



**Brighton  
Council**

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# **Planning Authority Agenda**

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**12 April 2022**

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**Name:** .....

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**Brighton  
Council**

**Council Representatives:** Mayor Gray (Chair), Cr Curran; Cr De La Torre; Cr Geard; Cr Jeffries; Cr Murtagh; Cr Owen and Cr Whelan.

## **NOTICE OF MEETING**

Dear Councillor,

Notice is hereby given that the next **Planning Authority Meeting** will be held in the Council Chambers, Council Offices, Old Beach at 5.30 p.m. on **Tuesday, 12 April 2022**, to discuss business as printed below.

## **QUALIFIED PERSON CERTIFICATION**

I HEREBY CERTIFY that in accordance with Section 65 of the Local Government Act 1993, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this **7<sup>th</sup>** day of **April 2022**.

A handwritten signature in black ink, which appears to read 'James Dryburgh'. The signature is fluid and cursive, written over a light gray horizontal line.

James Dryburgh

**GENERAL MANAGER**

## A G E N D A

Please note: It is now Council Policy to record proceedings of Ordinary Council Meetings, Special Meetings and Planning Authority meetings from July 2021. Other than official Council audio recordings, no unauthorised video or audio recording of proceedings of Council meetings shall be permitted without specific approval by resolution of Council. An audio recording of the meeting will be available via a link on the Brighton Council website within 7 business days of the meeting.

### **1. Acknowledgement of Country**

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

### **2. Apologies**

### **3. Public Question Time and Deputations**

- 3.1 Presentation to Council by Dr Richard Barnes, Van Dieman Consulting Pty Ltd regarding the proposed development at "Pony Hill".

### **4. Declaration of Interest**

In accordance with Part 5, Section 48 of the Local Government Act 1993, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

## **5. Council Acting as Planning Authority**

In accordance with the provisions of Part 2 Regulations 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 5 on this agenda, inclusive of any supplementary items.

## 5.1 Southern Tasmania Regional Land Use Strategy – Clarence City Council Proposal To Amend The Urban Growth Boundary

Type of Report:	Planning Authority
Address:	Droughty Point
Requested by:	Clarence City Council
Proposal:	Amend the Regional Land Use Strategy to expand the Urban Growth Boundary
Attachments:	<i>Attachment A: Clarence City Council Letter (See page 68)</i> <i>Attachment B: Skylands Condensed Report (Provided under separate cover)</i>
Author:	Manager Development Services (D Allingham)

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### Background

The purpose of this report is to enable the Planning Authority to determine whether to support an amendment to the Southern Tasmanian Regional Land Use Strategy (STRLUS) to amend the Urban Growth Boundary (UGB) as requested by Clarence City Council.

The request relates to the 'Skylands Master Plan' which extends from Tranmere and Rokeby to Droughty Point and comprises 315ha of land. As part of this masterplan, the proponent requests an amendment to the STRLUS by expanding the UGB around the peninsula, to allow for an additional urban area of around 58ha, above the current UGB.

### Legislative & Policy Context

Currently, STRLUS enables the consideration of a rezoning proposal for up to 2ha of land that is outside, but adjoining, the Greater Hobart UGB, provided it meets the necessary criteria and other relevant regional policies in the STRLUS.

Other modifications to STRLUS and the UGB may be approved by the Minister for Planning. The consideration of the Minister involves various matters, including the endorsement of each southern Council. The process for Ministerial consideration is set out in *Information Sheet RLUS1 – Reviewing and Amending the Regional Land Use Strategies* published by the Department of Premier and Cabinet, State Planning Office (formerly the Department of Justice, Planning Policy Unit).

### Risk & Implications

A broad review of STRLUS would provide for a more prudent regional planning outcome rather than ad-hoc decisions by the Minister.

Under Section 5A of the *Land Use Planning and Approvals Act 1993* (LUPAA), the Minister must undertake regular and periodic reviews of regional strategies. To date, no broad review has taken place since STRLUS inception in 2011.

Council staff will continue advocating for an urgent broad review of STRLUS.

## Assessment

The planning merits need to be established by the proponent and the relevant Council and, in turn, accepted by the Minister. It is not necessary, practical nor appropriate, for all Councils to undertake a lengthy evaluation of individual developments.

## Conclusion

Having an out-of-date STRLUS appears to be leading to a greater number of ad-hoc requests to the Minister to amend STRLUS. However, in the absence of such a review, Council supports the request to be determined by the Minister.

## **RECOMMENDATION:**

That Council resolve to:

- A. Receive the Report; and
- B. Provide the following response to Clarence City Council:

*I refer to your correspondence regarding an expansion of the Urban Growth Boundary set out in the Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035 to accommodate the Skylands master plan.*

*Brighton Council note that an urgent review of STRLUS is needed and amendments to STRLUS to create additional residential land outside of the UGB, prior to a broad review of the Greater Hobart Settlement Strategy and the STRLUS, is not considered to be a prudent regional planning outcome.*

*However, in the absence of such a review, Brighton Council has no view on the planning merits of the master plan or the change to the Urban Growth Boundary but support the request being determined by the Minister for Planning.*

## **DECISION:**

## 5.2 Development Application DA 2022 / 00025 for 10 Maritimo Way, Old Beach – Dwelling

Author: Planning Officer (Brian White)

Applicant:	SJM Property Developments
Subject Site:	10 Maritimo Way, Old Beach
Proposal:	Single Dwelling
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	General Residential
Codes:	Parking and Sustainable Transport
Local Provisions:	Tivoli Green Specific Area Plan
Use Class:	Residential (Single Dwelling)
Discretions:	Clause 8.4.2 (P3) Setbacks and building envelope for all dwellings
Representations:	One (1) representation was received. The representors raised the following issues: <ul style="list-style-type: none"> <li>• Overshadowing of adjoining lots.</li> </ul>
Attachments	A - Advertised Plans and Planning Response (See pages 69-86) B - Amended Plans in Response to Representation
Recommendation:	Approval with conditions

### 1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine permit application DA 2022/25.

The relevant legislation is the *Land Use Planning and Approvals Act* 1993 (LUPAA).

Council's assessment of this proposal should consider the relevant Standards in the Scheme, any issues raised in any representations received that are relevant to the exercise of a discretion, the outcomes of the State Policies, and the objectives of Schedule 1 of LUPAA.

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

## 2. SITE ASSESSMENT

The subject site is a vacant General Residential zoned lot with an area of 609m<sup>2</sup>. It has a frontage of approximately 18m to Maritimo Way, and its topography falls from the frontage to the rear boundary to the north at an average grade of approximately 9%. The site is able to be serviced by reticulated stormwater, water, and sewerage services, and is located in the recently subdivided 'Tivoli Green Estate'. There is an existing sealed vehicular access to the site from Maritimo Way.

The adjoining properties are vacant apart from at 12 Maritimo Way where there is a house currently under construction.

The location of the subject site is shown in Figure 1 below.



Figure 1 Subject Site (Source: The List)

### Planning Controls

The site is zoned General Residential under the *Tasmanian Planning Scheme – Brighton*. It is subject to the Bushfire-Prone Areas Overlay which has bearing on the assessment of the proposal.

The site is located within 'Precinct B' of the Tivoli Green Specific Area Plan (SAP); there are no relevant standards in the SAP for dwellings in the Precinct.

### 3. PROPOSAL

Planning approval is sought for the development of a four (4) bedroom single dwelling which includes the construction of a sealed driveway and stormwater infrastructure.

The dwelling is double story with a maximum height of approximately 8.8m and a hipped roof. The dwelling is to be setback approximately 4.9m from the eastern side boundary, 8m from the rear boundary, 6.6m from the frontage, and between 1.5m - 3m from the western side boundary.

That part of the dwelling within 3m of the western side boundary consists of a garage and small deck. The deck facing the western side boundary is to be fitted with a 1.8m privacy screen.

All habitable room windows are located at least 3m from all side boundaries and 4m from the rear boundary.

The dwelling is to be clad in combination of bricks on the lower floor and cement sheeting on the upper level. The roof is to be Colorbond.

An attached garage is proposed which provides car parking for two (2) vehicles.

#### 3.1. Changes to Proposal in Response to Representation

In response to the concerns raised in the representation received during advertising, the applicant has provided amended plans which reduce the maximum height of the dwelling from 8.8m to 8.1m. These plans will be endorsed via permit condition.

Refer to attachment A for the proposal drawings and submitted planning submission, and attachment B for the amended drawings.

### 4. PLANNING SCHEME ASSESSMENT

#### Compliance with Applicable Standards:

*5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.*

*5.6.2 A standard is an applicable standard if:*

- (a) the proposed use or development will be on a site within:*
  - (i) a zone;*
  - (ii) an area to which a specific area plan relates; or*
  - (iii) an area to which a site-specific qualification applies; or*

(b) *the proposed use or development is a use or development to which a relevant applies; and*

(c) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

5.6.3 *Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.*

5.6.4 *The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.*

#### **Determining applications (clause 6.10.1):**

6.10.1 *In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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.*

#### **Use Class**

The Use Class is categorised as Residential (Single Dwelling) which has a "no permit required" status in the zone.

Given the proposal relies on a performance criterion to satisfy a development standard, the proposal is Discretionary so is a type of application which Council have a discretion to approve or refuse in accordance with Section 57 of LUPAA.

#### **Compliance with Performance Criteria**

The proposal meets the Scheme's relevant Acceptable Solutions except for the following standard.

#### **Clause 8.4.2 A1/P1 Setbacks and building envelope for all dwellings**

<i>Objective:</i>
<i>The siting and scale of dwellings:</i>  (a) <i>provides reasonably consistent separation between dwellings and their frontage within a street;</i>

- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

**Performance Criteria**

**P3**

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  - (ii) overshadowing the private open space of a dwelling on an adjoining property;
  - (iii) overshadowing of an adjoining vacant property; or
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - (i) an adjoining property; or
  - (ii) another dwelling on the same site.

**Comment**

It is noted that Clause 8.4.2 P3 (a) contemplates that some loss of amenity of an adjoining lot due to overshadowing and/or visual impacts may be acceptable. The test is whether that loss of amenity is 'unreasonable'.

**Overshadowing**

The submitted shadow diagrams indicate that the overshadowing of adjoining lots due to the proposal will be minimal.

The properties to the north of the subject site will not be affected by overshadowing.

The vacant property to the east is partly impacted by overshadowing between 1pm -3pm on the 21<sup>st</sup> of June which is considered reasonable and therefore compliant with (a)(iii).

There is a partially developed dwelling on the adjoining property to the west (12 Maritimo Way), so the property isn't considered 'vacant' for the purposes of the assessment.

The author of this report has reviewed the approved building plans on that property and notes there are two (2) bedroom windows facing the subject site that are likely to overshadowed between approximately 9am – 11am on the 21<sup>st</sup> June. The assessment of reasonableness under (a)(i) does not consider overshadowing of bedrooms of dwellings on adjoining lots. There are no other habitable rooms of the dwelling on the adjoining lot to the west that are likely to be overly affected by overshadowing.

Regarding the overshadowing of the private open space of the dwelling to the west, it is unlikely to unreasonably impact on the rear of the site which is where the approved private open space of that dwelling is to be located.

The images below show the approved site and floor plan of the adjoining dwelling to the west.

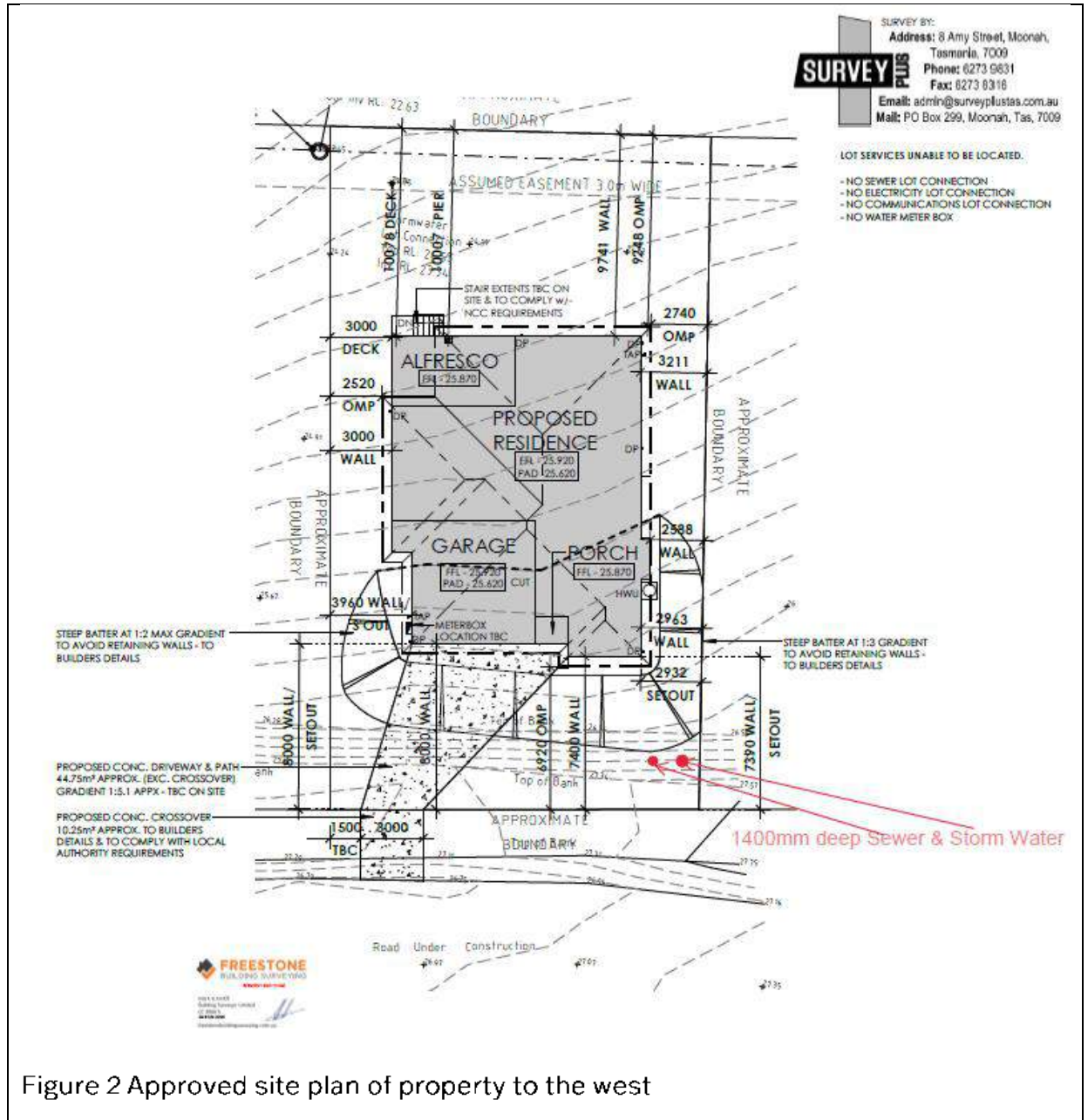


Figure 2 Approved site plan of property to the west

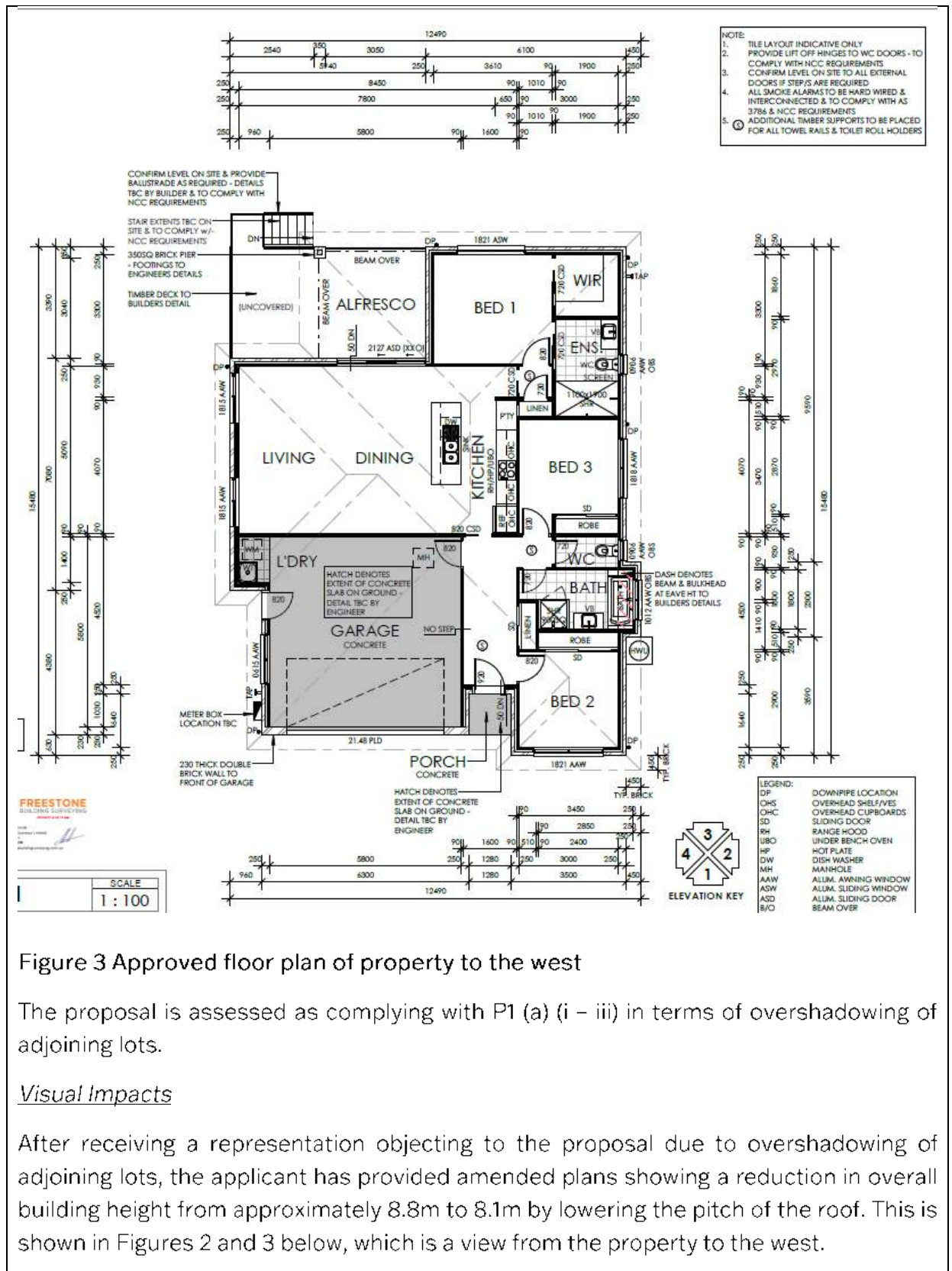




Figure 4 Advertised Plans (Approx. building height of 8.8m)



Figure 5 Amended drawings (Approx. building height of 8.1m – adjusted roof pitch)

The visual impacts of the dwelling when viewed from the properties to the rear will be reasonable given the dwellings 8m setback the rear boundary. The applicant has provided the following response to the performance criteria regarding visual impacts:

*The proposed dwelling's scale and bulk is largest on the north-western corner of the dwelling. This is due to the slope of the site, but has been minimised due*

*to differing cladding options, using lighter colours to not stand out, and differing roof lines and setbacks to break up the bulk.*

*As visible on the Proposed North Elevation, the dwelling's habitable areas on the upper floor are approximately 1200mm outside of the Tasmanian Planning Scheme's building envelope at the north-western corner. This measurement reduces reasonably significantly as the site slopes up back towards the street and is within the building envelope quickly upslope.*

The slope of the site means that the dwelling protrudes outside of the required building envelope towards the rear of the site.

However, the articulation provided by the different cladding of the bottom and upper floor along with the fenestration provided by numerous windows on the upper level reduces the visual bulk of the dwelling when viewed from the adjoining lots to the east and west.

