshadowing impacts to the ground level private open space for 12 Loinah Road to the south in the morning at Winter Solstice. These impacts would be relatively minor overshadowing impacts and this impact is not considered unreasonable, in that the private open space areas to the south would be provided with in excess of 3 hours of sunlight at Winter Solstice as required.</p> <p>Both 10a and 10b Loinah Road to the east of the site have their respective private open space areas located to the north/north-east of the dwelling units. These spaces are not compromised by the proposal.</p>
<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p>	<p>not relevant</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>The proposed dwellings are two storey and have a maximum height above natural ground level that does not exceed 6.2m above natural ground level at its highest point. The bulk and scale of proposed dwellings are compatible with the surrounding area and on this basis, the development is not considered to have an unreasonable visual impact on the adjoining properties.</p>
<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>There are many examples in the surrounding area where dwellings are located in proximity to the rear and side boundaries of lots and on this basis, the separation between the proposed dwellings is considered compatible with that prevailing in the surrounding area.</p>

- Clause 10.4.3, A2 and A3 (Site Coverage and Private Open Space for all Dwellings)** – it is proposed that the private open space areas for both dwelling units would not have direct access as prescribed by the acceptable solution (A2), in that the lower level open space areas are accessed from upper level stairs leading to ground level.

The proposed development also does not comply with A3 which requires a separation distance of 3m from the northern edge of the private open space of House 2, to House 1. A separation distance of 2.987m is proposed.

The proposal must therefore be considered pursuant to performance criteria P2 and P3 as follows.

Performance Criteria	Proposal
<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><i>(ii) orientated to take advantage of sunlight.</i></p>	<p>see below</p> <p>Both dwelling units are provided with areas of private open space at ground level which are accessed via an upper level deck on the northern elevation of each unit, and from ground level. The units also include decks on the upper level which are directly accessed from the living areas and would achieve good solar access.</p> <p>Both units would have private open space to the north/north-east of each dwelling, with compliant areas at ground level, and a deck at the south of the upper level. The combination of these areas would take advantage of available sunlight and would be convenient, to varying degrees, as useable outdoor living areas as required by the performance criteria.</p>
<p><i>P3 - A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3”.</i></p>	<p>The proposed development includes areas of private open space to the north and north-east of each of the dwelling units. These areas would achieve reasonable solar access.</p> <p>House 1 would have a north-facing deck on the upper level, which the plans show would achieve solar access. This deck is directly accessed from the open space area and would provide for a high level of residential amenity given its location and orientation.</p> <p>House 2 would have 2 deck areas on the upper level, particularly the central deck facing east would achieve good solar access and form an extension of the living /dining spaces of that dwelling.</p> <p>Based on the diagrams provided, it is considered that the proposal would provide for reasonable solar access in that residential amenity would not be compromised for residents of the development. The tests of this performance criterion are therefore met.</p>

- **Clause 10.4.5, A1 (Width of Openings for Garages and Carports for all Dwellings)** – in that the proposed total width of garage openings would be 10.4m, which exceeds the 6m maximum width of openings prescribed by the acceptable solution.

The proposal must therefore be considered pursuant to performance criteria P1 as follows.

Performance Criteria	Proposal
<i>“P1 - A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage”.</i>	The development proposes landscaping as part of the space between the dwelling units and Loinah Road (front boundary). It is considered that this landscaping together with the overhanging upper level of each dwelling unit and the proposed setback of the garages at 5.5m from the front boundary reduces the risk that the garage openings would dominate the primary frontage. It is therefore considered that this test of the Scheme would be met by the proposal.

3.6. Codes

The proposal requires assessment against the following Codes:

- E1.0 Bushfire Prone Areas Code;
- E5.0 Road and Rail Assets Code;
- E6.0 Parking and Access Code; and
- E7.0 Stormwater Management Code.

The proposal complies with all relevant Acceptable Solutions of the above Codes with the exception of the following.

Bushfire Prone Areas Code

In accordance with Clause E1.2.1 (b) of the Code, the Code does not apply to the assessment of the application. This is on the basis that the proposed multiple dwellings are not defined as either a *vulnerable* or *hazardous use* by the Code, and as such does not apply.

Road and Rail Assets Code

In accordance with Clause E5.2.1 (a) of the Code, the Code is considered to apply to the assessment of the application. The proposed development meets all relevant Acceptable Solutions of the Road and Rail Assets Code with the exception of the following.

- **Clause E5.6.2, A2 (Road Accesses and Junctions)** – in that 2 separate accesses are proposed to each of the dwelling units, which does not comply with the single access point prescribed by the acceptable solution.

The proposal must therefore be considered pursuant to Performance Criteria P2 as follows.

Performance Criteria	Proposal
<i>“P2 - For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i>	See below assessment.
<i>(a) the nature and frequency of the traffic generated by the use;</i>	<p>Council’s Development Engineer is satisfied that the proposed access points would not compromise the efficiency of the road, in relation to the nature of the proposed use and development.</p> <p>Whilst the applicant submits that there are 2 accesses to the site as per the subdivision permit granted for the site, this permit has not been acted upon and only a single access point exists at the time of this assessment. That said, the likely daily vehicle movements are considered to be very low with adequate capacity within the surrounding road network to ensure traffic efficiency and safety is maintained.</p>
<i>(b) the nature of the road;</i>	Loinah Road is a low speed traffic environment, and Council’s Development Engineer is satisfied that the proposal would not compromise traffic flows, as required by this test.

<i>(c) the speed limit and traffic flow of the road;</i>	The traffic generated by the proposed subsequent development would be residential in nature which is consistent with the existing Loinah Road and the traffic conditions of the surrounding network.
<i>(d) any alternative access to a road;</i>	No alternative access is proposed nor possible in this case given the size and shape of the lot, and the development proposed.
<i>(e) the need for the access or junction;</i>	The General Urban Speed Limit of 50km/h applies to Loinah Road and there is no known crash history in the vicinity of the site area which entrenches the low speed / low volume nature of the road.
<i>(f) any traffic impact assessment; and</i>	A traffic impact assessment was not submitted or required in support of the proposal as further information.
<i>(g) any written advice received from the road authority”.</i>	<p>It is the opinion of Council’s Development Engineer that the development and proposed access points are a reasonable response to the development of the site, in conjunction with the provision of the necessary services.</p> <p>For the above reasons, the proposal is therefore considered to satisfy the performance criteria.</p>

Parking and Access Code

In accordance with Clause E6.2.1 of the Code, the Code is considered to apply to the assessment of the application. The proposed development meets all relevant Acceptable Solutions of the Parking and Access Code with the exception of the following.

- **Clause E6.6.1, A1 (Number of Car Parking Spaces)** – in that 2 parking spaces are proposed to each of the townhouses as required by this standard, but it is not proposed to provide a single visitor parking space for the development as prescribed by the acceptable solution.

The proposal must therefore be considered pursuant to Performance Criteria P1 as follows.

Performance Criteria	Proposal
<p><i>“P1 - 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></p> <p><i>(a) car parking demand;</i></p> <p><i>(b) the availability of on-street and public car parking in the locality;</i></p> <p><i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i></p> <p><i>(d) the availability and likely use of other modes of transport;</i></p> <p><i>(e) the availability and suitability of alternative arrangements for car parking provision;</i></p>	<p>See below assessment.</p> <p>The proposal requires the provision of 2 spaces each per dwelling unit. These are provided within the proposed garages.</p> <p>Council’s Development Engineer is satisfied that given the nature of the development and availability of on-street parking on both sides of Loinah Road in the vicinity of the site, that there is sufficient capacity within proximity of the site to absorb the visitor space. The applicant further submits that the proposed multiple dwellings would be subdivided (as approved) upon completion of the proposed development, meaning that there would then not be a requirement under the Scheme for a shared visitor parking space. This submission is noted in consideration of the reduced number of spaces proposed.</p> <p>Riawena Road is a public transport corridor which would provide convenient and frequent access to the site, as required by this criterion.</p> <p>The site is within relatively convenient walking distance of the Rosny Hill Nature Reserve, and the coastal foreshore trail adjacent the river. Walking or cycling could therefore also be an alternative mode of transport for access to the site.</p> <p>Aside from on-street parking, there are no other viable alternatives for car parking provision.</p>

(f) <i>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.
(g) <i>any car parking deficiency or surplus associated with the existing use of the land;</i>	There is no previous (known) site credit associated with the use of the site as a church. That said, during peak times (including past church services) it is likely that numbers of vehicle movement to and from, and in the vicinity of the site would have exceeded that proposed by 2 dwelling units.
(h) <i>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 contribution in lieu of the deficient visitor parking space is not considered appropriate in the case of this proposal, in that the site is not located within an activity centre and there are no facilities or other transport facilities within proximity of the site that a contribution could be taken towards.
(j) <i>any verified prior payment of a financial contribution in lieu of parking for the land;</i>	not applicable
(k) <i>any relevant parking plan for the area adopted by Council;</i>	There is no parking plan for the area.
(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”;</i>	not applicable

- **Clause E6.7.1, A1 (Number of Vehicular Accesses)** – in that 2 access points are proposed to each of the townhouses, which exceeds the single access point prescribed by the acceptable solution.

The proposal must therefore be considered pursuant to Performance Criteria P1 as follows.

Performance Criteria	Proposal
<p><i>“P1 - The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</i></p> <p><i>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</i></p> <p><i>(b) whether the additional access points can be provided without compromising any of the following:</i></p> <p><i>(i) pedestrian safety, amenity and convenience;</i></p> <p><i>(ii) traffic safety;</i></p> <p><i>(iii) residential amenity on adjoining land;</i></p> <p><i>(iv) streetscape;</i></p> <p><i>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</i></p> <p><i>(vi) the enjoyment of any al fresco’ dining or other outdoor activity in the vicinity”.</i></p>	<p>See below assessment:</p> <p>Council’s Development Engineer is satisfied that the proposed access points would not compromise the efficiency of the road, in relation to the nature of the proposed use and development.</p> <p>The proposed access points would be separated by a distance of 14.9m, which would provide for on-street parking and safe pedestrian movements, in the opinion of Council’s Development Engineer.</p> <p>The traffic generated by the proposed development would be residential in nature which is consistent with the existing Loinah Road and the traffic conditions of the surrounding network.</p> <p>The proposed access points would not compromise residential amenity, are consistent with the approved subdivision permit, and would not compromise any sites identified by the Historic Heritage Code of the Scheme.</p> <p>not applicable</p> <p>For the reasons given it is therefore considered that the tests of the performance criteria would be met as required.</p>

4. CONSULTATION

Applications for planning scheme amendments are not formally open for public comment until after Council has resolved to initiate and certify the Amendment. Should this be the case, the draft amendment and associated draft permit (if supported) will be publicly exhibited in accordance with the statutory requirements.

5. EXTERNAL REFERRALS

The proposal was referred to TasWater, who advised that pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1): *“TasWater does not object to the proposed amendment to the Interim Planning Scheme as mentioned above and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings”*.

TasWater have provided conditions that must form part of an approved Permit for the proposed development.

6. COUNCIL COMMITTEE RECOMMENDATION

The proposal was not specifically referred to any Council committees.

Should the amendment be initiated any committee comments or recommendations received during the public exhibition period may be considered as part of Council's Section 39 report.

7. STATE POLICIES AND ACT OBJECTIVES**7.1. Section 30O - Amendment of Interim Planning Schemes**

Section 30O(1) of LUPAA provides that an amendment to an Interim Planning Scheme may only be made to a *“local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy”*.

In this instance the proposed amendment relates to local application of zones. The site is within the STRLUS Urban Growth Boundary, is sufficiently serviced and represents a shift from Community Purpose to General Residential urban infill development. The amendment proposed will provide for residential infill at a density envisaged by the STRLUS.

7.2. Section 32 - Requirements for Preparation of Amendments

Section 32(1) of LUPPA specifies that amendments to planning schemes must:

- “(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (ea) must not conflict with the requirements of section 30O; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms”.*

In this context the proposal represents a change from Community Purpose to General Residential density urban development. The amendment will provide for infill residential development in an area identified under the STRLUS as being suitable for this purpose. The proposed zoning is unlikely to introduce any land use conflict with the adjoining land zoned General Residential that surrounds the site.

Section 32(2) of LUPPA specifies those elements of Section 20 – *“What can a planning scheme provide for”* also apply to amendments to planning schemes. In this instance it is considered that the proposed amendment is consistent with the relevant requirements.

7.3. LUPAA Objectives

An amendment is to further the objectives of LUPAA. The objectives of Schedule 1 of LUPAA are:

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

“(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity”;

Development is generally considered sustainable when there are no demonstrable adverse effects upon natural resources, ecological processes or genetic diversity. The amendment promotes the objectives for sustainable development of land through allowing for the efficient use of land for residential use and development within the Urban Growth Boundary of the STRLUS.

The site does not support any significant vegetation, and it is therefore considered that the proposed amendment would not cause any significant impact on natural physical resources or ecological processes.

“(b) to provide for the fair, orderly and sustainable use and development of air, land and water”;

The proposed rezoning will provide for infill development increasing housing stock and improve housing choice and within an established residential area. The zoning is the logical zone for the former church site, given the zoning of the surrounding area. It will therefore further this Objective.

“(c) to encourage public involvement in resource management and planning”;

The strategic planning process for the amendment involves appropriate opportunities for public involvement. Should Council resolve to initiate and certify the amendment, it (along with any draft permit conditions) will be advertised for public comment.

“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above”;

If initiated and certified by Council, and ultimately approved by the TPC, the proposal could facilitate economic development through subsequent residential construction, subdivision (approved) and associated ongoing servicing. Following construction, the increase in local population will benefit the economic development of Montagu Bay and the broader Clarence area in the longer term.

“(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”.

Development achieved through the amendment requires co-operative planning between the developers, Council and to a degree, the general community.

PART 2 - Objectives of the Planning Process Established by this Act

“(a) to require sound strategic planning and co-ordinated action by State and local government”;

The STRLUS is the most relevant strategic consideration. As mentioned above the site is located within the established Urban Growth Boundary and will provide for residential infill in a suitable location.

“(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land”;

The proposal is consistent with the STRLUS. If ultimately approved the General Residential Zone contains sufficient controls to regulate the future use and development of the land and helps achieve the 50/50 target established by the STRLUS.

“(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land”;

The proposal will have minimal impact on the environment and will provide broader social, economic and environmental benefits through urban consolidation.

“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels”;

The proposal provides for a residential infill development in an area identified in the STRLUS for this purpose.

“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals”;

The amendment has been submitted under the provisions of Section 43A of LUPAA and linked to a development application and is consistent with this requirement. The proposed development is supportable subject to appropriate conditions.

“(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania”;

The amendment and the subsequent development of the site will assist in the provision of housing supply within close proximity to surrounding services.

“(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”;

The proposed amendment and associated development will not impact any significant building or place.

“(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community”;

The proposal will extend and make efficient use of existing infrastructure.

“(i) to provide a planning framework which fully considers land capability”.

Subject to appropriate conditions the proposal will provide for a suitable infill residential development, and subdivision.

8. STRATEGIC PLAN/POLICY IMPLICATIONS

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996. The National Environmental Protection Measures (NEPMS) are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

The National Environmental Protection Measures (NEPMS) are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

8.1. State Coastal Policy

The State Coastal Policy 1996 is applicable to the proposal, in that the land is adjacent to the coast and within the coastal zone. The site is situated within an established urban area that has been previously developed, and a change to the zoning of the site would be consistent with the Principles of the Policy insofar as the site has previously been disturbed, is serviced by reticulated infrastructure networks, and has no identified sites of Aboriginal heritage significance. The site is not visually sensitive, and consistent with an existing pattern of development. For these reasons it is considered that the amendment is consistent with those Principles relevant.

8.2. State Policy on the Protection of Agricultural Land 2009

The land is not agricultural land and the proposed rezoning will not result in fettering or constraining of any nearby agricultural use.

8.3. State Policy on Water Quality Management 1997

The purpose of the State Policy on Water Quality Management 1997 is “*To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*”.

Given that the site is proposed to be serviced by reticulated water, sewerage and stormwater the most relevant sections of the policy are 17.2 and 33.1 relating to waste discharge, erosion and stormwater management and can be addressed through conditions.

8.4. National Environment Protection Measures

National Environment Protection Measures (NEPM’s) are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and given effect in Tasmania through the State Policies and Projects Act.

The National Environmental Protection Measures relate to:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;
- the protection of amenity in relation to noise;
- general guidelines for assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

The listed NEPMs are most relevant to subsequent development and not directly applicable to this amendment. However, as a generalisation the Codes within the Scheme contain provisions that address these matters in detail at the time of application.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal is consistent with Council’s Strategic Plan 2016-2026.

10. CONCLUSION

The 2 proposed multiple dwellings are currently prohibited under the provisions of the Scheme. For this reason, the applicant has lodged an application under Section 43A of LUPAA, which provides for the concurrent consideration of a Planning Scheme Amendment and associated Development Application for a use/development that would otherwise be prohibited.

For the reasons detailed within the body of this report it is considered that the proposed rezoning amendment is consistent with the STRLUS and meets the relevant provisions of LUPAA and for this reason is supported. Accordingly, it is recommended that Council initiates and certifies the draft amendment.

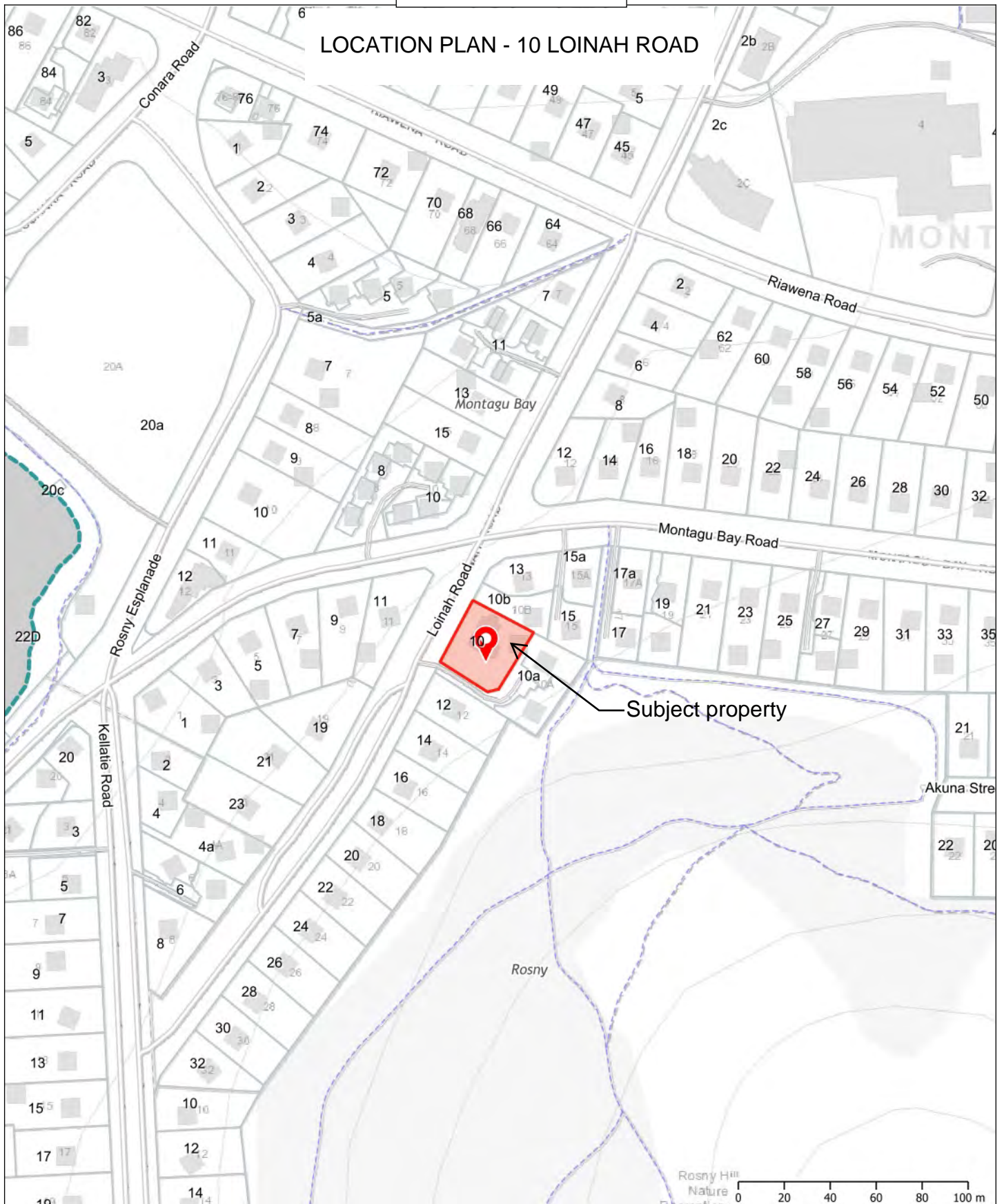
It is recommended that the proposed development of 2 multiple dwellings on the site be approved subject to appropriate conditions.

- Attachments:
1. Location Plan (1)
 2. Aerial Plan (1)
 3. Clarence Planning Scheme 2007 Zoning Plan (1)
 4. Clarence Interim Planning Scheme 2015 Zoning Plan (1)
 5. Proposed Amendment (1)
 6. Approved Subdivision Plan (1)
 7. Proposal Plans (19)
 8. Site Photos (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

LOCATION PLAN - 10 LOINAH ROAD



Subject property



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

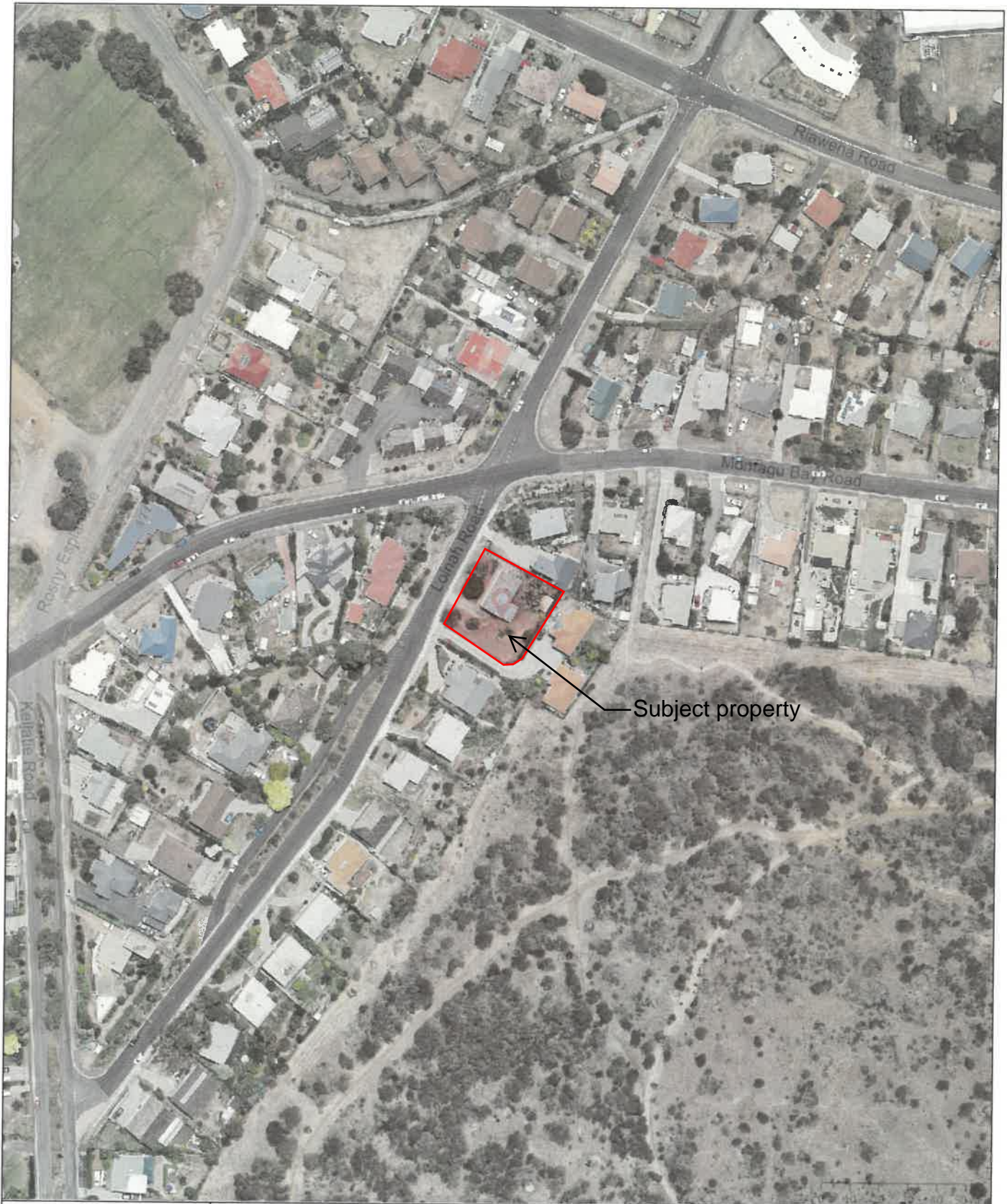
8/20/2020

1:2257



Attachment 2

AERIAL PLAN - 10 LOINAH ROAD



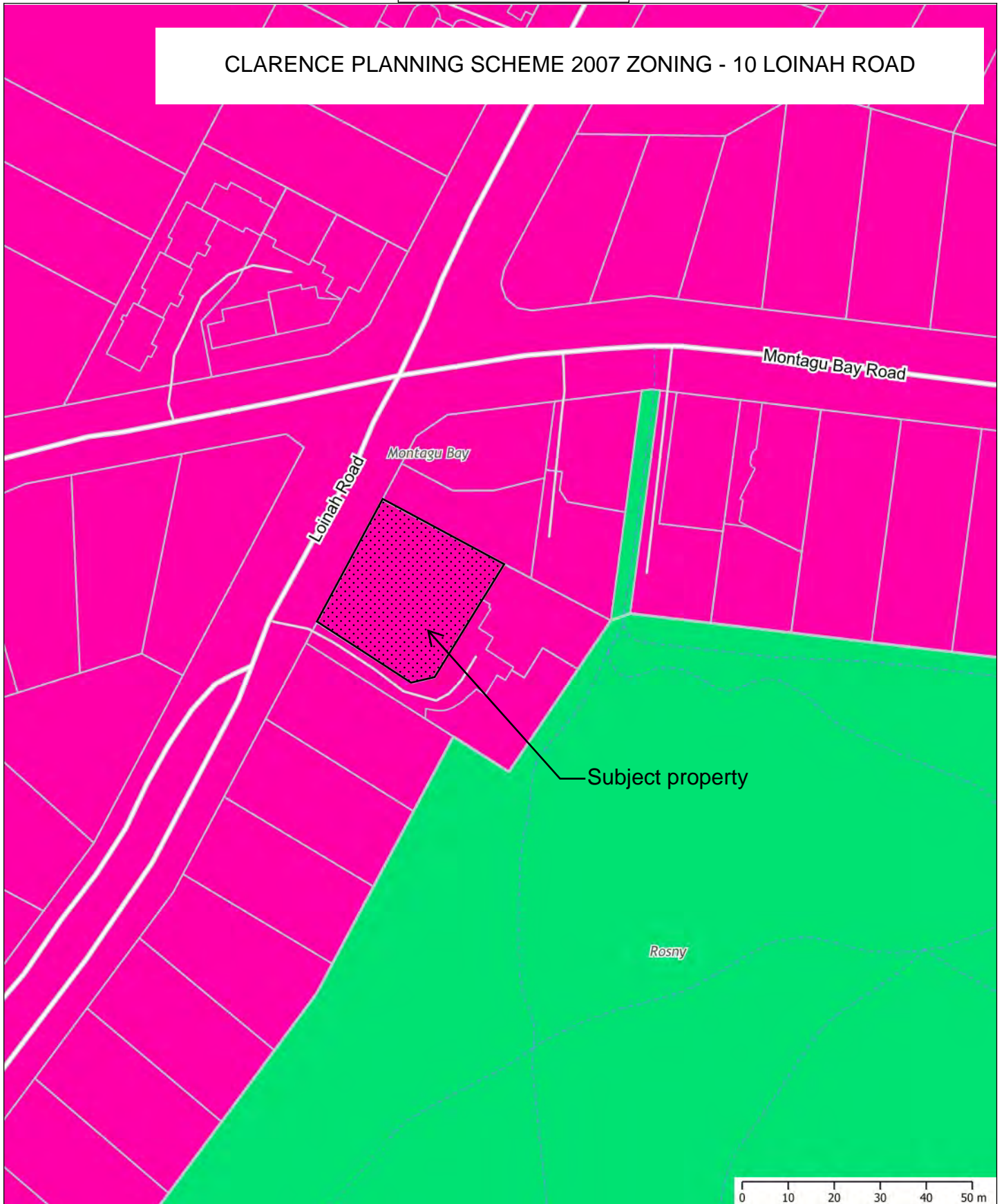
This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

20/08/2020

1:1817



CLARENCE PLANNING SCHEME 2007 ZONING - 10 LOINAH ROAD



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

8/21/2020

1:1129



CLARENCE INTERIM PLANNING SCHEME 2015 ZONING - 10 LOINAH ROAD



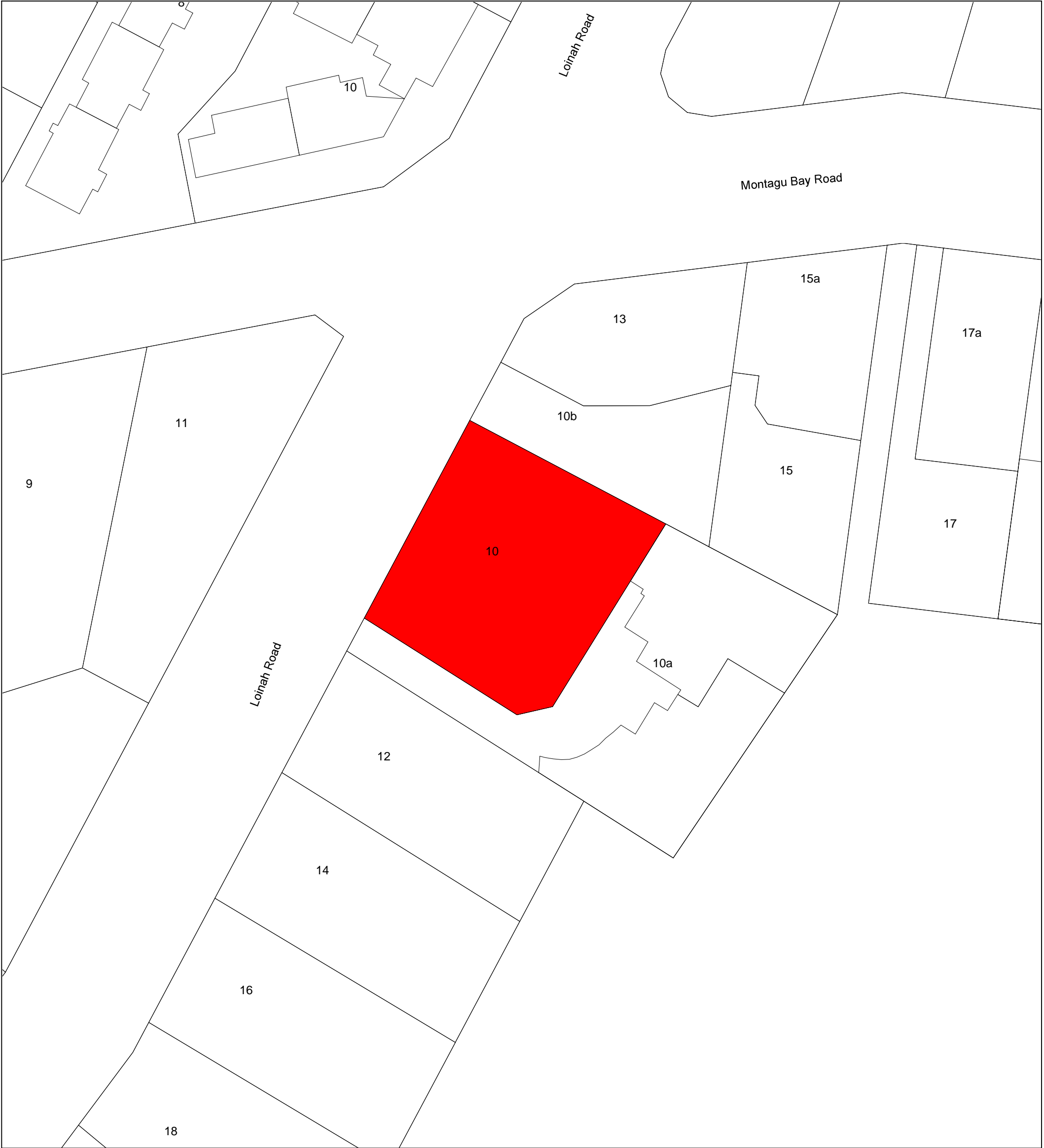
This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

8/21/2020

1:1129



Amendment PDPSAMEND-2020/010079



Scale 1:500

Printed @ A3

(c) Clarence City Council

**AMENDMENTS TO PLANNING SCHEME PLAN
Amendment PDPSAMEND-2020/010079**

To rezone 10 Loinah Road, Montagu Bay from Community Purpose to General Residential.