It is considered that the dwelling will not 'loom' over adjoining properties given the setback of the dwelling is generally at least 3m from all boundaries except for the lower-level garage and landing area which is setback 1.5m from the western side boundary. The stepping back of the upper level from the western side boundary also reduces visual bulk.

Overall, it is considered that the visual impacts of the dwelling when viewed from adjoining lots will not result in an unreasonable loss of amenity for the reasons outlined above. The proposal is therefore considered to comply with P3 (a)(iv).

#### **Consistency with setbacks nearby**

There are numerous examples of dwellings with similar side setbacks nearby to the subject site. The proposal is assessed as complying with P3 (b).

#### **Solar Energy Installation**

The proposed dwelling will not result in an unreasonable reduction in sunlight to an existing solar energy installation on an adjoining property.

The proposal is assessed as complying with P3. The amended plans will be endorsed via condition.

## **5. Referrals**

*Senior Technical Officer*

Standard conditions have been applied by Council's Engineer.

## **6. Representations**

One (1) representation was received during the statutory public exhibition period.

The concerns of the representor are summarised below:

Representor's concerns	Planning Response
Overshadowing of adjoining lots.	The shadow diagrams indicate that the adjoining properties will only be affected by overshadowing for a maximum of approximately 3 hours on the 21 <sup>st</sup> June. This is considered reasonable in the General Residential Zone and does not warrant refusal of the application.

## 7. Conclusion

The proposal for a dwelling at 10 Maritimo Way, Old Beach satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

### **Recommendation:**

That: A. Pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approves application DA 2022/25 for a single dwelling at 10 Maritimo Way, Old Beach for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### *General*

- (1) The use and development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit, noting that the drawings prepared by Woehler Design and Drafting, Project Number 21057, Dated 16/12/2021 be substituted by drawings prepared by Woehler Design and Drafting, Project Number 21057, Dated 22/12/2021, and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

#### *Amenity*

- (3) Any front fence must have a height above natural ground level of not more than:
  - (a) 1.2m, if the fence is solid; or

- (b) 1.8m, if the fence has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.

### **Services**

- (4) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

### **Parking and Access**

- (5) At least two (2) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- (6) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following:
  - (a) Constructed with a durable all-weather pavement.
  - (b) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material must be spray seal, asphalt, concrete, or other approved material.
  - (c) Drained to an approved stormwater system.

### **Stormwater**

- (7) Stormwater drainage from the proposed development must drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

### **Soil and Water Management**

- (8) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.
- (9) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively

rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

***Construction amenity***

(10) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

(11) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or otherwise.
- (b) The transportation of materials, goods, and commodities to and from the land.
- (c) Obstruction of any public footway or highway.
- (d) Appearance of any building works or materials.

(12) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development Services.

(13) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

(14) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. Please contact your private building surveyor to ascertain what approvals (if any) are required under the *Building Act 2016*.

- B. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

**DECISION:**

### 5.3 Development Application DA 2021 / 00149 for LOT 615 Lamprill Circle, Herdsmans Cove - Multiple Dwellings (40)

Author: Planning Officer (Brian White)

Applicant:	Prime Design
Subject Site:	Lot 615 Lamprill Circle, Herdsmans Cove
Proposal:	Multiple Dwellings (40)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	General Residential
Codes:	Parking and Sustainable Transport Code Road and Railway Assets Code
Local Provisions:	N/A
Use Class:	Residential
Discretions:	<ul style="list-style-type: none"> <li>• Clause 8.4.3 Site coverage and private open space for all dwellings</li> <li>• Clause 8.4.6 Privacy for all dwellings</li> <li>• Clause 8.4.7 Frontage fences for all dwellings</li> <li>• C2.5.3 Motorcycle parking numbers</li> <li>• C2.6.2 Design and layout of parking areas</li> <li>• Clause C2.6.3 Number of accesses for vehicles</li> <li>• C2.6.5 Pedestrian access</li> <li>• C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</li> </ul>
Representations:	One (1) representation was received. The representor raised the following issues: Concerns with residential development on adjoining property.
Attachments	<ul style="list-style-type: none"> <li>a) Proposal Plans (Provided under separate cover)</li> <li>b) TasWater SPAN (See pages 87-105)</li> <li>c) Technical Officer's Report</li> <li>d) Legal Submission re: Attenuation Code</li> <li>e) TasWater email re: Recycled Water use</li> </ul>
Recommendation:	Approval with conditions

## 1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application DA 2021/ 00149.

The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

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).

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

## 2. SITE ASSESSMENT

### 2.1. The Site

The currently vacant site is located on the eastern boundary of the suburb of Herdsmans Cove. It has frontage to the East Derwent Highway, Lamprill Circle, and Gage Road.

The site has a total area of 3.564ha and is split into two (2) parcels by Gage Road. It is located towards the bottom of a hillside which extends up to a height of 60m AHD to the west beyond the site. The site itself is on land within the 35m to 20m AHD range which slopes down towards the East Derwent Highway. The site has no significant vegetation and is on land identified as having no significant scenic qualities.

The site is owned by the Director of Housing.

### 2.2. Infrastructure

There is a gravity sewer main and a stormwater connection in the northwest corner of the site. There is also a stormwater pipe and easement running through the site, parallel to Gage Road. There is a water reticulation main running along the Lamprill Street frontage.

The site is therefore able to be serviced by reticulated services.

### 2.3. Surrounds

The site is located on the interface between Herdsmans Cove, Gagebrook, and Old Beach. The surrounding area consists of residential use and development interspersed with pockets of open space, primary schools, a service station, and Brighton Council's Offices.

The existing residential development in Herdsmans Cove to the west appears to have been originally designed around the 'Radburn planning ideology' which is characterised by single dwellings on cul-de-sacs with pedestrian connections to areas of public open space. This pattern of cul-de-sacs is also common on residential land to the east.

The location of the subject site is shown in Figure 1 below.

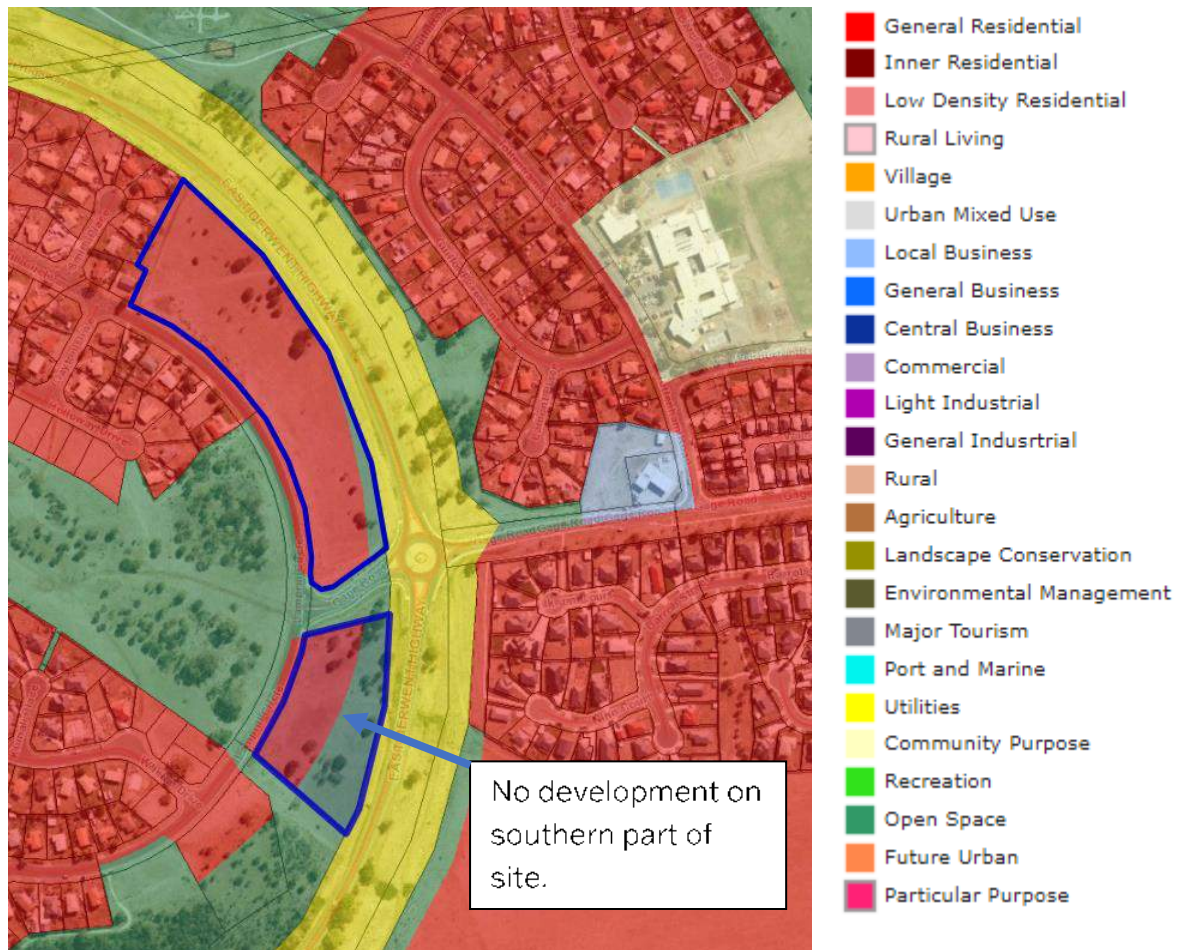


**Figure 6 Subject Site Location (Source: TheList)**

### 2.4. Zoning and Overlays

The subject site is predominantly zoned General Residential under the Tasmanian Planning Scheme: Brighton ('the scheme') although there is a strip of the site along the East Derwent Highway frontage zoned Open Space. The site is not subject to any overlays that are relevant to the proposal.

The zoning of the site and surrounds is shown in Figure 2 below.



**Figure 7 Site and Surrounds Zoning (Source: TheList)**

### 3. PROPOSAL

The proposal is for the use and development of forty (40) two-bedroom multiple dwellings on the northern section of the site which is to be contained within the area zoned General Residential. There will be shared access to the Open Space Zone from within the development site provided by a pathway adjacent to Unit 30.

The proposal includes an internal driveway network, accessed via two (2) crossovers on Lamprill Circle, which provides access to thirty-six (36) of the dwellings. There are also four (4) other new crossovers proposed on Lamprill Circle that each provide access to a dwelling.

The dwellings each have access to two (2) allocated parking spaces and there are fifteen (15) proposed visitor spaces located throughout the site.

The dwellings are designed to run in a linear fashion along each side of the main driveway spine, parallel with Lamprill Circle. The dwellings are to be a combination of single and double storey and clad in a mixture of bricks and cement sheeting, all with Colorbond roofing.

Each of the dwellings has access to at least 24m<sup>2</sup> of private open space.

The noise assessment submitted as part of the application requires a 1.8m high noise barrier which is provided along the boundary of the site and the East Derwent Highway. For the dwellings backing directly onto the Highway the noise barrier will be their rear fence. Those dwellings that back onto the Open Space Zone will have standard boundary fence along the boundary of the two zones.

The proposal plans are provided as attachment A to this report.

The application is supported by the attached plans and documents which include traffic impact assessment (TIA), stormwater management plan, noise assessment, and details of internal lighting within the site.

Council's Senior Technical Officer has provided an assessment of the proposal regarding parking, access, stormwater and other engineering matters which is attached as Attachment C.

#### 4. PLANNING SCHEME ASSESSMENT

##### Compliance with applicable standards

*5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.*

*5.6.2 A standard is an applicable standard if:*

- (a) the proposed use or development will be on a site within:
  - (i) a zone;*
  - (ii) an area to which a specific area plan relates; or*
  - (iii) an area to which a site-specific qualification applies; or**
- (b) the proposed use or development is a use or development to which a relevant Code applies; and*
- (c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

*5.6.3 Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.*

*5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.*

### Determining applications (clause 6.10.1):

6.10.1 *In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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.*

### Use Class

The Use Class is categorised as Residential (multiple dwellings) which is a 'permitted' use in the General Residential Zone under the Scheme.

### Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions except for the following.

### Clause 8.4.3 A2/P2 Site coverage & Private Open Space

The private open spaces of the dwellings backing onto the East Derwent Highway frontage do not comply with the A2 (d) as the frontage is not orientated between 30 degrees west of true north and 30 degrees east of true north. The performance criteria is relied upon.

Objective:	
That dwellings are compatible with the amenity and character of the area and provide:	
(a) for outdoor recreation and the operational needs of the residents;	
(b) opportunities for the planting of gardens and landscaping; and	
(c) private open space that is conveniently located and has access to sunlight.	
Acceptable Solution	Performance Criteria
A2  A dwelling must have private open space that:	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

<p>(a) is in one location and is not less than:</p> <p>(i) 24m<sup>2</sup> or</p> <p>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
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The private open spaces of those dwellings are conveniently located in relation to living areas and will receive favourable morning sunlight giving they range from being between the north to eastern side of the dwellings.

Whilst there will be a 1.8m noise barrier along the rear boundary of those lots backing directly onto the Highway, it is considered that the fence will not unreasonably impact on solar access to those identified areas of private open space.

The performance criteria can be satisfied.

#### Clause 8.4.6 A2/P2 Privacy

Unit 33 window four (4) has a finished floor level greater than 1m above natural ground level and is within 6m of unit 32, which does not comply with A.4.6 A2 (a)(iv).

Therefore, assessment against the performance criteria is relied upon.

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solution	Performance Criteria
<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of not less than 3m from a side boundary;</li> <li>(ii) is to have a setback of not less than 4m from a rear boundary;</li> <li>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of</li> </ul>	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>

<p>not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
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The sill height of window four (4) is 1.5m above floor level. The applicant has specified opaque glass which will minimise overlooking into the adjoining unit.

The performance criteria is satisfied.

#### Clause 8.4.7 A1/P1 Frontage fences for all dwellings

A 1.8m noise barrier is proposed along part of the boundary of the subject site and the East Derwent Highway. There is no acceptable solution for this standard.

Therefore, assessment against the performance criteria is relied upon.

Objective:	
<p>The height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) is reasonably consistent with that on adjoining properties.</p>	
Acceptable Solution	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p>

	<p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>
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Given the 1.8m fence is located along the frontage of a major highway, issues associated with passive surveillance of the road are not relevant. Similarly for compatibility, these types of fences are common between residential development and major roads.

The performance criteria is satisfied.

### Clause C2.5.3 A1/P1 Motorcycle parking

The proposal does not include motorcycle parking provided. Four motor cycle parking spaces are required to comply with the Acceptable Solution of Clause C2.5.3.

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

	spaces on the street or in the surrounding area.
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The application was referred to Council's Senior Technical Officer, who states:

The development complies with the number of resident car parking spaces and has 5 more visitor spaces than required. Motorcycles can use car parking spaces when required.

The performance criteria is satisfied.

**a) Clause C2.6.2 A1/P1 Design and layout of parking areas**

The proposal does not meet A1.1 so must be assessed against the performance criteria.

Objective:	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solution	Performance Criteria
<p><b>A1.1</b></p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the</p>	<p><b>P1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety; (e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p>

<p>requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]</p>	<p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
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Council's Senior Technical Officer has assessed the application. That officer considers that the aisle widths in some instances are slightly less than required in AS2890.1. However, turning paths have been provided to demonstrate the parking spaces are accessible. The TIA included the following statement:

*Provisions of AS2890.1. The car parking layout generally complies with the requirements of AS2890.1. Whilst the aisle width is deficient in some areas (minimum 5.6m), there is sufficient manoeuvring area to facilitate a B85 vehicle into and out of the spaces.*

*This is due to the additional space width and the low speed operating environment. Engineering plans demonstrate the accessibility of all parking spaces by a B85 vehicle, as shown in Appendix A.*

It is recommended that any permit issued should include standard conditions for car parking and associated access to be in accordance with AS2890.1 except where lesser aisle widths have been assessed using turning paths.

The performance criteria can be satisfied.

#### Clause C2.6.3 A1/P1 Number of accesses

There will be six (6) accesses onto Lamprill circle, which does not satisfy the acceptable solution. The proposal must therefore be assessed against the performance criteria.

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

The proposal was assessed by Council's Senior Technical Officer, who advises that given the length of the frontage the number of accesses proposed is acceptable.

The existing redundant access to the northwest is to be removed and nature strips reinstated.

The submitted TIA has addressed pedestrian impacts and states that the development will attract a relatively small number of pedestrian movements in the surrounding network and that pedestrian infrastructure in the surrounding area generally of a high standard with footpaths provided on both sides of Lamprill Circle near the subject site.

The proposal satisfies the performance criteria.

#### Clause C2.6.5 A1/P1 - Pedestrian access

The proposal does not meet the acceptable solution, as a pedestrian path separated from the driveway or protected by bollards has not been included. The performance criteria is relied upon.

Objective:	
That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solution	Performance Criteria
<p>A1.1</p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p>	<p>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements; (e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p>

<p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>
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The use is for a multiple dwelling development within a low-speed environment where pedestrians will be familiar with the parking layout.

Whilst there are no protective bollards, these are not necessary for such a use. Council's Senior Technical Officer states that "footpaths are provided throughout the development" so is satisfied that pedestrian safety will be safe and convenient.

The Performance Criteria can be satisfied.

#### **Clause C3.5.1 A1/P1 Traffic generation at a vehicle crossing, level crossing or new junction**

The proposal includes six (6) new accesses. Prior written consent was not provided by Council as the road authority for the accesses (A1.2) so the proposal must be assessed against the performance criteria.

Objective:	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solution	Performance Criteria
<p>A1.1</p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction;</p>	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network,</p>

<p>(b) a new vehicle crossing; or</p> <p>(c) a new level crossing.</p> <p>A1.2</p> <p>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3</p> <p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5</p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>having regard to: (a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>
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The proposed accesses are supported by Council's Senior Technical Officer.

The submitted TIA opines that the traffic generation caused by the proposal will not have any significant adverse impacts in terms of traffic efficiency or safety.

The proposal will generate some 200 vehicles per day split over 2 accesses and 4 individual driveways with the peak generation being 9 vehicles per day at the two accesses.

Lamprill Circle is a collector road, with a speed limit of 50-km/h, which carries predominantly residential traffic. This is therefore compatible with the traffic generation associated with the proposed development. Council's Senior Technical Officer has raised no issues with the capacity of the surrounding road network to accommodate the increased traffic caused by the proposal.

The proposal satisfies the performance criteria.

## 5. Referrals

### *Senior Technical Officer*

Council's Senior Technical Officer has determined that, subject to conditions, the proposal is acceptable in terms of parking and access, traffic and stormwater. See attachment C for more details.

### *TasWater*

TasWater have issued a Submission to Planning Authority Notice, dated 10/06/2021.

### *Department of State Growth/ Crown Services*

Department of State Growth (DSG)/ Crown Services have no objections to the proposal.

## 6. Representations

One (1) representation was received during the statutory public exhibition period between 17<sup>th</sup> February and 3rd March 2022.

The concerns of the representors are summarised below:

Representor's concerns	Planning Response
Does not want any houses or units built on adjoining land.	<p>The subject site is zoned General Residential which makes residential use (for multiple dwellings) a permitted use. Therefore, this type of use directly furthers the purpose of the zone.</p> <p>The development has been assessed as meeting all relevant development standards of the zone that relate to impacts on the amenity of adjoining sensitive uses in terms of visual impacts, overlooking and overshadowing.</p>

	The supporting TIA concludes that the increased traffic caused by the proposal will not compromise the safety or efficiency of the nearby road network.
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## 7. Conclusion

The proposal for Use and Development at Lot 615 Lamprill Circle, Herdsmans Cove satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

### **Recommendation:**

That: A. Pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approve application DA 2021/ 149 for Residential (multiple dwellings) and the development of 40 multiple dwellings at Lot 615 Lamprill Circle, Herdsmans Cove for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### *General*

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

#### *Staged development*

- (3) Prior to the application for building or plumbing approvals the developer must submit an amended staging plan including both main vehicular accesses as part of Stage 1 or incorporate a temporary on site turning area at the end of Stage 1. Once approved by Council's Manager Development Services the amended staging plan will form part of the endorsed documents.

#### *Agreements*

- (4) An agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to the use commencing to the effect that:
  - (a) The noise barrier fence is the responsibility of the land owners for on-going maintenance, repair and replacement in perpetuity.

- (5) Agreement(s) made pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must bind the current owner and his/her successors in title and must be prepared on a blank instrument form and registered with the Recorder of Titles in accordance with Section 78 of the Land Use Planning and Approvals Act 1993 by the applicant at no cost to Council.

### *Landscaping*

- (6) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager Development Services. Evidence showing compliance with this condition must be submitted to and approved by the Manager Development Services within 30 days of planting.
- (7) Replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost. All landscaping must continue to be maintained to the satisfaction of Council.

### *Services*

- (8) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision or development. Any work required is to be specified or undertaken by the authority concerned.
- (9) Services located under the proposed driveways are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's Municipal Engineer.

### *Amenity*

- (10) Apart from the frontage fence along the boundary of the subject site and the East Derwent Highway required by condition 11, all other frontage fences must have a height above natural ground level of not more than:
- (c) 1.2m, if the fence is solid; or
  - (d) 1.8m, if the fence has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.

### *Noise Attenuation*

- (11) Prior to the commencement of the use, a noise barrier with a minimum height 1.8m and minimum surface mass of 15 kg/m<sup>2</sup> must be constructed on the boundary of the subject site and East Derwent Highway, as per Section 5 of the endorsed Noise Assessment, prepared by Noise Vibration Consulting, dated 31 August 2021.

### **Roadworks**

- (12) Unless approved otherwise by Council's Municipal Engineer the developer must upgrade the road frontage across Lamprill Circle to include:
- (a) new kerb and channel between, and including, the two (2) main vehicular accesses.
  - (b) new 1.5m minimum width concrete footpath across the entire Lamprill Circle frontage.
  - (c) new stormwater side entry pit lids and surrounds.

### **Parking and Access**

- (13) Any existing vehicular accesses along the frontage not utilised by the development must be removed and the kerb and channel, footpath and nature strip reinstated.

*Advice: There is an existing vehicle crossover at the north western end of the Lamprill Circle frontage that will be redundant.*

- (14) Unless approved otherwise by Council's Municipal Engineer all vehicular accesses within the road reservation must be constructed in reinforced concrete.
- (15) At least ninety-five (95) car parking spaces must be provided on the land at all times for the use of the development, including at least two (2) car parking spaces per dwelling and at least fifteen (15) designated for visitor parking.
- (16) All parking, access ways, manoeuvring and circulation spaces must be provided in accordance the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following:
- (d) be constructed with a durable all weather pavement;
  - (e) be drained to the public stormwater system; and
  - (f) be surfaced by asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
  - (g) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

- (h) Other than units 13, 14, 17 and 18, provide for vehicles to enter and exit the site in a forward direction;
  - (i) have an internal access width not less than 3m, with adequate manoeuvring areas to accommodate turning paths of vehicles entering and exiting parking spaces (including 0.3m clearance to any fixed object greater than 150mm in height including fences and walls);
  - (j) the main internal loop access and access to units 35 and 36 have width not less than 6m with provision for two way traffic;
  - (k) have a vertical clearance of not less than 2.1m above the parking surface level.
- (17) The developer must provide a pedestrian path on at least one side of the main vehicular access through the site.
- (18) A minimum 1.5m wide reinforced concrete pedestrian path must be provided through the Public Open Space zoned land connecting to Gage Road.
- (19) Prior to the development commencing, or application for building or plumbing permits, the developer must submit to Council a parking plan including:
- (a) pavement details,
  - (b) design surface levels and gradients,
  - (c) drainage,
  - (d) turning and travel paths (where required to demonstrate compliance with AS 2890.1),
  - (e) dimensions (including clearances),
  - (f) line marking,
  - (g) lighting,
  - (h) pedestrian paths

The parking plan is to be certified by an engineer and shall form part of the permit once accepted.

- (20) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

- (21) All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

#### **Access to State Road**

- (22) Prior to undertaking any works within the State road reservation the developer must obtain the consent of the Minister under Section 16 of the Roads and Jetties Act 1935

*Advice:* For further information please visit  
<http://www.transport.tas.gov.au/road/permits> or contact:  
[permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au)

#### **Stormwater**

- (23) The stormwater system for the development must, unless required otherwise by this permit, be substantially in accordance with:
- (a) *Lot 1 Lamprill Circle, Stormwater Management and Concept Services Report, Lamprill Circle, Herdsmans Cove for Catholic Care Tasmania (Revision B)* prepared by Gandy and Roberts Consulting Engineers, dated 15 November 2021.
- (24) Stormwater from the proposed development must drain to the piped public stormwater system to the satisfaction of Council's Municipal Engineer and in accordance with the *Building Act 2016*.
- (25) The developer must provide on-site detention to offset the increase in stormwater runoff caused by the development to Council's piped system for a 5% AEP event to the satisfaction of Council's Municipal Engineer.
- (26) The development must incorporate an overland flow path to accommodate a storm with a 1% AEP.
- (27) Unless required otherwise by the Department of State Growth stormwater flows from the site discharging to the State Road drainage network must be limited to a rate that can be accommodated in the piped network for a 2% AEP event.
- (28) Stormwater from the proposed development must be treated prior to entering the public stormwater system to achieve that the quality targets in accordance with the State Stormwater Strategy 2010. Water Sensitive Urban Design Principles will be in accordance with the *Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania, Council Policy 6.1 Stormwater Quality Control Contributions* and to the satisfaction of the Council's Municipal Engineer.

- (29) The stormwater system within the development must continue to be maintained to ensure the quality targets, in accordance with the State Stormwater Strategy 2010, and flow rates discharging to the public stormwater system are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent properties.
- (30) The driveways must be drained to minimise surface runoff over adjoining land in accordance with the requirements of the Municipal Engineer and in accordance with the Building Act 2016.

**Advice:** General Manager's consent is required for connection to the public stormwater system in accordance with the Urban Drainage Act. Providing the planning permit conditions are met General Managers Consent will be granted.

#### Discharge of Stormwater or drainage into the State road drainage system

- (31) Prior to commencement of works or application for building or plumbing permits the developer must obtain the consent of the Minister under Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State road reserve.

**Advice:** *The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.*

*This section of the East Derwent Highway is a Category 3 road, with flood protection design criteria relating to a 2% AEP event.*

*If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.*

*The proponent is responsible for the ongoing maintenance of their own infrastructure.*

*It is recommended that the proponent initiates early discussions with the Department concerning the overall stormwater design associated with the application to assist in streamlining the consent process.*

*For further information please contact Road Assets at [roadassets.utilities@stategrowth.tas.gov.au](mailto:roadassets.utilities@stategrowth.tas.gov.au).*

### *Soil and Water Management*

- (32) A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
- (33) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.

### *TasWater*

- (34) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2021/00948-BTN, dated 10/06/2021, as attached to this permit.

### *Construction amenity*

- (35) The road frontage of the development site including road, kerb and channel, footpath and nature strip, must be:
- a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
  - b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.

In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion will be deemed a result of construction activity requiring replacement prior to approval.

- (36) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- (37) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- (e) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or otherwise.
  - (f) The transportation of materials, goods, and commodities to and from the land.
  - (g) Obstruction of any public footway or highway.
  - (h) Appearance of any building works or materials.
- (38) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development Services.
- (39) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (40) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

### ***Engineering***

- (41) Public works must be carried out and constructed in accordance with the:
- a) *Tasmanian Subdivision Guidelines*
  - b) *Tasmanian Municipal Standard – Specifications*
  - c) *Tasmanian Municipal Standard – Drawings*
- as published by the Local Government Association of Tasmania and to the satisfaction of Council's Municipal Engineer.
- (42) Engineering design drawings for all public works must be submitted to and approved by Council's Municipal Engineer before any works associated with development of the land commence.
- Advice: Public works include all works within the road reservation including, but not limited to, kerb and channel, footpath, stormwater mains, sewer mains. The engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.*
- (43) Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –

- a) all existing and proposed services required by this permit;
  - b) all existing and proposed roadwork required by this permit;
  - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d) measures to be taken to limit or control erosion and sedimentation;
  - e) any other work required by this permit.
- (44) Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
- (45) The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of public works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the public works.

***Maintenance and Defects Liability Period***

- (46) Public works provided as part of the development must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

***Advice:*** A bond is to be lodged with Council during the maintenance and defects liability period equal to 10% of the value of public works in accordance with Council Policy 6.3

- (47) Prior to placing works onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification, and the approved plans.

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

This permit does not imply that any other approval required under any other legislation or by-law has been granted.

- A. Please contact your private building surveyor to ascertain what approvals (if any) are required under the Building Act 2016.
- B. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- C. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- D. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved public engineering works (minimum of \$300.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.

- E. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

**DECISION:**

## 5.4 Development Application SA 2021 / 00010 for 346 Cove Hill Road, Honeywood - Subdivision (2 Lots plus Balance)

Authors: Jo Blackwell / David Allingham

Applicant:	PDA Surveyors
Subject Site:	346 Cove Hill Road, Honeywood
Proposal:	Subdivision (2 lots plus Balance)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	Rural Living Zone A
Codes:	<ul style="list-style-type: none"> <li>• Parking and Sustainable Transport Code</li> <li>• Road and Railway Assets Code</li> <li>• Attenuation Code</li> <li>• Bushfire-Prone Areas Code</li> <li>• Landslip Hazard Code</li> </ul>
Local Provisions:	Nil
Use Class:	Residential
Discretions:	<ul style="list-style-type: none"> <li>• Lot Frontages</li> <li>• Access Construction</li> <li>• Attenuation Distance</li> </ul>
Representations:	<p>2 representations were received. The representors raised the following issues:</p> <ul style="list-style-type: none"> <li>• Maintaining Existing Vegetation</li> <li>• Stormwater Management</li> <li>• Access and Increased Traffic to Cove Hill Road</li> <li>• Space for Bin Collection</li> <li>• Proposed Shared Access</li> <li>• No adequate buffer to agricultural land from rural living land</li> <li>• Bushfire Risk</li> </ul>
Attachments	<p>A- Proposal Plans (See pages 106-172)</p> <p>B -TasWater SPAN</p> <p>C- Engineering Report</p> <p>D - Statement addressing Attenuation Code</p>
Recommendation:	Approval with conditions

## 1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application SA2021/0010 which is an application to subdivide the site into two lots plus balance.

The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

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).

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

## 2. SITE ASSESSMENT

The site refers to one lot: 346 Cove Hill Rd, Honeywood, which is developed by an existing single dwelling.

The lot is triangular, 3.004 hectares (ha) in size and slopes down to the north at a gradient of approximately 1 in 6 (see Figure 1).

The site is zoned Rural Living A (see Figure 2).

A 10m wide Right of Way affects the front of the lot (parallel to Cove Hill Rd).

The site is fully within the Bushfire-Prone Areas Code overlay, and minimally affected by a Low landslip hazard band.

The adjoining land to the north is the large Glenfield agricultural operation at 250 Cove Hill Rd. It is zoned Agriculture.

Land to the south of Cove Hill Rd is of lesser agricultural value and is accordingly zoned Rural.



Figure 1. Aerial Map (Site highlighted)

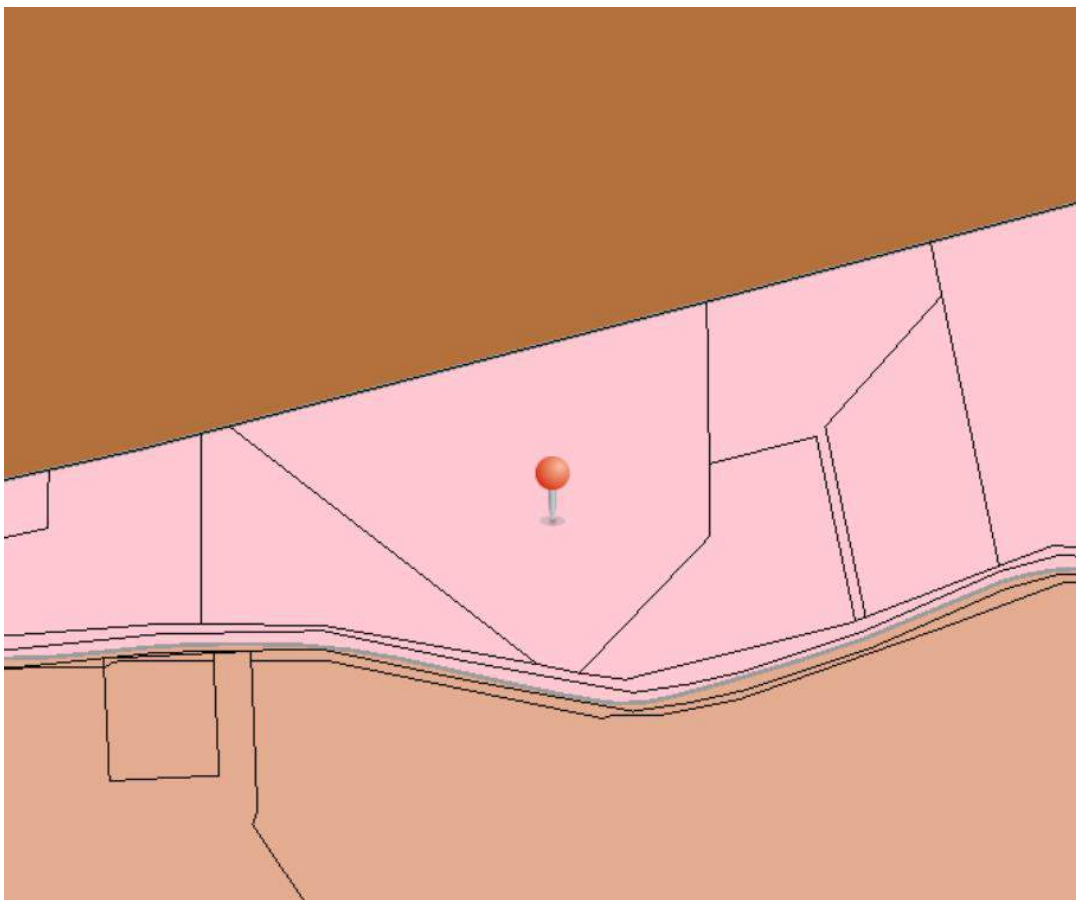


Figure 2. Zoning (Pink = Rural Living; Dark Brown = Agricultural; Light Brown = Rural)

### 3. PROPOSAL

The proposal seeks to subdivide 346 Cove Hill Rd from one lot into three triangular shaped lots.

Each lot is approximately 1 hectare in size and will utilise a shared access off Cove Hill Rd.

The application is supported by a Geotechnical Assessment (specifically addressing wastewater management) and, a Bushfire Hazard Report and Management Plan (both prepared by suitably qualified persons).

A legal submission addressing compliance with the Attenuation Code was received after advertising as it was identified that the Code applied due to re-use water irrigation as part of a representation. The legal submission is Attachment D.

### 4. PLANNING SCHEME ASSESSMENT

#### Compliance with Applicable Standards:

*5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.*

*5.6.2 A standard is an applicable standard if:*

- (a) the proposed use or development will be on a site within:
  - (i) a zone;*
  - (ii) an area to which a specific area plan relates; or*
  - (iii) an area to which a site-specific qualification applies; or**
- (b) the proposed use or development is a use or development to which a relevant code applies; and*
- (c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

*5.6.3 Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.*

*5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.*

#### Determining applications (clause 6.10.1):

*6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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.*

### Use Class

The existing Use Class is categorised as Residential under the Scheme, with a single dwelling on the site. In the Rural Living Zone the Residential use is "No Permit Required" for a single dwelling. However, the application involves subdivision of land, which is discretionary.

### Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions except for the following:

#### Clause 11.5.1 A2/P2 Lot Design - Frontage

<b>Objective:</b>	
That each lot:	
<ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul>	
Acceptable Solution	Performance Criteria
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	<p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> </ul>

	<p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>
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The site currently has a 23.52m wide frontage to Cove Hill Road. Accordingly, the proposal is not able to satisfy the acceptable solution, therefore assessment against the performance criteria is relied upon.

The site fronts Cove Hill Rd, a Council maintained road which is constructed to a sealed rural standard. Cove Hill Rd has a posted speed limit of 70km/h.

The subdivision will utilise an existing access. The increased traffic generation as a result of the subdivision can be estimated at 18 vehicle movements per day ('vmpd') (being 2 additional residences generating 9vmpd each) which is well under the acceptable increase of 40vmpd in Table C3.1 of the Planning Scheme.

The attached Engineering Report, prepared by Council's Senior Technical Officer, outlines how the vehicle access sufficient for the intended use can be achieved to required Bushfire and Engineering standards.

Accordingly, the PC is satisfied.

#### Clause C2.6.1 A1/P1 – Access Construction

<b>Objective:</b>	
That parking areas are constructed to an appropriate standard.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p>

<p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>
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The applicant proposes to seal the initial portion of the driveway only (defined by the hatched area on Sheet 46947-101 of the application documents). This does not satisfy the acceptable solution, therefore assessment against the performance criteria is relied upon.

Council's Senior Technical Officer has assessed and concluded that drainage of the driveway is best considered as part of future Engineering Design approval via permit condition. An additional condition to the effect that there is to be no increase in stormwater runoff onto adjacent properties as a result of the development is also recommended.

The accesses to the site are, in places, steep and may be subject to excessive wear and tear due to vehicles lacking traction. It is recommended that the shared portions of the access are sealed as well as any sections greater than 18% in grade.

Accordingly, the PC is satisfied with conditions.

#### Clause C9.6.1 A1/P1 – Attenuation Code

<b>Objective:</b>
<p>To provide for subdivision so that a lot intended for a sensitive use:</p> <p>(a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and</p> <p>(b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.</p>

Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or</p> <p>(c) not be for the creation of a lot intended for a sensitive use.</p>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</p> <p>(a) the nature of the activity with the potential to cause emissions, including:</p> <ul style="list-style-type: none"> <li>(i) operational characteristics of the activity;</li> <li>(ii) scale and intensity of the activity; and</li> <li>(iii) degree of emissions from the activity; and</li> </ul> <p>(b) the intended use of the lot.</p>

The proposal involves subdivision with the purpose of creating two additional lots intended for sensitive use which does not satisfy the acceptable solution. Assessment against the performance criteria is relied upon.

The Attenuation Code applies, due to a pivot irrigation system operating on the adjoining Agriculture zoned land at 250 Cove Hill Road, Honeywood. The irrigation system utilises TasWater's recycled water for irrigation of crops on that land, with the area irrigated by the pivot infrastructure extending to the northern boundary of the subject site.

Table C9.1 of the Scheme requires a 200m Attenuation Distance for Effluent irrigation schemes measured as the shortest distance from the boundary of the site on which the activity is located. In other words, the Attenuation area covers the entire site.

A legal submission has been provided as part of the application addressing compliance with the Attenuation Code (see Attachment D).

In summary, the applicant submits that for the recycled irrigation scheme to operate lawfully, a buffer distance from 100m from the property boundary applies. Assuming that the pivot irrigation reuse system is operating lawfully, then any sensitive use located beyond the boundary (therefore beyond the buffer) will not be potentially impacted by the emissions from the pivot irrigator.

Accordingly, it is considered that the Applicant is able to demonstrate that the potential sensitive use is unlikely to be impacted by emissions as the use of the pivot irrigator which sprays recycled wastewater.

However, there is a possibility that, on occasions, equipment may malfunction and spray drift and odour emissions may occur. Accordingly, in order to provide further protection to each of the lots, it is recommended that a condition be included in any permit approved, which requires a Part 5 agreement to be registered on the title as part of any permit approved. The Part 5 will require that future sensitive uses are to be protected by a permanent vegetative barrier, the location and depth to be agreed with Council's Manager Development at the time of development approval.