General Residential

THE COMMON SEAL OF THE CLARENCE
CITY COUNCIL HAS BEEN HERE UNTO
AFFIXED THIS XX DAY OF XX 2020
PURSUANT TO A RESOLUTION OF THE
COUNCIL PASSED THE XX DAY OF
XX 2020 IN THE PRESENCE OF:

CORPORATE SECRETARY

PLAN OF SUBDIVISION



PDA Surveyors

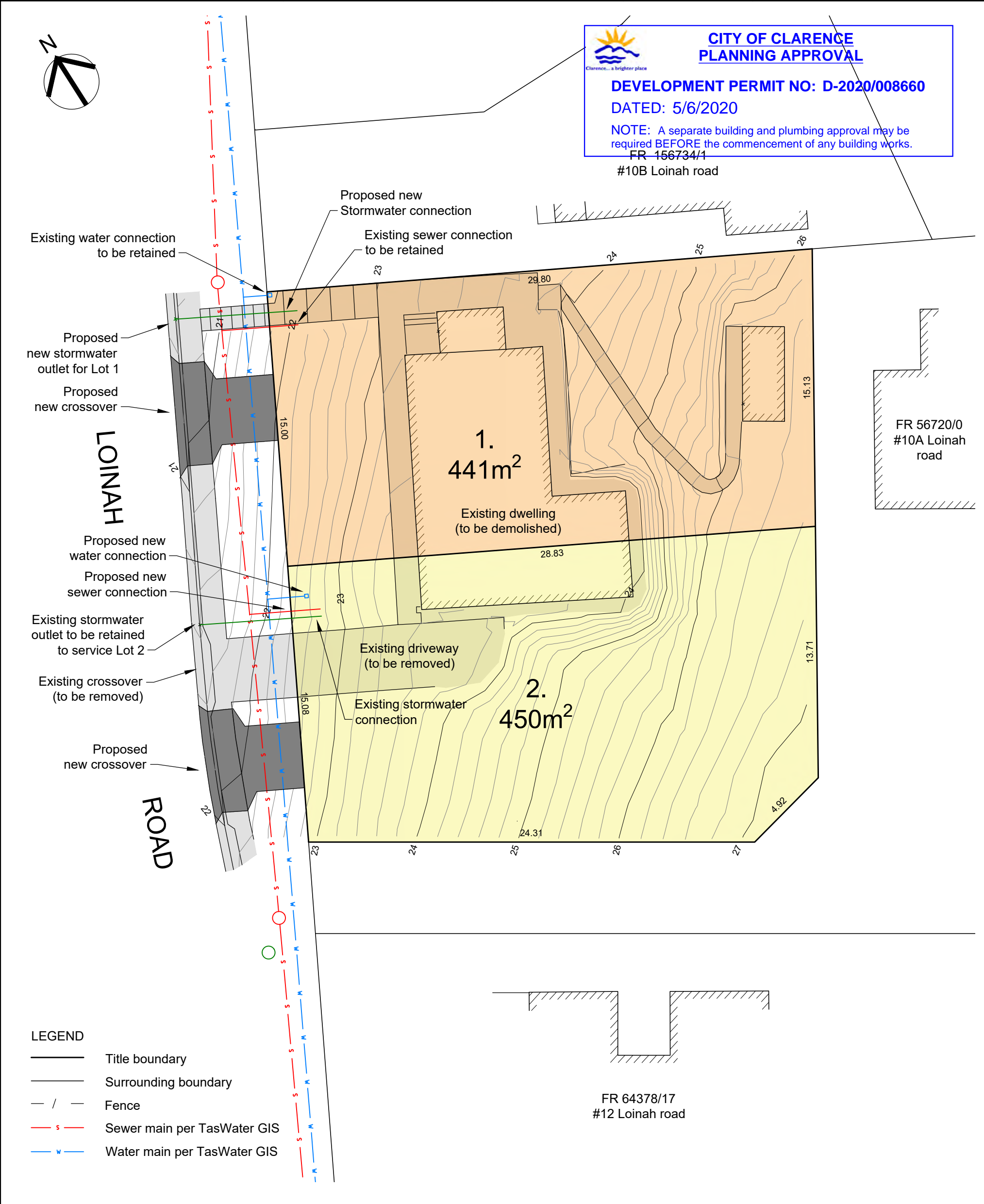
Surveying, Engineering & Planning

Incorporating
**WALTER
SURVEYS**

127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

Owners	Monique Anne Little			Address	10 Loinah Road, Montagu Bay			This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			
				Council	Clarence City Council						
				Planning Scheme	Clarence Interim Planning Scheme 2015						
Title References	FR 41023/2			Zone & Overlay	17.0 Community Purpose, 119.FRE						
				Schedule Of Easements As shown.							
Scale	1:200	Date	09 April 2020	PDA Reference	45434MD-1	Map reference	5225-43	PID	7590429	Point of Interest GDA94 MGA55	529 190 E, 5 254 010 N

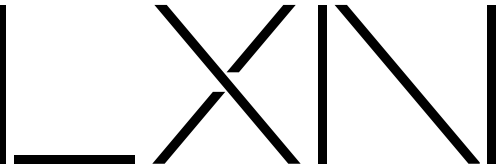


Little Townhouses

10 Loinah Road Montagu Bay, Tas 7018

PROJECT INFORMATION		
ADDRESS 10 Loinah Road Montagu Bay, Tas 7018		
LAND TITLE REFERENCE VOL. 41023 FOL. 2		
MUNICIPALITY Clarence City Council		
AREA SUMMARY Lot 1: 441m ² (total site) House 1 GFA: 240.54 Level 1 and Level 2 (inc. balconies excl. patios) Site Coverage: 33.3% Site Area Free of Impervious Surface: 46 % Lot 2: 450 m ² (total site) House 2 GFA: 282.60 Level 1 and Level 2 (inc. balconies excl. patios) Site Coverage: 42.22% Site Area % Free of Impervious Surface: 32 %		

DRAWING SCHEDULE		
DA DRAWING SET		
DA-00	COVER PAGE	
DA-01	SURVEY PLAN	
DA-02	SITE PLAN - EXISTING	
DA-03	SITE PLAN - PROPOSED	
DA-04	CONCEPT SERVICES PLAN	
DA-05	GROUND FLOOR - HOUSE 1	
DA-06	FIRST FLOOR - HOUSE 1	
DA-07	GROUND FLOOR - HOUSE 2	
DA-08	FIRST FLOOR - HOUSE 2	
DA-09	HOUSE 1 - ELEVATIONS	
DA-10	HOUSE 1 - ELEVATION	
DA-11	HOUSE 1 - ELEVATION	
DA-12	HOUSE 2 ELEVATIONS	
DA-13	HOUSE 2 - ELEVATION	
DA-14	HOUSE 2 ELEVATION	
DA-15	SECTIONS	
DA-16	SHADOW DIAGRAMS: SUMMER SOLSTICE	
DA-17	SHADOW DIAGRAMS WINTER SOLSTICE	
DA-18	DRIVEWAY SECTIONS	



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE

STATUS
Development Application

DRAWING TITLE

COVER PAGE

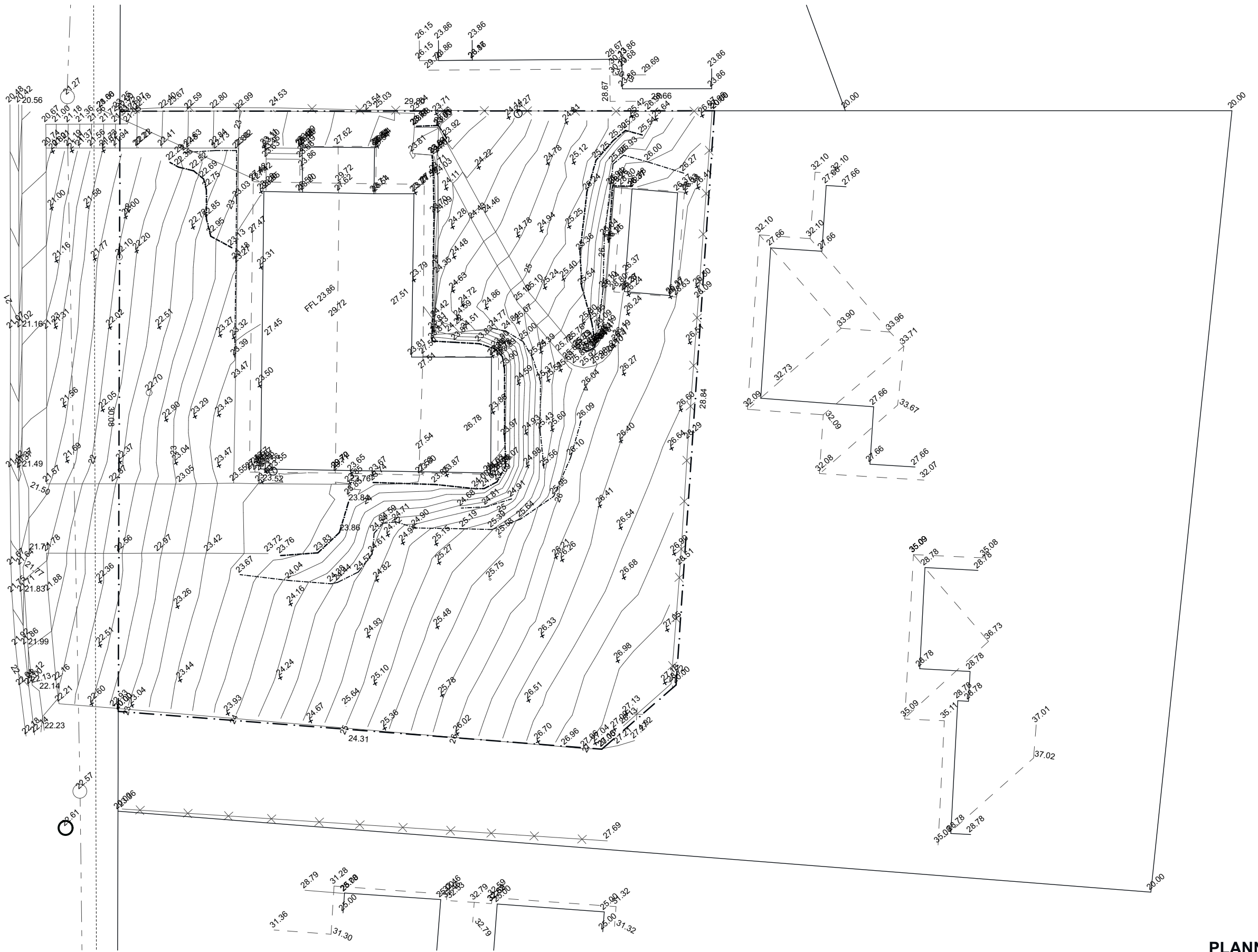
DRAWING

DA-00

REVISION

B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg DATE 15/7/20



PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application



DRAWING TITLE

SURVEY PLAN

DRAWING

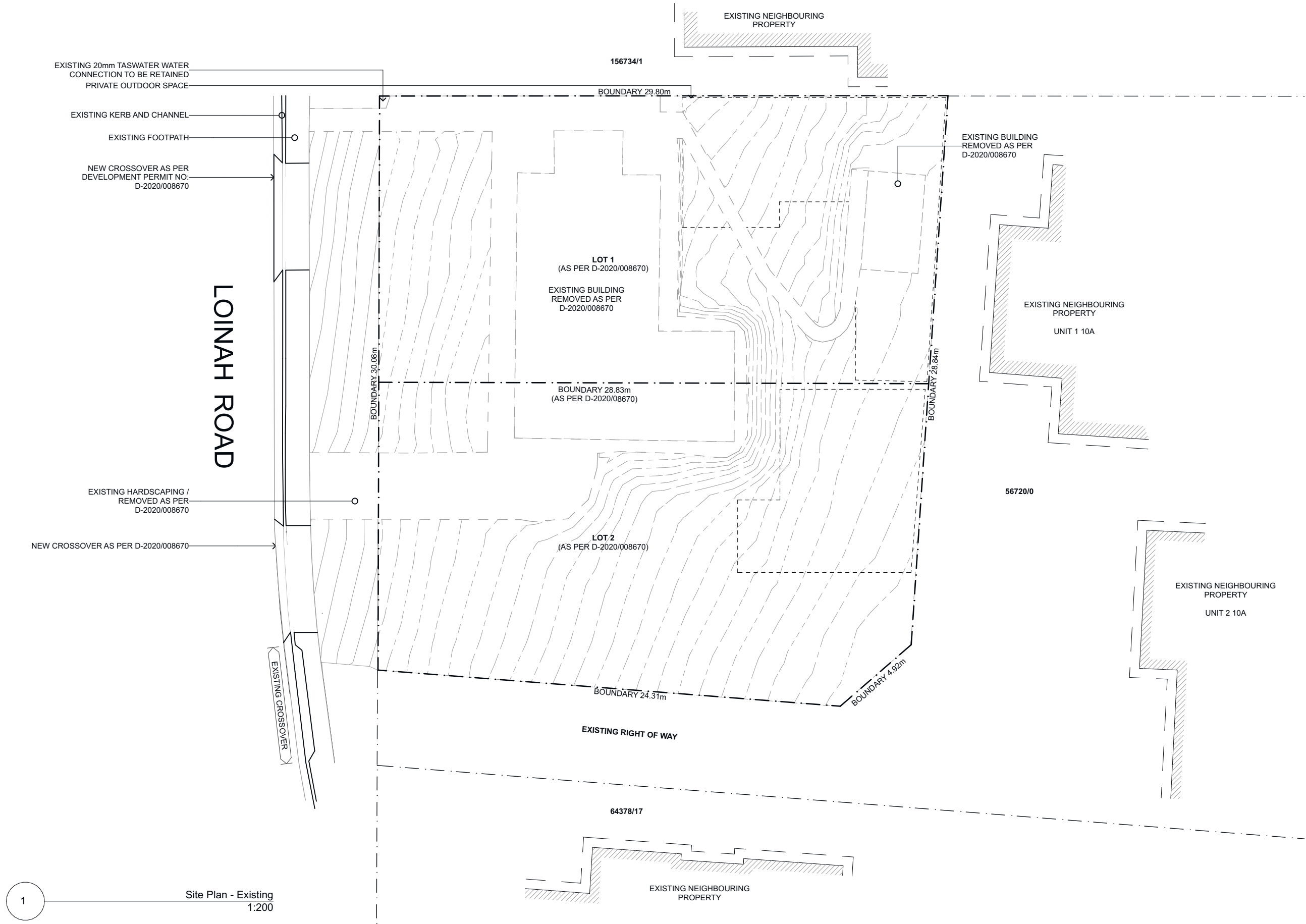
DA-01

FILE A19089_LittleTH_DA_V23.pln

REVISION

A

DATE 16/6/20



1

Site Plan - Existing
1:200

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application



DRAWING TITLE

SITE PLAN - EXISTING

DRAWING

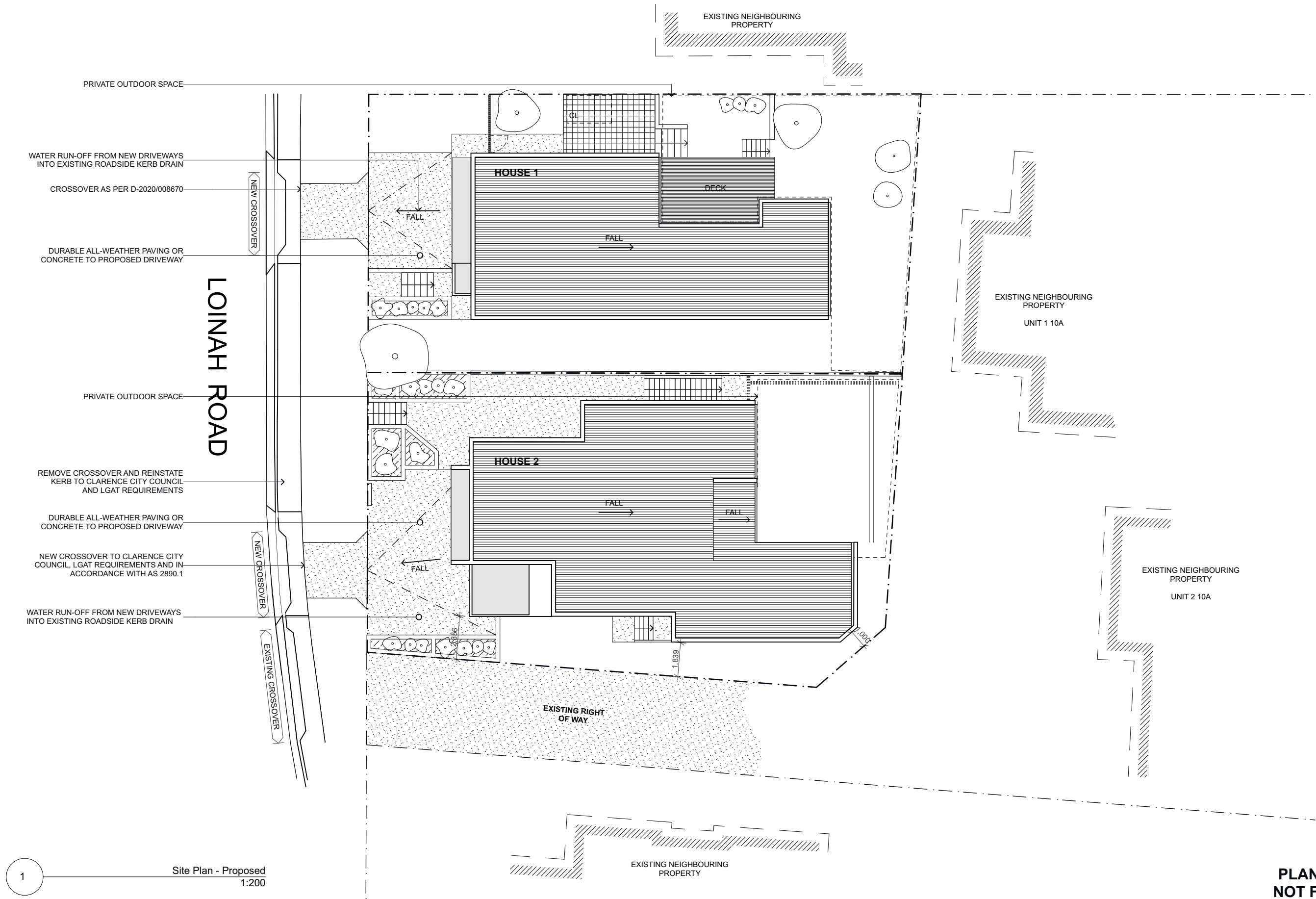
DA-02

FILE A19089_LittleTH_DA_V23.pln

REVISION

A

DATE 16/6/20



1 Site Plan - Proposed
1:200

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses A18089

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

SCALE
@ A3

STATUS
Development Application



DRAWING TITLE

SITE PLAN - PROPOSED

DRAWING

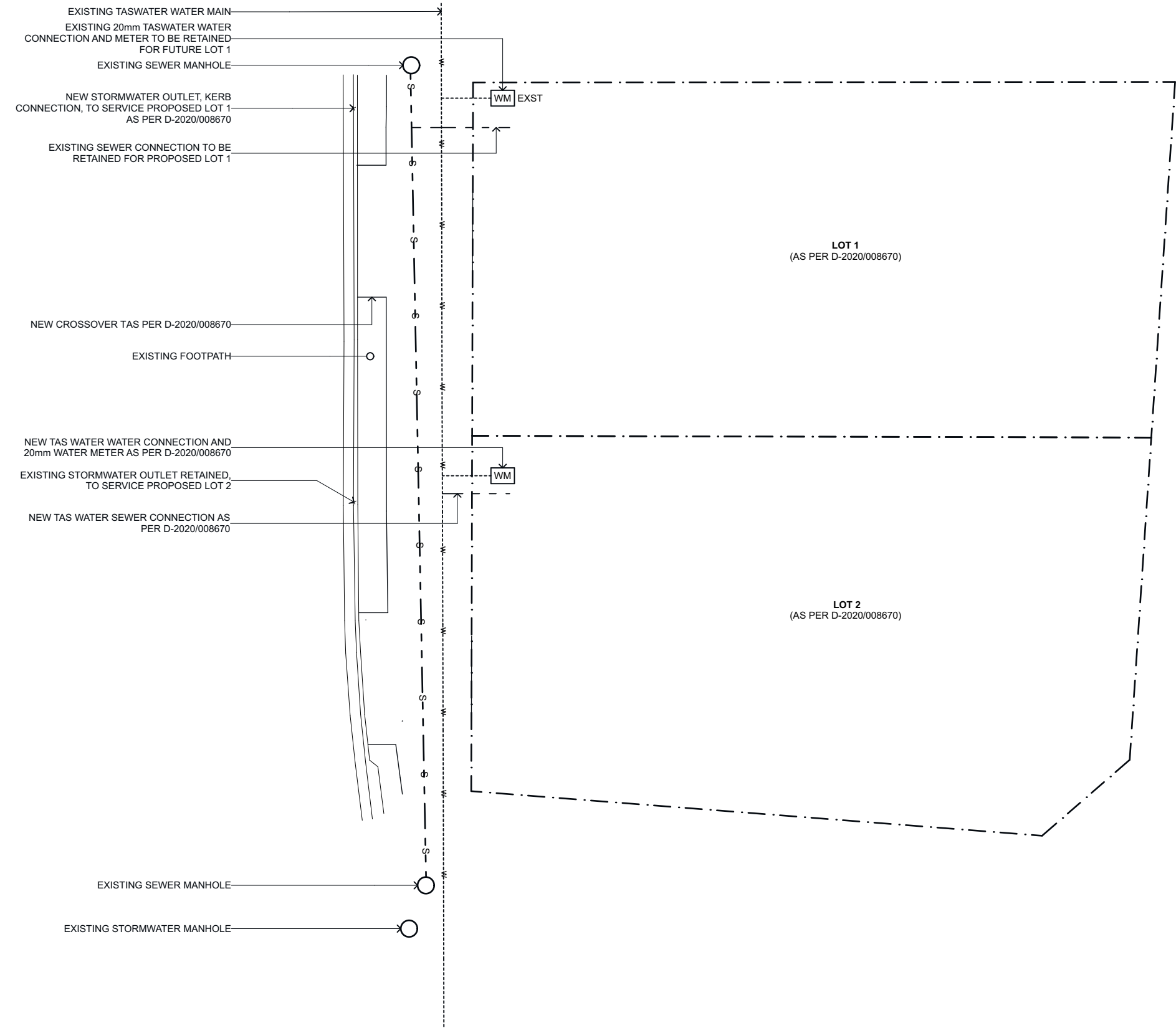
DA-03

FILE A19089_LittleTH_DA_V23.pln

REVISION

A

DATE 16/6/20



01 Site - Services Plan
1:200

PRELIMINARY ONLY



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002
P. (03) 6228 0113
hello@lxn.com.au

© LXN Group Pty. Ltd. These designs, drawings and specifications must not be used, reproduced, or copied, wholly or in part without written permission. Drawings shall not be used for construction purposes until issued for construction.

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu Bay, Tas 7018

CLIENT

M Little

CLIENT SIGN-OFF

-

PROJECT NUMBER

A18089

SCALE

@ A3

STATUS

Development Application

INTERNAL CHECK

16/6/20



DRAWING TITLE

CONCEPT SERVICES PLAN

DRAWING

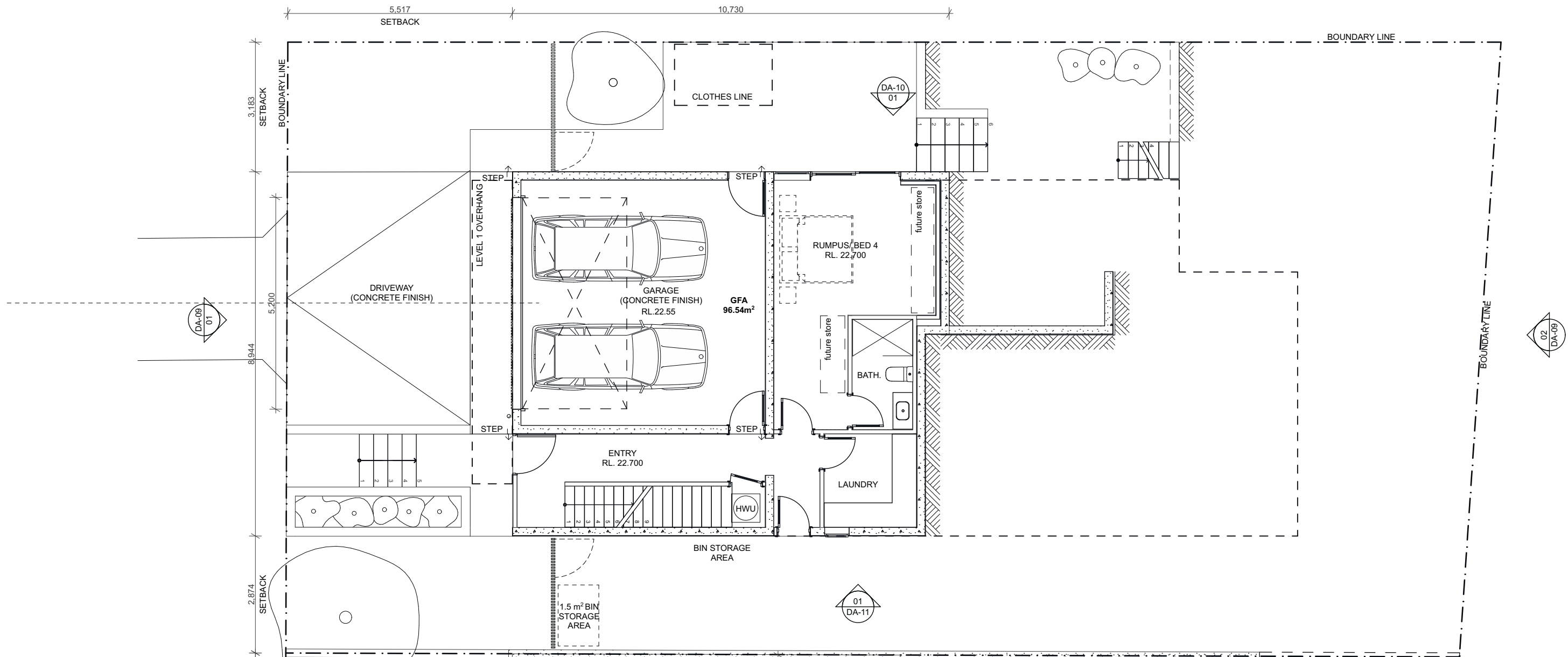
DA-04

REVISION

A

FILE A19089_LittleTH_DA_V23.pln

DATE 16/6/20



1

GA Proposed Ground
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application



DRAWING TITLE

GROUND FLOOR - HOUSE 1

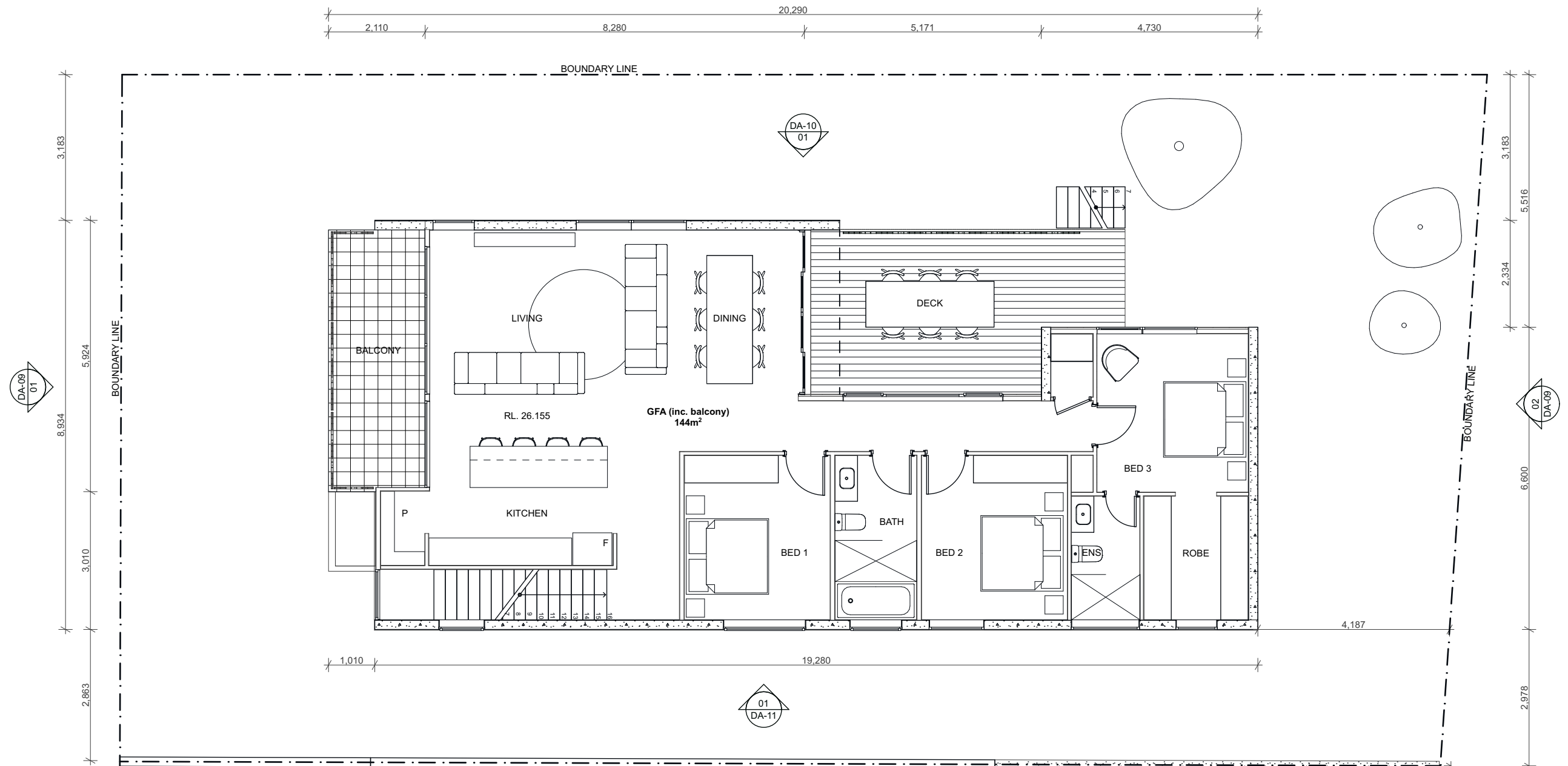
DRAWING

DA-05

REVISION

B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg DATE 15/7/20



1

GA Proposed Level 1
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application



DRAWING TITLE

FIRST FLOOR - HOUSE 1

DRAWING

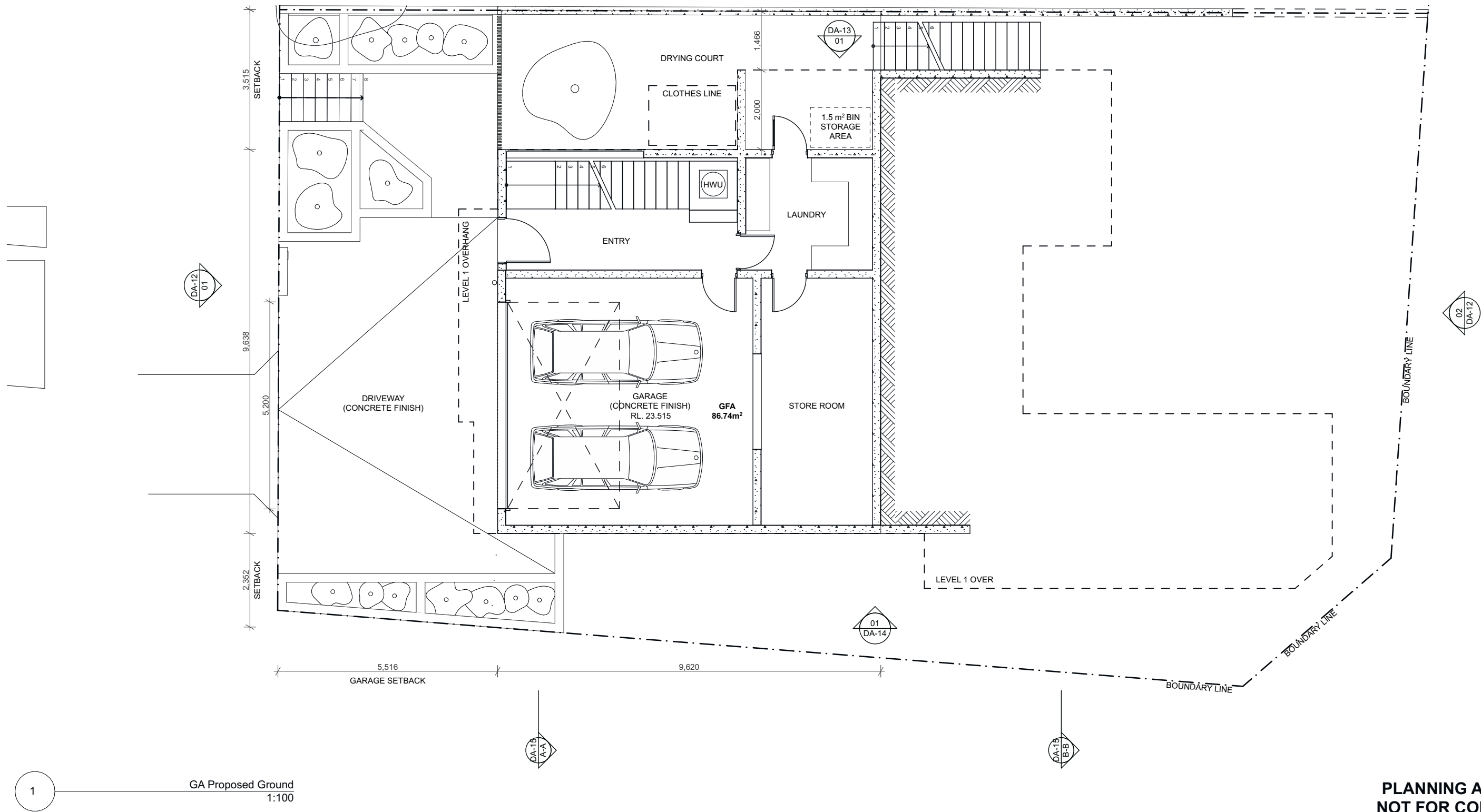
DA-06

FILE A19089_LittleTH_DA_V23.pln

REVISION

A

DATE 16/6/20



PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses A18089

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

SCALE
@ A3

STATUS
Development Application

DRAWING TITLE

GROUND FLOOR - HOUSE 2

DRAWING

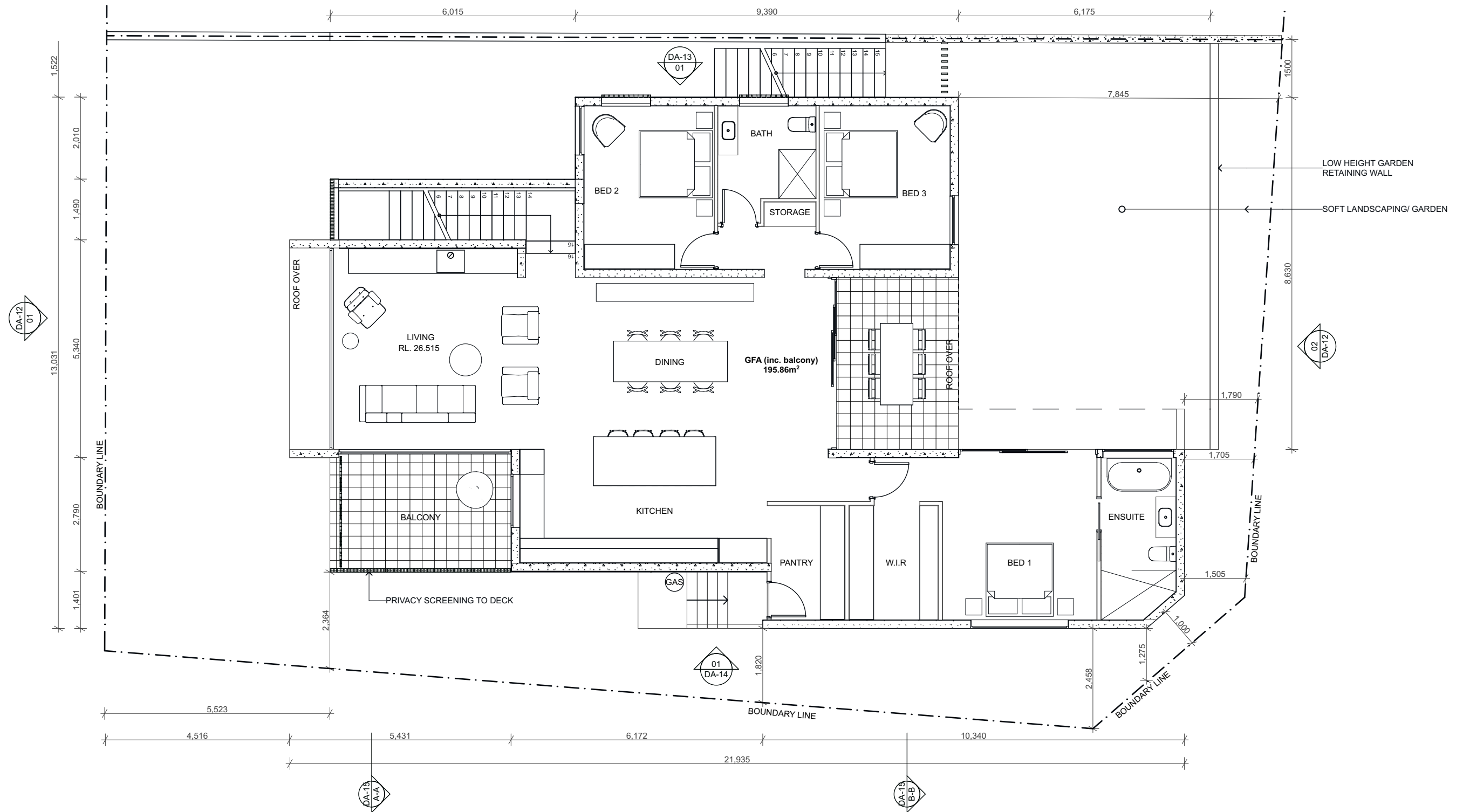
DA-07

REVISION

A

FILE A19089_LittleTH_DA_V23.pln

DATE 16/6/20



1

GA Proposed Level 1
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application