The PC can be satisfied, with conditions.

## 5. Other Planning Considerations

In order to assess the matter fully, and consider future development on the sites, it is noted that any future sensitive use on the additional lots will be required to address the Attenuation Code, as well as the development standards for which the acceptable solution is a 200m setbacks for sensitive use, if within 200m of agriculture zoned land (clause 11.4.2 A4/P4 of the Scheme).

Further, future landowners should be reminded that the proposed lots adjoins land used for agricultural purposes, and that they may be subject to noise, dust and emissions, separate to the use of recycled water, that may impact on their residential use of the land. Accordingly, it is recommended that a condition for a Part 5 agreement be included in any permit approved advising:

*The owner of each of the lots shown on the plan covenant and agree with the Planning Authority that the lots are within an established rural area and may be subject to noise, odour, chemical and dust emissions associated with surrounding agricultural activities.*

## 6. Referrals

*Senior Technical Officer*

The application was referred to Council's Senior Technical Officer, who has responded to technical issues raised in the representations. That officer's Engineering Report is contained in Attachment C.

*TasWater*

A Submission to Planning Authority Notice has been issued with standard water provision conditions.

## 7. Representations

Two (2) representations were received during the statutory public exhibition period between 14<sup>th</sup> and 28<sup>th</sup> July 2021.

The concerns of the representors are summarised below:

Representor's concerns	Planning Response
<p><b>Maintain existing vegetation</b></p> <p>A mature line of native vegetation falls within the proposed Lot 1, along the south-west site boundary. This native vegetation currently acts as a visual screen between an adjoining property and the proposal site. There are also several mature trees to the north-west boundary which also act as a visual screen. We ask council to consider conditioning the Planning Permit to retain existing vegetation to act as a visual screen.</p>	<p><i>This is a reasonable request for the south-west boundary and will help minimise potential amenity impact to the existing adjoining dwelling.</i></p> <p><i>If approved, a permit condition is recommended that the land owner enter into a Part 5 Agreement that:</i></p> <ul style="list-style-type: none"> <li><i>the existing mature trees along the south-west side boundary of Lot 1 shared with 340 Cove Hill Rd are to be retained unless otherwise approved in writing by Council's Manager Development Services.</i></li> </ul>
<p><b>Stormwater Management</b></p> <p>We are concerned that the proposed changes to the access road will increase the amount of storm water runoff, potentially damaging adjoining property.</p>	<p><i>A condition requiring engineering plans for approval by Council is recommended. Drainage of the driveway will be considered as part of the design approval. An additional condition to the effect that there is no increase in stormwater runoff onto adjacent properties as a result of the development is also recommended.</i></p>
<p><b>Access &amp; Increase in Traffic to Cove Hill Road</b></p> <p>We are very concerned with potential increase of traffic on Cove Hill Road this subdivision and potential additional subdivisions will bring. There are potentially a further 6 properties on this stretch of the</p>	<p><i>Cove Hill Road is classified as a collector road and provides connectivity from Honeywood and surrounds to Bridgewater. The proposed subdivision is likely to result in an increase of approximately 18 vehicle movements per</i></p>

<p>road which are suitable for subdivision in addition to the proposal. We strongly encourage Council to consider the cumulative effect of these subdivisions on the safety of this road, especially in the context of the substantial increase in heavy vehicle movements since the bridge has been improved. We ask council to consider if a Traffic Impact Assessment (TIA) for Cove Hill Road is required.</p>	<p>day, comprising 9vmpd for a residential dwelling on each of the 2 new lots. The application complies with acceptable solution C3.5.1 A1.4:</p> <p><i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p><i>20% or 40 vehicle movements per day, whichever is the greater.</i></p> <p><i>As such a TIA is not required or in this instance warranted given the low traffic generation.</i></p>
<p><b>Space for Bin collection on Cove Hill Road</b></p> <p>We are very concerned that on bin collection day, potentially 8 bins at the top of the access road where it joins Cove Hill Road will reduce lines of sight when leaving nearby properties and may cause an accident. Traffic is already forced into the carriageway at several locations on this road due to people putting their bins out too far into the carriageway. It is especially hazardous with the increase in heavy vehicle movements.</p>	<p><i>The representation has merit. Whilst there is no requirement for temporary objects to be clear of the sight lines it is important that they do not obstruct the traffic lane. Bins should be able to be placed in the road reservation clear of the traffic lanes. If approved, a condition requiring an area suitable for the 3 lots to place bins clear of the traffic lane to be provided and incorporated into the engineering design plans for approval by Council is recommended.</i></p>
<p><b>Proposed shared access</b></p> <p>The existing tarmac surface and proposed seal upgrade illustrated by PDA Surveyors drawing 46947 - 101 should be extended to the west side of proposed access to Lot 1. The shared access would then be protected from erosion damage to the existing shared gravelled access driveway by heavy excavation and site construction vehicles attending Lot 1 during construction.</p>	<p><i>This is a reasonable request. The shared component of all driveways should be sealed, including the shared portion of Lot 1 and no. 340 and the shared section of Lots 2 &amp; 3. A condition to this effect is recommended, if approved.</i></p>

<p><b>There are not adequate buffers to protect the agricultural land from rural living</b></p> <p>TasWater sewerage treatment recycling ponds are used by adjoining 250 Covehill Road (Glenfield) to irrigate crops, and residential complaints are increasing.</p>	<p><i>The subject site adjoins agricultural land which uses recycled water to irrigate crops. The applicant has demonstrated that a buffer zone applies to the re-use irrigation scheme which demonstrates some compliance with the Performance Criteria. A permit condition is recommended that lots 1 and 2 enter into a Part 5 Agreement requiring vegetation screens be provided for future sensitive uses to provide further protections should equipment fail.</i></p> <p><i>A further permit condition is recommended that all lot owners enter into a Part 5 Agreement acknowledging that the land adjoins an agricultural operation and may be subject to the occasional rural area emissions such as overspray, noise and odour.</i></p> <p><i>Council's Senior Environmental Officer has only received past complaints from one residential property regarding strong odour from the irrigation of the recycled water from 250 Covehill Road (Glenfield). Each time this has been the result of irrigation equipment not being appropriately maintained, and the issue has been quickly resolved after intervention from TasWater.</i></p>
<p><b>Bushfire risk</b></p> <p>Most residences along Cove Hill Road are non-compliant with Bushfire hazard requirements and increasing the number of residences will only increase risk to fire damage on the adjoining agricultural property, particularly in peak summer when cereal crops are in full growth.</p>	<p><i>The state of other properties is a separate matter to the Planning application under consideration. The Bushfire Hazard Management assessment and plan submitted has been prepared by a suitably qualified person and concludes there will be no unreasonable increase in bushfire risk from this subdivision.</i></p>

## 8. Conclusion

The proposal for Subdivision (2 lots plus balance) at 346 Cove Hill Road, Honeywood, satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

### **Recommendation:**

That: A. Pursuant to the Tasmanian Planning Scheme - Brighton, Council approve application SA 2021/0010 for Subdivision (2 lots plus balance) at 346 Cove Hill Road, Honeywood, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### *General*

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

#### *Bushfire Management*

3. The development and works must be carried out in accordance with:
  - a. Bushfire Hazard Report (V1.0) for proposed three lot subdivision at 346 Cove Hill Road Honeywood, prepared by Jim Mulcahy, dated 9 April 2021.
4. Prior to Council sealing the final plan of survey the developer must provide certification from a suitably qualified person that all works required by the Bushfire Hazard Report have been complied with.

#### *Easements*

5. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

#### *Endorsements*

6. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

### *Public Open Space*

7. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided described as Lot 1 and 2 in the plan of subdivision at the date of lodgement of the Final Plan of Survey.
8. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.
9. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.

### *Agreements*

10. Prior to sealing, the owner and Council must enter into an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* in respect of the land. The Agreement is to provide that the owner covenants and agrees with the Brighton Council that:
  - a. Prior to any commencing any sensitive development on Lots 1 and 2:
    - i. a permanent vegetative shelter belt must be planted and maintained along the northern boundary to protect the sensitive use from spray drift in conjunction with an approved landscaping plan.
    - ii. The landscaping plan must be prepared by a suitably qualified person and must be submitted to and approved by Council's Manager Development Services. The landscaping plan must detail:
      - the depth of the shelter belt;
      - the species to be planted;
      - typical height and spread of each species;
      - number of each species.

The shelter belt is to comprise vegetation which suits the local environment.

  - b. The existing mature trees along the south-west side boundary of Lot 1 shared with 340 Cove Hill Rd are to be retained unless otherwise approved in writing by Council's Manager Development Services.
  - c. The existing mature trees along the northern boundary must not be modified or removed unless otherwise approved in writing by Council's Manager Development Services.

- d. The land is within an established rural area and may be subject to occasional noise, odour, chemical and dust emissions associated with surrounding agricultural activities.
11. Agreement(s) made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must bind the current owner and his/her successors in title and must be prepared on a blank instrument form and registered with the Recorder of Titles in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993* by the applicant at no cost to Council.

#### *Final plan*

12. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
13. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not to be less than \$5,000.
14. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
15. The subdivider must pay any Titles Office lodgement fees direct to the Recorder of Titles.

#### *Engineering*

16. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013.
17. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.
18. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal

Engineer, in accordance with the Tasmanian Subdivision Guidelines October 2013, and must show –

- a. all existing and proposed services required by this permit;
  - b. all existing and proposed roadwork required by this permit;
  - c. measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d. measures to be taken to limit or control erosion and sedimentation;
  - e. any other work required by this permit.
19. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
20. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

#### ***Property Services***

21. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
22. Any existing services shared between lots are to be separated to the satisfaction of Council's Municipal Engineer.
23. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

#### ***Telecommunications and electrical reticulation***

24. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.
25. Prior to sealing the final plan of survey, the developer must submit to Council a Letter of Release, or equivalent, from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections (basic connection) at the time each lot is further developed.

### ***Vehicular Access***

26. The vehicular access(es) must be constructed/upgraded from the road carriageway to service each lot and, unless approved otherwise by Council's Municipal Engineer, must:
- a. Be constructed with a durable all weather pavement
  - b. Be designed so as there is no increase in concentrated stormwater onto adjacent properties (including 340 Cove Hill Rd).
  - c. Have a sealed surface for all shared sections (i.e. servicing 2 or more properties) including to the eastern extent of where Lot 1 access intersects the existing access to 340 Cove Hill Road.
  - d. Sealed surface for all sections of driveway where the grade is equal to or greater than 18%.
  - e. The surfacing material may be a spray seal, asphalt, concrete, pavers or other approved material.
  - f. Have a min trafficable width of 4.0m with a minimum sealed width of 3.0m
  - g. Have a passing bay of minimum width of 5.5m for a distance of no less than 6m from the edge of the road.
  - h. As required by Bushfire Hazard Report (V1.0) for proposed three lot subdivision at 346 Cove Hill Road Honeywood, prepared by Jim Mulcahy, dated 9 April 2021.
27. Widening of the road shoulder, adjacent the vehicular access, is to be provided as a collection area for waste and recycling bins. The bin collection area must be of sufficient size to accommodate the bins for the three (3) lots clear of the traffic lane and such that safe sight distance is maintained exiting the access. The bin collection area is to be included in the engineering design drawings for approval.

### ***Stormwater***

28. Stormwater from the proposed development must be managed on site such that any stormwater runoff from the site, for a storm with an ARI of 20 years, will be no greater than pre-existing runoff to the satisfaction of Council's Municipal Engineer.

### ***TasWater***

29. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 2021/00676-BTN, dated 07/05/2021.

### *Water quality*

30. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
31. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
32. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
33. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

### *Construction Amenity*

34. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - Monday to Friday 7:00 AM to 6:00 PM
  - Saturday 8:00 AM to 6:00 PM
  - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
35. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
  - a. emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
  - b. transport of materials, goods or commodities to or from the land; and/or
  - c. appearance of any building, works or materials.

36. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
37. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period.

***Maintenance and Defects Liability Period***

38. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
39. Prior to placing the subdivision onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works (minimum of \$300.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

**DECISION:**



• 38 Bligh St Rosny Park  
 • PO Box 96  
 • Rosny Park TAS, 7018  
 • **Dx** 70402  
 • **Ph** 03 6217 9500  
 • **E** [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au)

City Planning  
 PDPSAMEND-2021/022172

23 February 2022

General Manager  
 Brighton Council  
 Email: [admin@brighton.tas.gov.au](mailto:admin@brighton.tas.gov.au)

Dear Mr Dryburgh

## **REQUEST TO AMEND THE URBAN GROWTH BOUNDARY FOR THE “SKYLANDS” MASTERPLAN**

Council has received a request to amend the Southern Tasmanian Regional Land Use Strategy (STRLUS) by expanding the Urban Growth Boundary (UGB) to accommodate the above masterplan.

The masterplan site extends from Tranmere and Rokeby to Droughty Point and comprises 315ha of land. As part of this masterplan, the proponent requests an amendment to the STRLUS by expanding the UGB around the peninsula, to allow for an additional urban area of around 58ha, above the current UGB. The purpose is to enable the creation of six new walkable neighbourhoods based around activity centres. The masterplan would also provide for 108ha of public open space, including a 57ha nature reserve/parkland along the ridgeline, revegetated green connectors between the park and a 22ha reserve around the shoreline.

In accordance with council’s policy on such proposals, a community consultation program has recently commenced. To meet the requirements of the Planning Policy Unit Information Sheet RLUS1, council also requests your views of the proposed change to the UGB, along with those of all regional councils and relevant agencies.

The proponent’s documentation includes a ‘*Skylands Summary Masterplan Report*’, ‘*Skylands Condensed Report*’ and ‘*Skylands Future Housing Market Analysis*’. They can be downloaded from: <https://www.yoursay.ccc.tas.gov.au/skylands-proposed-ugb-adjustment>

Council would be grateful for your advice as soon as practicable. In the meantime, if you need any more information, please contact council’s Principal Planner, Bruce Gibbs, on 6217 9550 or via email at [cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au).

Yours sincerely

Ross Lovell  
**MANAGER CITY PLANNING**

PROPOSED DWELLING  
10 MARITIMO WAY, OLD BEACH, TAS 7017

SJM

PROPERTY  
DEVELOPMENTS

Construction that inspires

SHEET LIST

SHEET NUMBER	SHEET NAME
01	COVER SHEET
02	SITE PLAN
03	SOIL & WASTEWATER MANAGEMENT PLAN
04	LOWER FLOOR PLAN
05	UPPER FLOOR PLAN
06	ELEVATIONS 1 OF 2
07	ELEVATIONS 2 OF 2
08	SHADOW DIAGRAMS



GENERAL NOTES

- 1
- DRAWINGS TO NOT BE SCALED, USE DIMENSIONS PROVIDED.
- 2
- THE BUILDER / SUB CONTRACTOR IS TO VERIFY ALL ON SITE DIMENSIONS, LEVELS AND SPECIFICATIONS PRIOR TO STARTING ANY WORKS.
- 3
- ALL WORKS TO COMPLY WITH BUT NOT LIMITED TO:  
- THE BUILDING CODE OF AUSTRALIA  
- THE PLUMBING CODE OF AUSTRALIA  
- AS1288 - GLASS IN BUILDINGS: SELECTION AND INSTALLATION  
- AS1428 - DESIGN FOR ACCESS AND MOBILITY  
- AS1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING  
- AS1668 - THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS  
- AS1684 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION  
- AS1860 - PARTICLEBOARD FLOORING INSTALLATION  
- AS1926 - SWIMMING POOL SAFETY  
- AS2601 - DEMOLITION OF STRUCTURES  
- AS2870 - RESIDENTIAL SLABS AND FOOTINGS  
- AS2890 - PARKING FACILITIES  
- AS2904 - DAMP-PROOF COURSES AND FLASHINGS  
- AS3000 - WIRING RULES  
- AS3500 - PLUMBING AND DRAINAGE  
- AS3600 - CONCRETE STRUCTURES  
- AS3660 - TERMITE MANAGEMENT  
- AS/NZS3666 - AIR-HANDLING AND WATER SYSTEMS OF BUILDINGS  
- AS3700 - MASONRY STRUCTURES  
- AS3740 - WATERPROOFING OF DOMESTIC WET AREAS  
- AS3786 - SMOKE ALARMS  
- AS4100 - STEEL STRUCTURES
- 4
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING DOCUMENTATION, RELEVANT PERMITS, AND REFERENCED DOCUMENTATION WITHIN THE PERMITS.
- 5
- FINISHED GROUND LEVEL TO SLOPE AWAY FROM THE BUILDING MIN. 50mm IN THE FIRST 1000mm.
- 6
- SMOKE ALARMS TO BE IN ACCORDANCE WITH BCA PART 3.7.5.
- 7
- FIREPLACES TO BE IN ACCORDANCE WITH BCA PART 3.10.7.
- 8
- ENERGY EFFICIENCY TO BE IN ACCORDANCE WITH BCA PART 3.12.
- 9
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE RELATED BASIX CERTIFICATE FOR THIS PROJECT (IF REQUIRED).

NOT FOR CONSTRUCTION

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bdaa

BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Membership Number: 6263-21

PROPOSED DWELLING  
10 MARITIMO WAY, OLD BEACH, TAS 7017  
COVER SHEET

CLIENT: SJM PROPERTY DEVELOPMENTS - 346H

REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021

PROJECT No.: 21057

ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021

SCALE:

SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022

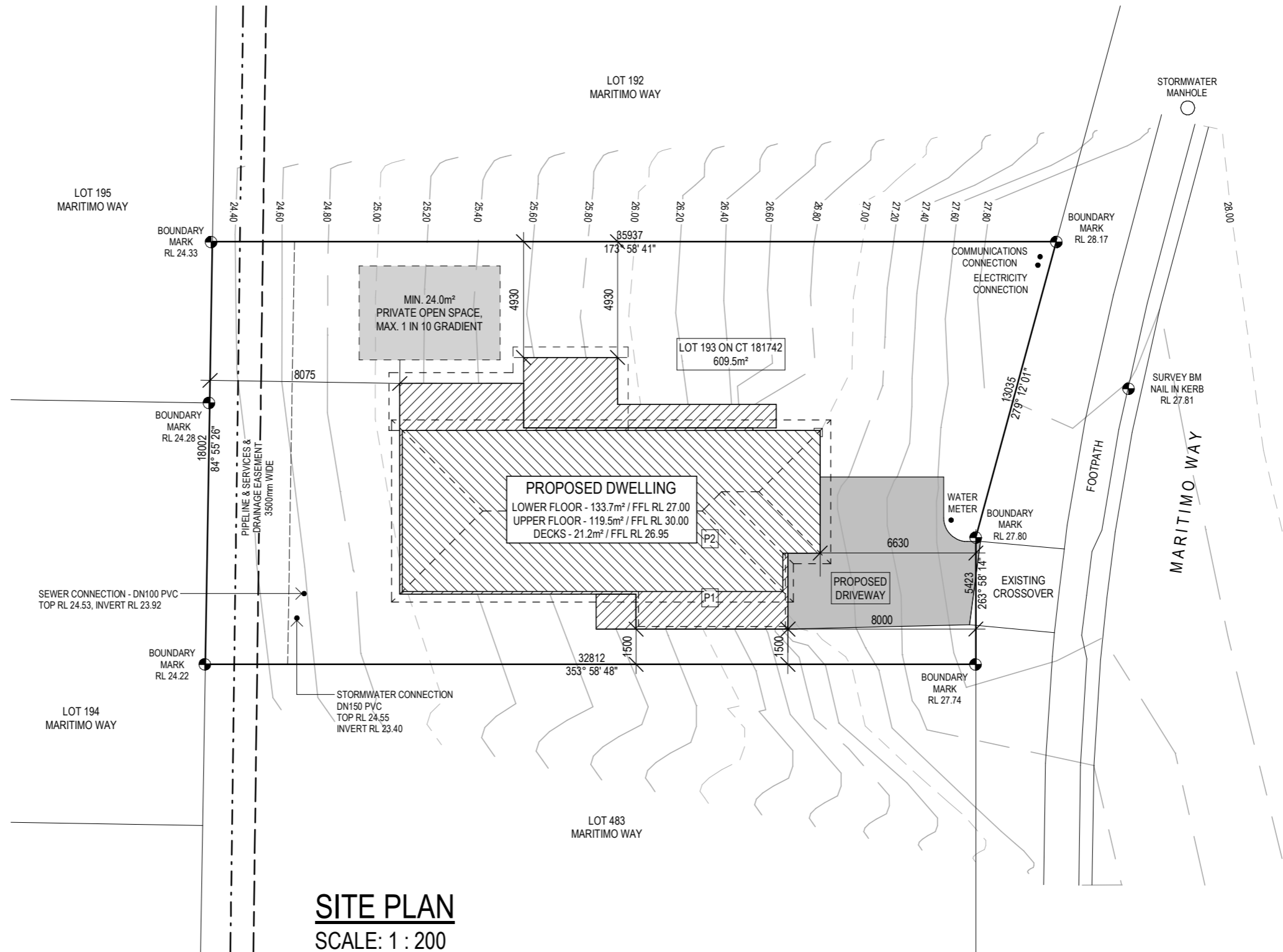
01

OF

08

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- NOTES:
1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
  2. TITLE BOUNDARIES HAVE BEEN COMPILED FROM S.P.181742 AND WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
  3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
  4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
  5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
  6. HORIZONTAL DATUM IS PLANE BASED ON MGA'2020.
  7. VERTICAL DATUM IS AHD'83.