DRAWING TITLE

FIRST FLOOR - HOUSE 2

DRAWING

DA-08

REVISION

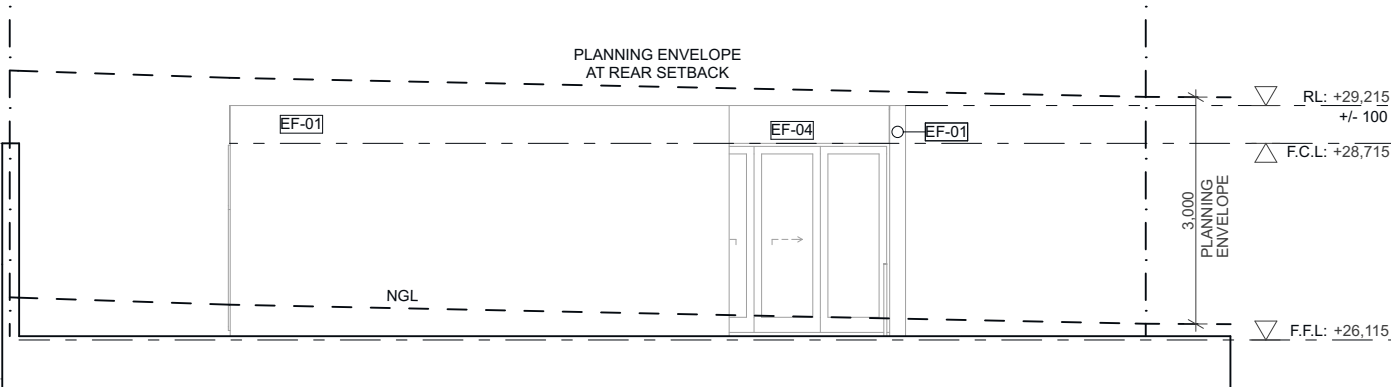
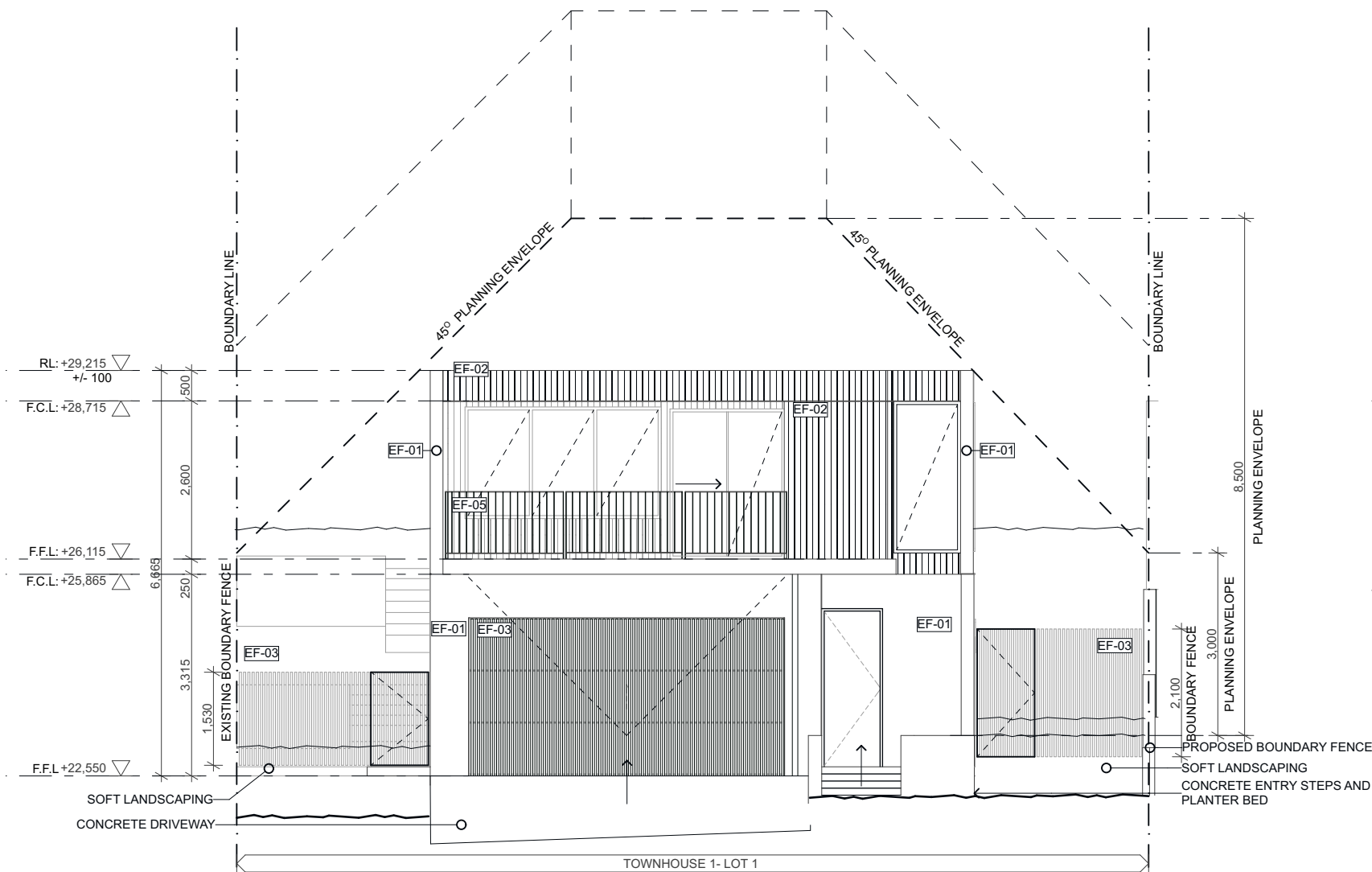
A

FILE A19089_LittleTH_DA_V23.pln

DATE 16/6/20

MATERIALS SCHEDULE

- EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application

DRAWING TITLE

HOUSE 1 - ELEVATIONS

DRAWING

DA-09

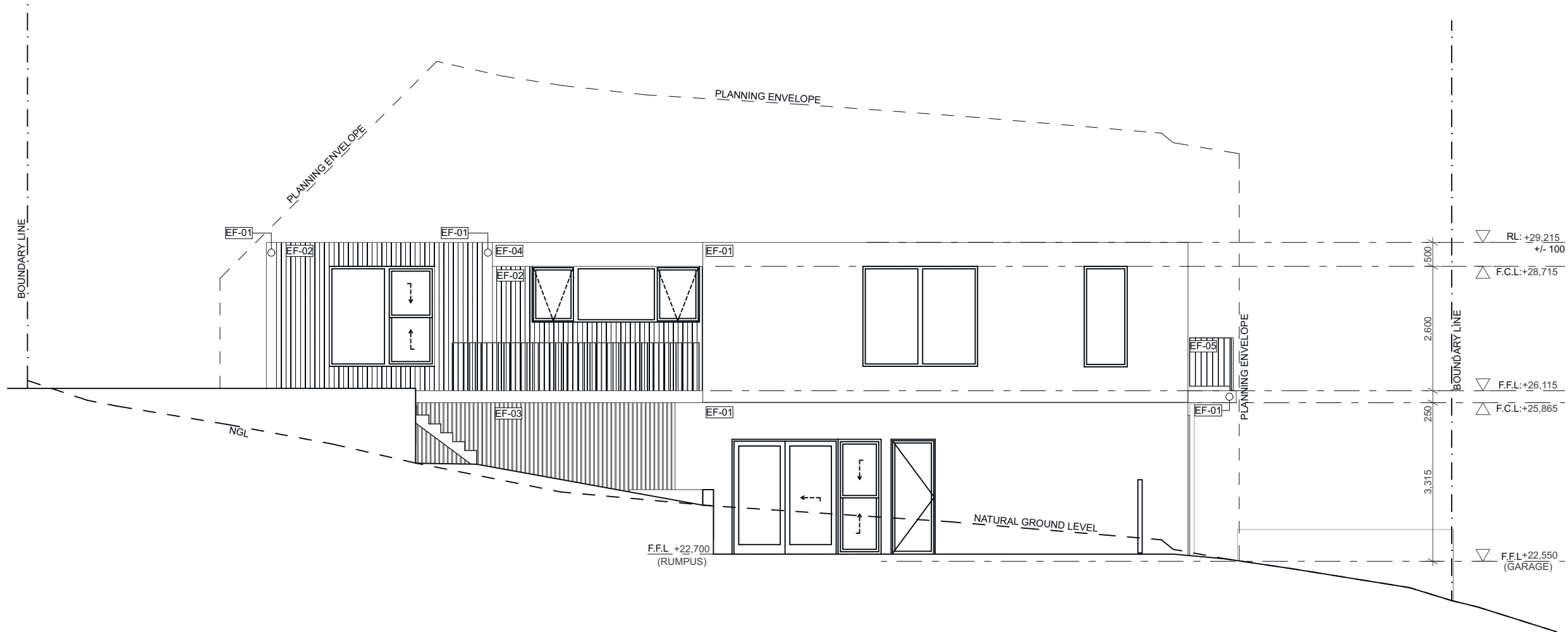
REVISION

B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg 15/7/20

MATERIALS SCHEDULE

EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



01

House 1 - Elevation North
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application

DRAWING TITLE

HOUSE 1 - ELEVATION

DRAWING

DA-10

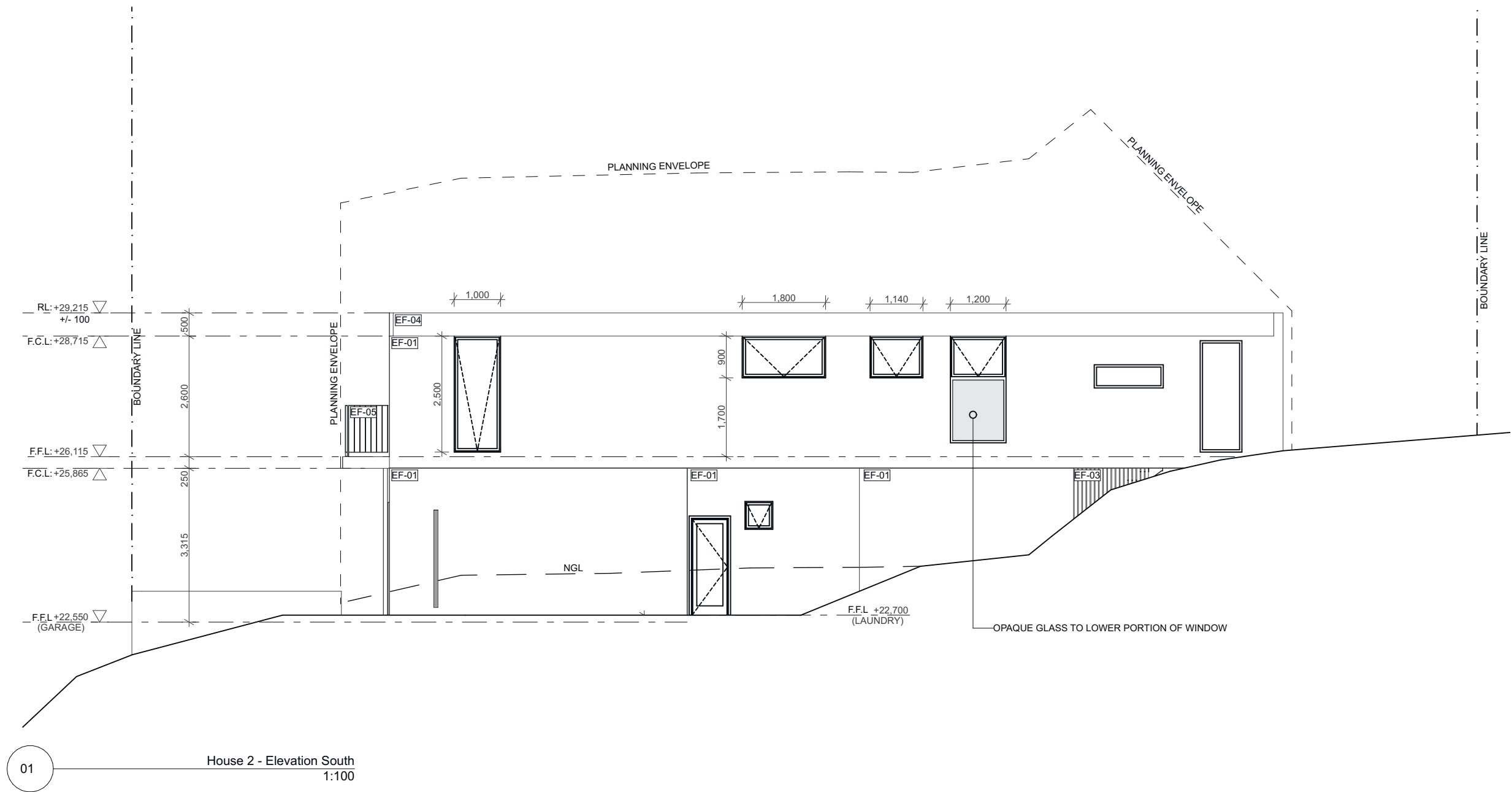
REVISION

B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg 15/7/20

MATERIALS SCHEDULE

EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application

DRAWING TITLE

HOUSE 1 - ELEVATION

DRAWING

DA-11

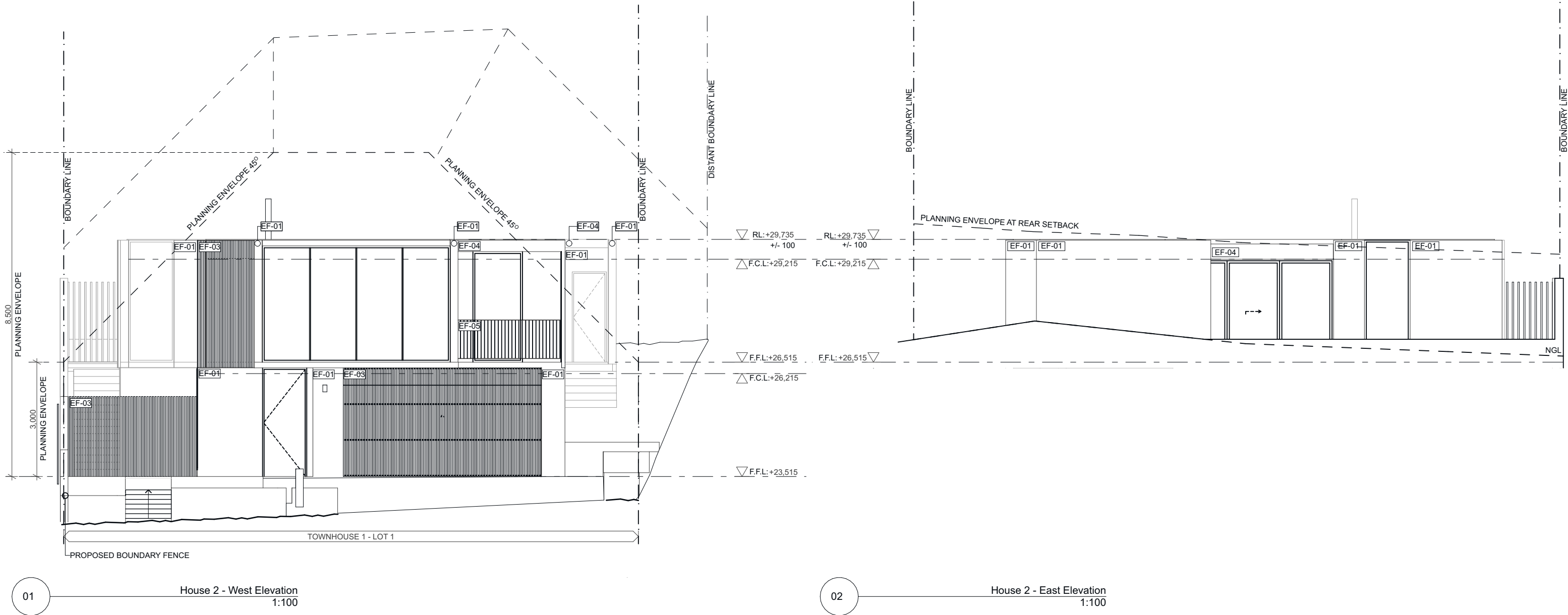
REVISION

B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg DATE 15/7/20

MATERIALS SCHEDULE

EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS
Development Application

DRAWING TITLE

HOUSE 2 ELEVATIONS

DRAWING

DA-12

FILE A19089_LittleTH_DA_V23.pln

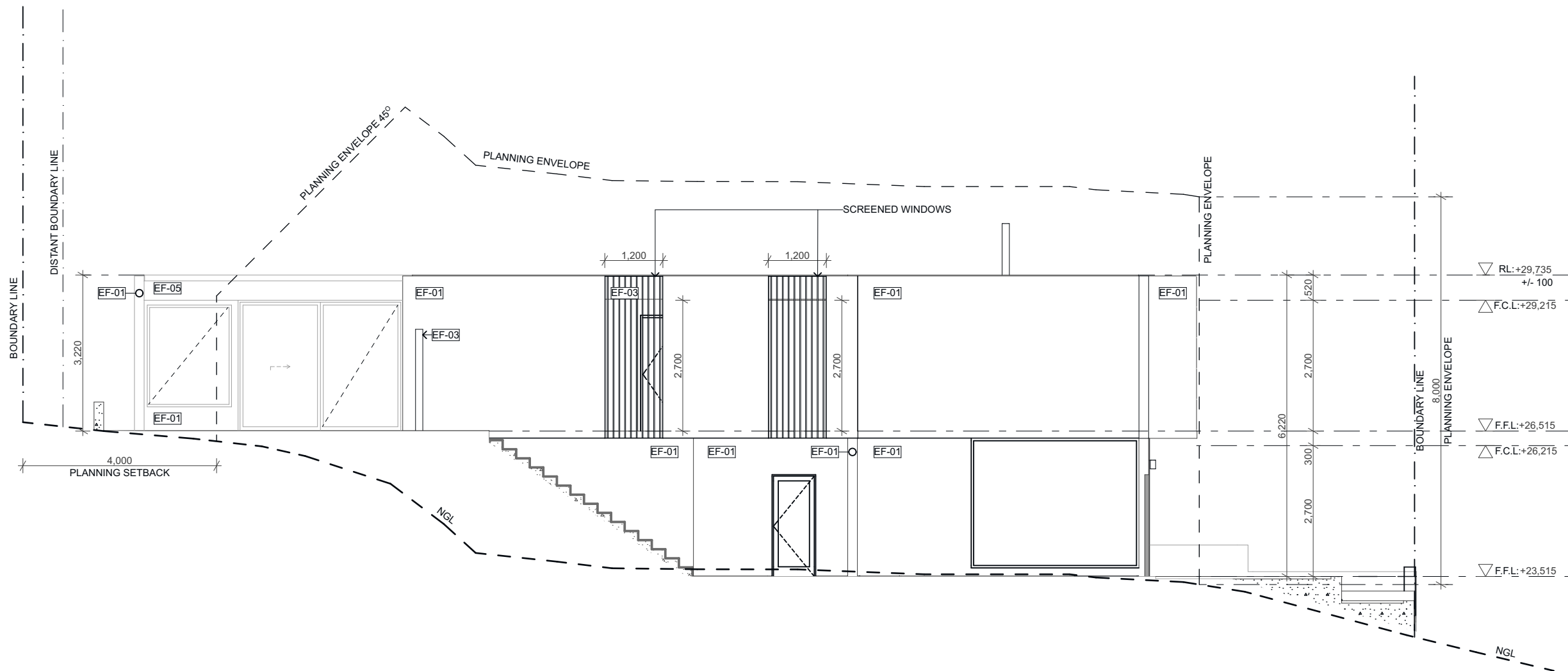
REVISION

A

DATE 16/6/20

MATERIALS SCHEDULE

EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



01

HOUSE 2 - Elevation North
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application

DRAWING TITLE

HOUSE 2 - ELEVATION

DRAWING

DA-13

FILE A19089_LittleTH_DA_V23.pln

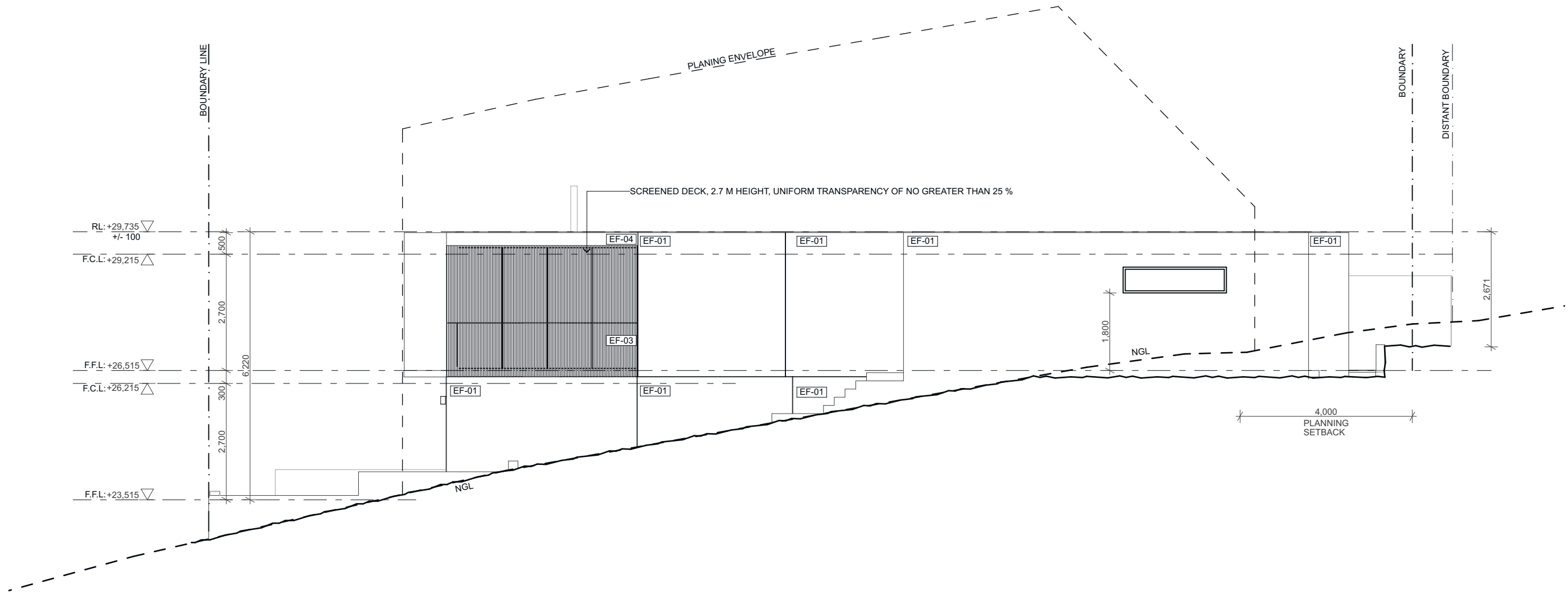
REVISION

A

DATE 16/6/20

MATERIALS SCHEDULE

EF-01 : CONCRETE
EF-02 : PAINTED VERTICAL GROOVE FC SHEET
EF-03 : NATURAL TIMBER/TIMBER LOOK SCREEN
EF-04 : PAINTED FC SHEET
EF-05 : PAINTED STEEL COLUMN



01 House 2 - Elevation South
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS		
RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20

PROJECT NAME
Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER
A18089

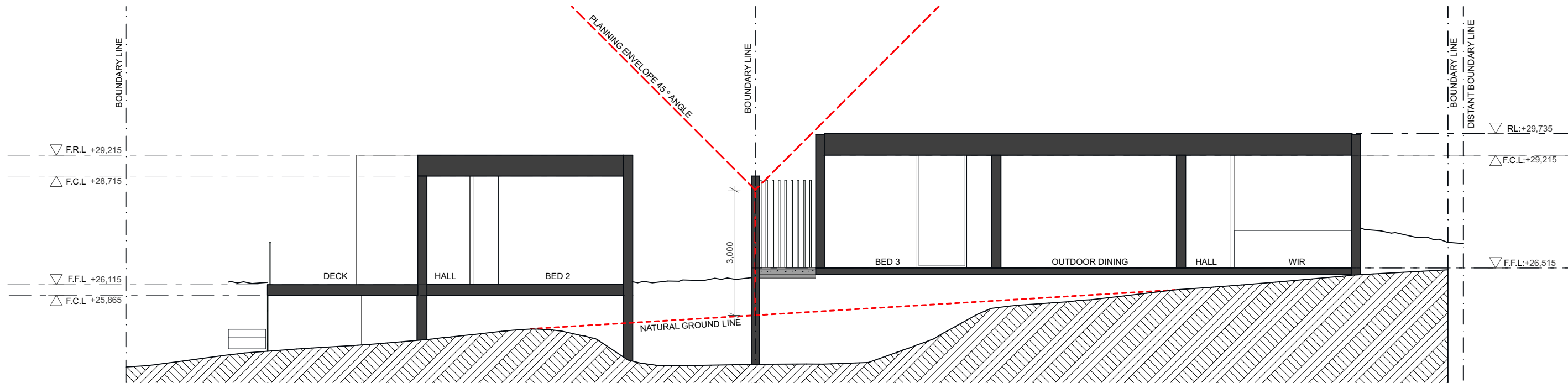
SCALE
@ A3

STATUS
Development Application

DRAWING TITLE
HOUSE 2 ELEVATION

DRAWING
DA-14
FILE A19089_LittleTH_DA_V23.pln

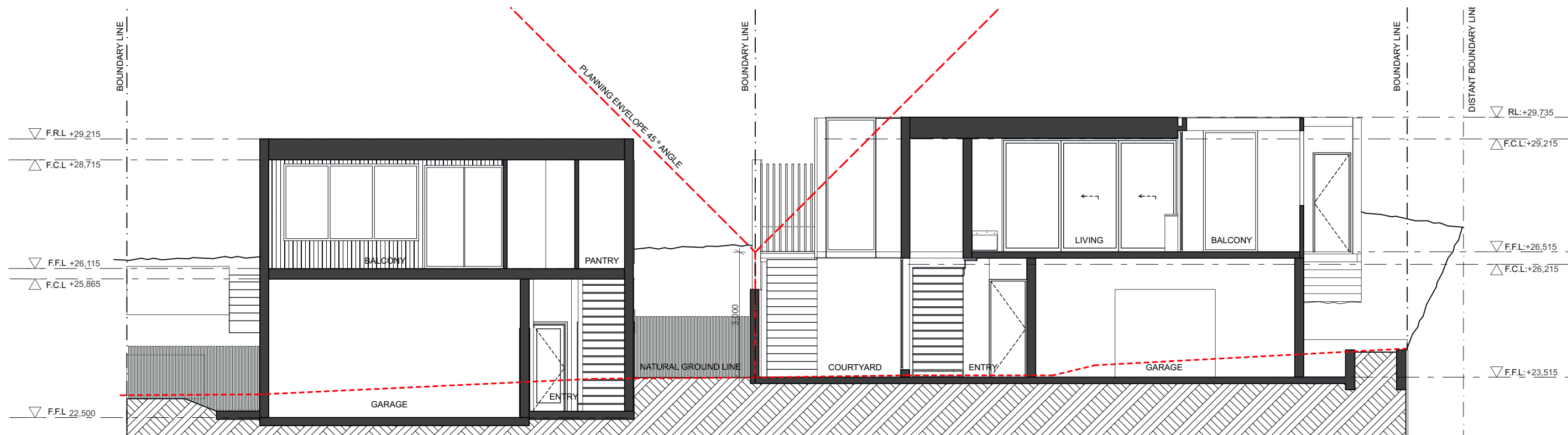
REVISION
A
DATE 16/6/20



HOUSE 1

HOUSE 2

01
DA Section 02
1:100



HOUSE 1

HOUSE 2

02
DA Section 01
1:100

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/6/20
B	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application

DRAWING TITLE

SECTIONS

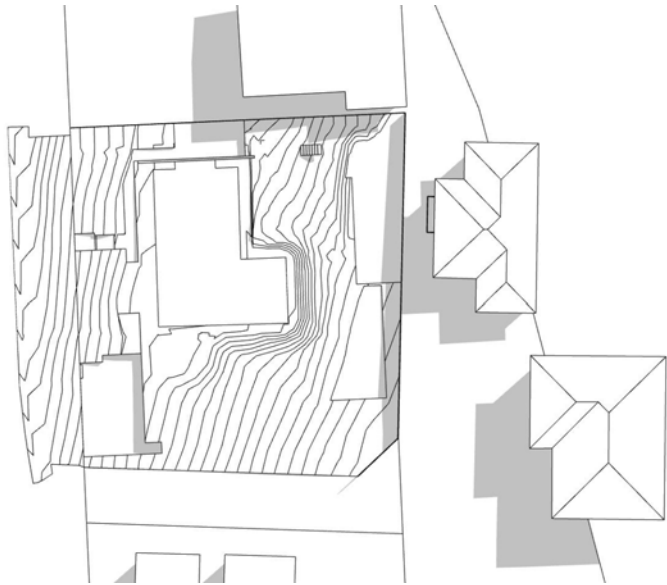
DRAWING

DA-15

REVISION

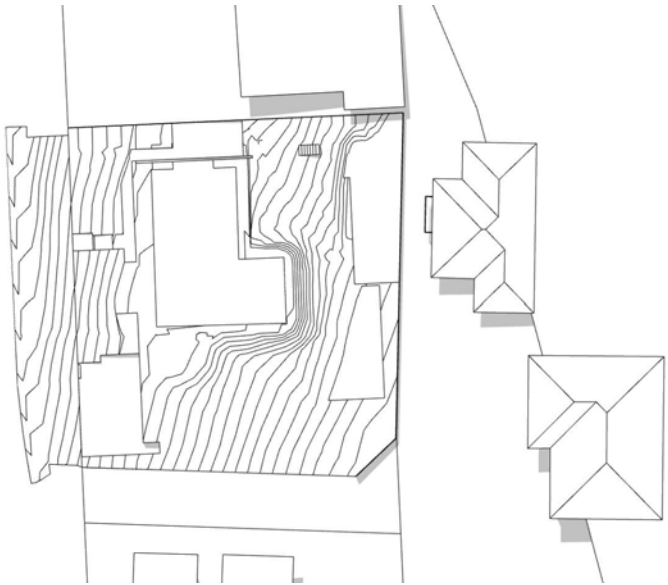
B

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg 15/7/20



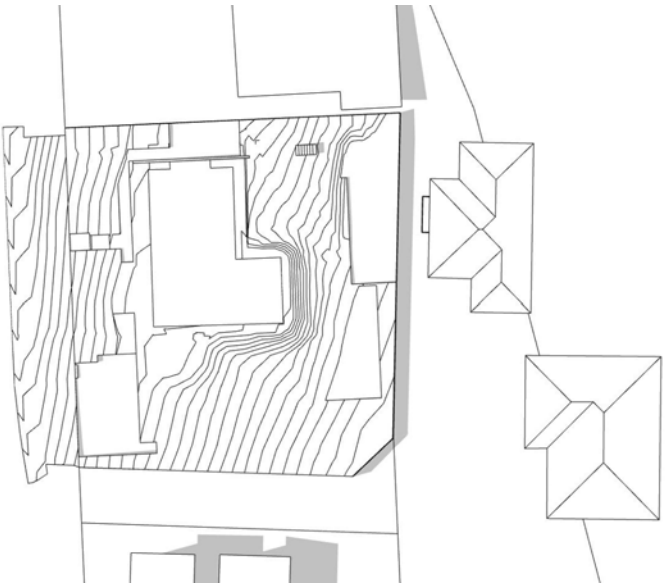
1

EXISTING 9 AM



2

EXISTING 12 PM



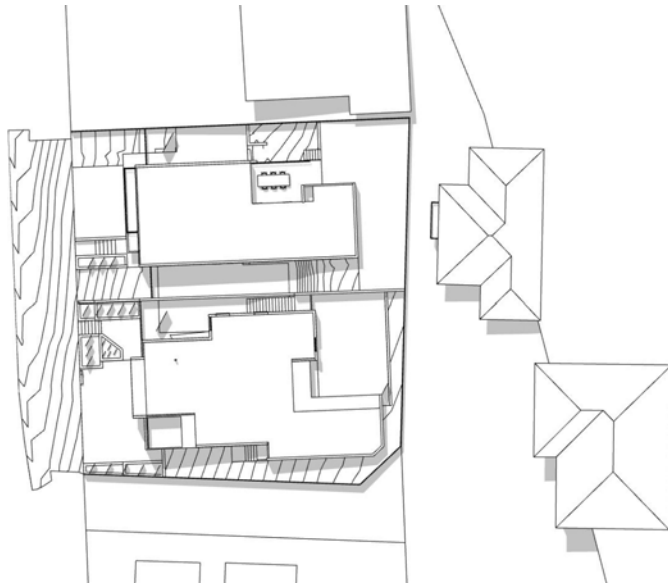
3

EXISTING 3 PM



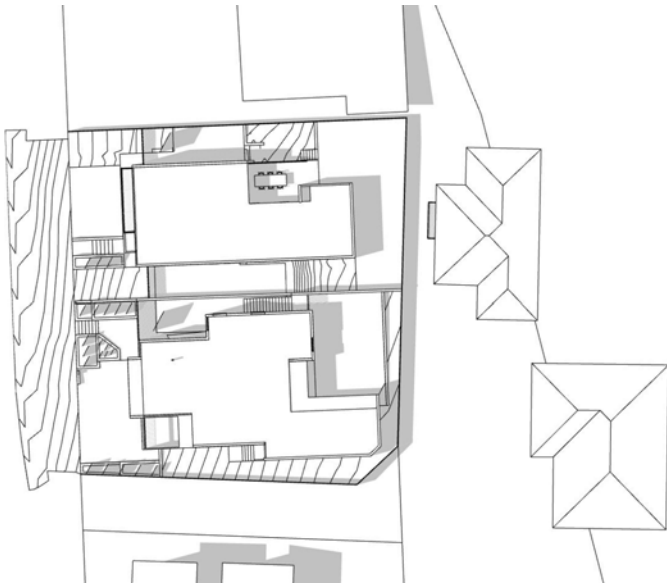
4

PROPOSED 9 AM



5

PROPOSED 12 PM



6

PROPOSED 3 PM

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS

RevID	Issue Name	Date
A	PLANNING APPLICATION	15/7/20

PROJECT NAME

Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER

A18089

SCALE
@ A3

STATUS

Development Application

DRAWING TITLE

SHADOW DIAGRAMS:
SUMMER SOLSTICE

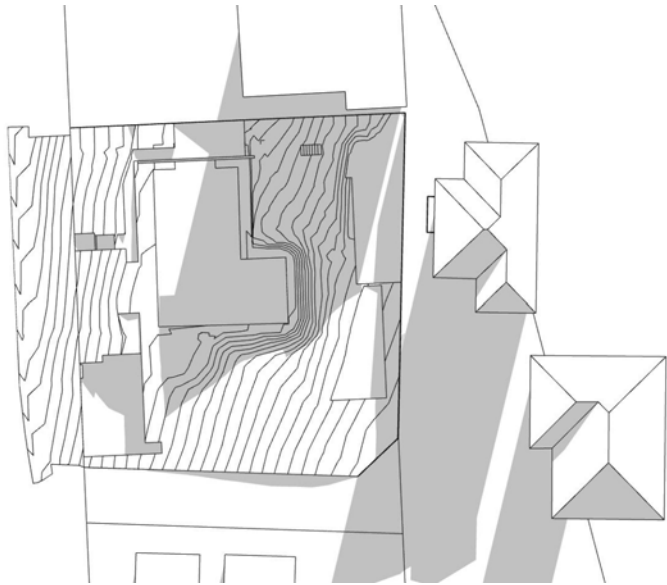
DRAWING

DA-16

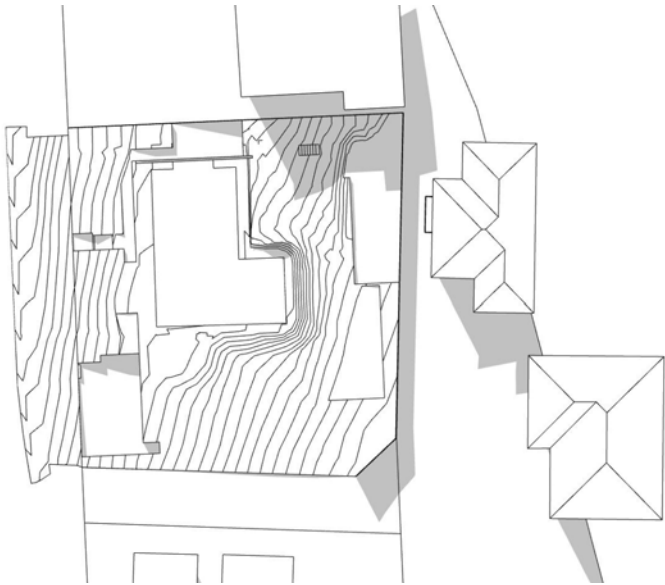
REVISION

A

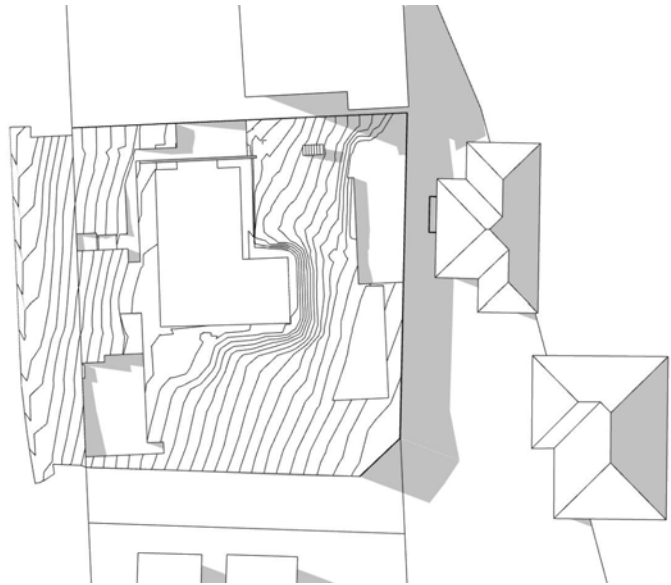
FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg DATE 15/7/20