**SITE PLAN**  
SCALE: 1 : 200

**SITE DATA**

TITLE REFERENCE: LOT 193 ON CT 181742  
SITE CLASSIFICATION: TBA  
BCA CLASSIFICATION: 1a  
BUSHFIRE RATING: BAL-LOW

PROPOSED LOWER FLOOR: 133.7m²  
PROPOSED UPPER FLOOR: 119.5m²  
PROPOSED DECKS: 21.2m²  
TOTAL: 274.4m²

TOTAL FOOTPRINT: 165.1m²  
SITE AREA: 609.5m²  
SITE COVERAGE: 27.1%

**BAL-LOW CONSTRUCTION REQUIREMENTS**

NO SPECIFIC CONSTRUCTION IS REQUIRED FOR BUILDINGS ASSESSED IN BAL-LOW BUSHFIRE PRONE AREAS IN ACCORDANCE WITH AS3959.

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
Membership Number: 6263-21

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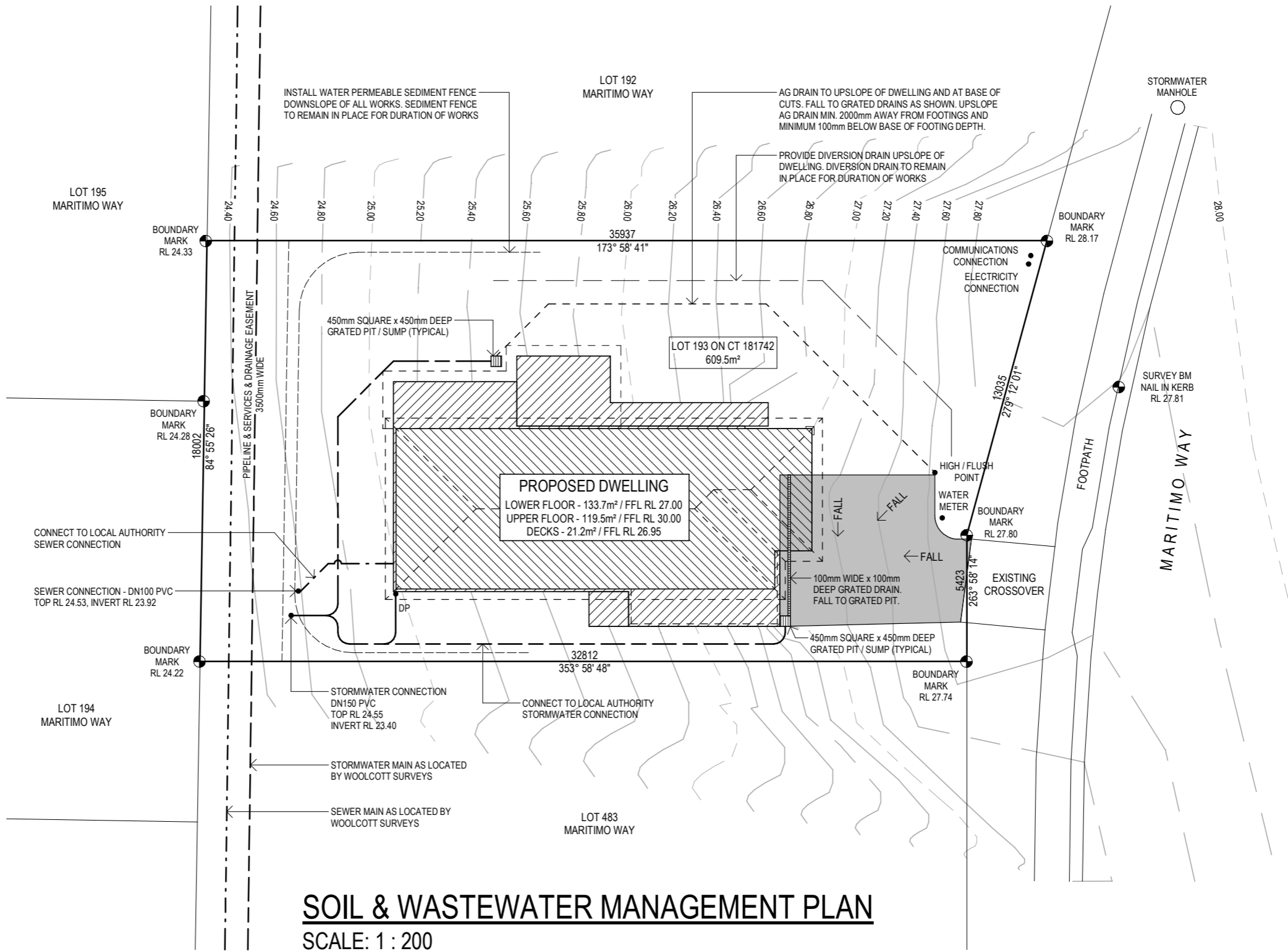
**PROPOSED DWELLING**

10 MARITIMO WAY, OLD BEACH, TAS 7017

**SITE PLAN**

CLIENT: SJM PROPERTY DEVELOPMENTS - 346H	REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021
PROJECT No.: 21057	ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021
SCALE: 1 : 200	SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022
02	OF 08

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  6. HORIZONTAL DATUM IS PLANE BASED ON MGA'2020.
  7. VERTICAL DATUM IS AHD'83.



SOIL & WASTEWATER MANAGEMENT PLAN  
SCALE: 1 : 200

PLUMBING LEGEND

- Ø100 SEWER PIPE
- Ø100 STORMWATER PIPE
- AG Ø100 AGRICULTURAL DRAIN
- BSN Ø40 BASIN
- BTH Ø40 BATH
- DP Ø90 DOWNPIPE
- FW Ø90 FLOOR WASTE
- ORG OVERFLOW RELIEF GULLY WITH TAP OVER
- S Ø50 SINK
- SHR Ø50 SHOWER
- TR Ø50 TROUGH
- VP Ø50 VENT PIPE
- WC Ø100 WATER CLOSER

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			CLIENT: SJM PROPERTY DEVELOPMENTS - 346H	REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021	
			PROJECT No.: 21057	ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021	
			SCALE: 1 : 200	SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022	
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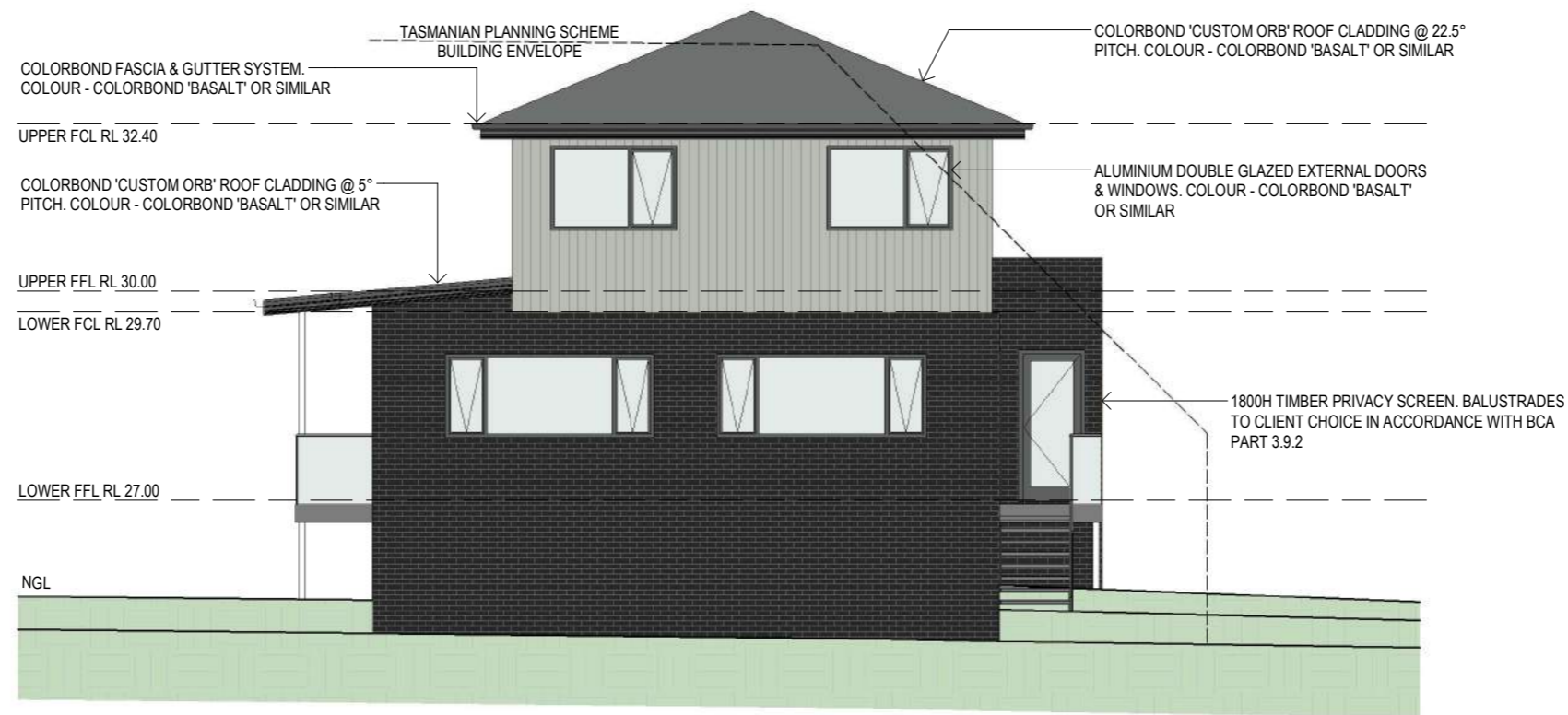


A	AWNING WINDOW
BF	BI-FOLD WINDOW
C	CASEMENT WINDOW
DH	DOUBLE HUNG WINDOW
F	FIXED WINDOW
FR	FROSTED GLAZING
S	SLIDING WINDOW

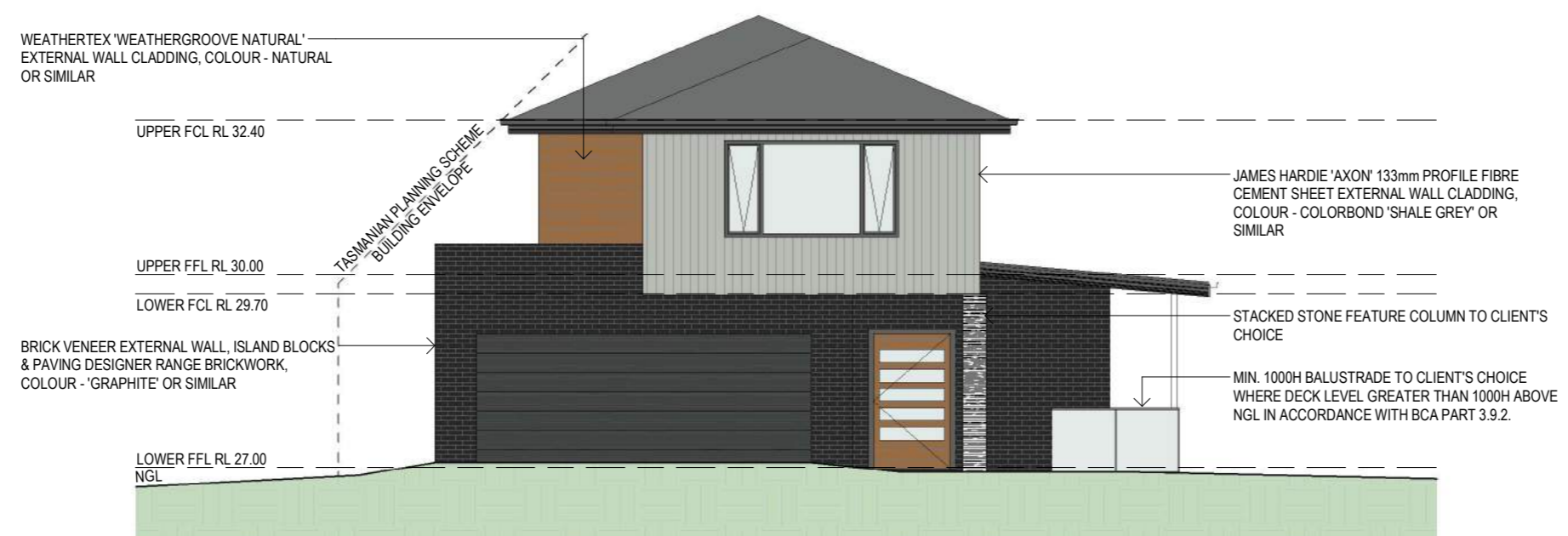
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21	CLIENT: SJM PROPERTY		REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021	
	DEVELOPMENTS - 346H		ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021	
	PROJECT No.: 21057		SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022	
	SCALE: 1 : 100			
	04	OF	08	

21	CLIENT: SJM PROPERTY DEVELOPMENTS - 346H		REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021	
			ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021	
	PROJECT No.: 21057		SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022	
	SCALE: 1 : 100			
	05	OF	08	



**NORTH ELEVATION**  
SCALE: 1 : 100



**SOUTH ELEVATION**  
SCALE: 1 : 100

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			CLIENT: SJM PROPERTY DEVELOPMENTS - 346H PROJECT No.: 21057 SCALE: 1 : 100	REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021 ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021 SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022	
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**EAST ELEVATION**  
SCALE: 1 : 100



**WEST ELEVATION**  
SCALE: 1 : 100

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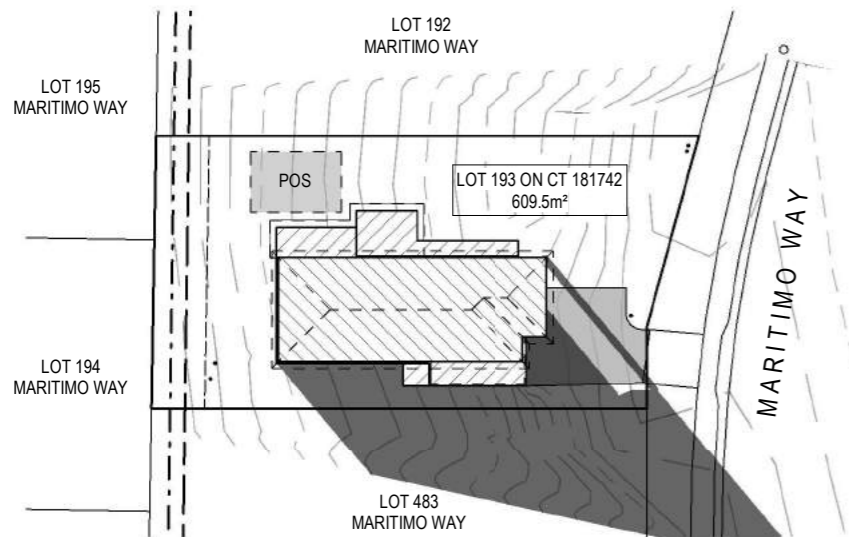
PROPOSED DWELLING

10 MARITIMO WAY, OLD BEACH, TAS 7017

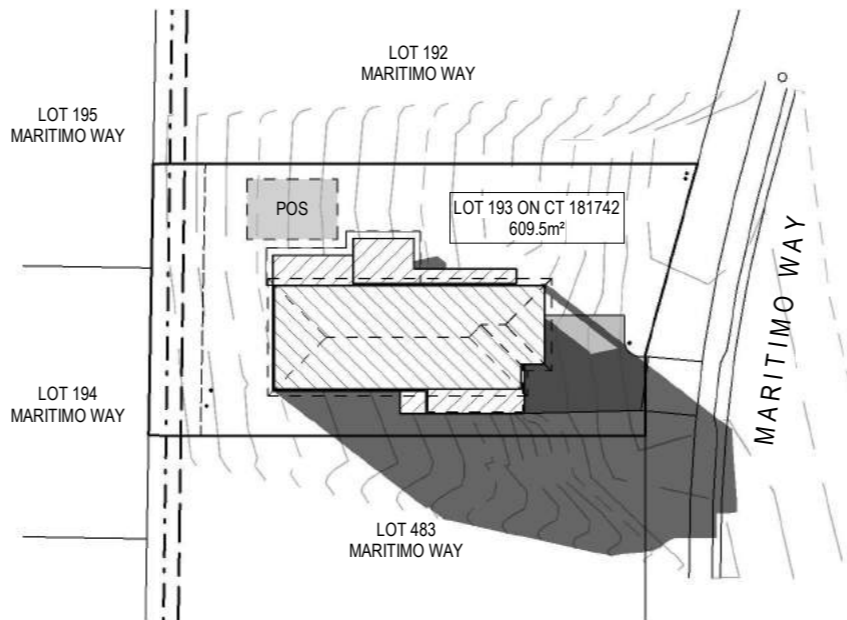
ELEVATIONS 2 OF 2

CLIENT: SJM PROPERTY DEVELOPMENTS - 346H	REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021
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07	08

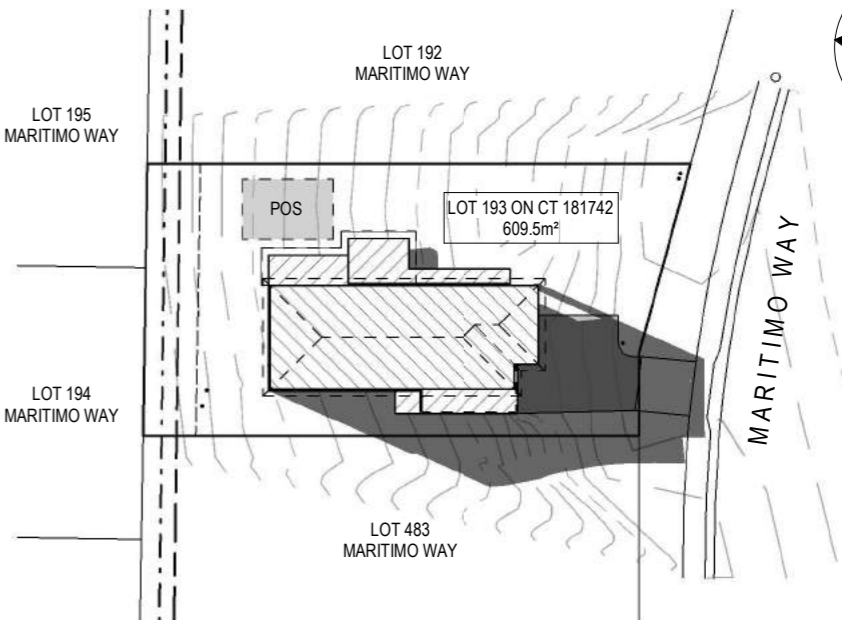
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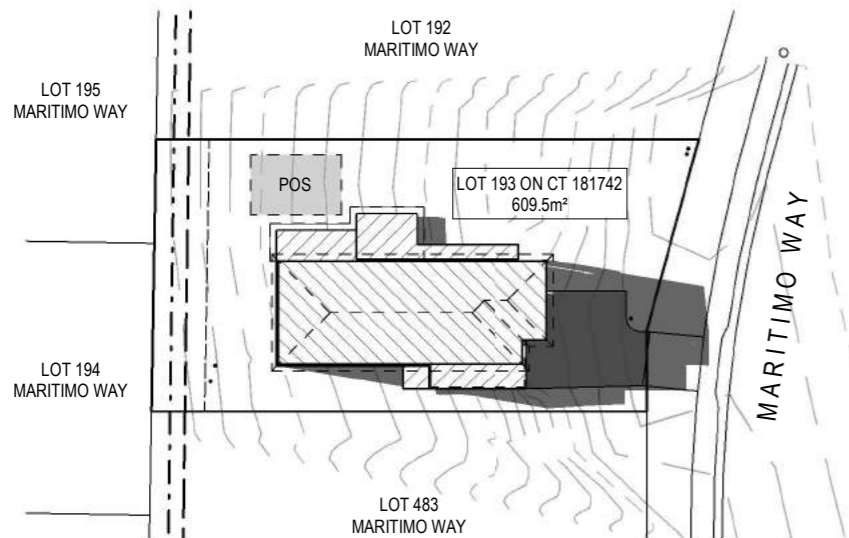
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SCALE: 1 : 500



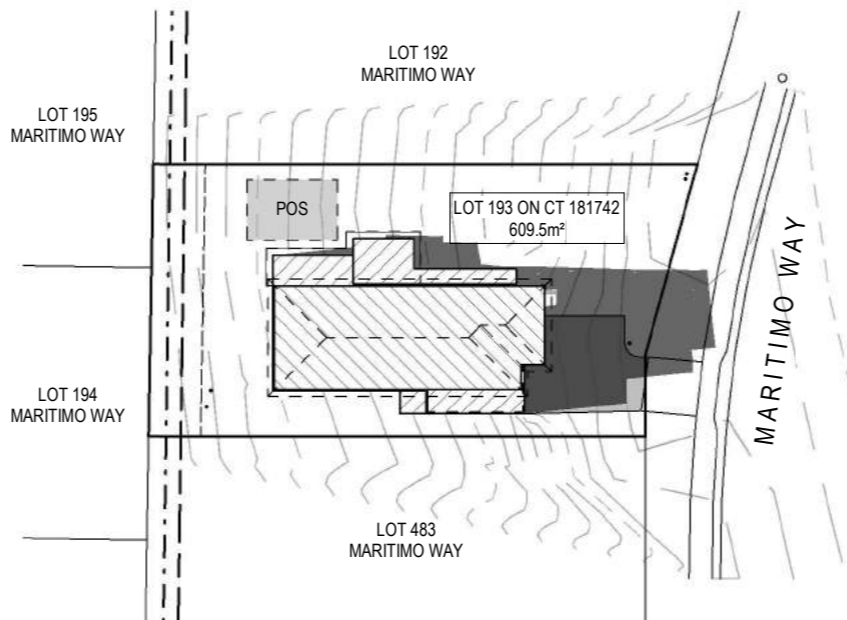
**SHADOW DIAGRAM - 21/6 @ 1000**  
SCALE: 1 : 500



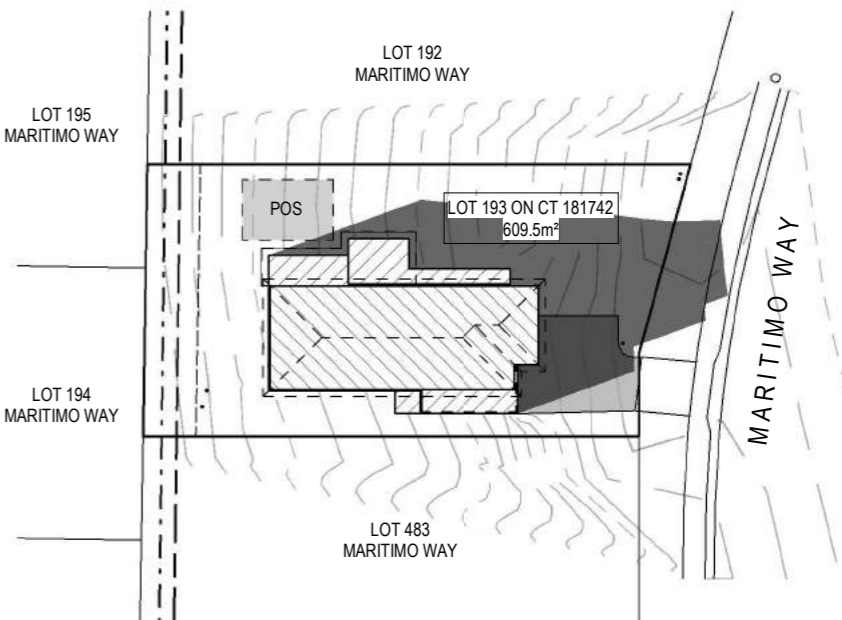
**SHADOW DIAGRAM - 21/6 @ 1100**  
SCALE: 1 : 500



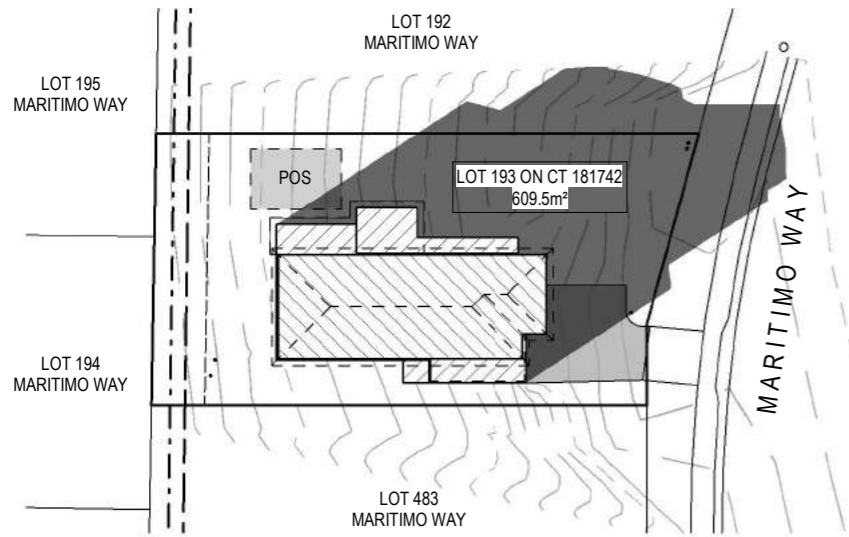
**SHADOW DIAGRAM - 21/6 @ 1200**  
SCALE: 1 : 500



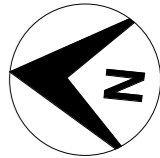
**SHADOW DIAGRAM - 21/6 @ 1300**  
SCALE: 1 : 500



**SHADOW DIAGRAM - 21/6 @ 1400**  
SCALE: 1 : 500



**SHADOW DIAGRAM - 21/6 @ 1500**  
SCALE: 1 : 500



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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA  
Membership Number: 6263-21

**PROPOSED DWELLING**  
10 MARITIMO WAY, OLD BEACH, TAS 7017  
SHADOW DIAGRAMS

CLIENT: SJM PROPERTY DEVELOPMENTS - 346H	REVISION: ISSUED FOR CLIENT REVIEW. 16-12-2021
PROJECT No.: 21057	ISSUED FOR DEVELOPMENT APPLICATION. 22-12-2021
SCALE: 1 : 500	SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022
08	OF 08

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General Manager  
Brighton Council  
1 Tivoli Road, Old Beach 7017

**RE: Application for Planning Permit (DA 2022 / 00025) - Dwelling, 10 Maritimo Way, Old Beach:**

This statement should be read in conjunction with the drawings and documents submitted for 10 Maritimo Way, Old Beach to address the request for additional information for DA 2022 / 00025, Clause 8.4.2 (P3) as below.

**8.4.2 Setbacks and building envelope for all dwellings:**

P3: The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  - (ii) overshadowing the private open space of a dwelling on an adjoining property;
  - (iii) overshadowing of an adjoining vacant property; or
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - (i) an adjoining property; or
  - (ii) another dwelling on the same site.

**Statement:**

The proposed dwelling's siting has taken into consideration neighbouring dwellings, solar access into habitable spaces internally and externally, setbacks from the side, front and rear boundaries, and parking and access to achieve a happy medium that doesn't affect the neighbouring dwellings greatly. As visible on the drawings submitted, the shadows cast by the proposed dwelling have limited impact on the neighbouring dwellings. Shadows will be cast on Lot 483 Maritimo Way to the west until approximately 12:00pm on June solstice where the altitude of the sun is lowest. The shadow then casts on the subject lot until it impacts the neighbouring Lot 192 at approximately 2:30pm. This allowance of sunlight into the subject and neighbouring properties is an acceptable solution as per Clause 8.4.4 of the Tasmanian Planning Scheme.

The proposed dwelling's scale and bulk is largest on the north-western corner of the dwelling. This is due to the slope of the site, but has been minimised due to differing cladding options, using lighter colours to not stand out,

and differing roof lines and setbacks to break up the bulk. As visible on the Proposed North Elevation, the dwelling's habitable areas on the upper floor are approximately 1200mm outside of the Tasmanian Planning Scheme's building envelope at the north-western corner. This measurement reduces reasonably significantly as the site slopes up back towards the street and is within the building envelope quickly upslope.

In regard to the setbacks from the proposed dwelling to the boundaries, the setbacks provided are very much in line with the acceptable solutions as per Clause 8.4.2 of the Tasmanian Planning Scheme, with the closest setback being the side setback of 1500mm, which is for 6480mm along the external side of the garage and 1690mm for the laundry landing. Due to the proximity of this landing to the side setback and height above natural ground level, an 1800mm high screen along the boundary facing side has been proposed for privacy for the subject dwelling and neighbouring Lot 483.

## **Conclusion:**

Whilst relying on the Performance Criteria of the clause above, the development complies with Tasmanian Planning Scheme.

Kind regards,

Ash Woehler



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# PROPOSED DWELLING

10 MARITIMO WAY, OLD BEACH, TAS 7017

SJM

PROPERTY DEVELOPMENTS

Construction that inspires

SHEET LIST

SHEET NUMBER	SHEET NAME
01	COVER SHEET
02	SITE PLAN
03	SOIL & WASTEWATER MANAGEMENT PLAN
04	LOWER FLOOR PLAN
05	UPPER FLOOR PLAN
06	ELEVATIONS 1 OF 2
07	ELEVATIONS 2 OF 2
08	SHADOW DIAGRAMS



GENERAL NOTES

- 1
- DRAWINGS TO NOT BE SCALED, USE DIMENSIONS PROVIDED.
- 2
- THE BUILDER / SUB CONTRACTOR IS TO VERIFY ALL ON SITE DIMENSIONS, LEVELS AND SPECIFICATIONS PRIOR TO STARTING ANY WORKS.
- 3
- ALL WORKS TO COMPLY WITH BUT NOT LIMITED TO:
  - THE BUILDING CODE OF AUSTRALIA
  - THE PLUMBING CODE OF AUSTRALIA
  - AS1288 - GLASS IN BUILDINGS: SELECTION AND INSTALLATION
  - AS1428 - DESIGN FOR ACCESS AND MOBILITY
  - AS1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
  - AS1668 - THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS
  - AS1684 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
  - AS1860 - PARTICLEBOARD FLOORING INSTALLATION
  - AS1926 - SWIMMING POOL SAFETY
  - AS2601 - DEMOLITION OF STRUCTURES
  - AS2870 - RESIDENTIAL SLABS AND FOOTINGS
  - AS2890 - PARKING FACILITIES
  - AS2904 - DAMP-PROOF COURSES AND FLASHINGS
  - AS3000 - WIRING RULES
  - AS3500 - PLUMBING AND DRAINAGE
  - AS3600 - CONCRETE STRUCTURES
  - AS3660 - TERMITE MANAGEMENT
  - AS/NZS3666 - AIR-HANDLING AND WATER SYSTEMS OF BUILDINGS
  - AS3700 - MASONRY STRUCTURES
  - AS3740 - WATERPROOFING OF DOMESTIC WET AREAS
  - AS3786 - SMOKE ALARMS
  - AS4100 - STEEL STRUCTURES
- 4
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING DOCUMENTATION, RELEVANT PERMITS, AND REFERENCED DOCUMENTATION WITHIN THE PERMITS.
- 5
- FINISHED GROUND LEVEL TO SLOPE AWAY FROM THE BUILDING MIN. 50mm IN THE FIRST 1000mm.
- 6
- SMOKE ALARMS TO BE IN ACCORDANCE WITH BCA PART 3.7.5.
- 7
- FIREPLACES TO BE IN ACCORDANCE WITH BCA PART 3.10.7.
- 8
- ENERGY EFFICIENCY TO BE IN ACCORDANCE WITH BCA PART 3.12.
- 9
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE RELATED BASIX CERTIFICATE FOR THIS PROJECT (IF REQUIRED).

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ASSOCIATION OF AUSTRALIA

Membership Number: 6263-21

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PROPOSED DWELLING

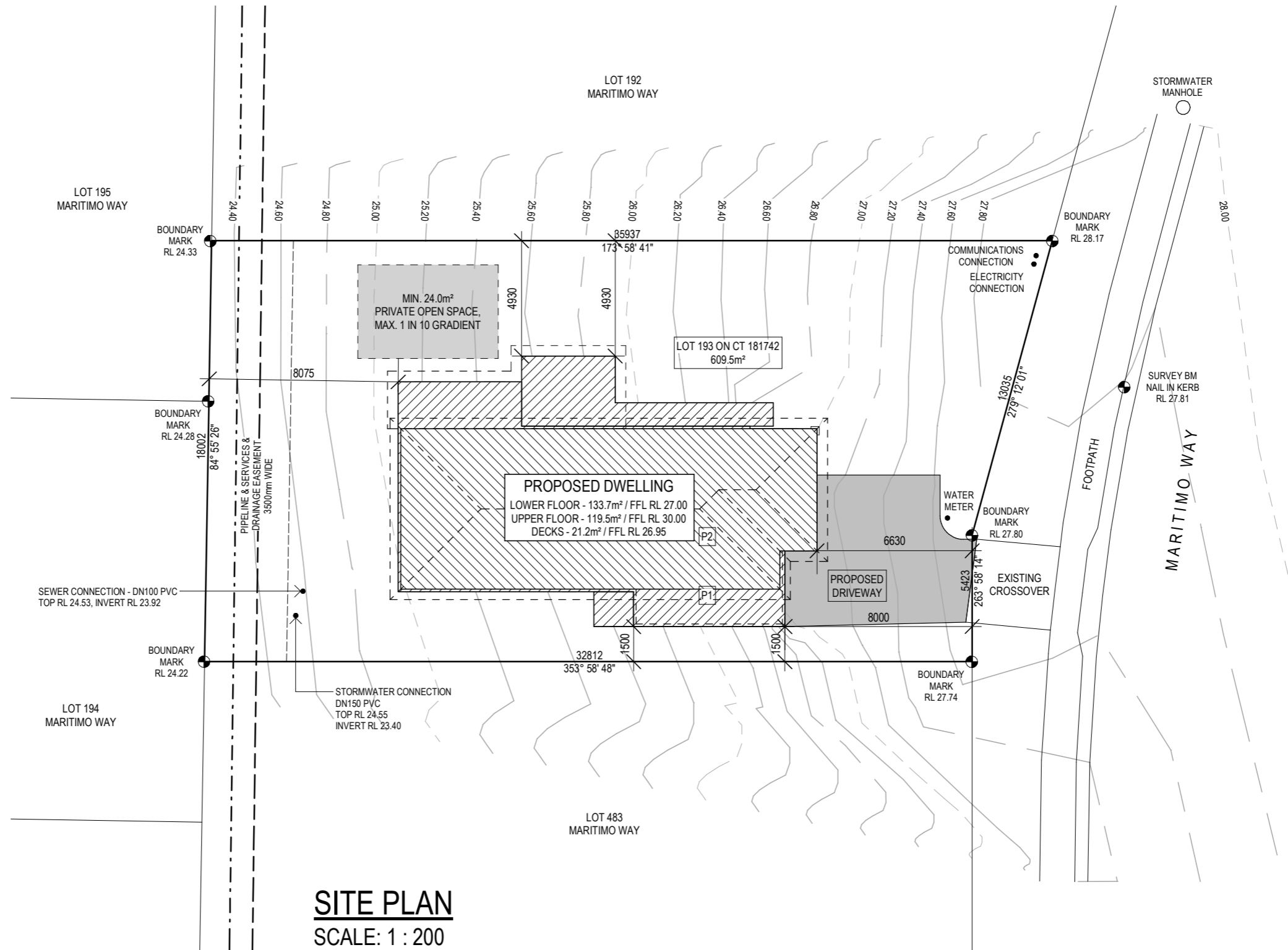
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COVER SHEET

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SCALE:	SHADOW DIAGRAMS ADDED, RE-ISSUED FOR DA. 10-2-2022
01	OF 08
ROOF PITCH REDUCED, RE-ISSUED FOR DA. 7-3-2022	

NOTES:

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES HAVE BEEN COMPILED FROM S.P.181742 AND WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
6. HORIZONTAL DATUM IS PLANE BASED ON MGA'2020.
7. VERTICAL DATUM IS AHD'83.



**SITE PLAN**  
SCALE: 1 : 200

**SITE DATA**

TITLE REFERENCE: LOT 193 ON CT 181742  
SITE CLASSIFICATION: TBA  
BCA CLASSIFICATION: 1a  
BUSHFIRE RATING: BAL-LOW

PROPOSED LOWER FLOOR: 133.7m²  
PROPOSED UPPER FLOOR: 119.5m²  
PROPOSED DECKS: 21.2m²  
TOTAL: 274.4m²

TOTAL FOOTPRINT: 165.1m²  
SITE AREA: 609.5m²  
SITE COVERAGE: 27.1%

**BAL-LOW CONSTRUCTION REQUIREMENTS**

NO SPECIFIC CONSTRUCTION IS REQUIRED FOR BUILDINGS ASSESSED IN BAL-LOW BUSHFIRE PRONE AREAS IN ACCORDANCE WITH AS3959.