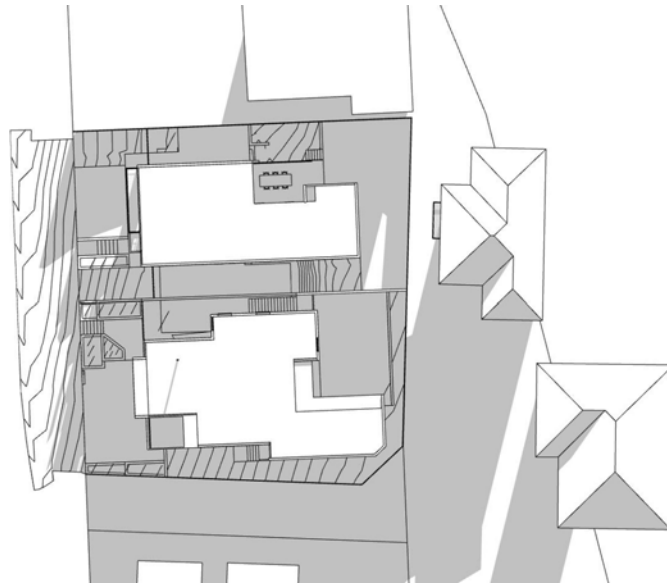
1 EXISTING 9 AM
1:4.35



2 EXISTING 12 PM
1:4.35



3 EXISTING 3 PM
1:4.35



4 PROPOSED 9 AM
1:4.35



5 PROPOSED 12 PM
1:4.35



6 PROPOSED 3 PM
1:4.35

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS		
RevID	Issue Name	Date
A	PLANNING APPLICATION	15/7/20

PROJECT NAME
Little Townhouses

SITE
10 Loinah Road Montagu
Bay, Tas 7018

CLIENT
M Little

PROJECT NUMBER
A18089

SCALE
@ A3

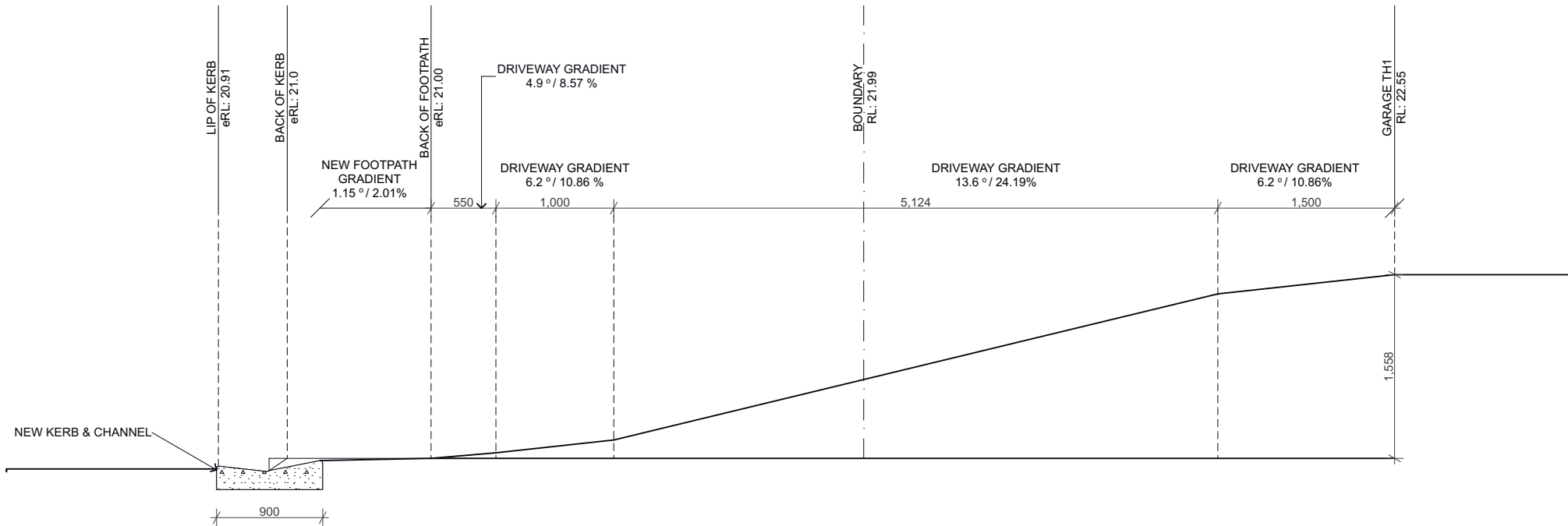
STATUS
Development Application

DRAWING TITLE
**SHADOW DIAGRAMS
WINTER SOLSTICE**

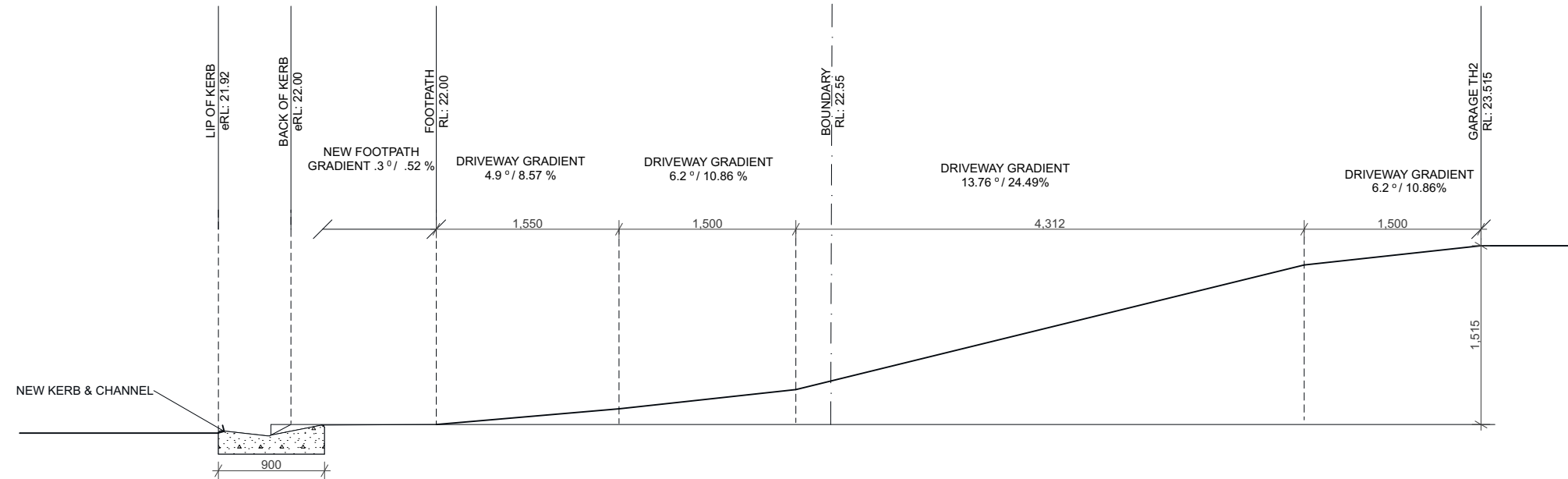
DRAWING
DA-17

REVISION
A

FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg 15/7/20



1 TH1 DRIVEWAY SECTION
1:50



2 TH2 DRIVEWAY SECTION
1:50

PLANNING APPLICATION
NOT FOR CONSTRUCTION



Architecture & Consulting

21a Cross St. New Town, 7008
PO Box 136 North Hobart, 7002

P. (03) 6228 0113
hello@lxn.com.au

REVISIONS		
RevID	Issue Name	Date
A	PLANNING APPLICATION	15/7/20

PROJECT NAME	PROJECT NUMBER
Little Townhouses	A18089
SITE	
10 Loinah Road Montagu Bay, Tas 7018	
CLIENT	
M Little	
SCALE	
@ A3	
STATUS	
Development Application	

DRAWING TITLE	
DRIVEWAY SECTIONS	
DRAWING	REVISION
DA-18	A
FILE A19089_LittleTH_DA_SUN STUDY_V2.dwg 15/7/20	

Attachment 8

10 LOINAH ROAD, MONTAGU BAY



Photo 1: Site viewed from Loinah Road, looking south.



Photo 2: Site viewed from Loinah Road, looking northeast.



Photo 3: Site viewed from rear of existing building, looking south.

**11.3.6 S.43A APPLICATION AMENDMENT AND RETIREMENT VILLAGE
PDPAMEND-2019/000853 – 625 AND 647 (AND 657, 659, 673 AND 691)
EAST DERWENT HIGHWAY, RISDON**
(File No PDPSAMEND-2019/000853)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider an application made for a planning scheme amendment to modify the Clarence Interim Planning Scheme 2015 (the Scheme) by introducing a new “Clarence Lifestyle Village” Specific Area Plan (SAP). The proposed SAP contains new use and development standards designed to provide for “retirement village or community living” as a Discretionary use, a use that is currently prohibited in the underlying zone.

The proposal also seeks to obtain a permit for the expansion of the existing “Clarence Lifestyle Village” on the land at 625 East Derwent Highway, Risdon by the construction of 53 additional dwelling units on the adjoining land at 647 East Derwent Highway.

In addition to the land at 625 and 647 East Derwent Highway subject to the proposed amendment, the land at 657, 659, 673 and 691 forms part of the development application due to a proposed footpath/walking trail traversing their respective property boundaries.

A location plan is included in the Attachments.

RELATION TO EXISTING POLICY/PLANS

The subject land is zoned Rural Living under the Clarence Interim Planning Scheme 2015 (the Scheme). Additionally, all of the land is subject to the Bushfire Prone Areas Code and parts are subject to the Landslide Hazard Area (Low) and Waterway and Coastal Protection Areas Codes.

The proposed retirement village complex is currently Prohibited under the Scheme.

Section 43A(1) of LUPAA provides for the lodging of an application for a permit which would not be allowed if the planning scheme were not amended as requested.

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 (LUPAA) are references to the former provisions of the LUPAA 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.

Essentially, the savings and transitional provisions apply to existing planning schemes in force prior to the approval of the Tasmanian Planning Scheme Local Provisions Schedule and includes the Clarence Interim Planning Scheme 2015.

CONSULTATION

Applications made under Section 43A are not formally open for public comment until after Council has agreed to certify the Amendment and it has been publicly advertised. Draft Permit conditions would also be advertised for public comment as part of the public consultation process for the combined amendment and development of the site.

The proposal was referred to TasWater who advised that it does not object to the draft amendment to planning scheme, has no formal comments for the Tasmanian Planning Commission, and does not want to attend any subsequent hearings in relation to this matter. Further, it does not object to the granting of the permit subject to the inclusion of TasWater conditions.

Additionally, the proposal was referred to the Department of State Growth, who raised concerns relating to the Piper Road/East Derwent Highway junction and secondary access onto the Highway. These matters are discussed within the body of this report.

FINANCIAL IMPLICATIONS

No significant implications.

RECOMMENDATION:

- A. That Council resolves not to initiate draft Amendment PDPSAMEND-2019/000853 at – 625 and 647 East Derwent Highway, Risdon under Section 34 of the Land Use Planning and Approval Act 1993.
- 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. OVERVIEW

Given the detailed nature of the site, the applicable controls, and the proposal, the following provides an overview of the issues detailed within the body this report.

- 1.1.** The existing “Clarence Lifestyle Village” was approved under the previous CPS2007 and is now a prohibited use in the Rural Living Zone.

- 1.2.** The existing “Clarence Lifestyle Village” permit provided for the development of 114 independent living units and associated community facilities. The development is now nearing completion.
- 1.3.** The proposal is submitted under S43A of LUPAA and consists of a concurrent planning scheme amendment and development application.
- 1.4.** An amendment to the Scheme must be consistent with the STRLUS, orderly planning and the sustainability principles outlined in Schedule 1. The subject land is outside of the STRLUS UGB and the proposal does not meet all of the stated objectives.
- 1.5.** The STRLUS cannot be amended pursuant to S43A of LUPAA. There are other mechanisms to amend the STRLUS and they have not been pursued by the applicant.
- 1.6.** The proposed amendment introduces an SAP designed to circumvent the underlying Rural Living Zone purpose, use and development standards. The proposed SAP provides for development consistent with the density and form of the existing retirement village. This form is considered incompatible with underlying Zone and introduces urban densities comparable to the Inner Residential Zone.
- 1.7.** Under the Scheme, individually the proposed independent living units are “multiple dwellings” and collectively, complete with community facilities are a “retirement village”.
- 1.8.** Despite providing for urban densities comparable to the Inner Residential Zone, none of the basic amenity standards normally applied to higher density multiple dwelling developments are proposed such as:

 - private open space;
 - overshadowing;
 - privacy; and
 - landscaping.

- 1.9.** The proposed development is for the expansion of the existing retirement village through the construction of 53 additional dwelling units and supporting infrastructure. No new community facilities are proposed; however, all new units will have access to the existing facilities.
- 1.10.** If approved, the expansion will present similarly to the existing retirement village. While built to a target market, the complex is lacking in terms of the usual amenities of landscaping and private open space.

2. BACKGROUND: D-2009/349 PERMIT AND DEVELOPMENT

- 2.1.** On 28 June 2010, Council approved development application (D-2009/349) for a Community Living development at 625 East Derwent Highway, Risdon under the provisions of the previous Clarence Planning Scheme 2007 (CPS2007). The application has now been amended under S.56 of LUPAA several times and provides for 114 independent living units and associated community facilities including a Clubhouse, Pool House with Gymnasium, Bowling Green, Craft Cottage and Men's Shed.
- 2.2.** The Community Living development is known as the "Clarence Lifestyle Village" and accessed from Piper Road. The Piper Road/East Derwent Highway intersection required upgrading as part of the original permit. Specifically, condition 26 states:
- "The junction of the East Derwent Highway and Piper Road must be upgraded generally in accordance with the Piper Road/ East Derwent Highway Junction Concept Design as prepared by Midson Traffic and contained within the report titled Park Land Developments PTY LTD, Clarence Gardens Lifestyle Village Traffic Impact Assessment February 2010. Plans for these works must be submitted to and approved by the Department of Infrastructure, Energy and Resources prior to the commencement of works".*
- 2.3.** Despite a requirement to upgrade the Piper Road/East Derwent Highway Junction and ongoing Council efforts for this work to be completed by the developer, the work has not commenced. The junction is known to be deficient and has a history of accidents including a fatality in December 2018.

- 2.4.** The junction upgrade was required 10 years ago and is now long overdue. For this reason, it is not appropriate to further delay the junction upgrades contingent on any conditional approval of this application. Moreover, given the developer's historical resistance to undertake the works there is no certainty that the works would be completed as part of any future approval.

The applicant was cognisant of Council's concerns and advised to undertake the works prior to the preparation of this report. Alternatively, in-lieu of undertaking the works, the developer was provided an opportunity to contribute to Council's scheduled maintenance upgrade of Piper Road which, with agreement, the scope of works could be expanded to include the junction upgrades. The developer subsequently agreed to this approach and on 24 June 2020 paid Council for their portion of anticipated works.

The final junction designs have now been approved by the Department of State Growth, the tender documentation is currently being prepared and the works are anticipated to commence in the coming months.

Upon completion the Piper Road/East Derwent Highway Junction will be capable of supporting the current traffic and the additional load generated by any approval of this amendment and associated application to expand the Clarence Lifestyle Village.

3. BACKGROUND: EVOLUTION OF PLANNING CONTROLS

- 3.1.** The previous CPS2007 became effective on 2 April 2008. At the time of approval, a Community Living development (including a retirement village) was a discretionary use in the Rural Resource and Rural Living Zones.
- 3.2.** Following the approval of the CPS2007, the TPC advised that it had made a mistake and that the Table of Uses in the Rural Resource and Rural Living zones erroneously provided for Community Living as a discretionary use. While the anomaly could have been addressed by either the TPC or Council, the amendment was never initiated.

- 3.3.** The Southern Tasmanian Regional Land Use Strategy (STRLUS) was approved on 27 October 2011. The subject land is outside the area STRLUS Urban Growth Boundary (UGB).
- 3.4.** On 1 July 2015, the current Clarence Interim Planning Scheme became effective superseding the CPS2007. Under the new zone controls the only permissible residential uses in the Rural Living Zone are single dwellings and home-based businesses. Any form of Community Living development (including a retirement village) in the Rural Living Zone is prohibited.
- 3.5.** The Tasmanian Planning Scheme’s State Planning Provisions (SPP’s) were approved in March 2017. While they have no practical effect until the Local Provision Schedule (LPS) is approved in a municipal area, they will eventually replace the current Scheme.

Under the future SPP’s a retirement village is a prohibited use in the Rural Living zone.

- 3.6.** The zoning of the subject site was translated on a “like for like” basis and zoned Rural Living under the recently exhibited draft LPS and no submissions were received relating to this site.

4. STATUTORY IMPLICATIONS

- 4.1.** The subject land is zoned Rural Living under the Scheme. Additionally, the land is subject to the Bushfire Prone Areas Code and parts of it are subject to the Landslide Hazard Area (Low) and Waterway and Coastal Protection Areas Codes.
- 4.2.** The proposed retirement village complex is currently prohibited under the Scheme.

- 4.3.** The savings and transitional provisions of LUPAA (Schedule 6) specifies that the former Act applies to existing planning schemes in force prior to the approval of the Tasmanian Planning Scheme Local Provisions Schedule i.e. the Clarence Interim Planning Scheme 2015. Section 43A(1) of the former Act provides for the lodging of an application for a permit which would not be allowed if the planning scheme were not amended as requested.
- 4.4.** The proposal is submitted under Section 43A of LUPAA seeking a combined planning scheme amendment and a permit for the expansion of the “Clarence Lifestyle Village” on the land at 625 East Derwent Highway, Risdon. It is proposed to construct 53 additional dwelling units on the adjoining land at 647 East Derwent Highway.
- 4.5.** Under Section 35 of LUPAA, Council’s assessment of the proposal should involve consideration of the Planning Scheme, any relevant State Policies and the Objectives of Schedule 1 of LUPAA.
- 4.6.** Should Council resolve to initiate an amendment, Section 35 of LUPAA specifies that after preparing a draft amendment Council must determine whether (or not) the draft amendment meets the requirements of Section 32. Should Council be satisfied that the amendment is in order it may certify the Amendment as meeting S.35. However, pursuant to S.35(b), if Council is not satisfied that the amendment meets the requirements of S.32, then it should proceed to modify the amendment until it does.
- 4.7.** If certified, the amendment will be advertised for public comment and subject to further review on the basis of any representations received by Council, prior to it being forwarded to the TPC for final consideration.
- 4.8.** Section 32 (1) of LUPAA states the following.

“Any Amendment to a Planning Scheme must take into account the following:

- (a) must seek to further the objectives set out in Schedule 1 of LUPAA; and*

- (b) *must be prepared in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
- (c) *may make any provisions which relates to the use, development, protection or conservation of any land; and*
- (d) *...*
- (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms”.*

4.9. The relevant parts of the Planning Scheme are:

- Section 7.4 - Operation of Specific Area Plans;
- Section 13.0 - Rural Living Zone;
- Section E 1.0 - Bushfire Prone Areas Code;
- Section E3.0 - Landslide Hazard Area Code;
- Section E5.0 - 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 Areas Code.

5. PROPOSAL IN DETAIL

5.1. The Site

The primary land the subject of this application is:

- 625 East Derwent Highway (CT-226109/1); and
- 647 East Derwent Highway (CT-115696/1).

The land at 625 East Derwent Highway is a 6.1Ha lot developed with the “Clarence Lifestyle Village” comprising of 114 single storey independent living units and associated community facilities including a Clubhouse, Pool House with Gymnasium, Craft Cottage and Men’s Shed.

The existing complex is comprised of single storey dwelling units with a relatively high dwelling density, and particularly so by Clarence standards. There is limited communal open space, connections through and around the village and private open space associated with each dwelling. The result is that there are negligible landscaping opportunities to soften the appearance of the complex externally through standing vegetation and to improve the amenity internally for the benefit of its residents. Aerial images of the existing retirement village and other community living development in Clarence is included in the attachments. The images provide a visual appreciation of the impact that a reduced landscaping, open spaces and increased density have on residential amenity. This is contextually relevant as the proposed extension will present similarly to the existing development.

The land at 647 East Derwent Highway is a 2.6Ha lot, is substantially cleared of standing vegetation and currently developed with a dwelling and associated outbuildings. This lot is bounded by the “Clarence Lifestyle Village” to the south and the “Discovery Holiday Parks” caravan/cabin visitor accommodation complex to the north.

The land to the west is characterised low density rural residential development zoned Rural Living and Environmental Living. To the east, and on the opposite side of the East Derwent Highway is the Risdon Prison.

In addition to the land at 625 and 647 East Derwent Highway subject to the proposed amendment, the land below forms part of the development application due to a proposed footpath/walking trail traversing their property boundaries.

- 673 East Derwent Highway, Risdon (CT-116264/1) – Bowen Park Holiday Cabins;
- 691 East Derwent Highway, Risdon (CT-59702/1) – Willows Tavern;
- 659 East Derwent Highway, Risdon (CT-52869/1) – House site & (CT-197369/1) – Access Driveway; and
- 657 East Derwent Highway, Risdon (CT-61125/1) – House site.

A location plan showing the subject properties site is included in the Attachments.

5.2. The Amendment

As detailed at Section 3.1 of this report the site is zoned Rural Living under the Scheme. Additionally, the site is subject to a range of Codes.

Pursuant to Section 7.4.2 of the Scheme, in the circumstance where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

A retirement village use is currently a prohibited use in the Rural Living zone. It is proposed to amend the Scheme sufficiently to provide for the expansion of the “Clarence Lifestyle Village” through the introduction of a new “Clarence Lifestyle Village” Specific Area Plan (SAP). If approved, the SAP would recognise the existing retirement village at 625 East Derwent Highway and provide for its expansion onto the adjoining land at 647 East Derwent Highway.

In this instance the proposed SAP contains a range of use and development controls over-riding or in addition to the underlying zone controls discussed below.

5.3. The “Clarence Lifestyle Village” Specific Area Plan

Application of the proposed SAP is limited to the land at 625 and 647 East Derwent Highway and has been designed exclusively to provide for the use and development of a retirement/lifestyle village. It does not address any other matters.

The proposed SAP contains:

- (i) Purpose statements relating to urban densities, community facilities and siting of dwellings;
- (ii) Clarification of application area (625 and 647 East Derwent Highway);
- (iii) New definitions relating to a “*Multiple dwelling site*” and the introduction of “*Dwelling types A-D*”;
- (iv) Exemptions for internal fencing within the site;

- (v) A new Use Table replacing the Rural Living Use Table (not adding to it). The proposed Use Table provides for modifications to existing multiple dwellings, exchange from one approved dwelling type to another and minor utilities as *No Permit Required*. New Dwelling type A-D as *Permitted* and another other residential form as *Discretionary*;
- (vi) There are no Use Standards. Consequently the only type of residential development that would require discretion would be a dwelling other than type A-D. In this case the only considerations would be the developments standard below;
- (vii) Development standards relating to:
 - Location/layout;
 - Setbacks (from site boundary and internally between dwellings);
 - Design (including density, floor area); and
 - Outbuildings;
- (viii) Details of Dwelling types A-D.

Note, despite reference to A-D, details of 6 dwelling types are included in the proposed SAP. Each of the respective dwelling types are single storey, is provided with a carport and vary between 2 and 3 bedrooms.

A copy of the proposed SAP is included in the attachments.

5.4. Modified Amendment

As stated at Section 3.6 of this report, should Council resolve to initiate an amendment, pursuant to S.35(b), if Council is not satisfied that the amendment meets the requirements of S.32, then it should proceed to modify the amendment until it does.

In this instance the SAP, despite references to “Dwelling types A-D”, details 6 dwelling type are contained within the SAP. Accordingly, any initiation of this amendment should be subject to amending all references to “Dwelling types A-D” to refer to “Dwelling types A-F” and labelling each dwelling type for clarity. Subject to this modification it is considered that the proposed amendment is workable, and if ultimately approved, would result in the ability to extend the “Clarence Lifestyle Village” consistently with the existing development.

Notwithstanding, as discussed in further detail in this report, the proposal is outside of the STRLUS UGB and seeks an amendment designed to circumvent the underlying zone standards. These are fundamental components of the proposed SAP and it is considered that the SAP is unable to be sufficiently modified to meet the requirements of S.32 and on that basis should not be initiated.

5.5. The Development

It is proposed to expand the existing “Clarence Lifestyle Village” on the land at 625 East Derwent Highway, Risdon by the construction of 53 additional dwelling units on the adjoining land at 647 East Derwent Highway. If approved, the proposal would expand the area of the complex by 30% and increase the number of units similarly from 114 to 167.

It is the applicant’s intention to gain a “flexible” permit for the construction of 53 “*Dwelling type A-D*” units. The dwellings are typically 2 or 3-bedroom single detached dwellings and range in size from 60m² – 115m². Each design provides for a single car carport and garden shed. Each dwelling is intended to be located within a defined area to be fenced and utilised exclusively by the occupants. Fencing comprises of timber picket for the front boundary fence and Colourbond panels for the side and rear fences.

The flexibility requested is to facilitate the interchange between approved dwelling types within the designated “*multiple dwelling site*” areas to suit the future purchaser’s needs and preferences. While this approach is unusual, given the nature of the proposal, its context and the proposed SAP controls, it could be facilitated and would avoid the need for future minor amendments and/or separate applications to change from one dwelling type to another.

It is proposed to adhere the two titles at 625 and 647 East Derwent Highway together and to provide access to the new through the existing “Clarence Lifestyle Village” on 625 East Derwent Highway onto Piper Road.

The development includes:

- demolition of the existing house at 647 East Derwent Highway;
- construction of internal roads, visitor parking and sewerage, water and stormwater infrastructure;
- construction of a 1.5m wide gravel footpath linking the complex to the hotel and the creation of pedestrian right-of-way be placed on each of the respective titles;
- connection of the existing dwelling at 657 East Derwent Highway to the proposed reticulated sewerage system; and
- construction of a bushfire hazard management fence in the vicinity of the rear boundary.

The proposal relies on the existing community facilities on 625 East Derwent Highway and no new community facilities are proposed. The proposed layout and Dwelling type A-D plans are included in the attachments.

6. PLANNING ASSESSMENT – THE AMENDMENT

Should the amendment ultimately be approved, the proposed SAP will apply in addition to the underlying zone and associated codes.

6.1. Zone Framework

SAP's may be used as an additional planning control that over-ride the provisions of the underlying zone. However, under the Tasmanian planning framework, the primary application of strategy should be through the application of zones. Discussions with the Director of the State's Planning Policy Unit confirmed that consistent with TPC's Practice Note No 5 (extract attached), SAP's can provide an additional mechanism for delivering planning policy and strategy by enhancing, refining or tailoring controls to add value to the management of land use and development.

However, they should not be used to undermine or distort the underlying zone purpose including the range of use and development that is allowable.

It is considered that that proposal is inconsistent with the zone application framework discussed below.

6.2. Rural Living Zone

While SAP's may modify or depart from specified zone controls, SAP's should further, or at least be consistent with the underlining zone purpose statements. In this instance the proposed amendment is limited to the land at 625 and 647 East Derwent Highway, Risdon. Both of these properties are zoned Rural Living the purpose of which is to:

“13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for agricultural uses that do not adversely impact on residential amenity.

13.1.1.4 To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages.

13.1.1.5 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas”.

The proposed amendment is inconsistent with the zone purpose statements at 13.1.1.1 and 13.1.1.2 for the following reasons:

- The proposed controls would provide for the residential use and development at a scale significantly beyond the intensity provided for in the zone. In this instance the proposed SAP has been specifically designed to over-ride the fundamental purposes, use and development standards of the Rural Living Zone to provide for an urban development at a density consistent with the Inner Residential Zone. The first purpose statement in the proposed SAP at F17.1.1 is *“To provide a themed housing mix of free-standing cottages to a higher density in an urban setting”*. This is fundamentally inconsistent with the Rural Living zone purpose.
- Further, the proposed Acceptable Solution at F17.1.1 specifies a dwelling density of:

*“(a) not less than 210m²; and
(b) not more than 275m²”.*

These standards would result in a relatively high-density development, and particularly so in the Clarence context. Despite the fact that multiple dwellings are a prohibited use in the Rural Living zone (and the Low Density Residential zone), the table below provides a comparison against Multiple Dwelling densities/Minimum lot sizes in alternative zones.

Zone	Multiple Dwelling Density	Lot Size
Rural Living	Not applicable	2Ha *
Low Density Residential	Not applicable	1500m ²
General Residential	1 unit/325m ²	400-450m ² #
Inner Residential	1 unit/200m ²	200m ²

*2Ha in this location, 1Ha in Single Hill and Otago

Lot size varies depending on proximity to specified services

The table demonstrates that the dwelling densities provided under the proposed SAP are directly comparable with the Inner Residential zone. This is inconsistent with the Rural Living zone purpose and density expectation. It is also inconsistent with the TPC's Practice Note No 5 and the Planning Policy Unit advice.

- While the SAP provisions would provide for residential use and development on large lots in a rural setting where services are limited, the resultant development would not reflect rural use and intensity. Rather, the SAP would provide for the expansion of an urban cluster at inner residential densities with urban impacts and expectations adjoining Rural Living lots and Environmental Living lots to the west.

The SAP effectively replaces the zone in its entirety. Accordingly, it is considered that the proposed controls would be inconsistent with TPC's Practice Note No 5 on the basis that they undermine the underlying zone purpose and provide for a range of use and development that would otherwise not be permissible.

6.3. Codes

The site is subject to the following codes:

- E1.0 - Bushfire-Prone Areas Code;
- E3.0 - Landslide Code; and
- E11.0 - Waterway and Coastal Protection Code.

It is not proposed to amend any of these codes as part of the application, accordingly they remain applicable to the assessment of the proposed use and development and discussed below.

7. PLANNING ASSESSMENT – USE AND DEVELOPMENT

7.1. Use

No new community facilities are proposed as part this application. The proposed independent living units on 647 East Derwent Highway will form an extension of the existing “Clarence Lifestyle Village” on 625 East Derwent Highway and be provided with the same access to the range of community facilities currently afforded to the existing residents.

The expansion of the “Clarence Lifestyle Village” will intensify the use of the existing community buildings by approximately 30%. It is likely that the community buildings/services could absorb some additional demand, and if necessary, could be further improved by the installation of additional equipment/facilities. As proposed, this would be a matter for “Clarence Lifestyle Village” management and their approach may impact the amenity of the complex in the future.

The applicant submits that: *“The proposed amendment seeks to amend the CIPS 2015 to facilitate the better utilisation of existing infrastructure and facilities in a location that is well established by the existing Lifestyle Village”.*

Access to community facilities is the key element that establishes the use as a retirement village or community living development rather than simply a multiple dwelling complex. There are no established ratios for community facility floor areas/dwelling unit under the Scheme, however, the table below provides a contextual comparison:

Community Living Development	No of Units in Complex	approximate area of Community Facilities	Community Facilities/ dwelling
Existing Clarence Lifestyle Village (625 East Derwent Highway)	114	1450m2*	12.7m2
Proposed Clarence Lifestyle Village (Expansion – 625 and 647 East Derwent Highway)	167	1450m2*	8.6m2
Fairway Rise (55 Gordon Hill Road)	104	625m2#	6.0m2
Spring Haven (38 Gordon Hill Road)	84	670m2	8.0m2
Seven Mile Beach (11 Coastal Drive)	38	448m2	11m2

* outdoor bowls area not included

#BBQ area not included

While the proposed community facility floor area/dwelling unit ratio will be reduced, the ratio is comparable with other recently approved retirement villages. However, any approval should be subject to a condition requiring the two lots to be adhered (as proposed by the applicant).

As previously discussed, private and communal open spaces and the associated landscaping are also components of a retirement village or community living. The proposed amendment does not require consideration of these matters which will impact the presentation of the complex and amenity to future residents.

7.2. Rural Living Zone

A retirement village or community living development is a prohibited use in the Rural Living Zone. Despite this, the “Clarence Lifestyle Village” on 425 East Derwent Highway was approved under the previous CPS2007 and is now nearing its completion, this use is currently a non-conforming use. Whilst it has established existing use rights its capacity to be modified is limited. Pursuant to Section 9.1 of the Scheme the use (building or work) cannot be substantially intensified and it cannot be extended onto a new site. This was the catalyst for the proposed amendment.

The proposed SAP does not further the underlining zone purpose statement/s and has been designed to over-ride the Rural Living Zones:

- Use Table at Section 13.2;
- Setback standards at Section 13.4.2;
- Design standards at Section 13.4.3;
- Outbuilding standards at Section 13.4.4.

If the proposed SAP is approved, the remaining zone standards will not be applicable to any application for a residential use. Accordingly, the proposed development meets the relevant requirements of the zone simply because there are none. The SAP over-rides all the Rural Living zone provisions that would otherwise apply to use and development on the site.

7.3. Codes

The site is subject to the following codes:

- E1.0 - Bushfire-Prone Areas Code;
- E3.0 - Landslide Code; and
- E11.0 - Waterway and Coastal Protection Code.

Additionally, the following codes are applicable to the proposed development:

- E5.0 - Road and Railway Assets Code;
- E6.0 - Parking and Access Code; and
- E7.0 - Stormwater Management Code.

The proposal meets the relevant Code Acceptable Solutions with the exception of the following.

E1.0 - Bushfire-Prone Areas Code

Under the Scheme's Bushfire-Prone Areas Code the proposed expansion of the "Clarence Lifestyle Village" is categorised as a "vulnerable use". For this reason, the proposal was accompanied by a Bushfire Hazard Management Plan prepared by an accredited practitioner and endorsed by the Tasmania Fire Service.

The site is classified as BAL-12.5 subject to the construction of a 1.8m high Colorbond fence (above a 1.15m high retaining wall) and building eave heights being lower than the top of the fence. The plan requires a 13m wide hazard management area along the western boundary which is confined to the subject site. A copy of the proposed Bushfire Management Plan and Emergency Evacuation Plan is attached.

The proposal meets the relevant acceptable solutions with the exception of E.1.5.1 Vulnerable Uses for which there isn't a permitted pathway.

Clause	Performance Criteria	Assessment
E.1.5.1 P1	<p><i>“A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</i></p> <p><i>(a) the location, characteristics, nature and scale of the use;</i></p> <p><i>(b) whether there is an over-riding benefit to the community;</i></p> <p><i>(c) whether there is no suitable alternative lower-risk site;</i></p> <p><i>(d) the emergency management strategy and bushfire hazard management plan; and</i></p> <p><i>(e) other advice, if any, from the TFS”.</i></p>	<p>The proposal results in the expansion of the existing “Clarence Lifestyle Village” which was originally approved prior to the implementation of the Scheme and associated bushfire considerations.</p> <p>The proposal introduces a Bushfire Management Plan and Emergency Evacuation Plan that is appropriate for the proposed development and will also benefit the existing retirement village therefore representing a benefit to the existing community.</p> <p>The entire site is bushfire prone. Alternative sites are likely to require similar bushfire mitigation responses and not necessarily be lower-risk.</p> <p>The Bushfire Management Plan and Emergency Evacuation Plan addresses the TFS requirements.</p>

E3.0 - Landslide Code

The portion of the site affected by this Code is relatively minor and identified as “low risk”. The topography of the site in this location is not particularly steep and likely to be addressed through a suitable geotechnical analysis and appropriate construction response through building application and assessment process.