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**PROPOSED DWELLING**

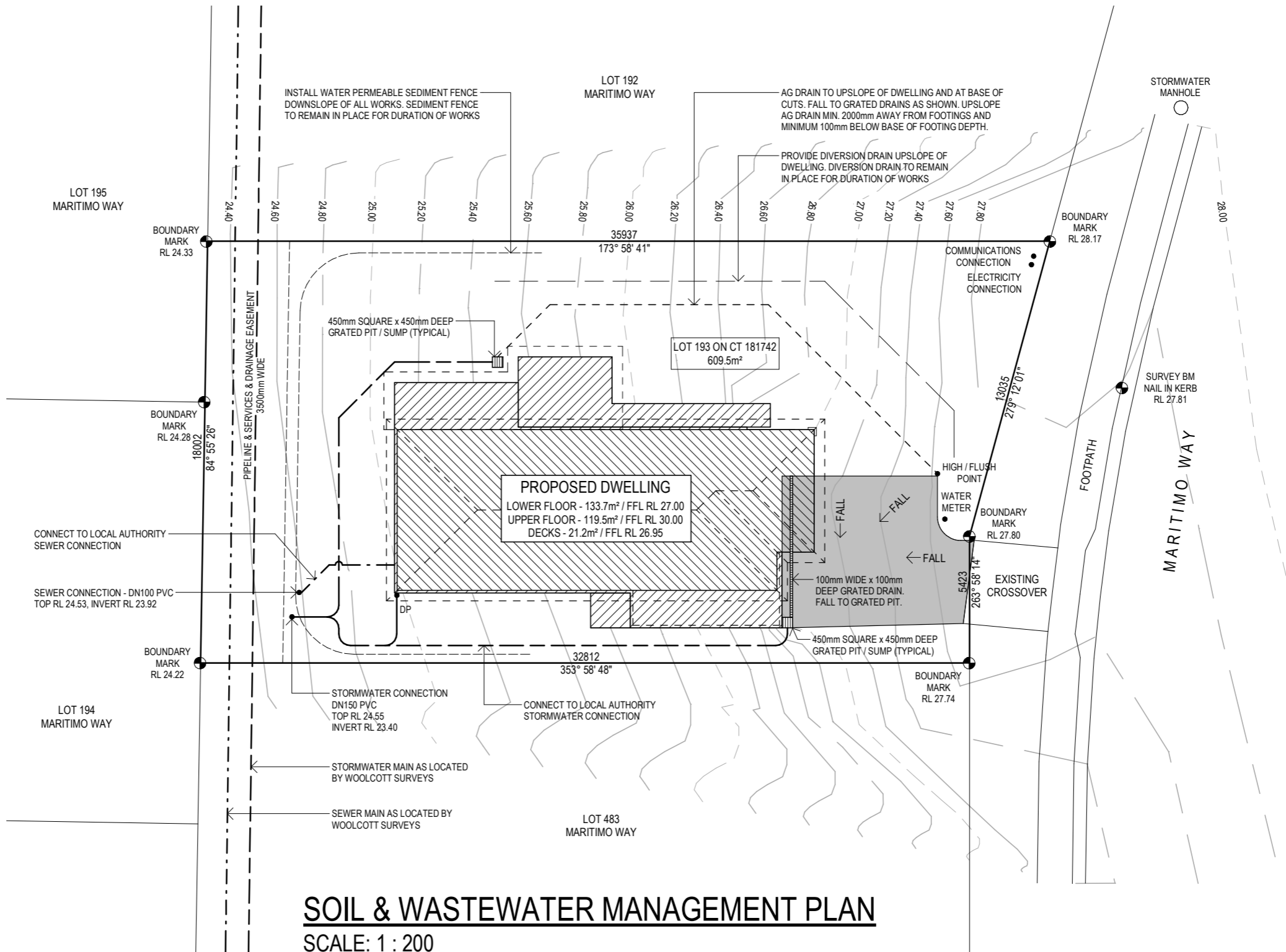
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**SITE PLAN**

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02		08	
OF		08	
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7. VERTICAL DATUM IS AHD'83.



**SOIL & WASTEWATER MANAGEMENT PLAN**  
SCALE: 1 : 200

**PLUMBING LEGEND**

---	Ø100 SEWER PIPE
---	Ø100 STORMWATER PIPE
AG	Ø100 AGRICULTURAL DRAIN
BSN	Ø40 BASIN
BTH	Ø40 BATH
DP	Ø90 DOWNPIPE
FW	Ø90 FLOOR WASTE
ORG	OVERFLOW RELIEF GULLY WITH TAP OVER
S	Ø50 SINK
SHR	Ø50 SHOWER
TR	Ø50 TROUGH
VP	Ø50 VENT PIPE
WC	Ø100 WATER CLOSER

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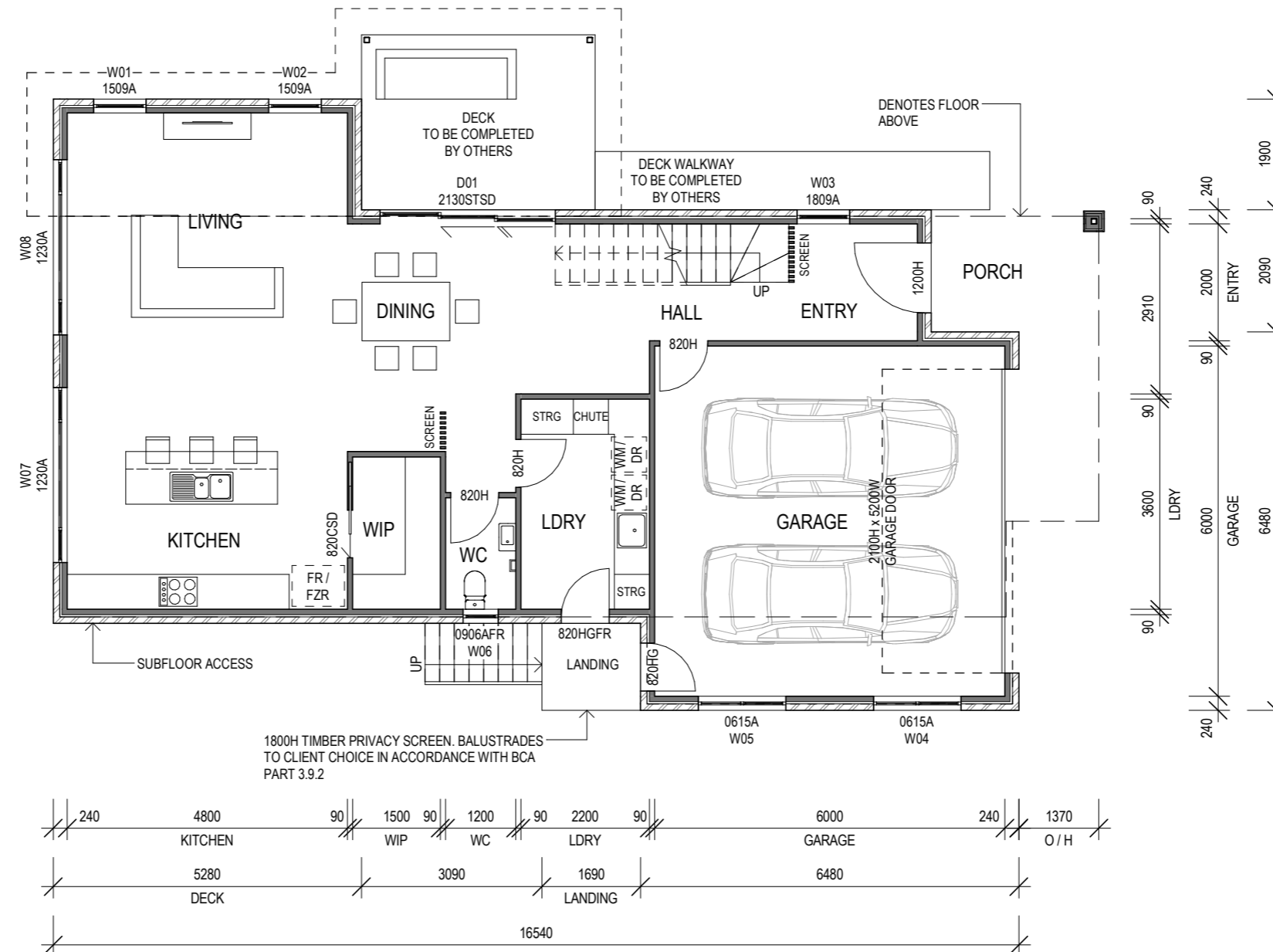
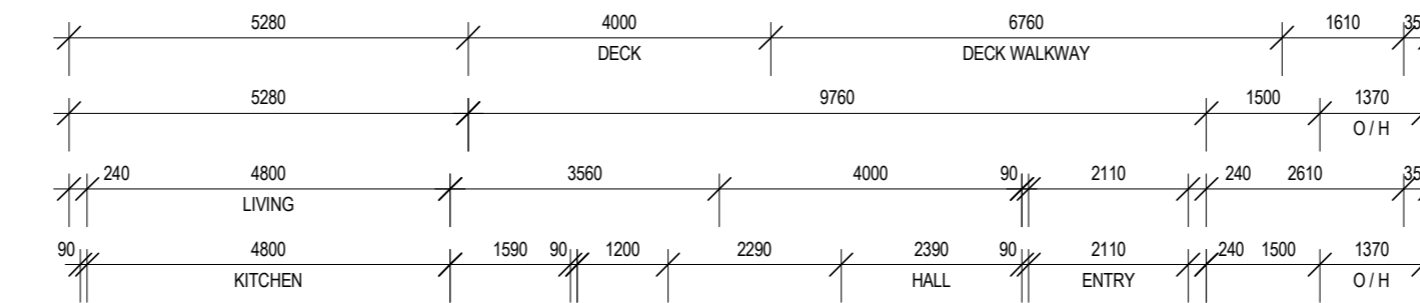
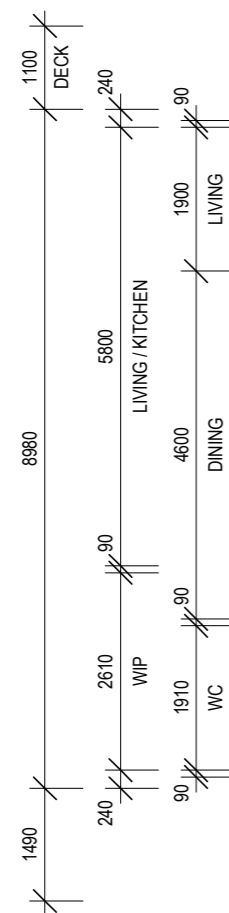
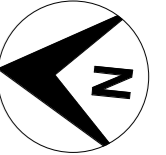
**PROPOSED DWELLING**

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**SOIL & WASTEWATER MANAGEMENT PLAN**

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**LOWER FLOOR PLAN**  
SCALE: 1 : 100

## DOOR LEGEND

BFD	BI-FOLD DOOR
CSD	CAVITY SLIDING DOOR
G	GLAZED DOOR
H	HINGED DOOR
SD	SLIDING DOOR
STSD	STACKING SLIDING DOOR

## WINDOW LEGEND

A	AWNING WINDOW
BF	BI-FOLD WINDOW
C	CASEMENT WINDOW
DH	DOUBLE HUNG WINDOW
F	FIXED WINDOW
FR	FROSTED GLAZING
S	SLIDING WINDOW

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## PROPOSED DWELLING

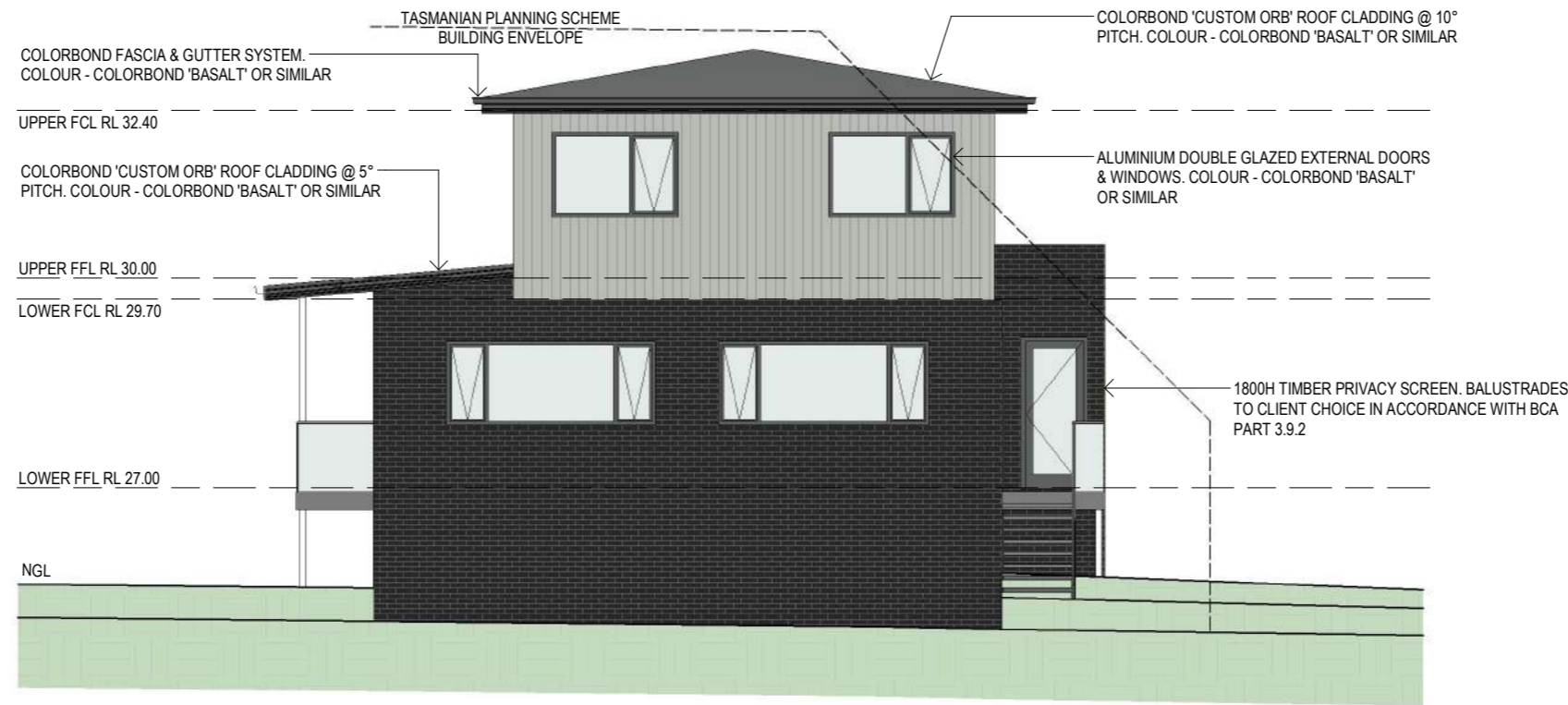
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## LOWER FLOOR PLAN

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	SCALE: 1 : 100		ROOF PITCH REDUCED, RE-ISSUED FOR DA. 7-3-2022	
	05	OF	08	



**NORTH ELEVATION**  
SCALE: 1 : 100



**SOUTH ELEVATION**  
SCALE: 1 : 100

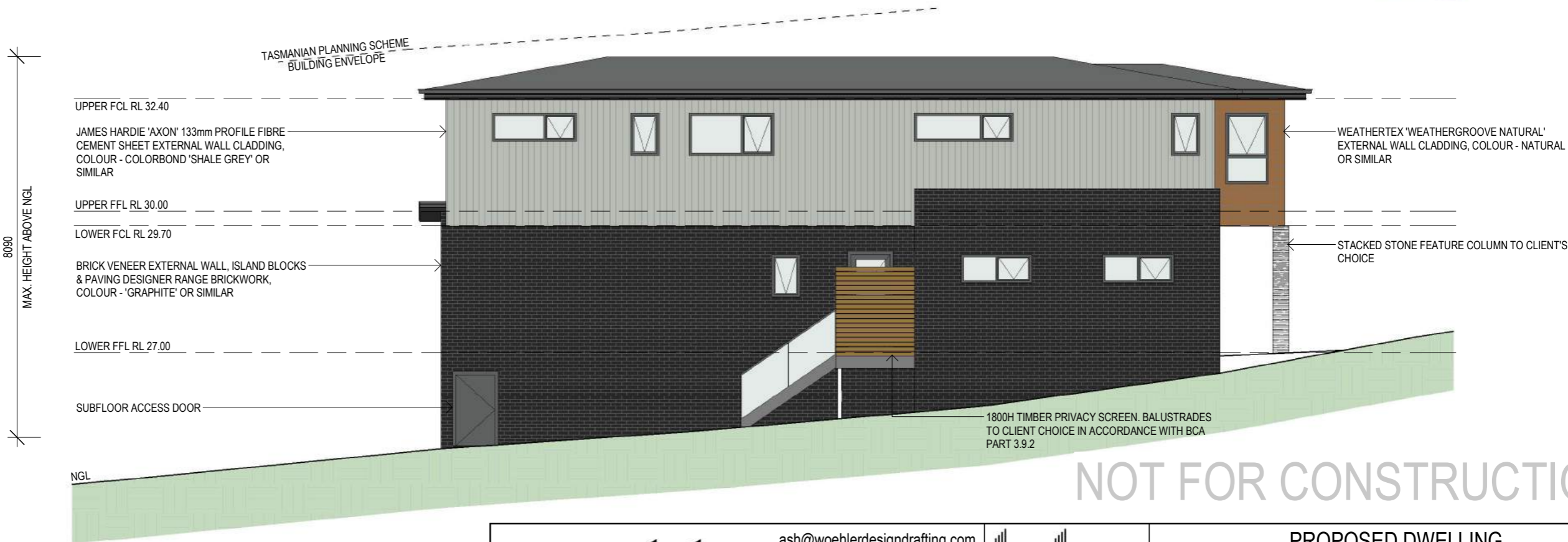
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		ELEVATIONS 1 OF 2	
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**EAST ELEVATION**  
SCALE: 1 : 100



**WEST ELEVATION**  
SCALE: 1 : 100

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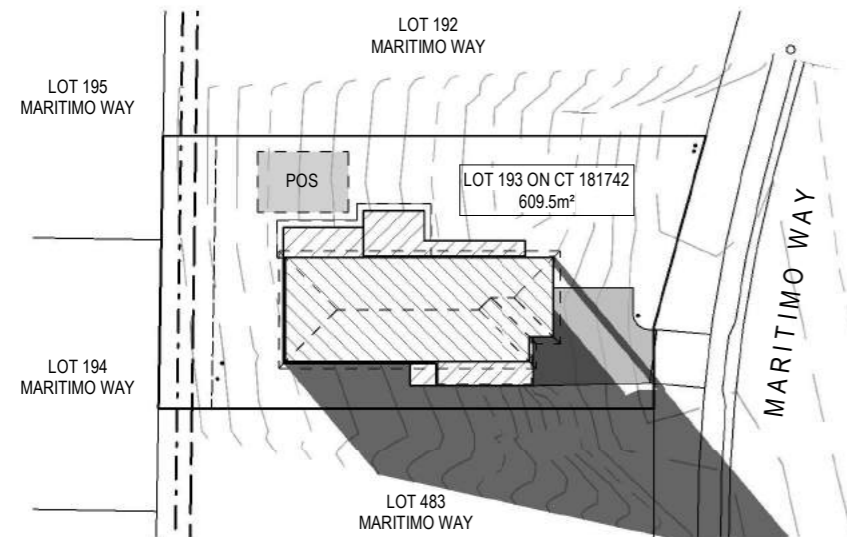
**PROPOSED DWELLING**