Clause	Performance Criteria	Assessment
E.3.6.2 Vulnerable use P1	<i>“Vulnerable use is of an over-riding benefit to the community, in terms of significant long term social or economic community benefits.”</i>	Should the proposed amendment be supported, it follows that the expansion of the retirement village in this location will provide social and community benefits. Benefits include low cost housing alternatives and economic activity during construction.
P2	<p><i>Vulnerable use must satisfy all of the following:</i></p> <p>(a) <i>no part of the vulnerable use is in a High Landslide Hazard Area;</i></p> <p>(b) <i>landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:</i></p> <p style="padding-left: 20px;">(i) <i>acceptable risk; or</i></p> <p style="padding-left: 20px;">(ii) <i>capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk;</i></p> <p>(c) <i>landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:</i></p> <p style="padding-left: 20px;">(i) <i>protect themselves and defend property from landslide;</i></p> <p style="padding-left: 20px;">(ii) <i>evacuate in an emergency;</i></p>	<p>The only portion of the site subject to the Code is “low” risk. The applicant submits: <i>“The landslide risk to occupants, staff, visitors and emergency personnel is considered to be an “acceptable risk” based on the slope of the land within the defined overlay and the limited area encumbered by the Overlay. Future development of the site will require a geo technical assessment under the Building Code as part of the building application and this will verify the level of risk or ensure appropriate measures are undertaken at the time of construction.</i></p> <p><i>It is unlikely given the limited extent of slope that specific measures will be required to mitigate against any hazard.”</i></p> <p>The Bushfire Emergency Evacuation Plan appropriately provides for the relocation of residents to safe refuge in the event of an emergency.</p>

	<p>(iii) <i>understand and respond to instructions in the event of a landslide;</i></p> <p><i>whilst minimising risk to emergency personnel”.</i></p>	
--	---	--

E5.0 - Road and Railway Assets Code

The proposal was accompanied by a Traffic Impact Assessment (TIA) prepared by Midson Traffic Pty Ltd to support the amendment and address the requirements of the Road and Railway Assets Code.

Clause	Performance Criteria	Assessment
E.5.5.1 Use Standards P1	<p><i>“Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h 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><i>(b) the nature of the traffic generated by the use;</i></p> <p><i>(c) the nature and efficiency of the access or the junction;</i></p> <p><i>(d) the nature and category of the road;</i></p> <p><i>(e) the speed limit and traffic flow of the road;</i></p> <p><i>(f) any alternative access to a road;</i></p> <p><i>(g) the need for the use;</i></p> <p><i>(h) any traffic impact assessment; and</i></p> <p><i>(i) any written advice received from the road authority”.</i></p>	<p>The TIA indicates that the proposal will generate traffic that will intensify the existing access junction at Piper Road.</p> <p>As detailed in the background section of this report the applicant has paid a contribution to the planned upgrade of this intersection. The engineering designs have been approved by DSG with works anticipated to commence in the coming months. DSG require a secondary access onto the Highway (egress only) resulting in a one way in, one way out solution (in at Piper Road and out at the northern end 647 East Derwent Highway).</p> <p>This solution will improve the performance of the Piper Road intersection and should be conditioned as part of any approval and required to be completed prior to the occupation of any of the new units.</p>

E6.0 - Parking and Access Code

The internal road is proposed to be 5.5m wide and sealed. Eighteen on-street visitor car parking spaces proposed at various locations throughout the internal road network and 104 parking spaces will be provided for the dwelling units. The proposal meets the required acceptable solutions for a retirement village.

E7.0 - Stormwater Management Code

The proposal was accompanied by a Stormwater Report prepared by JSA Consulting Engineers to support the amendment and address the requirements of the Stormwater Management Code.

Clause	Performance Criteria	Assessment
E7.7.1 Stormwater Drainage and Disposal P2	<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>	<p>The proposal includes new impervious areas exceeding 600m² and parking for more than 6 cars and is therefore unable to meet the acceptable solution.</p> <p>The Stormwater Report accompanying the proposal identifies that stormwater disposal will be to an existing detention basin and modified swale drain. Council’s Development Engineer considers this satisfactory subject to conditions.</p>

E11.0 - Waterway and Coastal Protection Code

The entire frontage of the subject lots adjacent to the East Derwent Highway is encumbered by the Waterway and Coastal Protection Area. The purpose of this Code is to manage vegetation and soil disturbance in the vicinity of the watercourse.

The watercourse does not flow all year round and is currently utilised for detention and disposal of stormwater from the existing “Clarence Lifestyle Village” development.

Clause	Performance Criteria	Assessment
E11.7.2 Buildings and Works P1	<p><i>“Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</i></p> <p>(a) <i>avoid or mitigate impact on natural values;</i></p> <p>(b) <i>mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;</i></p> <p>(c) <i>avoid or mitigate impacts on riparian or littoral vegetation;</i></p> <p>(d) <i>maintain natural streambank and streambed condition, (where it exists);</i></p> <p>(e) <i>maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></p> <p>(f) <i>avoid significantly impeding natural flow and drainage;</i></p> <p>(g) <i>maintain fish passage (where applicable);</i></p> <p>(h) <i>avoid landfilling of wetlands;</i></p> <p>(i) <i>works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and “Tasmanian Coastal Works Manual” (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided”.</i></p>	<p>The waterway is intermittent and is currently utilised for detention and disposal of stormwater will not impact natural values.</p> <p>The swale has been designed to facilitate infiltration to the ground at low flow velocity.</p> <p>Natural vegetation in the area will be utilised in the constructed swale</p> <p>There is no significant natural streambed.</p> <p>not applicable</p> <p>The natural flow and drainage will be maintained.</p> <p>There will be no change to the existing conditions.</p> <p>not applicable</p> <p>Works will be undertaken in accordance with “Wetlands and Waterways works manual” and can be reflected in conditions associated with any approval.</p>

7.4. Clarence Lifestyle Village Specific Area Plan

The proposed SAP has been specifically developed to cater for the proposed development and accordingly, the proposal is consistent with it.

8. CONSULTATION

Applications for planning scheme amendments are not formally open for public comment until after Council has resolved to initiate and certify the Amendment. Should this be the case, the draft amendment (if supported) will be publicly exhibited in accordance with the statutory requirements.

9. EXTERNAL REFERRALS

The proposal was referred to TasWater, who advised that Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) they do “ *not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings*”.

Further, it does not object to the granting of the permit subject to the inclusion of TasWater conditions.

Additionally, the proposal was referred to the Department of State Growth (DSG), the concerns raised related to the need to upgrade the Piper Road/East Derwent Highway junction and a desire for a secondary access onto the Highway (egress only).

The designs for the Piper Road intersection upgrade have now been approved by DSG and following the completion of the tender process, Council’s appointed contractor will commence works within the coming months.

A one way in, one way out solution (in at Piper Road and out at the northern end 647 East Derwent Highway) is supported by Council’s Development Engineer and should be conditioned as part of any approval. The works should be completed prior to the occupancy of any of the units.

10. COUNCIL COMMITTEE RECOMMENDATION

The proposal was not specifically referred to any Council committees. Notwithstanding, should the amendment be initiated any committee comments or recommendations received during the public exhibition period may be considered as part of Council's Section 39 report.

11. STATE POLICIES AND ACT OBJECTIVES**11.1. Section 32 - Requirements for Preparation of Amendments**

Section 32(1) of LUPPA specifies that amendments to planning schemes must:

- “(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (ea) must not conflict with the requirements of section 30O; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms”.*

In this context the proposal represents a change from low density rural living to urban development in an area outside the STRLUS UGB. Even so, the surrounding developed is characterised by a mix of use and development ranging from the retirement village to the south, the caravan park to the north and environmental living to the west.

Given the surrounding uses and the scale of proposal compared to the adjoining land the proposal is unlikely to introduce land use conflict.

The proposal is inconsistent with the requirements of section 30O of LUPAA and is discussed below. With exception of present, the proposal will have minor impact on the region in environmental, economic terms and will provide for house options at the municipal level.

Section 32(2) of LUPPA specifies those elements of Section 20 – *“What can a planning scheme provide for”* also apply to amendments to planning schemes. With the exception of Schedule 1 discussed in further detail below, it is considered that the proposed amendment is consistent with the remainder of the requirements.

11.2. Section 30O - Amendment of Interim Planning Schemes

Section 30O(1) of LUPAA provides that an amendment to an Interim Planning Scheme may only be made to a *“local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy”*.

The proposed amendment relates to a modification to a specific area plan and therefore limited to a local provision. However, in this instance it is considered that the proposal is inconsistent with the Southern Tasmanian Regional Land Use Strategy (STRLUS). This matter is discussed in further detail below.

11.3. Southern Tasmanian Regional Land Use Strategy

The STRLUS is a broad policy document, prepared to manage future growth and development over the next 25 years. It is a regional level policy document adopted by the Minister and is the relevant regional land use strategy referred to at S.30(O) of LUPAA above.

Council is familiar with the STRLUS’s UGB which is used to guide the growth and development within Greater Hobart. In this instance the subject site is outside of the UGB and unlike earlier proposals at Atkins Street in Rokeby, 110 Saltwater Rise in Seven Mile Beach, and more recently, 471 Cambridge Road, Mornington the site is not adjoining the UGB. It is isolated. It is over 1km north of the Geilston Bay General Residential to the south and 300m from the Risdon Vale Future Urban Zone (other side of the highway and over a hill).

The land at 647 East Derwent Highway does, however, adjoin the existing “Clarence Lifestyle Village” at 625 East Derwent Highway which is also zoned Rural Living and outside of the UGB. This development is an anomaly and not recognised as being appropriately located under the STRLUS.

While the applicant provided a detailed submission addressing the requirements of the STRLUS, their supporting report, a useful summary of their position concludes with the following: *“The proposed expansion of the “Clarence Lifestyle Village” goes toward fulfilling the known demand for affordable and aged housing in a location that is already characterised by the same and similar development.*

Given the spatial pattern of development surrounding the site, the proposed development is an excellent fit for land that has limited opportunities for alternative development.”

Despite the applicant’s position, Risdon forms part of the Greater Hobart Settlement and is outside the STRLUS’s UGB. Accordingly, the settlement strategies identified for Greater Hobart also apply to the subject site.

Rather than addressing the urban development outside of the UGB, the applicant submits that: *“The type of housing proposed provides diversity in housing choice in an area of the housing market that is highly sought after. Given that the ‘Clarence Lifestyle Village’ already exists, a new facility is not being considered, but rather expansion and capitalisation on existing infrastructure. The proposal is therefore well placed to meet the requirements of the Settlement and Residential Development Policy”.*

While the proposal would represent an expansion of an existing facility and that there is likely demand for accommodation in this market sector, the STRLUS directs urban development to those areas within the UGB. The proposal in this location does not meet this test.

In this instance the proposed amendment to the SAP is specifically designed to over-ride the fundamental purposes of Rural Living Zone to provide for an urban development contrary to the zone provisions and outside the STRLUS's UGB.

Indeed, the densities proposed are comparable to those provided for in the Inner Residential Zone and nearly 200 times that of the underling zone (based on the prescribed minimum lot size). For this reason, it is not accepted that a retirement village in this location, at the densities proposed, could be anything other than an extension to the urban environment.

This interpretation is strengthened given:

- The proposed SAP is incompatible with the underlying zone (Rural Living) purpose statements.
- The Use Table in the CIPS2015's Rural Living Zone does not provide for the consideration of a retirement village.
- The TPC advised that the inclusion of community living in the previous CPS2007 Rural Residential zone as a discretionary use was a mistake and should not have been approved.
- The future SPP's do not provide for consideration of a retirement village in the Rural Living Zone.

LUPAA requires that a Local Provision must be consistent with the Regional Land Use Strategy. For the reasons outlined above it is considered that the proposed amendment is not consistent with the STRLUS and cannot be supported.

Before the proposed amendment would be acceptable under the STRLUS, it would be necessary to first amend the STRLUS UGB.

Should Council resolve to initiate this amendment (or a modified version of it) it will have to present its case to the TPC who will ultimately determine the matter.

11.4. Schedule 1

An amendment is to further the objectives of LUPAA. The objectives of Schedule 1 of LUPAA are:

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

“(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity”;

Development is generally considered sustainable when there are no demonstratable adverse effects upon natural resources, ecological processes or genetic diversity.

The land at 625 East Derwent Highway is developed with the “Clarence Lifestyle Village” and the proposed amendment will not facilitate any additional development at would result in a material impact on that lot.

The land at 647 East Derwent Highway has been previously disturbed rural land that is clear of any significant vegetation. Accordingly, the potential expansion of the “Clarence Lifestyle Village” onto this land would not have significant impact on ecological processes and genetic diversity.

“(b) to provide for the fair, orderly and sustainable use and development of air, land and water”;

The applicant submits that the proposed amendment *“facilitates the efficient use of land to provide for highly sought-after housing. Expansion of the Lifestyle Village onto the adjoining site is the best possible outcome in a location that is characterised by a range of unusual land uses in a close location”*.

Despite the applicant's submission, the amendment represents an ad-hoc residential expansion outside of the STRLUS's UGB. More specifically, the draft amendment purports to introduce a provision that over-rides/avoids the strategy and accordingly does not further this objective. Additionally, it is inconsistent with the drafting principles specified in the TPC's Practice Note 5 and advise of the PPU.

“(c) to encourage public involvement in resource management and planning”;

Should Council resolve to initiate and certify the amendment, it will be advertised for public comment.

“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)”;

The proposal could facilitate economic development through construction works, ongoing infrastructure maintenance, subsequent residential construction and associated ongoing servicing.

Following construction, the increase in local population will benefit the economic development in the broader area in the long term. In this context, the proposal is consistent with the above objective.

“(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”.

The amendment process is demonstrative of the sharing of responsibility for planning. If the amendment is ultimately approved, the development achieved through the amendment requires co-operative planning between the developers, DSG, TasWater, Council and to a degree, the general community.

PART 2 - Objectives of the Planning Process Established by this Act

“(a) to require sound strategic planning and co-ordinated action by State and local government”;

As detailed above the amendment represents an ad-hoc residential expansion outside of the STRLUS UGB and therefore inconsistent with this objective.

“(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land”;

Pursuant to Section 30O(1) of LUPAA, initiation of this amendment requires demonstration that the proposal is consistent with the STRLUS and adopted State Policies. While this would need to be demonstrated, approval of the amendment would introduce new planning controls to regulate the use and development on the site. It should be noted the amendment would provide for a major increase in the Inner Residential type density growth in the local area, within an area zoned Rural Living.

Additionally, it is inconsistent with the drafting principles specified in the TPC’s Practice Note 5.

“(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land”;

It is considered that the site could be suitably developed with a future retirement village in a way that would provide both social and economic benefits without comprising the environment.

This would be realised in the shorter term through the creation of jobs during the development phase. In the longer term, the increased population would support community development, provide for new housing opportunities/options that support the needs of an aging community which, in turn, would result in more effective utilisation of existing infrastructure.

“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels”;

The proposal provides for a residential expansion in an area outside of the STRLUS UGB inconsistent with this objective.

“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals”;

The proposal has been submitted under S.43A of LUPAA and consistent with this objective. The amendment is limited to a modification to a local provision (SAP) and the associated development application is to expand the retirement village.

“(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania”;

The amendment provides for the expansion of the retirement village, and if ultimately approved, will provide additional low-cost housing with access to communal facilities and a new walkway from the village to the hotel.

The amendment provides no general amenity standards such as privacy, open space, overshadowing and landscaping that would otherwise be applicable to residential development at the proposed density. This will have an impact on appearance of the complex externally and the amenity of future residents and does not further this objective.

Despite being located between the existing retirement village and the caravan park, it also adjoins low density dwellings in proximity to large undeveloped spaces. The proposal would result in the conversion from rural living land, to a relatively high-density urban environment and is likely to impact the rural living expectations of the adjoining and nearby properties to the west.

“(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”;

The proposal will not impact any significant building or place.

“(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community”;

The proposal can be serviced by connecting to and extending existing services.

“(i) to provide a planning framework which fully considers land capability”.

Should the proposed amendment be approved, the SAP will continue to apply in addition to the underlying zone and applicable code controls. This framework will ensure that land capability is considered as part of the detailed assessment associated with this and other future development application.

While the proposal furthers the majority of the stated objectives, the amendment represents an ad-hoc residential expansion outside of the STRLUS UGB. Accordingly, it is considered the objectives of Schedule 1 of LUPAA are not met and it is recommended that Council does not initiate and certify the amendment.

Entertaining an urban expansion through a S.43A application under LUPAA is not the correct process in the circumstance when the application is inconsistent with the relevant regional strategy. In this instance the proposal should not be initiated until after the STRLUS UGB has been appropriately amended to provide for an urban expansion in this location.

Council is familiar with this process (and its limitations) and an amendment to the STRLUS UGB has not be requested by the applicant.

11.5. State Coastal Policy

The subject land is approximately 1.5km from the coast and on that basis the State Coastal Policy 1996 is not applicable to the proposal.

11.6. State Policy on the Protection of Agricultural Land 2009

The property at 647 East Derwent Highway is no longer agricultural land and given the surrounding use and development has very limited potential for it. The proposed amendment will not result in fettering or constraining of any nearby agricultural use.

11.7. State Policy on Water Quality Management 1997

The purpose of the State Policy on Water Quality Management 1997 is “*To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*”.

The purpose of this policy is “*to achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*”.

The proposed amendment will result in stormwater disposal being directed into an existing detention basin currently being used by the existing Clarence Lifestyle Village. An additional outlet is proposed to a modified swale drain along East Derwent Highway that the detention basin drains to.

11.8. National Environment Protection Measures

The National Environment Protection Measures (NEPM’s) are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and given effect in Tasmania through the State Policies and Projects Act.

The National Environmental Protection Measures relate to:

- ambient air quality;
- ambient marine, estuarine and freshwater quality;
- the protection of amenity in relation to noise;

- general guidelines for assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

The listed NEPMs are most relevant to subsequent development and not directly applicable to this amendment. However, as a generalisation the Codes within the Scheme contain provisions that address these matters in detail at the time of application.

12. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

13. CONCLUSION

The application is submitted under S.43A of the LUPAA as an amendment to the scheme and subsequent development application. The proposed amendment is for the introduction of a new SAP which, if approved, would provide for the expansion of the "Clarence Lifestyle Village" onto the adjoining land at 647 East Derwent Highway, a use which is currently prohibited under the Scheme.

The proposed amendment over-rides the underlying zone and provides no general amenity standards such as privacy, open space, overshadowing and landscaping that would otherwise be applicable to residential development at the proposed density. This will adversely impact the appearance of the complex and the amenity of future residents.

The proposal is outside the STRLUS UGB. An urban expansion beyond the UGB is not only contrary to LUPAA but has broader implications for the strategic planning of Greater Hobart. The proposed amendment has specifically been designed to circumvent the usual strategic considerations, the underlying statutory controls and is inconsistent with the drafting principles specified in the TPC's Practice Note 5.

For these reasons and those detailed within the body of this report it is recommended that Council does not initiate the draft amendment. Any potential amendment to the Scheme to provide for an urban development in this location proposed should follow an appropriate modification to the STRLUS.

- Attachments:
1. Location Plan (1)
 2. Aerial Imagery of Various Retirement Villages in Clarence (1)
 3. Proposed “Clarence Lifestyle Village” Specific Area Plan Area (1)
 4. Proposed “Clarence Lifestyle Village” Specific Area Plan (13)
 5. Practice Note 5 – Extract of Drafting Conventions (1)
 6. Bushfire Management Plan (1)
 7. Emergency Evacuation Plan (1)
 8. Proposal Plans (4)
 9. Proposed Dwelling Plans (8)

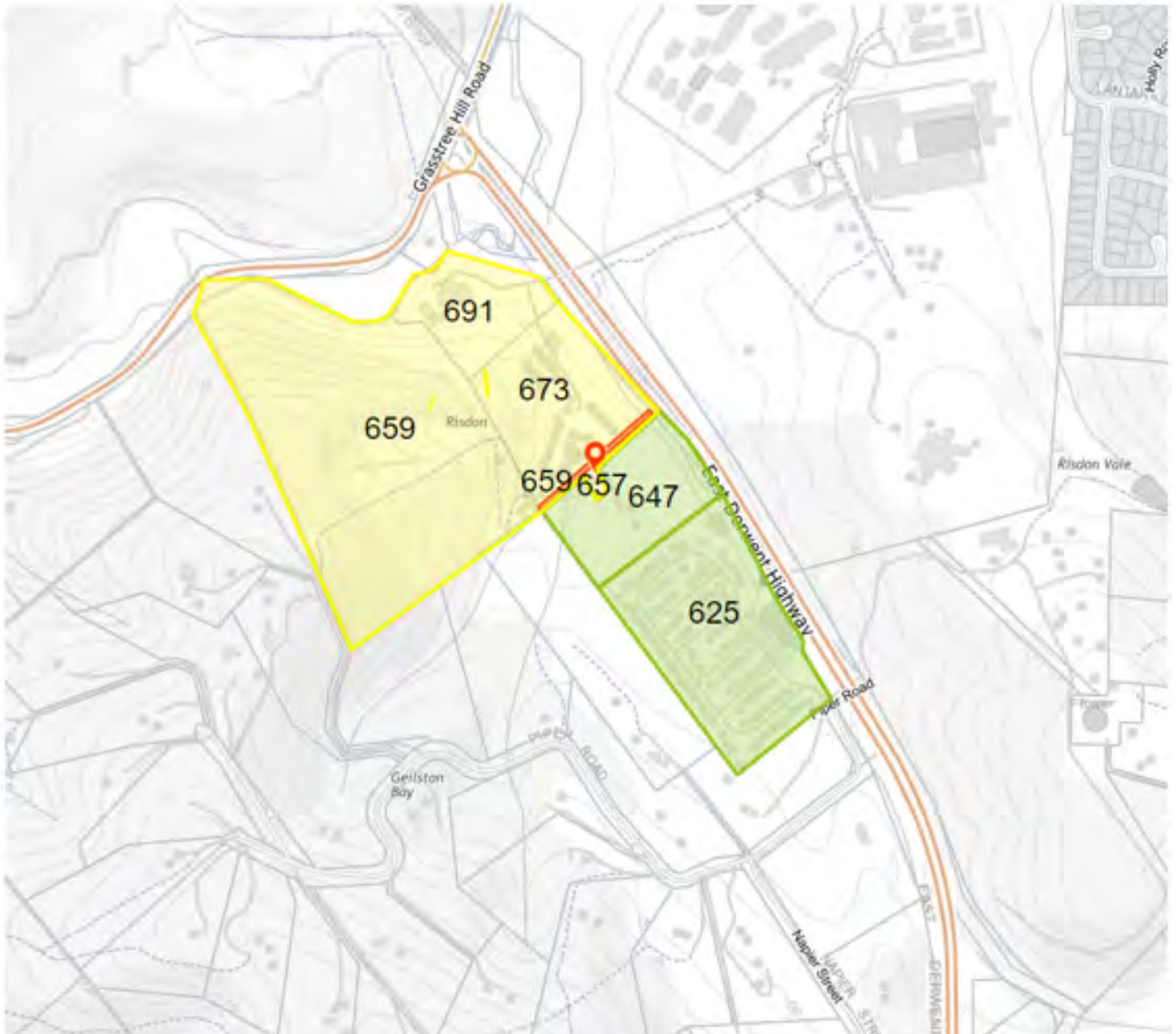
Ross Lovell
MANAGER CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.




Location Plan:


625 & 647 East Derwent Hwy (green – subject of Amendment)

625, 647, 657, 659, 673 & 691 (green & yellow - subject of Development application)



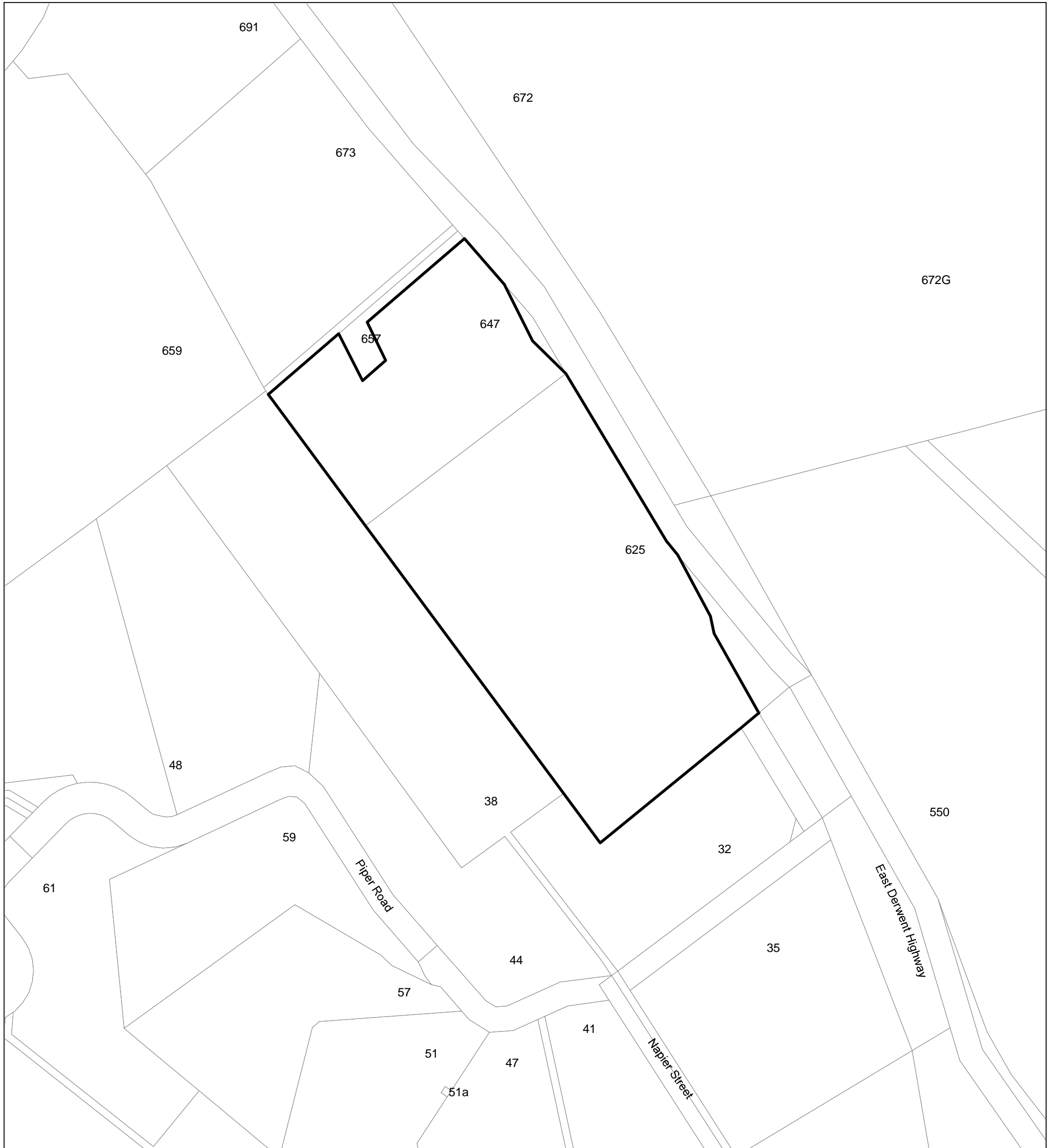
Aerial imagery of retirement villages in Clarence

Fairway Rise 55 Gordons Hill Rd, Lindisfarne Zone: Particular Purpose 3 - Gordons Hill Precinct	One Hill Estate 11 Coastal Dr, Seven Mile Beach Zone: Rural Living (Non-conforming use)	Roaches Beach Living 86 Mannata St, Lauderdale Zone: General Residential
		

Clarence Lifestyle Village 625 East Derwent Highway, Risdon Zone: Rural Living (Non-conforming use)	Observations (compared to Fairway Rise, One Hill Estate & Roaches Beach Living above)
	<ul style="list-style-type: none"> • Higher density • Minimal setbacks to internal roads & no soft verges • Reduced separation between dwellings • Reduced privacy • Greater overshadowing of private open spaces • No pedestrian linkages (shared with internal road network) • Limited communal open space • Limited private open space • Limited landscaping opportunities <ul style="list-style-type: none"> ○ reduced amenity ○ presentation/visual impact (internal and external) ○ no shading ○ reduced site water/soil permeability

CLARENCE CITY COUNCIL
CLARENCE INTERIM PLANNING SCHEME 2015

Amendment PDPAMEND-2019/000853



Scale 1:3000

Printed @ A3

(c) Clarence City Council

AMENDMENTS TO PLANNING SCHEME PLAN
PDPAMEND-2019/000853

To amend the Specific Area Plan Map to introduce the "Clarence Lifestyle Village Specific Area Plan" over 625 and 647 East Derwent Highway.



Clarence Lifestyle Village Specific Area Plan

THE COMMON SEAL OF THE CLARENCE
CITY COUNCIL HAS BEEN HERE UNTO
AFFIXED THIS XX DAY OF XX 2020
PURSUANT TO A RESOLUTION OF THE
COUNCIL PASSED THE XX DAY OF
XX 2020 IN THE PRESENCE OF:

CORPORATE SECRETARY

F17.0 Clarence Lifestyle Village Specific Area Plan

F17.1 Plan Purpose

The purpose of the Clarence Lifestyle Village Specific Area Plan is:

- F17.1.1 To provide a themed housing mix of free-standing cottages to a higher density in an urban setting.
- F17.1.2 To provide convenient access to communal facilities that encourages social and recreational opportunities.
- F17.1.3 To promote consistency in the siting of dwellings throughout the Lifestyle Village.

F17.2 Application of this Plan

- F17.2.1 This Specific Area Plan applies to the area of land designated as Clarence Lifestyle Village Specific Area Plan on the overlay maps and in Figure 1.

F17.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

F17.4 Definition of Terms

- F17.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definitions
Multiple dwelling site	means the site containing a multiple dwelling that provides for the exclusive use and enjoyment of the dwelling occupants
Dwelling types A-D	As shown in Figures 3-6

F17.5 Development Exempt from this Specific Area Plan

The following is exempt from requiring a permit under this Specific Area Plan:

- (a) Internal fencing erected within the Lifestyle Village.

F17.6 Use Table

This Use Table is in substitution to the Use table in the Rural Living zone at 13.2

Use Class	Qualification
No Permit Required	

Residential	If for alterations to an existing multiple dwelling; or The exchange for an approved dwelling with a new dwelling type A-D
Utilities	If for minor utilities
Permitted	
Residential	If for a new multiple dwelling associated with a retirement village or community living and limited to dwelling type A-D
Utilities	
Discretionary	
Residential	
Prohibited	
All other uses	

F17.7 Use Standards

This sub-clause is not used in this Specific Area Plan.

F17.8 Development Standards for Buildings and Works

F17.8.1 Location of development

Objective:	To locate development on land within the Clarence Lifestyle Village in accordance with Figure 2.	
Acceptable Solutions		Performance Criteria
A1 Development must be located in accordance with Figure 2.		P1 Development location may be varied where it is demonstrated that residential densities are maintained and associated communal facilities maximise the efficient and orderly use of the site.

F17.8.2 Setbacks

Objective:	To encourage buildings to:
------------	----------------------------

	<ul style="list-style-type: none"> (a) Be located consistently with existing development within the Lifestyle Village; and (b) Interact consistently and positively with internal road frontages
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from side and rear boundaries of not less than 5m.	P1 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the character of the development existing on established properties in the area; and (f) any overshadowing of adjoining properties or public places.
A2 Dwellings must have a setback from multiple dwelling site boundaries of: <ul style="list-style-type: none"> (a) 2 metres from the frontage; and (b) 0 metres from the side boundary to the carport. 	P2 Dwellings must be sited to be compatible with the character of the area, having regard to: <ul style="list-style-type: none"> (a) the setbacks of adjacent buildings (b) the height, bulk and form of existing and proposed buildings; (c) the appearance when viewed from internal roads; and (d) consistency with existing development within the Clarence Lifestyle Village.

F17.8.3 Design

Objective:	That buildings result in the efficient use of land for: <ul style="list-style-type: none"> (a) housing through a consistent multiple dwelling density; and (b) communal buildings through compatible scale.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have an area per dwelling for the exclusive use of occupants of: <ul style="list-style-type: none"> (a) not less than 210m² and (b) not more than 275m² 	P1 Each multiple dwelling site must have sufficient usable area and dimensions for its intended use, having regard to: <ul style="list-style-type: none"> (a) existing density within the Clarence Lifestyle Village; (b) capability of the site to be serviced by infrastructure; and

	(c) adequate provision of private open space.
<p>A2</p> <p>The combined gross floor area of buildings must be not more than:</p> <p>(a) 150m² per multiple dwelling; and</p> <p>(b) 300m² per communal building.</p>	<p>P2</p> <p>The combined gross floor area of buildings must be consistent with that of established dwellings and communal buildings within the Clarence Lifestyle Village, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site; and</p> <p>(c) the existing buildings and any constraints imposed by existing development.</p>

F17.8.4 Outbuildings

Objective:	To provide consistency in the size and number of outbuildings that do not visually dominate an associated dwelling.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outbuildings per multiple dwelling site must comply with all of the following:</p> <ul style="list-style-type: none"> (a) have a combined gross floor area of 30m²; (b) have a height no more than 5m; (c) have setback from multiple dwelling site frontage no less than that of the existing or proposed dwelling on the site. 	<p>P1</p> <p>Outbuildings per multiple dwelling site must be designed and located to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be less visually prominent than the existing or proposed dwelling on the site; and (b) be consistent with the scale of outbuildings within the Clarence Lifestyle Village.

F17.9 Figure 1 – Clarence Lifestyle Village Specific Area Plan Extent

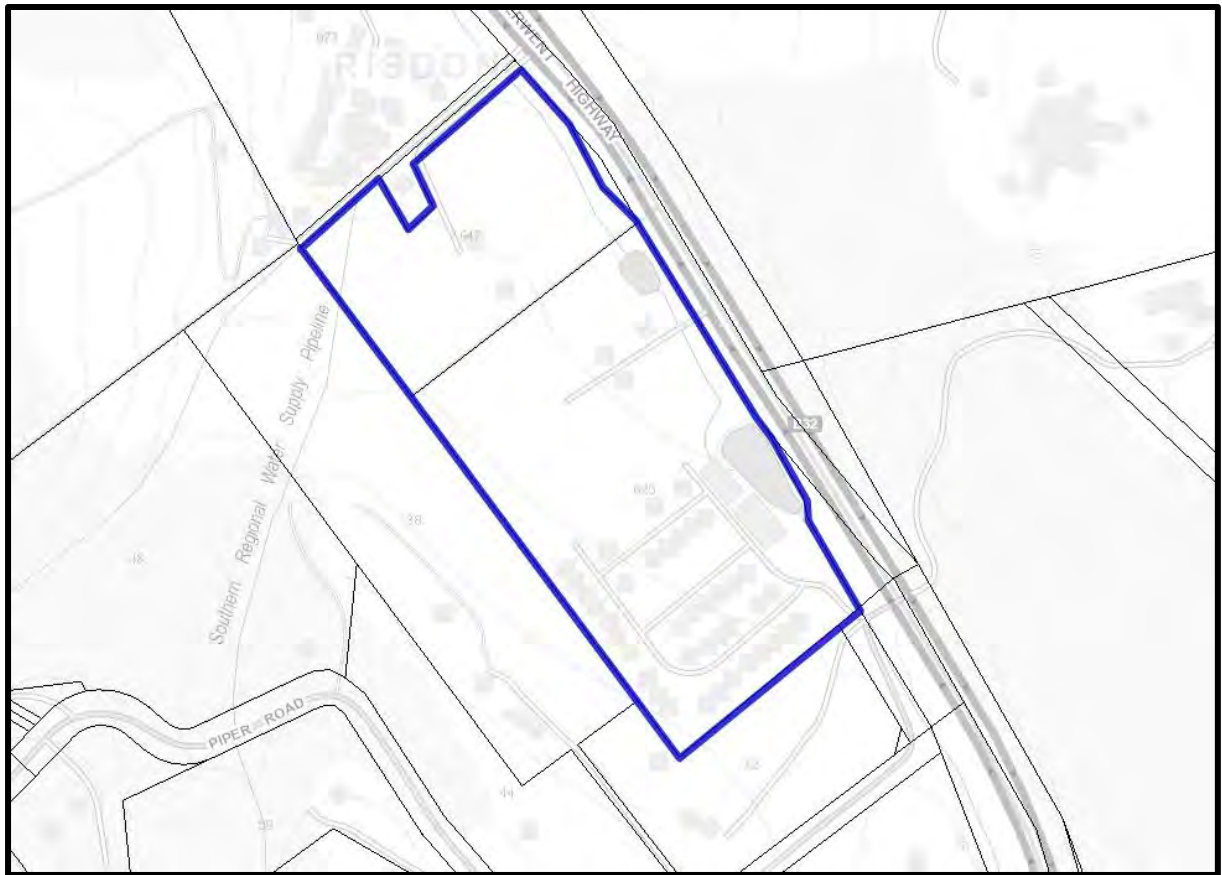
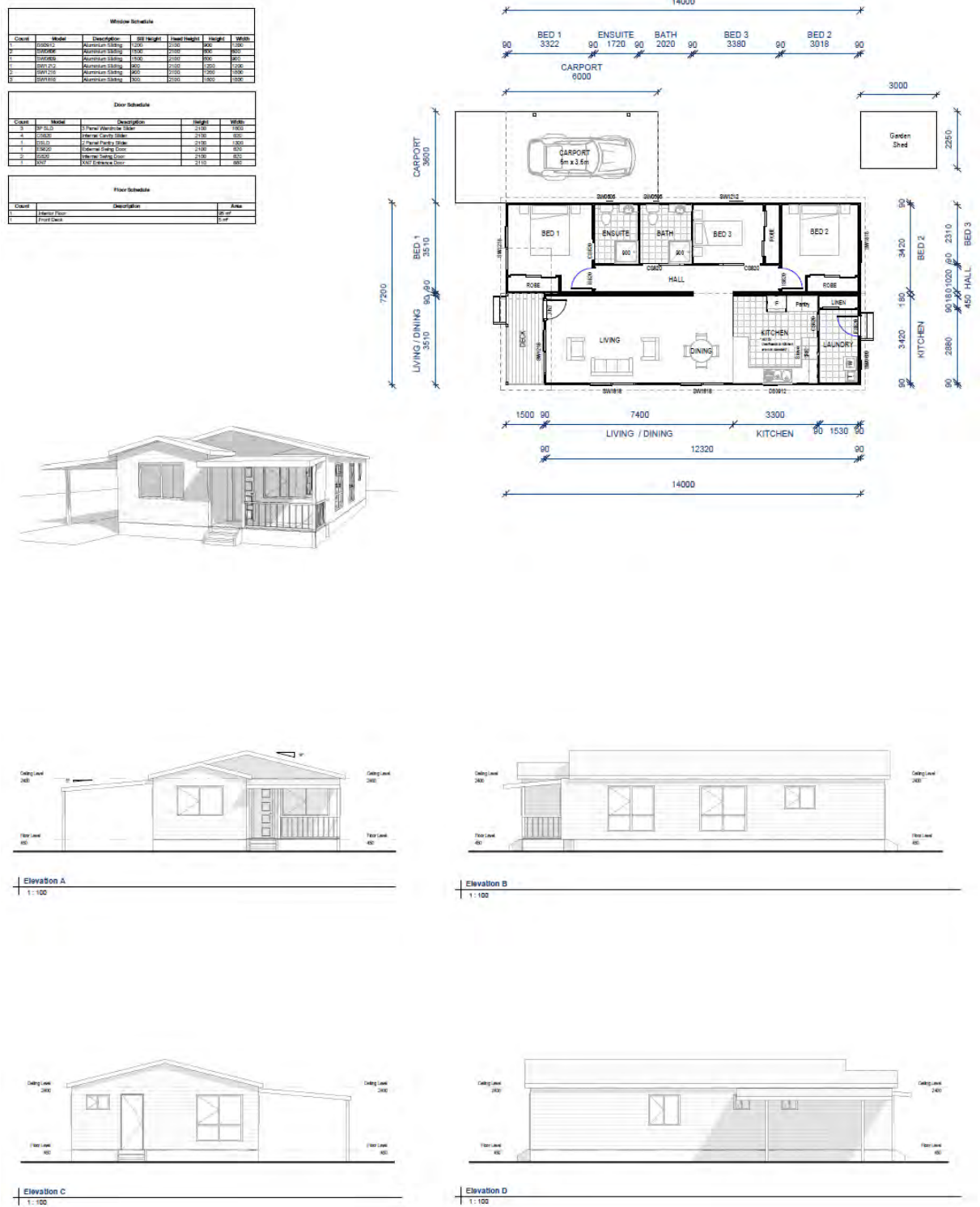


Figure 2 – Clarence Lifestyle Village Layout



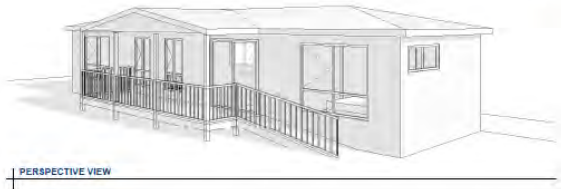
Figures 3-6 Dwelling Types A-D



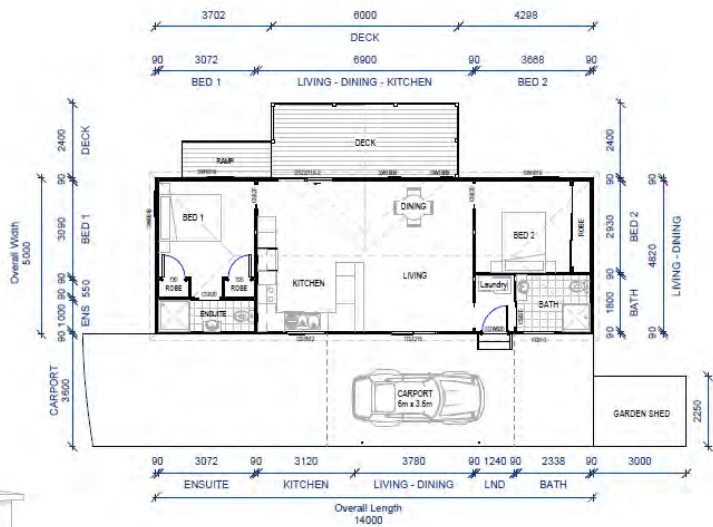
Door Schedule					
Count	Model	Description	Height	Width	
1	D1120	2 x 120 Sliding	2114	1200	
2	D20	2 Panel Sliding 1800	2100	1800	
2	D2000	Internal Glass Door	2100	900	
1	D2000B2	External Glass Door	2100	1800	
2	D2000	External Sliding Door	2100	1800	

Window Schedule					
Count	Model	Description	Off Height	Head Height	Height
1	W1200	Sliding	1200	2114	2000
1	W1215	Sliding	1215	2100	2000
1	W1215	Fixed Frame	1215	2100	2000
2	W1800	Aluminium Sliding	1800	2100	2000
2	W1800	Aluminium Sliding	1800	2100	2000
2	W1800	Aluminium Sliding	1800	2100	2000

Floor Schedule		Area
Count	Description	
1	Floor Deck	14.00
1	Interior Floor	75.00



PERSPECTIVE VIEW



Elevation A
1:100



Elevation B
1:100



Elevation C
1:100

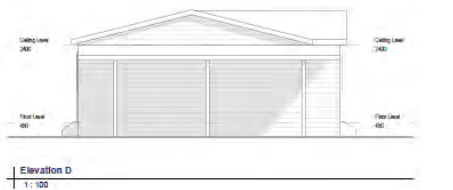
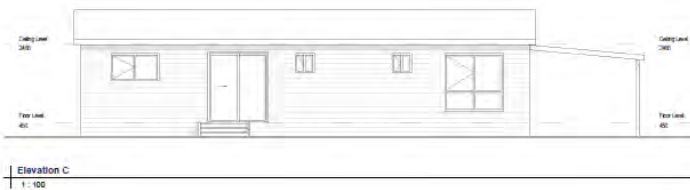
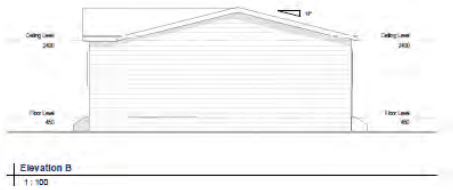
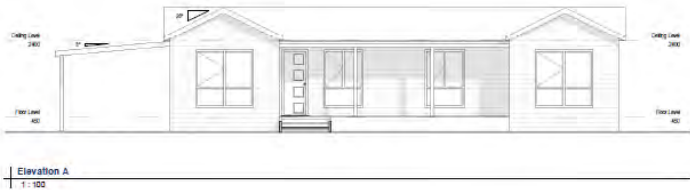
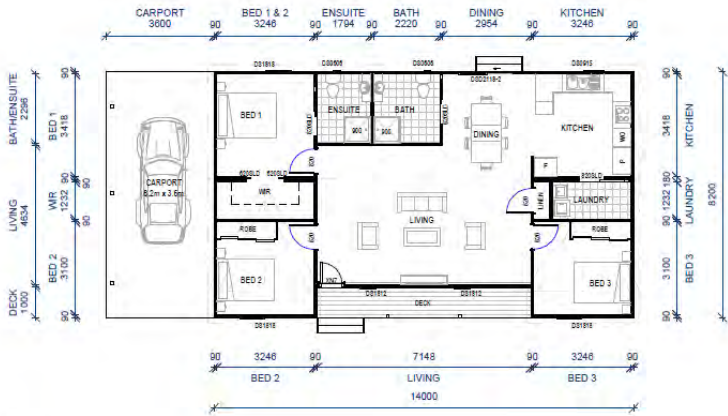


Elevation D
1:100

Window Schedule				
Model	Count	Description	Height	Width
W00101	2	Single Window Aluminium Sliding	1200	1600
W00102	2	Single Window Aluminium Sliding	1200	1600
W00103	2	Single Window Aluminium Sliding	1200	1600
W00104	2	Single Window Aluminium Sliding	1200	1600

Door Schedule				
Model	Count	Description	Height	Width
D00101	2	Sliding Glass Door	2100	1200
D00102	2	Sliding Glass Door	2100	1200
D00103	2	Sliding Glass Door	2100	1200
D00104	2	Sliding Glass Door	2100	1200

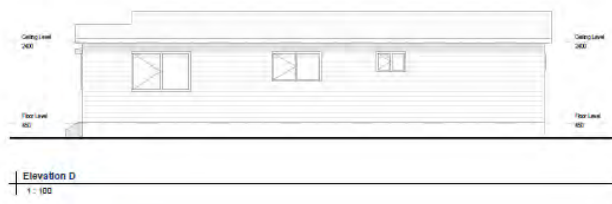
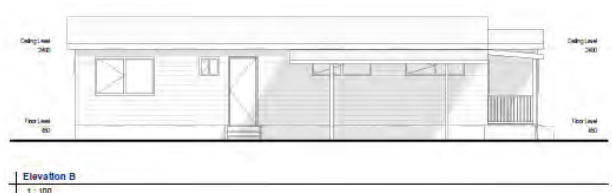
Floor Schedule			
Count	Area	Floor Description	Description
1	100.00	Concrete Floor	Concrete Floor



Window Schedule					
Code	Model	Description	SB Height	Head Height	Height
1	W001	Window	1200	1000	2200
2	W002	Window	1200	1000	2200
3	W003	Window	1200	1000	2200
4	W004	Window	1200	1000	2200
5	W005	Window	1200	1000	2200
6	W006	Window	1200	1000	2200
7	W007	Window	1200	1000	2200
8	W008	Window	1200	1000	2200
9	W009	Window	1200	1000	2200
10	W010	Window	1200	1000	2200

Door Schedule					
Code	Model	Description	Height	Width	
1	D001	Internal Sliding Door	2100	1200	
2	D002	Internal Sliding Door	2100	1200	
3	D003	Internal Sliding Door	2100	1200	
4	D004	Internal Sliding Door	2100	1200	
5	D005	Internal Sliding Door	2100	1200	
6	D006	Internal Sliding Door	2100	1200	
7	D007	Internal Sliding Door	2100	1200	
8	D008	Internal Sliding Door	2100	1200	
9	D009	Internal Sliding Door	2100	1200	
10	D010	Internal Sliding Door	2100	1200	

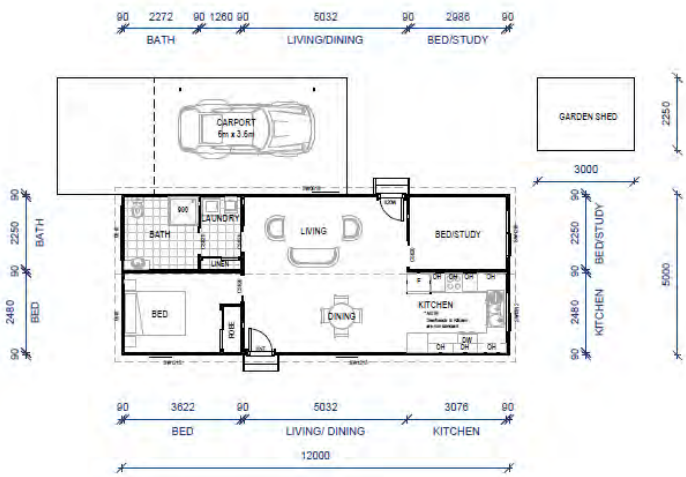
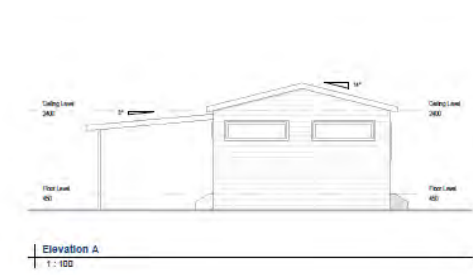
Floor Schedule			Area
Code	Description		
1	Floor 1		22.00



Window Schedule						
Count	Model	Description	SB Height	Head Height	Height	Width
1	W1	Small Window	900	2100	1200	600
1	W2	Medium Window	1000	2100	1100	1000
1	W3	Medium Window	1000	2100	1100	1000
1	W4	Medium Window	1000	2100	1100	1000

Door Schedule				
Count	Model	Description	Height	Width
1	D1	Front Door	2100	900
1	D2	Back Door	2100	900
1	D3	Side Entry Door	2100	900
1	D4	Garage Door	2100	3000

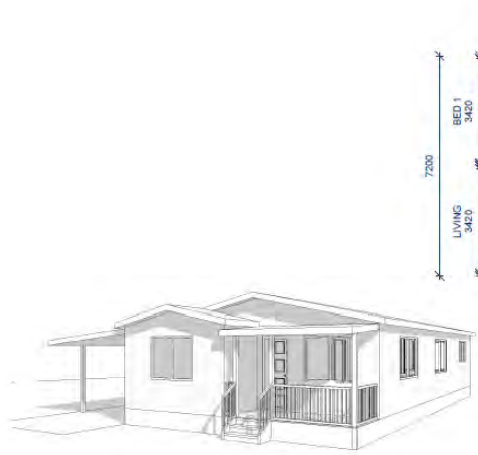
Floor Schedule		
Count	Description	Area
1	Floor Area	100.00



Window Schedule						
Count	Model	Description	Bed Height	Floor Height	Height	Width
1	W001	Single	1000	1100	1000	1000
1	W002	Double	1500	1100	1500	1500
1	W003	Aluminium Sliding	1200	1100	1200	1800
1	W004	Aluminium Sliding	1400	1100	1400	1800
1	W005	Aluminium Sliding	1600	1100	1600	1800

Door Schedule				
Count	Model	Description	Height	Width
2	DP 310	1 Door Entrance Door	2100	900
1	DP 320	1 Door Entrance Sliding Door	2100	1800
4	BD1	Bed Room Entry Door	2100	800
1	BD2	Bed Room Entry Sliding Door	2100	1800
1	BD3	Bed Room Entry Sliding Door	2100	1800
1	BD4	Bed Room Entry Sliding Door	2100	1800

Floor Schedule		
Count	Description	Area
1	Interior Floor	100.00
1	Exterior Floor	100.00



Elevation A
1:100



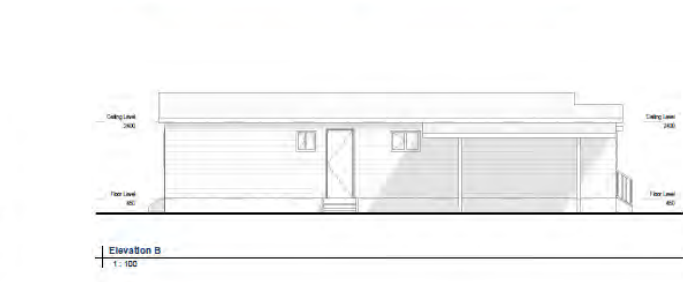
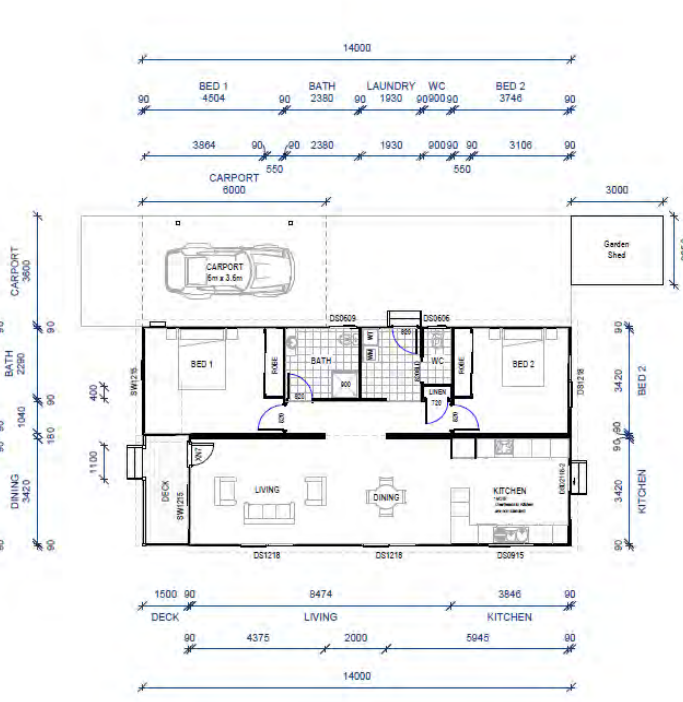
Elevation B
1:100



Elevation C
1:100



Elevation D
1:100



Elevation A
1:100



Elevation B
1:100



Elevation C
1:100



Elevation D
1:100

Subject: Tasmanian Planning Scheme drafting conventions

Purpose: To provide guidance on drafting conventions, writing style and applied, adopted or incorporated documents, for the Tasmanian Planning Scheme (TPS).

Introduction

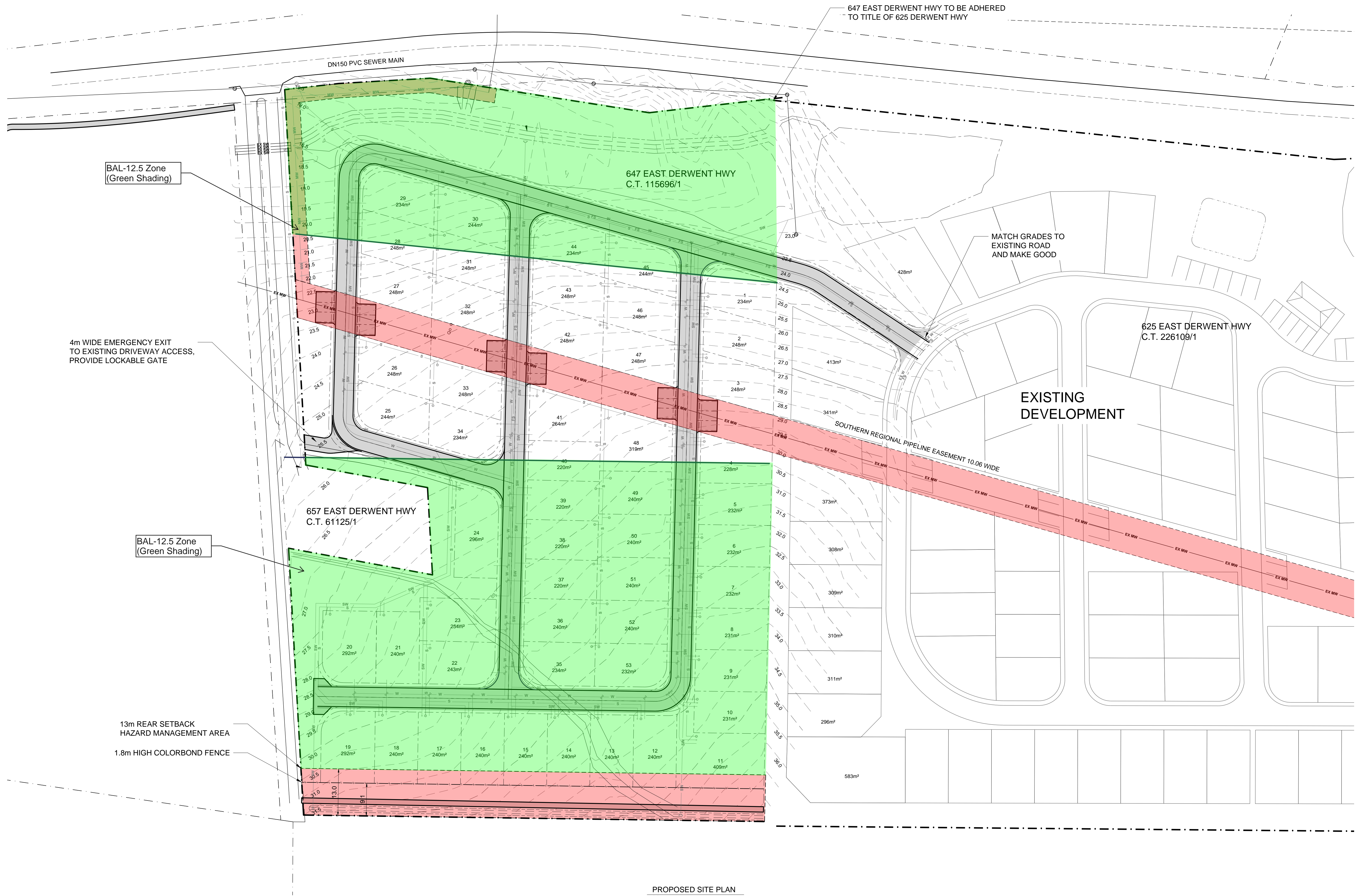
This practice note provides guidance on the drafting conventions and writing style applied in the preparation of the State Planning Provisions (SPPs) that form part of the TPS. The same writing style and conventions are to apply to the preparation of Local Provisions Schedules (LPSs) and to amendments to the SPPs and LPSs.

Guidance on applied, adopted or incorporated documents is included.

Drafting Principles

The following principles underpin the drafting approach in the Tasmanian Planning Scheme.

1. The Tasmanian Planning Scheme is expressed in plain English.
2. The Tasmanian Planning Scheme contains minimal regulation while being legally robust.
3. Regional and local planning strategies are reflected in the Tasmanian Planning Scheme through the application of the local provisions.
4. Zoning is the primary mechanism for expressing spatial strategy.
5. Zone provisions contain the primary directions for the use, development, protection and conservation of land within each zone.
6. Zones identify the range of use and development that is allowable.
7. Codes, particular purpose zones, specific area plans, and site-specific qualifications are additional mechanisms for delivering planning policy and strategy.



PROPOSED SITE PLAN
SCALE: 1:500



REV	DATE	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
C	21/12/18	FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED	DG	MH						
B	17/12/18	FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE	DG	MH						
A	05/11/18	FOR PLANNING APPROVAL	DG	MH						

 **JSA CONSULTING ENGINEERS**
Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

CHECKED M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A1
ENGINEER D. GRANNETIA		
STATUS PLANNING APPROVAL		

PROJECT CLARENCE LIFESTYLE VILLAGE 625 EAST DERWENT HIGHWAY RISDON

DRAWING TITLE		
PROPOSED SITE PLAN		
PROJECT NO 17E99-118	DWG NO C03	REV C

11-Jul-18 8:55:42 AM

EMERGENCY
DIAL
000

IN CASE OF BUSHFIRE
ENSURE ALL STAFF AND RESIDENTS
ARE ACCOUNTED FOR
FOLLOW INSTRUCTIONS FROM
FIRE WARDENS

PRIMARY ACTION
PROCEED TO OFF-SITE REFUGE
ONCE ACCOUNTED FOR
CHIEF FIRE WARDEN OR DELEGATE
TO DIAL 000 AND ADVISE EMERGENCY
SERVICES OF SITUATION

SECONDARY ACTION
MOVE TO ASSEMBLY AREA AND
SHELTER IN ON-SITE REFUGE



Tasmania Fire Service

ENDORSED FOR PLANNING PURPOSES AS PER
PLANNING DIRECTIVE 5.1, 1.5.1 A2, OR 1.5.2 A2
ON BEHALF OF THE CHIEF OFFICER
TASMANIA FIRE SERVICE

HILSTON, BUSHFIRE PLANNING AND POLICY

...../...../.....

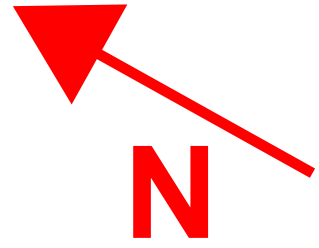



BUSHFIRE ACTION PLAN

BUSHFIRE ACTION PLAN
CLARENCE LIFESTYLE VILLAGE
627 & 647 EAST DERWENT
HIGHWAY, RISDON 7017
PLAN CURRENT AS OF JAN 2019


SITE CONTACT 1
DIANNE REYNOLDS
CHIEF FIRE WARDEN
MANAGER
PHONE 1800 559 037

SITE CONTACT 2
CRAIG SWAN
DEPUTY CHIEF FIRE WARDEN
BUSINESS MANAGER
PHONE 0438 051 268






EVACUATION
ASSEMBLY
POINT



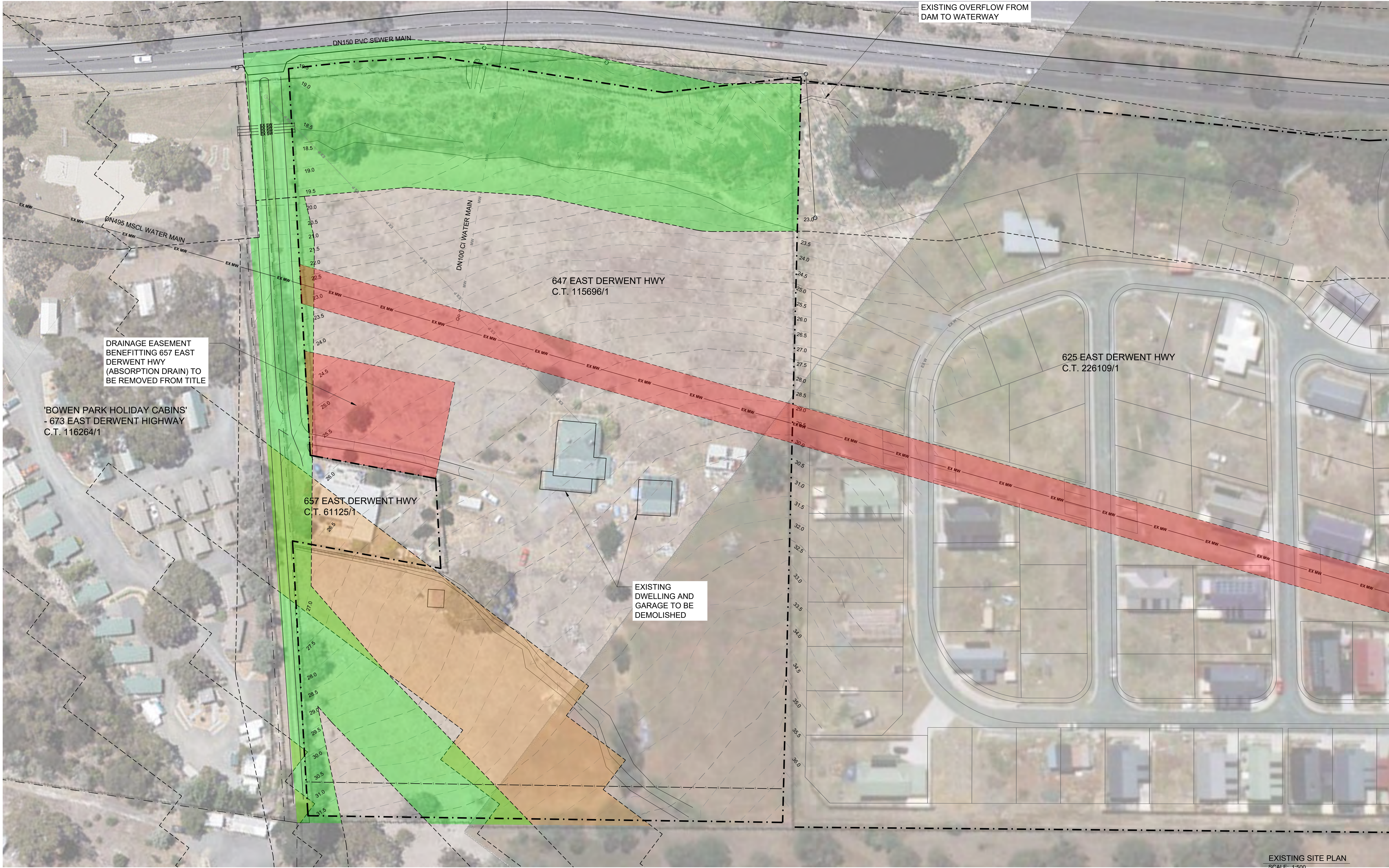
HYDRANT




FIRST AID
KIT

NOTE
1. SURVEY DATA COMPLETED AND PROVIDED BY
NICK GRIGGS & CO LAND SURVEYRS, DATED
03/05/2018, REFERENCE No. 4312/01
2. HORIZONTAL DATUM GDA, VERTICAL DATUM AHD
AS PER SPM 7842, CONTOUR INTERVALS AT 0.5m.
3. WATER MAIN DETERMINED ON-SITE VIA MANUAL
EXCAVATION

PLANNING SCHEME OVERLAY	
HATCH	DESCRIPTION
<div></div>	WATERWAY AND COASTAL PROTECTION AREA
<div></div>	LANDSLIDE HAZARD AREA



REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
D	FOR PLANNING APPROVAL - UPDATE EXISTING SITE PLAN	DG	MH	24/04/19					
C	FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED	DG	MH	21/12/18					
B	FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE	DG	MH	17/12/18					
A	FOR PLANNING APPROVAL	DG	MH	09/11/18					



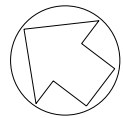
JSA CONSULTING
ENGINEERS

Eilerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

CHECKED M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A1
ENGINEER ALLEN KONG	PLANNING APPROVAL	
STATUS		

PROJECT CLARENCE LIFESTYLE VILLAGE 625/647 EAST DERWENT HIGHWAY, RISDON
--

DRAWING TITLE		
EXISTING SITE PLAN		
PROJECT NO	DWG NO	REV
17E99-118	C01	



11-JUL-18 8:54:21 AM


NOTE
1. SURVEY DATA COMPLETED AND PROVIDED BY
NICK GRIGGS & CO LAND SURVEYRS, DATED
03/05/2018, REFERENCE No. 4312/01.
2. HORIZONTAL DATUM GDA, VERTICAL DATUM AHD
AS PER SPM 7842, CONTOUR INTERVALS AT 0.5m.



PROPOSED FOOTPATH ACCESS
SCALE: 1:500

DEVELOPER TO PROVIDE 1.5m WIDE ACCESS FOOTPATH

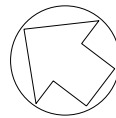
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
D	FOR PLANNING APPROVAL - OVERLAY ADDED TO PLAN	DG	MH	05/02/19					
C	FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED	DG	MH	21/12/18					
B	FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE	DG	MH	17/12/18					
A	FOR PLANNING APPROVAL	DG	MH	08/11/18					

 **JSA CONSULTING ENGINEERS**
Eilersie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

CHECKED M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A1
ENGINEER D. GRANNETIA	PLANNING APPROVAL	
STATUS		

PROJECT CLARENCE LIFESTYLE VILLAGE 625 EAST DERWENT HIGHWAY RISDON

DRAWING TITLE PROPOSED FOOTPATH ACCESS	PROJECT NO 17E99-118	DWG NO C02	REV D
---	-------------------------	---------------	----------




11-Jul-18 8:55:20 AM



PLANNING SCHEME OVERLAY	
HATCH	DESCRIPTION
	WATERWAY AND COASTAL PROTECTION AREA
	LANDSLIDE HAZARD AREA

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
D	FOR PLANNING APPROVAL - OVERLAY ADDED TO PLAN	DG	MH	05/02/19					
C	FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED	DG	MH	21/12/18					
B	FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE	DG	MH	17/12/18					
A	FOR PLANNING APPROVAL	DG	MH	05/11/18					



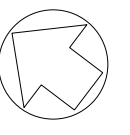
JSA CONSULTING
ENGINEERS

Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

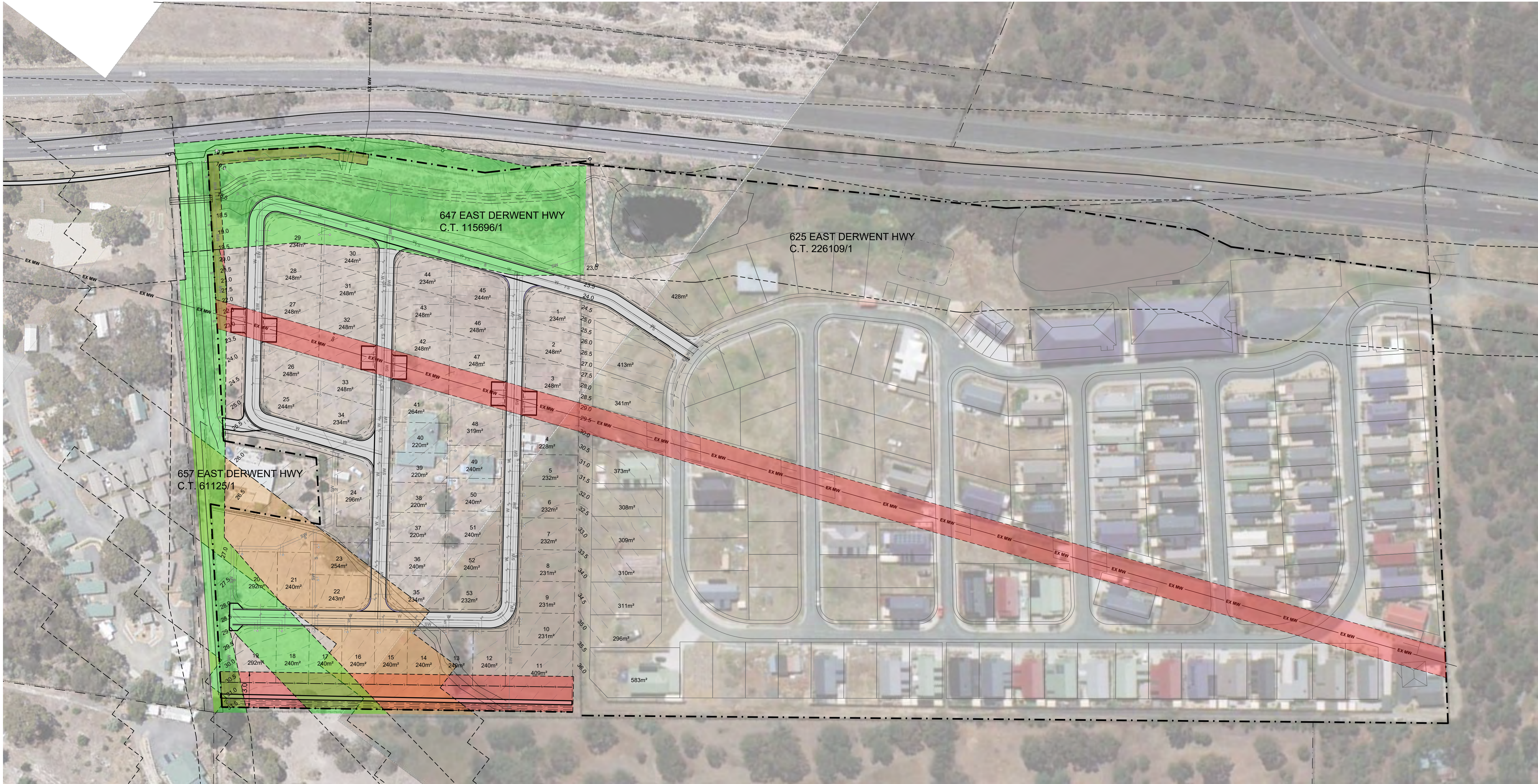
CHECKED M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A1
ENGINEER D. GRANNETIA	PLANNING APPROVAL	
STATUS		

PROJECT CLARENCE LIFESTYLE VILLAGE 625 EAST DERWENT HIGHWAY RISDON

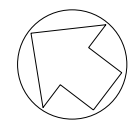
DRAWING TITLE		
PROPOSED SITE PLAN		
PROJECT NO	DWG NO	REV
17E99-118	C03A	




11-Jul-18 8:55:42 AM



PROPOSED OVERALL SITE PLAN
SCALE: 1:750



REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
D	FOR PLANNING APPROVAL - OVERLAY ADDED TO PLAN	DG	MH	05/02/19					
C	FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED	DG	MH	21/12/18					
B	FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE	DG	MH	17/12/18					
A	FOR PLANNING APPROVAL	DG	MH	05/11/18					



JSA CONSULTING
ENGINEERS

Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

CHECKED M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A1
ENGINEER D. GRANNETIA		
STATUS PLANNING APPROVAL		

PROJECT CLARENCE LIFESTYLE VILLAGE 625 EAST DERWENT HIGHWAY RISDON

DRAWING TITLE PROPOSED OVERALL SITE PLAN	PROJECT NO 17E99-118	DWG NO C03B	REV D
---	-------------------------	----------------	----------

11-Jul-18 8:55:42 AM

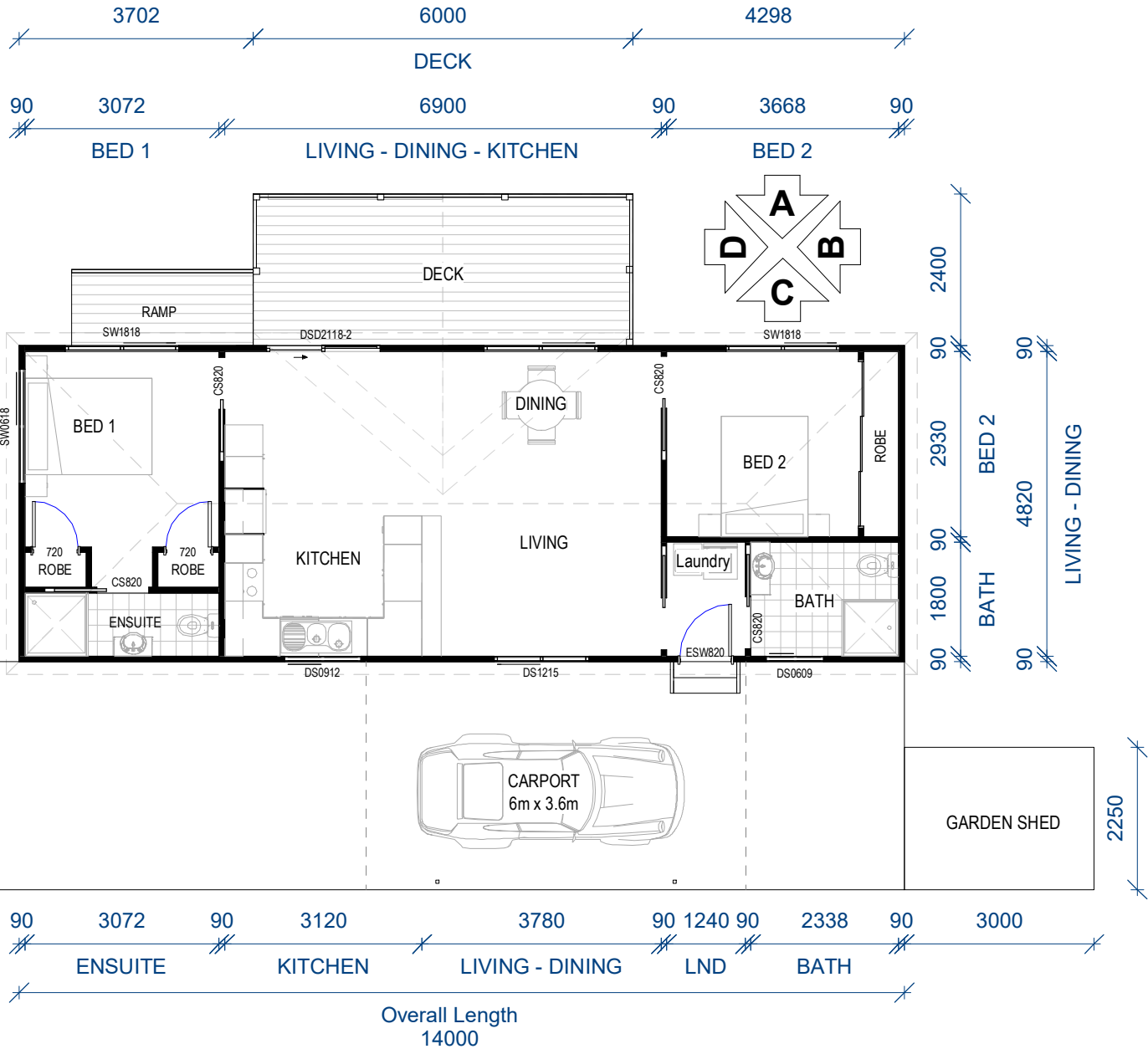
Door Schedule				
Count	Model	Description	Height	Width
1	3 x 720	3 x 720 Sliders	2134	2600
2	720			
5	CS820	Internal Cavity Slider	2100	820
1	DSD2118-2	External Glass Slider	2100	1800
1	ESW820	External Swing Door	2100	820

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
1	DS0609	Sliding	1500	2100	600	910
1	DS0912	Sliding	1200	2100	900	1200
1	DS1215	Sliding	900	2100	1200	1500
1	SW0618	Aluminium Sliding	1500	2100	600	1800
3	SW1818	Aluminium Sliding	300	2100	1800	1800

Floor Schedule		
Count	Description	Area
1	Carport Slab	58 m²
1	Interior Floor	70 m²



Web 3D View 1



SIGNATURES

CLIENT: DATE:
CLIENT: DATE:
BUILDER: DATE:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT, IS THE ONE REFERRED TO IN THE BUILDING CONTRACT
AND I/WE UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE.

FINAL PLAN

ANY REQUESTED VARIATIONS TO YOUR PLAN MAY INCUR AN AMENDMENT/ADMINISTRATION FEE.



Copyright
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L.
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

Builders Licence: CC5101T

ABN: 37 691 741

CAMBRIDGE DESIGN
CLARENCE LIFESTYLE VILLAGE
625 EAST DERWENT HIGHWAY
RISDON

1 PIPER ROAD
GEILSTON BAY TASMANIA 7015

Mobile: 0400 652 985
0438 051 268

Drawn by: gr

Date: 8/04/2019 1:43:43 PM

Scale: 1 : 100

Drg. No.

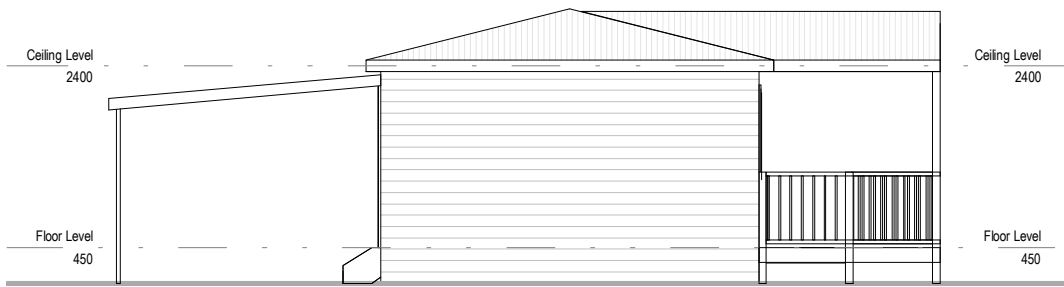
D:\DATA\WORK\REVIT MODELS\1_LIFESTYLE
VILLAGE\MODELS\CAMBRIDGE\LIFESTYLE CAMBRIDGE - II.rvt

Drg. Title:

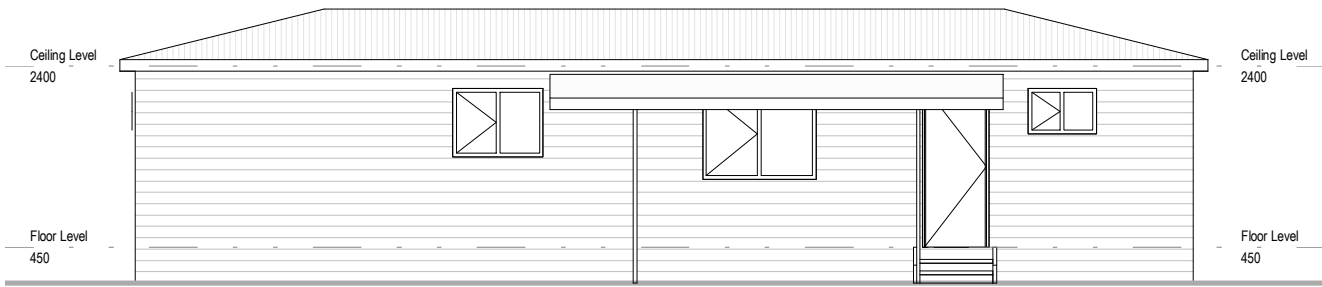
FLOOR PLAN



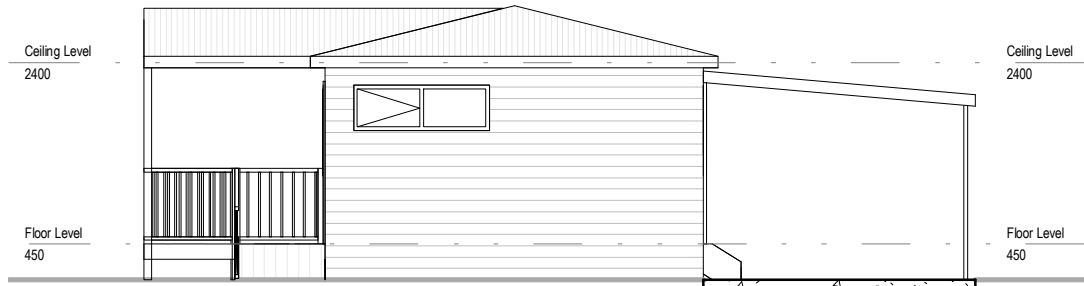
Elevation A
1 : 100



Elevation B
1 : 100



Elevation C
1 : 100



Elevation D
1 : 100



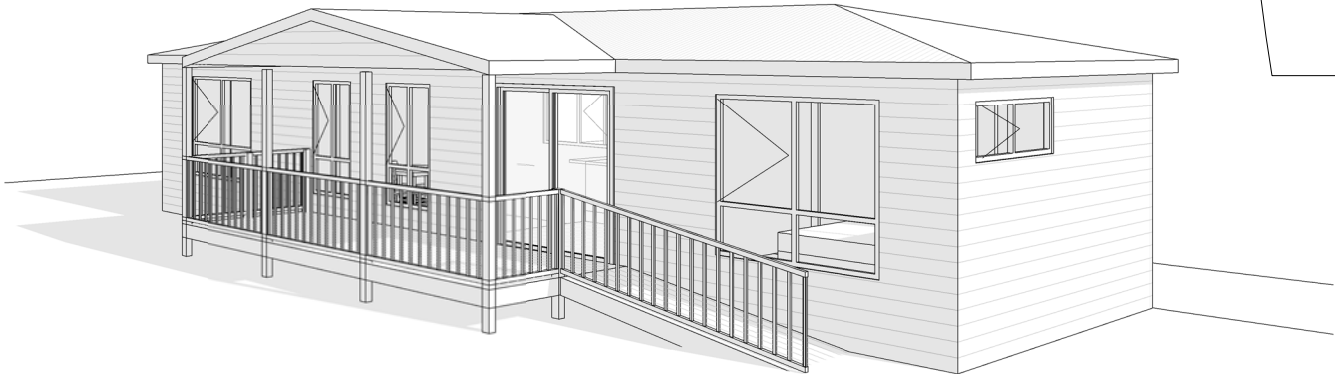
Copyright
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L.
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.
Builders Licence: 0438 051 268

CAMBRIDGE DESIGN
CLARENCE LIFESTYLE VILLAGE
625 EAST DERWENT HIGHWAY
RISDON

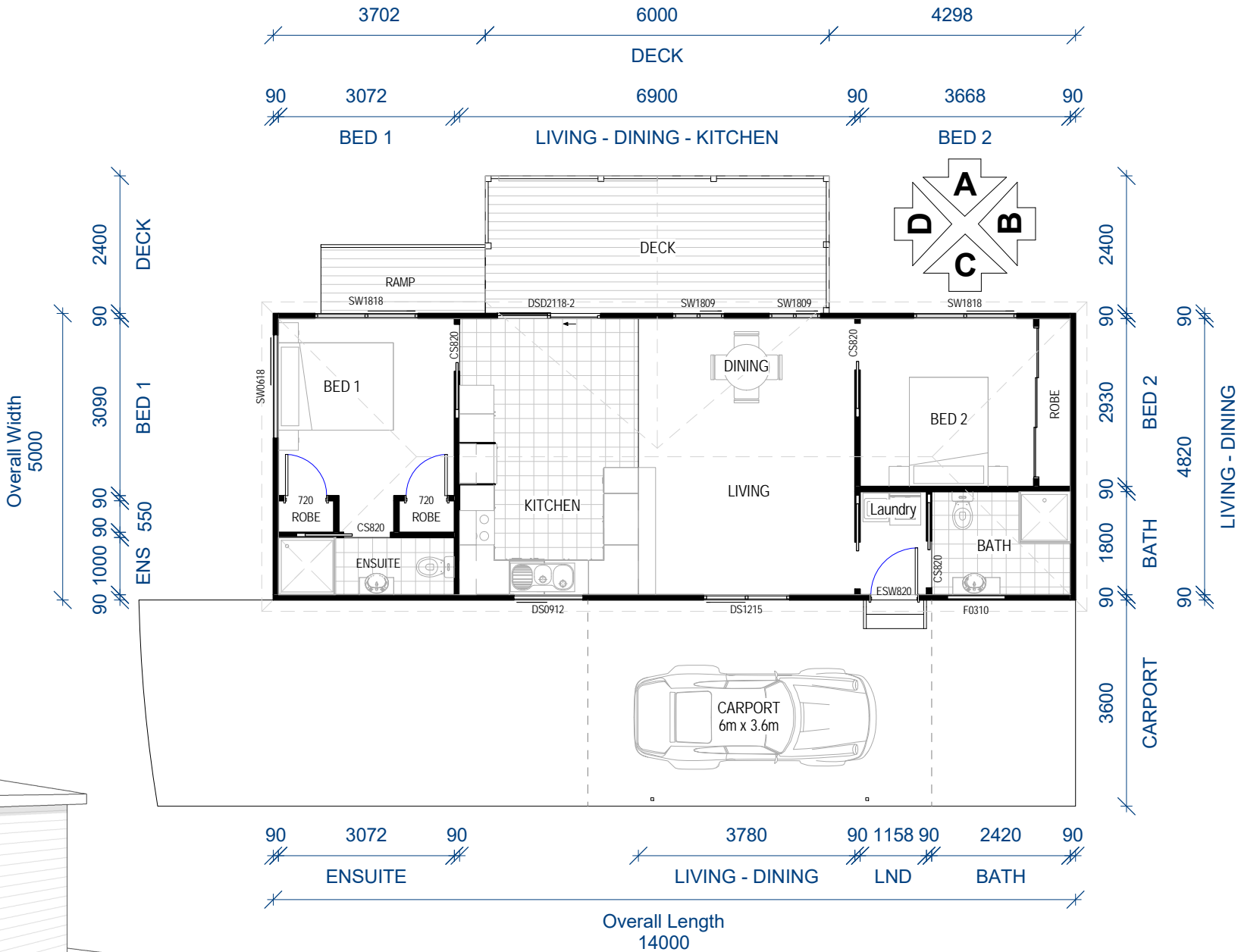
Door Schedule				
Count	Model	Description	Height	Width
1	3 x 720	3 x 720 Sliders	2134	2600
2	720			
5	CS820	Internal Cavity Slider	2100	820
1	DSD2118-2	External Glass Slider	2100	1800
1	ESW820	External Swing Door	2100	820

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
1	DS0912	Sliding	1200	2100	900	1200
1	DS1215	Sliding	900	2100	1200	1500
1	F0310	Fixed Pane	1800	2100	300	1000
1	SW0618	Aluminium Sliding	1500	2100	600	1800
2	SW1809	Aluminium Sliding	300	2100	1800	900
2	SW1818	Aluminium Sliding	300	2100	1800	1800

Floor Schedule		
Count	Description	Area
1	Carport Slab	58 m²
1	Interior Floor	70 m²



Web 3D View 1



SIGNATURES

CLIENT: DATE:
CLIENT: DATE:
BUILDER: DATE:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT, IS THE ONE REFERRED TO IN THE BUILDING CONTRACT
AND I/WE UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN

ANY REQUESTED VARIATIONS TO YOUR PLAN MAY INCUR AN AMENDMENT/ADMINISTRATION FEE.



Copyright
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L.
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

Builders Licence: CC5101T

ABN: 37 691 741

PENNA III
CLARENCE LIFESTYLE VILLAGE
1 PIPER ROAD, GEILSTON BAY 7015

1 PIPER ROAD
GEILSTON BAY TASMANIA 7015

Mobile: 0400 652 985
0438 051 268

Drawn by: gr

Date: 4/04/2018 3:24:20 PM

Scale: 1 : 100

Drg. No.

E:\DATA\WORK\REVIT MODELS\11_LIFESTYLE VILLAGE\MODELS\PENNA\III\LIFESTYLE
PENNA-III_5m x 14m.rvt

Drg. Title:

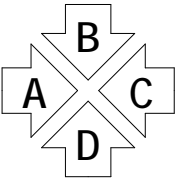
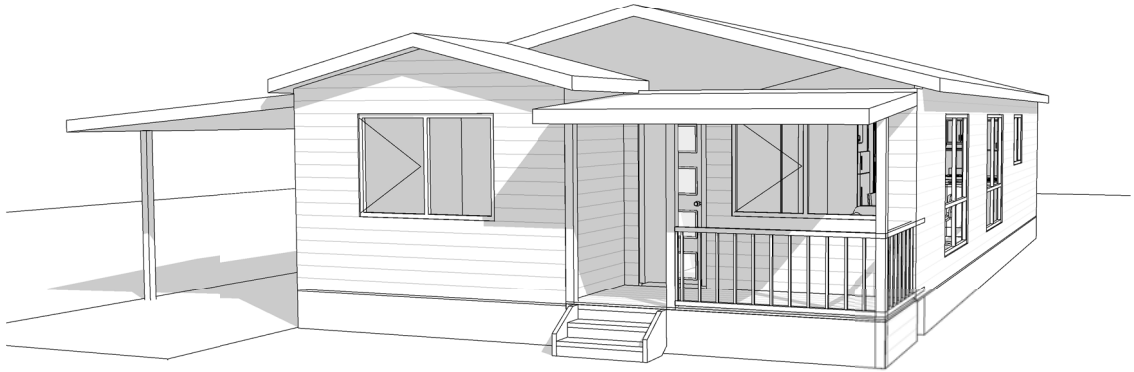
FLOOR PLAN

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
1	DS0912	Aluminium Sliding	1200	2100	900	1200
2	SW0606	Aluminium Sliding	1500	2100	600	600
1	SW0609	Aluminium Sliding	1500	2100	600	900
1	SW1212	Aluminium Sliding	900	2100	1200	1200
2	SW1218	Aluminium Sliding	900	2100	1200	1800
3	SW1818	Aluminium Sliding	300	2100	1800	1800

		Door Schedule		
Count	Model	Description	Height	Width
3	3P SLD	3 Panel Wardrobe Slider	2100	1800
4	CS820	Internal Cavity Slider	2100	820
1	DSL	2 Panel Pantry Slider	2100	1300
1	ES820	External Swing Door	2100	820
2	IS820	Internal Swing Door	2100	820
1	XN7	XN7 Entrance Door	2110	880

Floor Schedule		
Count	Description	Area
1	.Interior Floor	95 m²
1	.Front Deck	5 m²

Insulation Detail		
Location	Manufacturer	Type
Ceiling	Bradford	R 4.1
Walls	Bradford	R 2.0
Floor	Bradford	R 1.3 Anicon 60



<u>SIGNATURES</u>	
CLIENT:	DATE:
CLIENT:	DATE:
BUILDER:	DATE:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT, IS THE ONE REFERRED TO IN THE BUILDING CONTRACT
AND I/WE UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN

ANY REQUESTED VARIATIONS TO YOUR PLAN MAY INCUR AN AMENDMENT/ADMINISTRATION FEE.



THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

Builders Licence: CC5101

ABN: 37 691 74

LIFESTYLE ACTON I
CLARENCE LIFESTYLE VILLAGE
1 PIPER ROAD, GEILSTON BAY 7015

```
E:\DATA\WORK\REVIT MODELS\1_LIFESTYLE
VILLAGE\MODELS\ACTON\LIFESTYLE_ACTON_1.rvt
```

1 PIPER ROAD
GEILSTON BAY TASMANIA 7015

Mobile: 0400 652 985
0438 051 268

Drawn by: g

Date: 4/04/2018 3:16:14 PM

Scale: As indicated

Drq. No

Drq. Title

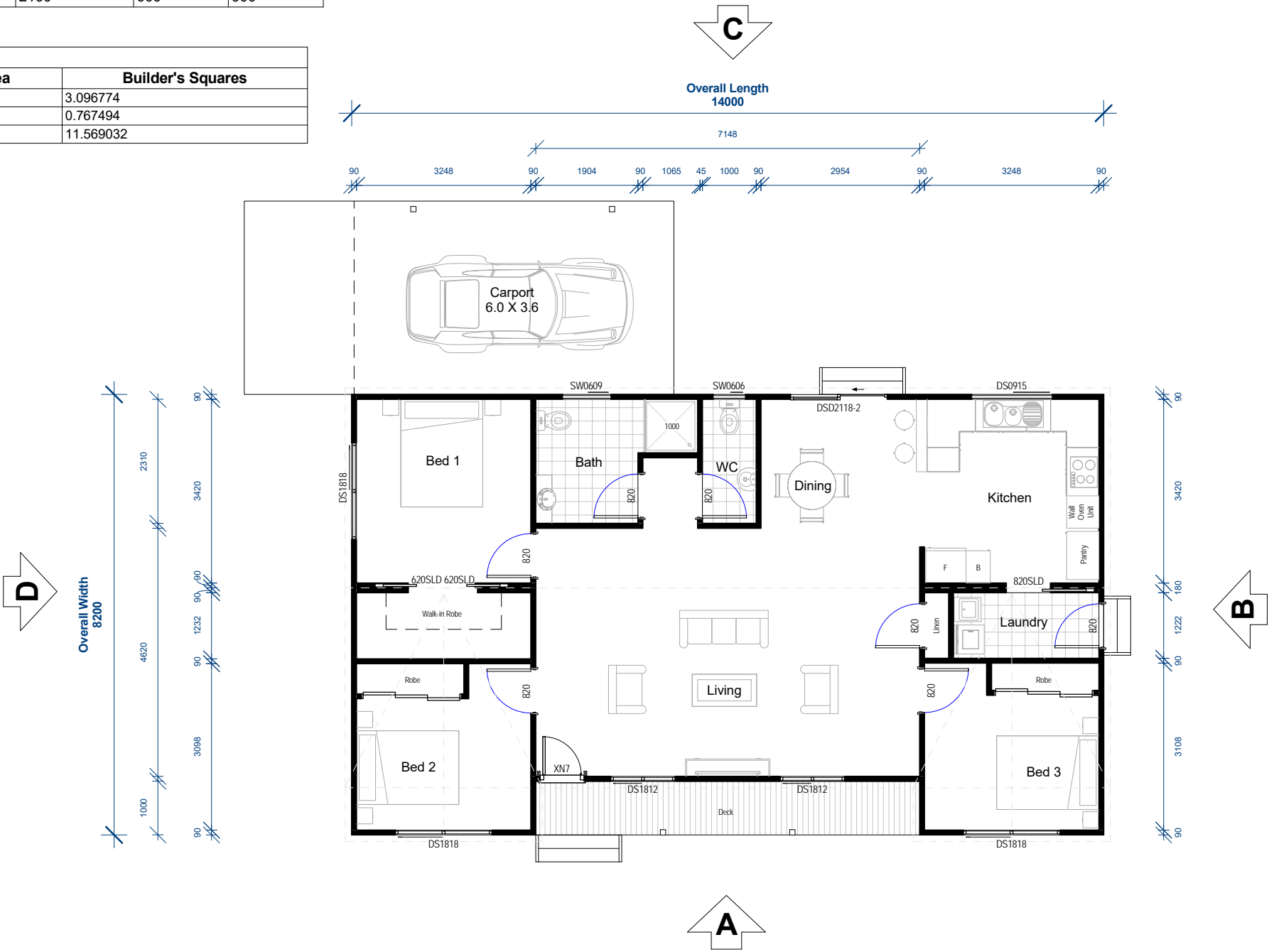
FLOOR PLAN

Door Schedule				
Count	Model	Description	Height	Width
2	3P SLD		2134	1800
2	620SLD	Internal Cavity Slider to WIR	2100	620
7	820	Internal Swing Door	2100	820
1	820SLD	Internal Cavity Slider	2100	820
1	DSD2118-2	External Glass Slider	2100	1800
1	XN7	XN7 Entrance Door	2110	820

Window Schedule					
Count	Model	Description	Sill Height	Head Height	Width
1	DS0915	Aluminium Sliding	1200	2100	900
2	DS1812	Aluminium Sliding	300	2100	1800
3	DS1818	Aluminium Sliding	300	2100	1800
1	SW0606	Aluminium Sliding	1500	2100	600
1	SW0609	Aluminium Sliding	1500	2100	900

Floor Schedule			
Count	Description	Area	Builder's Squares
1	Carport Slab	29 m²	3.096774
1	Deck	7 m²	0.767494
1	Interior Floor	108 m²	11.569032

INSULATION DETAIL		
Location	Manufacturer	Type
Ceiling	Bradford	R 4.1
Walls	Bradford	R 2.0
Floor	Bradford	R 1.3 Anicon 60



Copyright
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L.
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

Builders Licence: CC5101t

ABN: 37 691 741

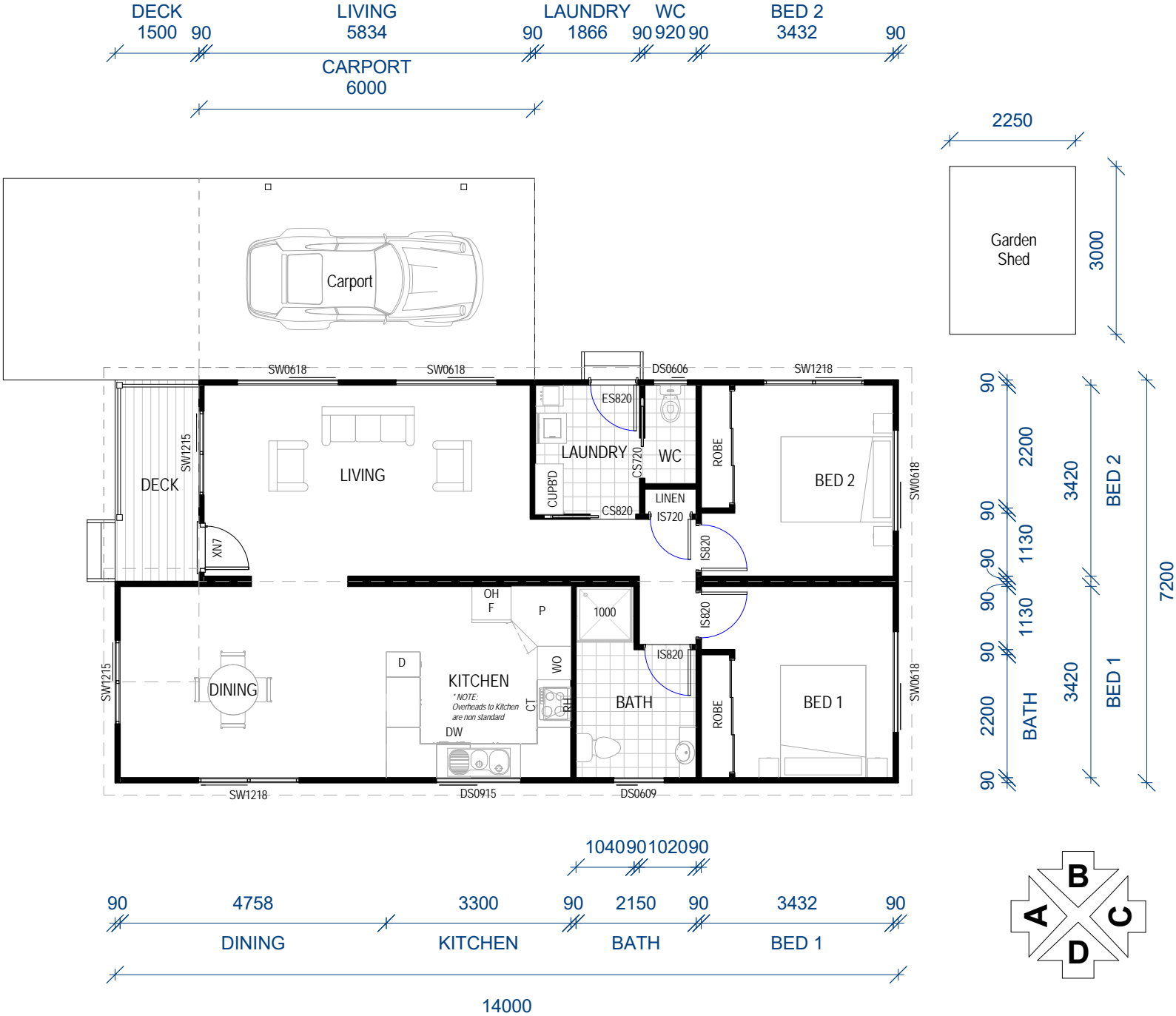
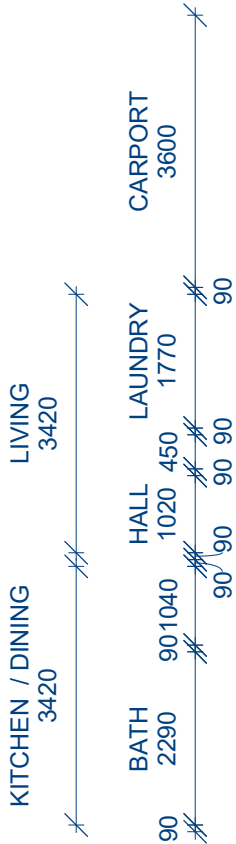
COLEBROOK DESIGN C
CLARENCE LIFESTYLE VILLAGE
1 PIPER ROAD, GEILSTON BAY

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
1	DS0606	Sliding	1500	2100	600	600
1	DS0609	Sliding	1500	2100	600	900
1	DS0915	Aluminium Sliding	1200	2100	900	1500
4	SW0618	Aluminium Sliding	1500	2100	600	1800
2	SW1215	Aluminium Sliding	900	2100	1200	1500
2	SW1218	Aluminium Sliding	900	2100	1200	1800

Door Schedule				
Count	Model	Description	Height	Width
2	3P SLD	3 Panel Wardrobe Door	2100	2000
1	CS720	Internal Cavity Slider	2100	720
1	CS820	Internal Cavity Slider	2100	820
1	ES820	External Swing Door	2100	820
1	IS720	Internal Swing Door	2100	720
3	IS820	Internal Swing Door	2100	820
1	XN7	XN7 Entrance Door	2110	880

Floor Schedule		
Count	Description	Area
1	.Interior Floor	95 m²
1	.Front Deck	5 m²

Insulation Detail		
Location	Manufacturer	Type
Ceiling	Bradford	R 4.1
Walls	Bradford	R 2.0
Floor	Bradford	R 1.3 Anicon 60



SIGNATURES	
CLIENT:	DATE:
CLIENT:	DATE:
BUILDER:	DATE:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT, IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I/WE UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

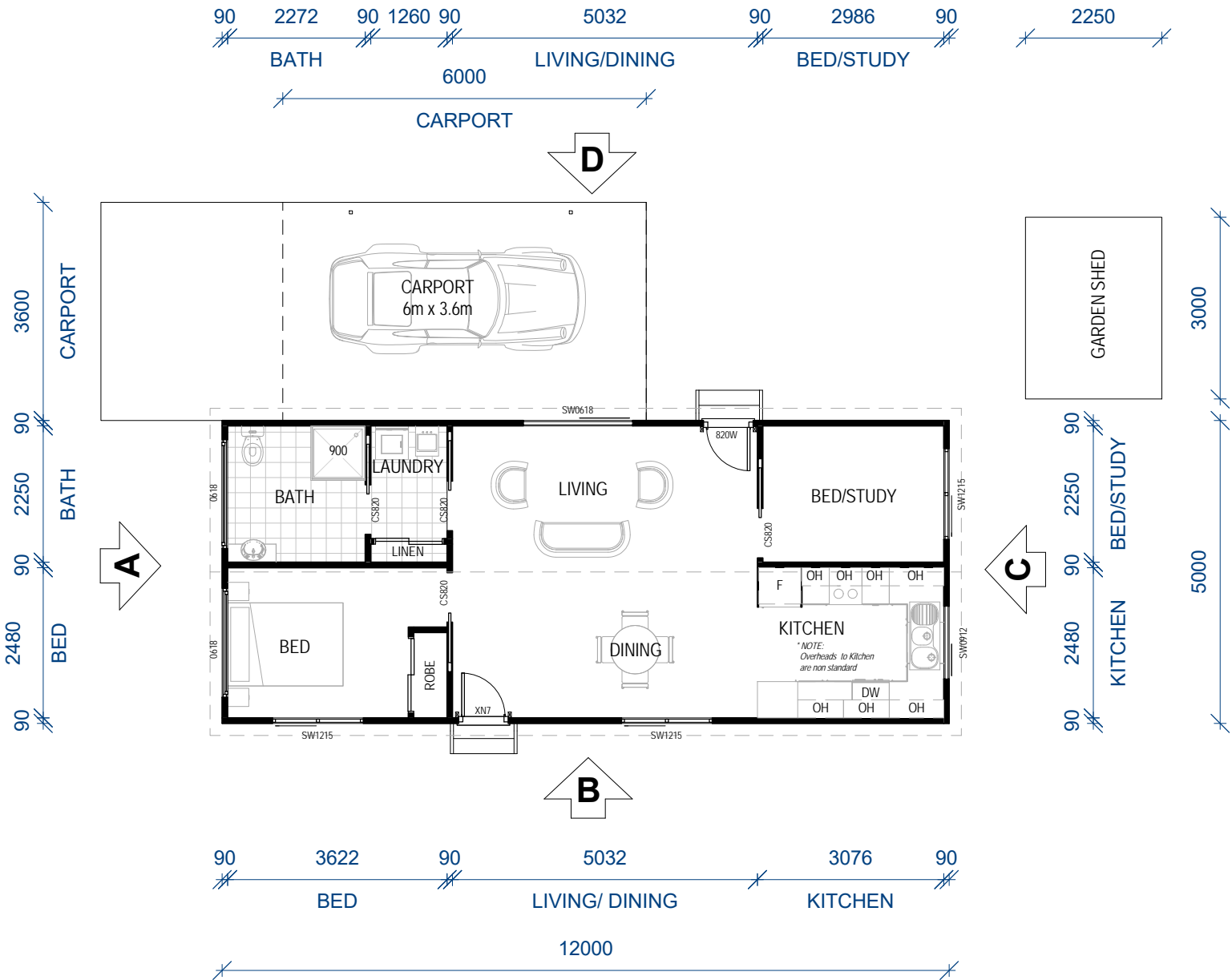
FINAL PLAN

ANY REQUESTED VARIATIONS TO YOUR PLAN MAY INCUR AN AMENDMENT/ADMINISTRATION FEE.

Door Schedule				
Count	Model	Description	Height	Width
2	2P SLD	2 Panel Slider	2100	
1	820W	Half Glass Back Door	2110	820
4	CS820	Internal Cavity Slider	2100	820
1	XN7	XN7 Entrance Door	2100	820

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
2	0618	Fixed Pane	1500	2100	600	1800
1	SW0618	Aluminium Sliding	1500	2100	600	1800
1	SW0912	Aluminium Sliding	1200	2100	900	1200
3	SW1215	Aluminium Sliding	900	2100	1200	1500

Floor Schedule		
Count	Description	Area
1	Interior Floor	60 m²



Copyright
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF TOTAL BUILDING & EXCAVATIONS P/L.
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED
AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION.
UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

Builders Licence: CC5101t

ABN: 37 691 741

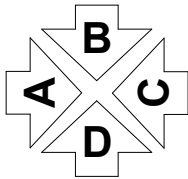
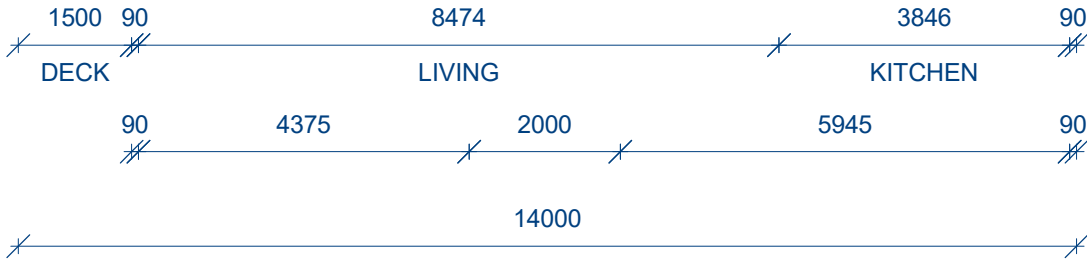
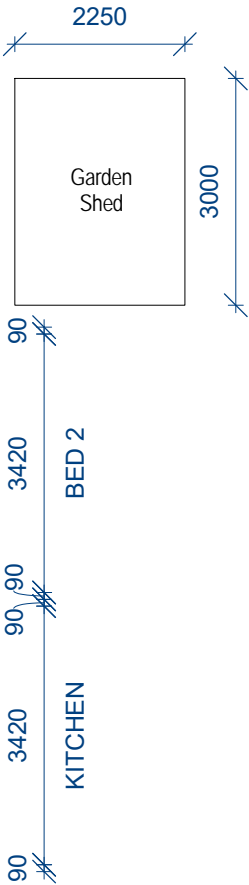
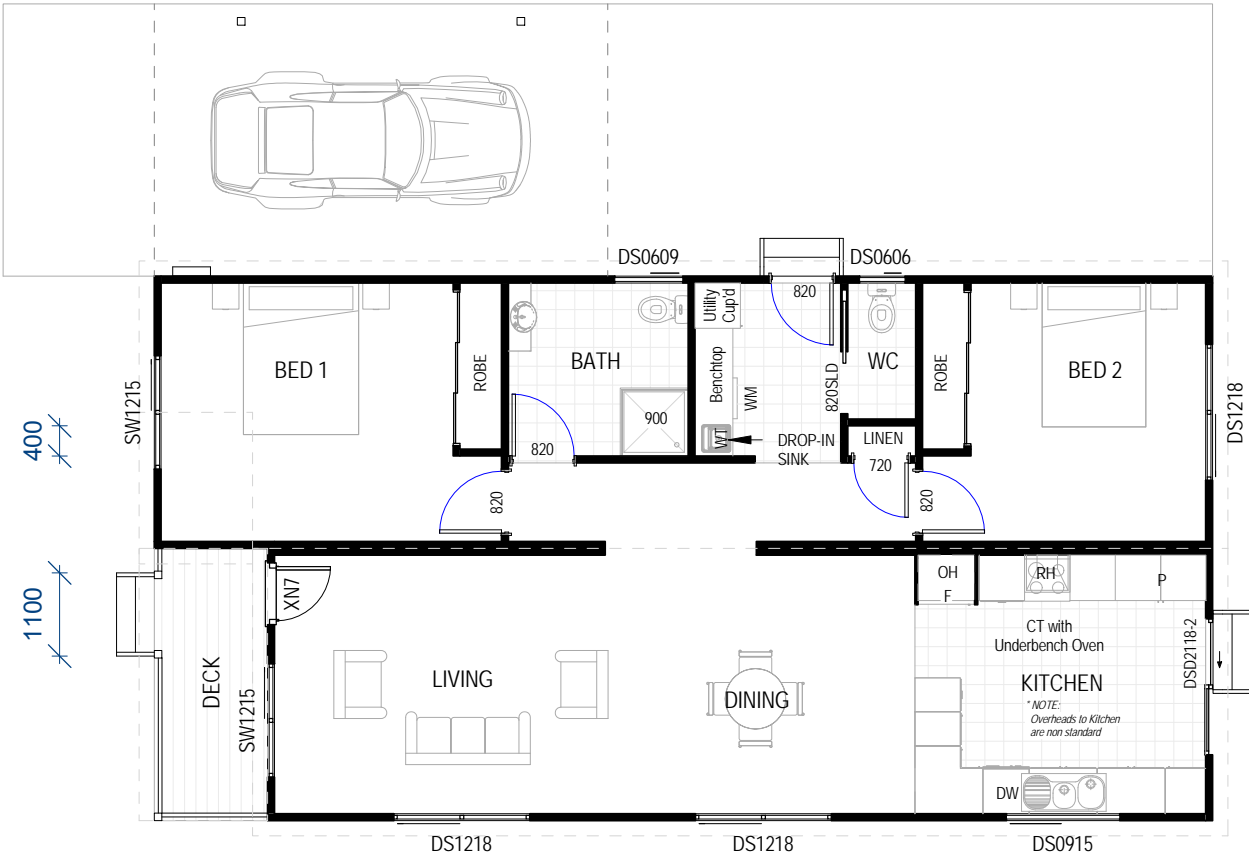
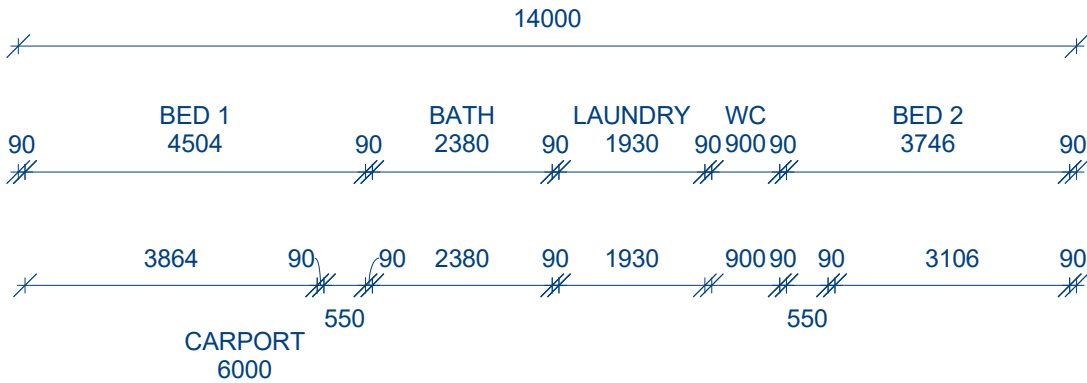
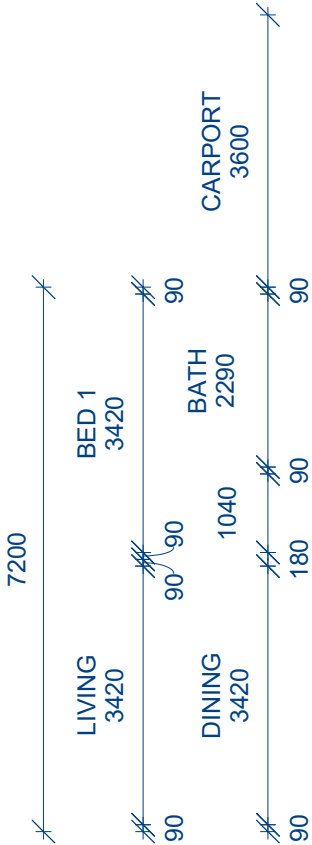
CLARENCE LIFESTYLE VILLAGE
1 PIPER ROAD, GEILSTON BAY 7015

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
1	DS0606	Sliding	1500	2100	600	600
1	DS0609	Sliding	1500	2100	600	900
1	DS0915	Aluminium Sliding	1200	2100	900	1500
3	DS1218	Aluminium Sliding	900	2100	1200	1800
2	SW1215	Aluminium Sliding	900	2100	1200	1500

Door Schedule				
Count	Model	Description	Height	Width
2	3P SLD	3 Door Wardrobe Door	2100	2000
1	720	720 Cupboard Swing Door	2100	720
4	820	820 Internal Swing Door	2100	820
1	820SLD	820 Internal Cavity Sliding Door	2100	820
1	DSD2118-2	External Galss Slider	2100	1800
1	XN7	XN7 Entrance Door	2100	820

Floor Schedule		
Count	Description	Area
1	.Front Deck	5 m²

Insulation Detail		
Location	Manufacturer	Type
Ceiling	Bradford	R 4.1
Walls	Bradford	R 2.0
Floor	Bradford	R 1.3 Anicon 60



SIGNATURES

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT, IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I/WE UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN

ANY REQUESTED VARIATIONS TO YOUR PLAN MAY INCUR AN AMENDMENT/ADMINISTATION FEE.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 TRANSFER OF FUNDS FROM COUNCIL'S PUBLIC OPEN SPACE RESERVE FUND – 76 RICHARDSONS ROAD, SANDFORD**
(ECM 4405394)**EXECUTIVE SUMMARY****PURPOSE**

To approve the transfer of \$2,400.00 (excluding GST) from council's Public Open Space Reserve Fund to pay for a land survey as the first step toward transferring a portion of the private foreshore land at 76 Richardsons Road, Sandford to council as Public Open Space or to the Crown as a reservation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026, Public Open Space Policy 2013, Tracks & Trails Action Plan 2015-2020 and Climate Change Impacts on Clarence Coastal Areas 2009 are all relevant.

LEGISLATIVE REQUIREMENTS

Minor Amendment to subdivision SD-2001/19 to be in accordance with S.56 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

CONSULTATION

The landowner has been consulted and has provided verbal consent to progress with the Minor Amendment to SD-2001/19 to create 2 separate lots for the coastal reserve.

FINANCIAL IMPLICATIONS

To transfer \$2,400.00 (excluding GST) from Council's Public Open Space Reserve Fund to pay for the land surveying costs associated with field work and administrative processing required for creation of a new title suitable for transfer to either the Crown or to council.

RECOMMENDATION:

That Council approves the transfer of \$2,400.00 (excluding GST) from council's Public Open Space Reserve Fund to pay for a land survey as the first step toward transferring a portion of the private foreshore land at 76 Richardsons Road, Sandford to council as Public Open Space or to the Crown as a reservation.

TRANSFER OF FUNDS FROM COUNCIL'S PUBLIC OPEN SPACE RESERVE FUND – 76 RICHARDSONS ROAD, SANDFORD /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** SD-2001/19, an 8 lot subdivision plus coastal reserve was approved by council in 2001. The subdivision has substantially commenced with issue of titles for Lots 1, 2, 7 and 8 at the end of Bayside Drive. However, subsequent to the release of these lots the subdivision has not progressed for some years (and there is no requirement to do so).
- 1.2.** The staging for the transfer of the land marked as “coastal reserve” to the Crown or council was not defined in the Planning Permit and has not progressed.
- 1.3.** The section of the Clarence Foreshore Trail – Cremorne to Mays Beach was completed in June 2020, with the remaining section of trail from Mays Beach to Mays Point being required to complete the walking track through to Lauderdale as indicated in council’s Tracks and Trails Strategy.

2. REPORT IN DETAIL

- 2.1.** The landowner of 76 Richardsons Road has provided verbal consent for the coastal reserve (Lot 100) to be amended to be 2 separate lots, to include Lot 101 with stairs from Mays Beach through to the northern boundary of Lot 100. The landowner wishes to retain the balance of the land marked as “coastal reserve” to be transferred to council at a later date. Refer to the plan in **Attachment 1**.
- 2.2.** The land surveyor for SD-2001/19 has provided a quotation for \$2,400.00 (excluding GST) to undertake the necessary survey and prepare documentation required to submit a Minor Amendment under S.56 of the *Land Use Planning and Approvals Act 1993* (LUPPA) for council’s consideration.

- 2.3.** This report seeks council approval to transfer funds from council's Public Open Space Reserve Fund to pay for the surveying costs associated with the creation of the new title.
- 2.4.** With the completion of the walking track through to Mays Beach, walkers can walk along the beach and exit via the stairs to connect through to Bayside Drive. Planning for the section of Clarence Foreshore Trail from Mays Beach to Mays Point is currently underway and the transfer of POS via a new title for Lot 101 at 76 Richardsons Road will allow for completion of the planning phase of the project.
- 2.5.** Following completion of the survey, negotiations will occur with Crown Land Services (CLS) as to whether the new title is in the name of the Crown or Clarence City Council.

3. CONSULTATION

3.1. Community Consultation

Community consultation was undertaken as part of the SD-2001/19 application in 2001.

3.2. State/Local Government Protocol

Further consultation with the Crown will be required to process the anticipated Minor Amendment to the SD-2001/19 Permit. At this time, it is not known whether the further lot will be required to be transferred to the Crown as a coastal reserve or alternatively to council as Public Open Space, however either option will provide for public access.

3.3. Other

The landowner has been consulted and has advised they are willing to prepare and submit a Minor Amendment to the SD-2001/19 Permit to create 2 separate lots for the coastal reserve.

3.4 Further Community Consultation

No further community consultation is required at this time.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- 4.1.** Council's Strategic Plan 2016-2026 under the goal of *A people city* has a strategy under *Liveability*: *“Develop and implement a public open space network including quality public spaces, parks, reserves, and tracks and trails”*.
- 4.2.** Consistent with council's Public Open Space Policy 2013: *“Utilisation of POS Contributions (land and capital improvement).”*
- 4.3.** Consistent with council's Tracks & Trails Action Plan 2015-2020 and Climate Change Impacts on Clarence Coastal Areas 2009.

5. EXTERNAL IMPACTS

Following completion of the new title or licence of the land, council will take responsibility and liability for the stairs (and track) currently on private land. Replacement and maintenance of the stairs will be required.

6. RISK AND LEGAL IMPLICATIONS

Long term risk to Mays Beach resulting from the impacts of climate change on coastal areas exist. The estimated timeline for these risks to occur is 75 to 100 years from 2009. These risks are discussed in council's Climate Change Impacts on Clarence Coastal Areas 2009 report.

7. FINANCIAL IMPLICATIONS

- 7.1.** In accordance with council's Public Open Space Policy, funds accumulated from Public Open Space contributions must be utilised for land acquisition and capital improvement rather than maintenance. Council's Public Open Space Reserve Fund currently has a balance in excess of \$2 million.
- 7.2.** Transfer of \$2,400.00 (excluding GST) from council's Public Open Space Reserve Fund to pay for the surveying costs associated with the creation of the new title is an appropriate use of the funds.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

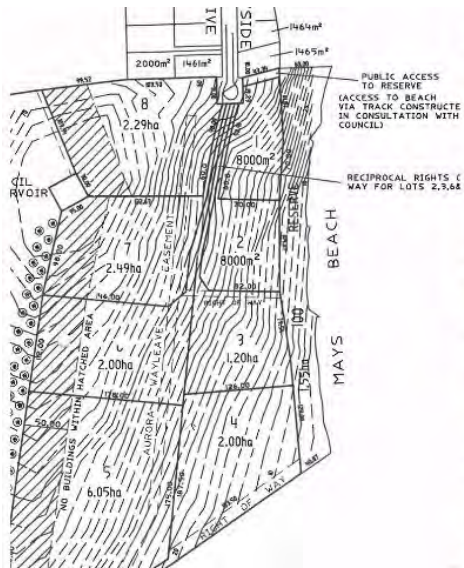
Approval for the transfer of \$2,400.00 (excluding GST) from council's Public Open Space Reserve Fund will facilitate completion for the planning phase of the Clarence Foreshore Trail – Mays Beach to Mays Point walking track. Ultimately the transfer of the land to either the Crown as a Coastal Reserve or to council as Public Open Space will allow for future construction of the Mays Beach to Mays Point section of the Clarence Foreshore Trail, subject to future budget considerations, and complete the trail section from Cremorne to Lauderdale.

Attachments: 1. Subdivision Plan and Proposal for Coastal Reserve (1)

Ross Graham

GROUP MANAGER ENGINEERING SERVICES

ATTACHMENT 1



Transfer POS Lot 101 now to allow track construction around Mays Point and repair of steps at bottom of walkway.

Approximate location of steps

POS Lot 102 to be part of next stage of subdivision

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 REVIEW OF COUNCIL DELEGATIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993**

(File No 20-01-00)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to review a Council delegation under the Land Use Planning and Approvals Act 1993 (LUPAA).

RELATION TO EXISTING POLICY/PLANS

The delegation which is the subject of this report is aimed at improving the efficient delivery of services and does not impact on any pre-existing Council policies or strategies.

LEGISLATIVE REQUIREMENTS

Delegations under the Land Use Planning and Approvals Act 1993 must be direct from Council to the officer, as they cannot be on-delegated by the General Manager.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

No significant implications.

RECOMMENDATION:

That Council resolves to approve the following Delegation in respect to the Land Use Planning and Approvals Act, 1993.

NO.	ACT REF	DETAILS OF DELEGATION	DELEGATION
133	Land Use Planning and Approvals Act, 1993 S57, 58	To administer the processing of applications and agreements in respect to planning permits; and to grant permits, or to grant permits with conditions (development applications and subdivisions) as appropriate in relation to applications for permits in accordance with the provisions of the relevant Planning Scheme and to attach conditions to permits granted with respect to any matters specified in a relevant Planning Scheme and/or consistent with Council policies and standards in respect of applications for Discretionary Permits where:	General Manager; Manager City Planning (incorporating the role of Manager Integrated Assessment), Senior Statutory Planner

		<ul style="list-style-type: none"> • representations are only from State Government Departments; • there is a maximum of two representations, where one representation is also deemed to include all separately submitted representations from or on behalf of one property address; • the development value is less than \$10M. 	
--	--	---	--

ASSOCIATED REPORT

1. BACKGROUND

1.1. Council has previously approved a range of delegations under various legislation as a means of better delivering services to its community.

1.2. At its Meeting of 19 August 2019, council resolved to extend the relevant officer delegations to grant permits under LUPAA, for applications with up to one representation (which is also deemed to include all separately submitted representations from or on behalf of one property address). When approving the current delegation, council considered a range of matters, which in summary included:

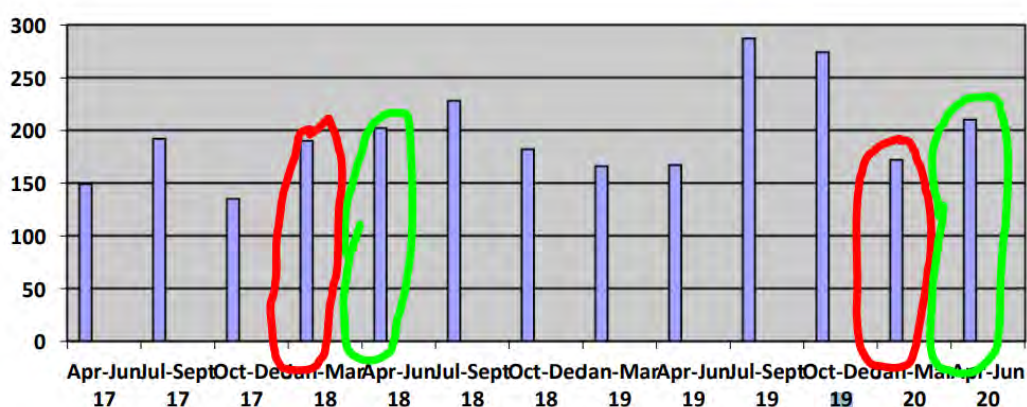
- comparison of the level of delegation at other councils;
- the purpose of such delegations was to improve efficiencies;
- non-delegated applications usually required an extension of the statutory timeframe;
- statistics on the number of applications with representations;
- the nature of applications – mostly residential, requiring technical assessment of planning scheme standards;
- growth trends for application numbers;
- anticipated operational and decision making efficiencies arising from delegations and associated resource cost savings; and
- procedural fairness associated with delegation.

- 1.3.** At its Meeting of 10 August 2020, council considered a report reviewing the delegation and decided “*That this Council receives and notes the report and this matter be reviewed at a workshop of Aldermen*”. At the subsequent workshop of 24 August, a more detailed review and discussion of the matter was held and that led to this report.

2. REPORT IN DETAIL

- 2.1.** To review the performance of the delegation, it is appropriate to consider whether it has been successful in terms of improving efficiencies; whether decisions have been sound; and whether council’s standing has been impacted in any way.

- 2.2.** The current delegation was introduced at a time of increasing applications of all types and increasing statutory and procedural complexity, with consequent impacts on the level of services. The graph below shows the trend in numbers of applications lodged. A steep drop in the first quarter was associated with the COVID-19 crisis, although numbers were not significantly lower than the same quarter in 2019 (circled in red). Recent application numbers were higher than the previous quarter, and greater than for the same quarter last year (circled in green), which is indicative of a trend back to growth in application numbers.



2.3. When considering opportunities to create efficiencies that better meet expectations, a useful starting point is to compare the ratio of planners to annual application numbers with other metropolitan councils, using application data compiled from Greater Hobart City Deal reports. Relevantly:

- Hobart City Council has 1 planner per 93 applications;
- Kingborough Council has 1 planner per 96 applications;
- Glenorchy City Council has 1 planner per 85 applications; and
- Clarence has 1 planner per 136 applications.

Compounding this, Clarence offers a free preliminary planning assessment service, which has grown significantly in recent years and is currently running at around 1,600 assessments per year.

2.4. In terms of comparable triggers to refer an application to Council for approval, enquiries showed that:

- Hobart City Council requires 4 representations (2 for the planning committee);
- Kingborough Council requires 2 representations;
- Huon Valley Council requires 3 representations; and
- Launceston City Council requires 3 representations.

2.5. For Clarence, there were 759 applications determined between 1 August 2019 and 24 August 2020. Of those, 644 were approved by delegation, with no representations; 79 were approved by delegation, with 1 representation each; 15 were approved by Council with 2 representations each; and 15 were approved by Council with 3 or more representations each. Just 6 applications were refused by Council decision.

2.6. Of the 79 applications approved by delegation referred to above, there were 2 appeals concerning minor matters that were resolved by consent agreement.

- 2.7.** As an indication of resource savings, it is estimated that officer time to prepare and determine a report under the delegation, is less than 30% of the time involved in preparing a Council report (that is, a 70% reduction in required time). This time saving enabled greater efficiencies in dealing with the entirety of the statutory planning workload and is particularly important given the status quo for staffing levels in the current financial year. Significantly, any reasonable and appropriate methods that result in a reduction of workload stress on planning staff is important and has a directly relatable relationship to work quality and reducing risk of error.
- 2.8.** Improved work efficiencies have also assisted officers to deal with the impacts of increasing statutory and procedural complexity and responsibilities. A recent example includes the announcement of the Building and Construction (Regulatory Reform Amendments) Bill 2020, which introduces changes to LUPAA that will impact directly on assessment timeframes and workload associated with DAs. They include short time restrictions on DA invoicing and assessment of further information, as well as potentially onerous agency referrals.
- 2.9.** The benefits for customers are also important considerations. In this regard the delegation process has meant that without having to refer all applications with representations to Council for decision, the need to seek agreements to extend the statutory 42 day timeframe has substantially reduced for those that were able to be dealt with under the delegation. Typically, applications referred to Council require an extension of time of up to 2 additional weeks.
- 2.10.** In terms of customer satisfaction, hard evidence is unavailable, but some regular clients have expressed support for methods such as the delegation for decision timeframes.

2.11. There have been no cases of any reputational damage to Council resulting from delegated decisions. This is related to the decision making process, where care is taken to appropriately review applications recognising the technical nature of proposal assessment, where consideration is limited to the extent of discretion under LUPAA. In doing this, the reports are made by qualified persons, supported by the internal Development Assessment Group, which involves representatives of all relevant council work groups. Of course, applicant's and representor's LUPAA appeal rights are unaffected.

2.12. While the current delegation has helped with efficiencies in the City Planning group, returning to growth post the initial COVID-19 impact has placed greater pressure on satisfying customer and statutory expectations associated with all aspects of the City Planning group's work. In view of these factors, it is considered that it would be beneficial to extend the current delegation to allow determination of applications with up to 2 representations.

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The delegation has been specifically introduced to improve the level of service and does not impact on any pre-existing Council policies or strategies.

5. EXTERNAL IMPACTS

No significant impacts.

6. FINANCIAL IMPLICATIONS

No significant implications.

7. ANY OTHER UNIQUE ISSUES

No other relevant issues.

8. CONCLUSION

The delegation under the Land Use Planning and Approvals Act 1993 to grant permits with up to 1 representation has been in operation for 1 year. It is considered that the delegation has been successful in reducing delays and delivering sound decisions and that an expansion of the delegation to 2 representations would help better apply available resources to deliver on statutory and customer obligations and expectations.

Attachments: Nil

Ian Nelson
GENERAL MANAGER

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).

Nil

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil

12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**Ald Warren**

1. Regarding DA2019/006096 for building of a jetty on land adjacent to 754 and 798A Dorans Road, Sandford and I also believe involves Crown Land. Could we have an update on the status of this application because I understand that the advertising date expired on 22 July 2020. We have not received that Development Application at a Council meeting and I would also like to know what the process is for giving permission to such a development that requires the use of Crown land.

ANSWER

The application was deferred from this Council meeting. There were a number of representations and the developer has requested and entered into an agreement with us to have the application deferred pending discussion with his neighbours and I think the length of the extension was about 90 days. That is all I can advise at the moment.

2. It has been brought to my attention that some of the verges on the Tasman Highway and the East Derwent Highway are particularly untidy. Could we have an update on when the next maintenance is due in those areas?

ANSWER

(Mayor) That is a matter for the State Government however we will investigate and report back.

(Mr Graham) We have forwarded an enquiry to the Department of State Growth and are awaiting a response

Ald James

1. In relation to 19 Corinth Street have the amended plans been brought to Council in relation to that development, has the stormwater matter been contained on the site and has the wall on the boundary between no. 17 and no. 19 been constructed of concrete block as distinct from brick veneer?

ANSWER

In relation to 19 Corinth Street as I understand there are a range of issues that Mr Lovell is pursuing with the developer of the property. I am not sure what you are referring to regarding the stormwater issue because from my point of view that was resolved a long time ago. I understand there are issues with the design versus the actual build that Mr Lovell is pursuing but beyond that I don't have any additional details at this time.

(Mr Lovell) A memo to Aldermen has been drafted which will provide an update on that situation. We have received the revised plans, we have reviewed them, we have determined that a minor amendment is required for things like the change of the wall construction and some reduction in the footprint of the building and also some reduction to some windows. Because the matter was determined by the Tribunal the minor amendment will need to be considered by the Tribunal rather than the Council and it will be detailed further in the briefing report item.

2. Regarding the development application, 754 Dorans Road for Jetty Construction, did Council provide approval for a cable over Council land some months or a couple of years ago in order for a cable to be part of the lighting on the concrete jetty at that location in Dorans Road?

ANSWER

Council has not given approval for a cable. The matter has been raised with the developer, who has advised that there were to be no services going to the jetty.

Ald Peers

Are the workshops going to be conducted here in the Council building?

ANSWER

Workshops as advised will be a choice for Aldermen as to whether they attend in person or via the Teams environment.

(Mayor) We need to come to a decision on that, the last workshop conducted had 50/50 attendance so we will continue with that approach.

Ald Blomeley

1. In recent days residents in Risdon Vale have been in contact to express their anger and deep disappointment over the recent senseless and wanton vandalism of the new Risdon Vale oval changerooms and toilets. I understand that on the weekend of 1 and 2 August in 2 separate incidents windows were smashed, a fire was lit in the partially constructed changerooms. Mr Mayor can you please advise what action if any is or has been taken on the part of Council or the police to ensure those responsible for these senseless acts of vandalism are brought to account and that a clear message is sent to the community that this type of disrespectful conduct will not, under any circumstances, be tolerated?

ANSWER

We became aware of this issue late last week. I have seen some photos today. The damage is minor, but it is vandalism and certainly amounted to a break in with an attempt to set a small fire. That is certainly very disappointing. I am advised that the police are investigating and in accordance with our usual process in terms of investigations we do not have any more details but I would be more than happy to provide updates through an appropriate means as they come to light. We are ourselves very disappointed that this has happened. Aldermen will be aware that previously when we have undertaken construction of community facilities they have been vandalised during construction and certainly our sympathies are with the community in terms of the frustration that this causes and the waste of money that it leads to.

(Mr Graham) Tasmania Police have advised the investigation on this matter is ongoing.

2. Is there capacity within Council to investigate the best options for reducing traffic congestion. Is there a committee or could there be one?

ANSWER

We have an internal traffic group which looks at mostly parking issues or if there are issues with speeding in certain environments and in terms of what traffic mitigation methods and changes to our infrastructure that we could implement to improve in certain locations. I would also say that through the Hobart City Deal there is a number of working groups being established with transport which are looking at regional improvements which may occur and to improve traffic flow. We may be able to report to Council on those in terms of initiatives that may have been implemented or advised through those groups.

(Mr Graham) Recently a first meeting of the Greater Hobart Transport Working Group was held with Executive Managers from Hobart, Clarence, Glenorchy, Kingborough and Department of State Growth representatives. A separate Memo will be forwarded to Aldermen on the outcomes of the working group meeting.

Ald Walker

Through this COVID time a lot of councils have been looking at different things they can do in terms of supporting as far as different methods of service delivery as far as how we conduct our meetings. We pay a subscription to the Local Government Association of Tasmania and I wonder if you can furnish me with what we are receiving in return as far as potential reform options for local government efficiency or other methods of practicalities with COVID. What has LGAT done in this space in more recent times because the whole thing seems to be about some Alderman austerity and nothing else so I am asking that as our representative there is something you can furnish me with?

ANSWER

(Mayor) LGAT is quite pervasive across policy issues, individual lobbying efforts.

(Ald Blomeley) There has been a comprehensive submission made to PESRAC and I am happy to forward a copy of LGAT's submission to you and colleagues if that's of interest to you. It covers off fairly comprehensively on areas that LGAT suggests could be of assistance to the community both in economic and social regard.

(Mayor) LGAT has also been in touch with all councils right across the state to form impact statements on how local councils are being impacted. There is quite a range of activities, I will make sure that you get a report.

Ald Edmunds

With regard to correspondence between Council and the Clarence Zebras Football Club, things look like they have not got off to a good start with this issue but I would say there is considerable scope to work towards a solution which means the set up at the club is compliant and a local club is able to make a small trade to keep itself viable and affordable to grass roots players in pretty challenging times for sports clubs. I wanted to seek an assurance from the Council that we will work constructively with the club to resolve the issues.

ANSWER

Our primary concern was risk-based in terms of the changes that had been made. They were, without going into details, unsafe. We were also significantly concerned that we had complaints from the other clubs using the facility that those changes had occurred without any consultation.

We contacted the club before the letter was sent to explain that we were giving them in writing all the details we had observed during the inspection and that we were interested in meeting the club this week to go through all the issues, understanding that they are volunteers that work with the club and it is going to take time for them to understand what is happening and being available for a meeting. I will make sure our team contacts the club to arrange to go to the clubrooms to go through everything with them.

We are happy to provide Aldermen with updates when those meetings have occurred if that assists.

Ald Ewington

1. In the last few months we have had discussions about the budget and one of the things that I pushed pretty heavily for there was looking at what are our core services and what do we need to focus on and also part of that is looking at some of the programs we decided that we didn't want to continue funding after going through and looking at their effectiveness and what we thought the value was in some of them. My question is about one of those, the Help2Health program, that we decided not to continue funding in the budget. How is it that Council is still running this program and advising other councils and agencies that we are actually still doing so and going to continue to do so after a decision was made by Aldermen that we weren't going to continue with this actual program?

ANSWER

I need to be very clear that Council's decision during the budget process was not to provide any additional funding in this financial year to the program. At the budget it was also made clear that there was ongoing state government funding to complete the project and there was no decision by Council to withdraw from the project ahead of its conclusion. That project is due to finish towards the end of this year and we will provide a final report in terms of the work it has done and the research it has undertaken.

It is also really important to understand that that project is aimed at working with four communities in Tasmania, Clarence is one of them. The project is aimed at understanding better what the barriers to accessing health services are for members of our community and it is squarely aimed at among other things ensuring that things like our emergency departments aren't overloaded by people who are turning up looking for assistance when they could have received assistance elsewhere had they known to ask for it or that it was available. So, in the context of the overall health system within Tasmania, the State Government has seen this as a vital project working with selected communities to try and build a more effective understanding of why it is people make health decisions or in fact why it is that people do not have the relevant knowledge to make good health decisions. The project is auspiced through the University of Tasmania. It has ethical approval in terms of its efficacy and the current funding that is being utilised is by the State Government it is not costing Council anything. The time that Council staff are putting into it is through that funding.

2. As Aldermen we thought that there were questionable benefits to continuing this program that is why we decided not to put any more Council funds towards it but are we going to advise the health department or State Government or any other agencies involved that that is the decision that we made in relation to this program?

ANSWER

No, not unless Council directs me to.

Ald Kennedy

1. My question relates to a recently lodged development application at 65 Roaring Beach Road South Arm. This acreage adjoins Potters Hill Reserve and I am wondering whether there was actually ever any signage on the reserve advertising the development application or whether it has been removed?

ANSWER

Signs were erected on the boundaries of the site. The locations include a sign on the common fence line between the reserve and the site.

2. Have we set a date yet for the hardwaste collection?

ANSWER

It was advertised at the weekend. It will commence on the last Monday in September, but I will put something in writing to the Aldermen to confirm the dates.

(Mr Graham) A Memo has been forwarded to Aldermen in relation to the hard waste collection dates. It is intended for the collection to commence on Monday 28 September 2020 and conclude on Friday 23 October 2020

Ald Mulder

My questions relate to the Kangaroo Bay Hotel and Hospitality School Development.

1. I assume that the building and plumbing permits are yet to be lodged. My question is what are the prospects of actually getting substantial commencement of this development by the close off date of 30 October?

ANSWER

I cannot give you a precise answer at this time. We continue to receive confidential updates from the developer at this stage. I have not heard that they have concluded any particular negotiations and have a commencement date. I do understand that they are well advanced in terms of their tendering process for the works, but I cannot give you a precise answer.

Question contd

For clarification they are tendering for works when the building and plumbing permits have not been issued yet?

ANSWER

In the context that they can do that off their detailed designs without needing to have finalised permits, but they do need to have permits issued before they can commence.

2. Will Council or the State Government be providing any financial support to the prospective operators of the hospitality school or the hotel and if so, how much and for what purpose?

ANSWER

I am not aware of any offer of support certainly not from Council, you would know about that if that was the case. If the State Government has made any offer I am unaware of that.

(Mayor) I certainly cannot throw any light on that either.

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 be recorded in the following Agenda.

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 JOINT AUTHORITY MATTER

13.3 TENDER T1364-20 – ROSNY CHILD CARE CENTRE LANDSCAPING UPGRADE

13.4 TENDER T1375-20 – 2020 ANNUAL HARD WASTE COLLECTION SERVICE

13.5 COMMITTEE MATTER

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:

- contracts and tenders for the supply of goods and services;
- information provided to the council on the condition it is kept confidential;
- 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”.