10 MARITIMO WAY, OLD BEACH, TAS 7017

ELEVATIONS 2 OF 2

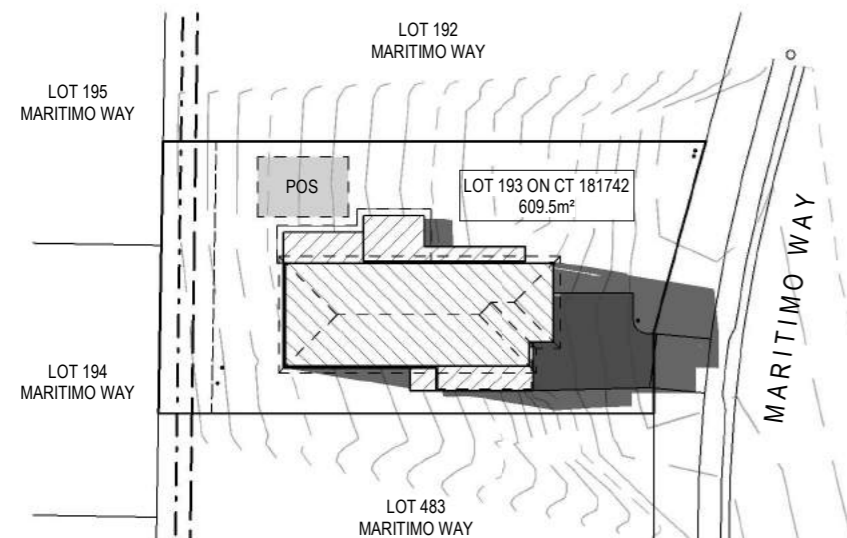
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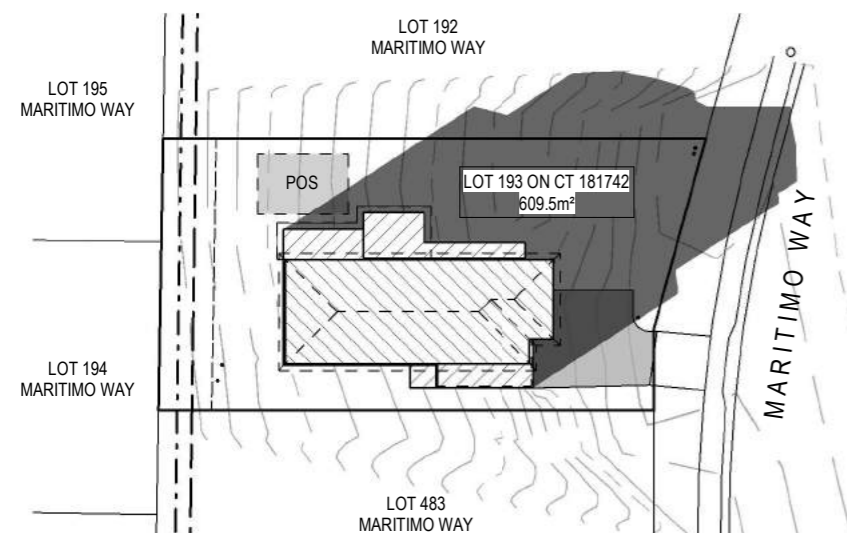
**SHADOW DIAGRAM - 21/6 @ 0900**

SCALE: 1 : 500



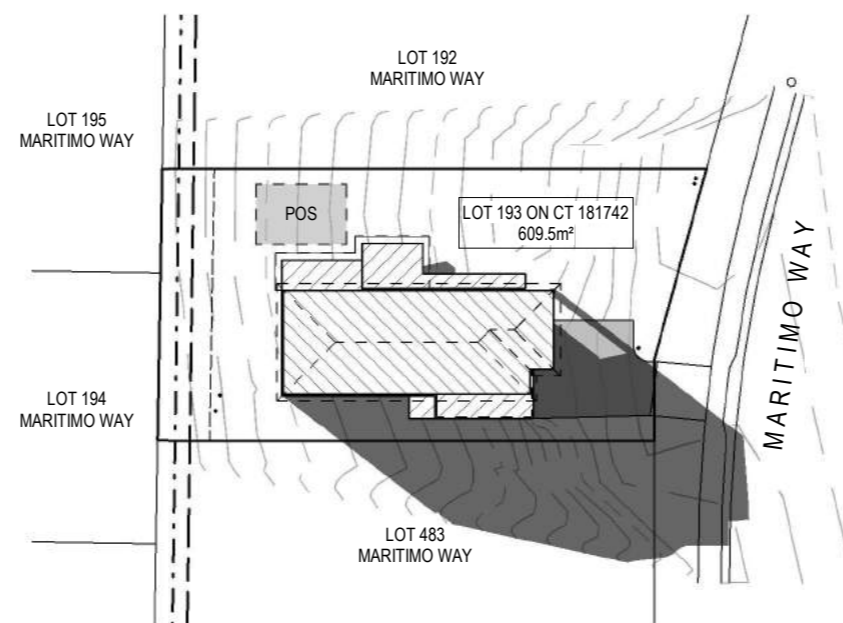
**SHADOW DIAGRAM - 21/6 @ 1200**

SCALE: 1 : 500



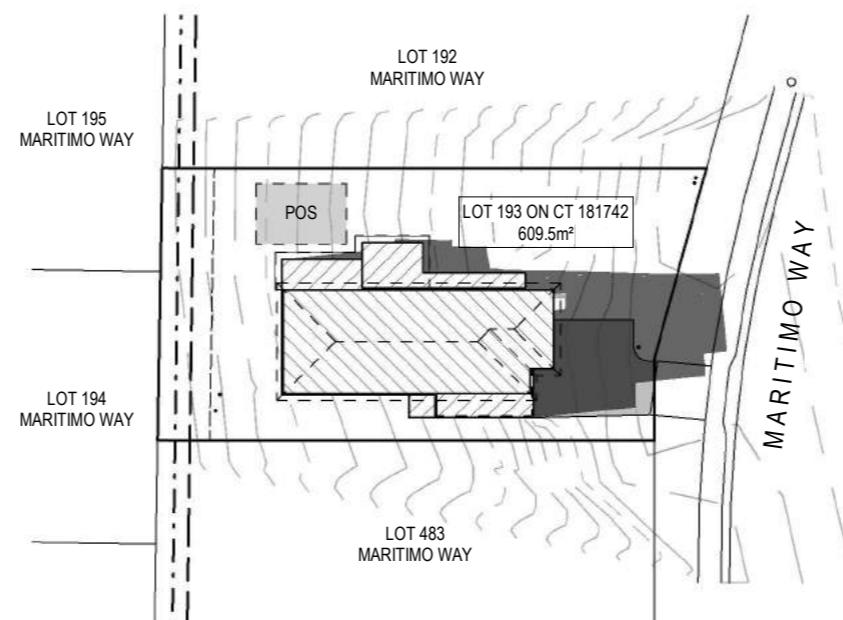
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SCALE: 1 : 500



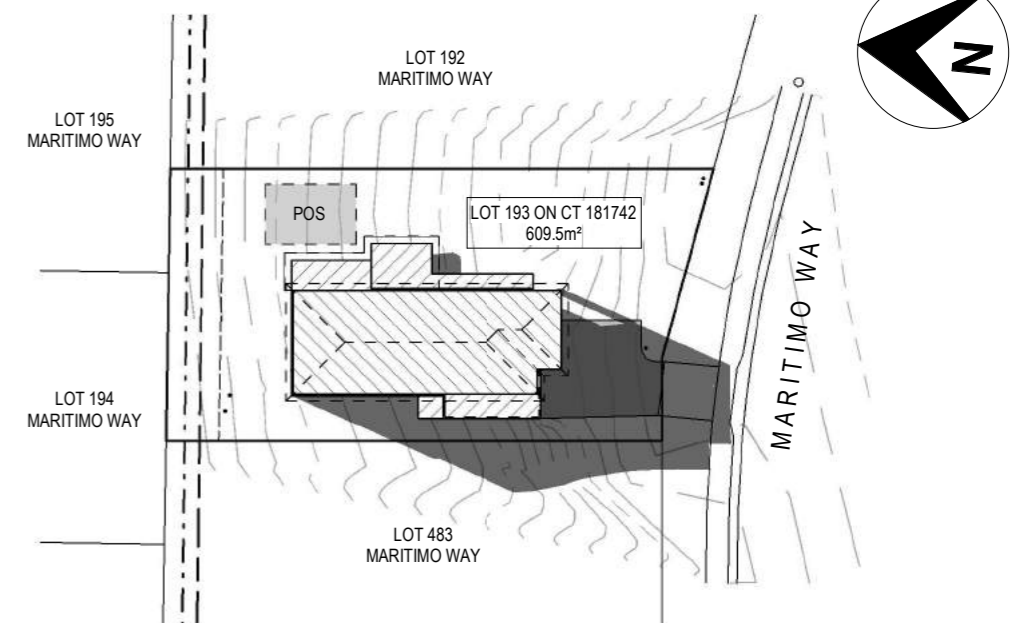
**SHADOW DIAGRAM - 21/6 @ 1000**

SCALE: 1 : 500



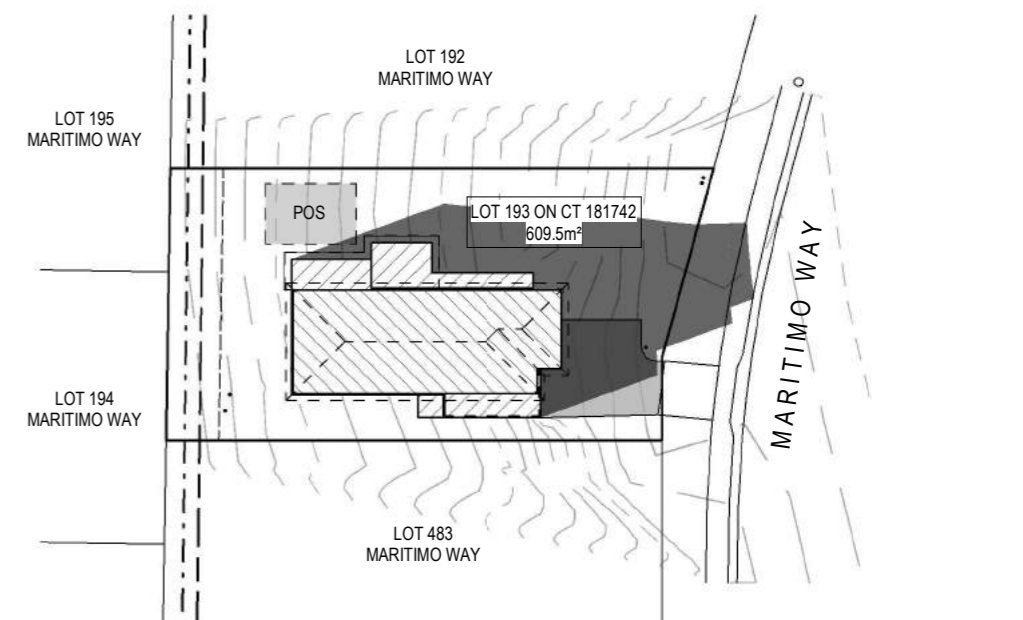
**SHADOW DIAGRAM - 21/6 @ 1300**

SCALE: 1 : 500



**SHADOW DIAGRAM - 21/6 @ 1100**

SCALE: 1 : 500



**SHADOW DIAGRAM - 21/6 @ 1400**

SCALE: 1 : 500

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## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA 2021 / 00149	<b>Council notice date</b>	8/06/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00948-BTN	<b>Date of response</b>	10/06/2021
<b>TasWater Contact</b>	Phil Papps	<b>Phone No.</b>	0474 931 272
<b>Response issued to</b>			
<b>Council name</b>	BRIGHTON COUNCIL		
<b>Contact details</b>	development@brighton.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	LAMPRIILL CIR, HERDSMANS COVE	<b>Property ID (PID)</b>	3046549
<b>Description of development</b>	Multiple dwellings x 40		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Prime Design	Site Plan / PD20174-01	03	21/04/2021
Gandy & Roberts	Sewer & Water Servicing Plan / C020	A	16/04/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>4. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p> <p><b>Service Locations</b></p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure</p>			

and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

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

#### Declaration

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

#### Authorised by



**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

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

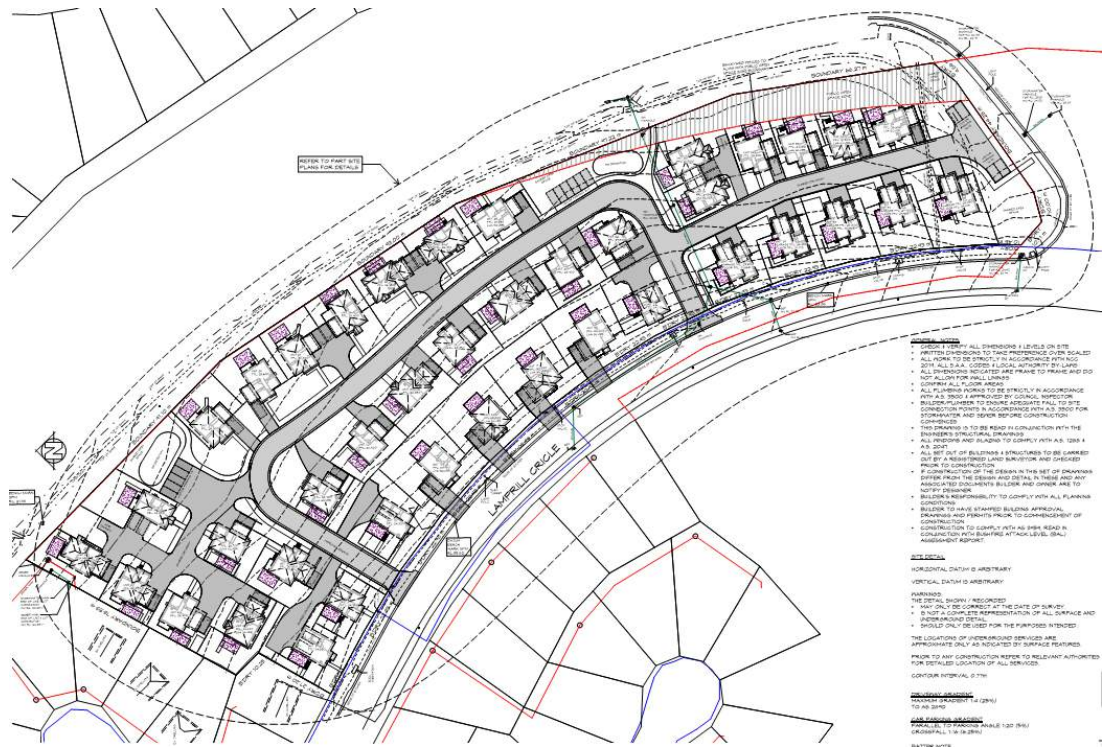
## ENGINEERING REPORT

DA#:	<b>DA2021/00149</b>
Applicant:	<b>Prime Design</b>
Address:	<b>615 Lamprill Circle, Herdsmans Cove</b>
Proposal:	<b>Multiple Dwellings (40)</b>
Planning Scheme:	<b>Tasmanian Planning Scheme - Brighton</b>
Zone:	<b>General Residential Zone</b>
Report completed by (Name & date):	<b>Leigh Wighton 5 April 2022</b>

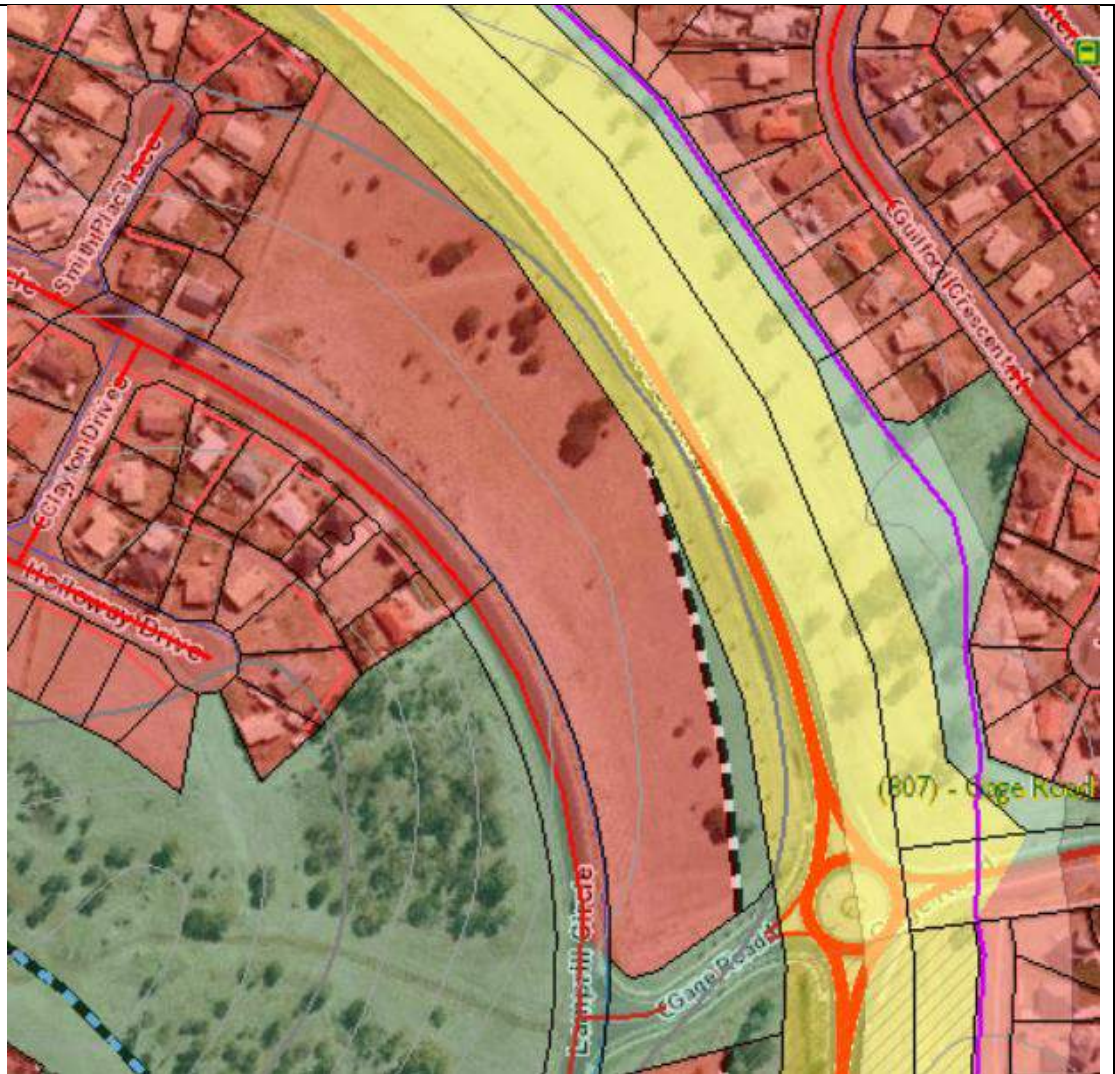
### Brief Description

#### Proposal

The application proposes 40 dwellings on vacant land at 615 Lamprill Circle, Herdsmans Cove.



The land is predominantly zoned General residential with a narrow triangular section in the south eastern corner zoned Open Space.



Crown Land Owner  
Consent

Crown Land Owner Consent (CLOC) was received with the application which included the following:

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

**Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)**

The consent of the Minister under Section 16 of the Roads and Jetties Act 1935 to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).

**Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)**

The consent of the Minister under Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State road reserve.

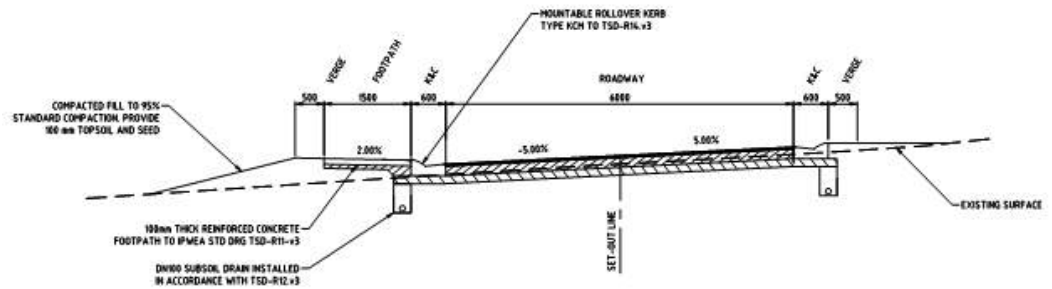
	<p>The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.</p> <p>If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.</p> <p>The proponent is responsible for the ongoing maintenance of their own infrastructure.</p> <p>It is recommended that the proponent initiates early discussions with the Department concerning the overall stormwater design associated with the application to assist in streamlining the consent process.</p> <p>For further information please contact Road Assets at <a href="mailto:roadassets.utilities@stategrowth.tas.gov.au">roadassets.utilities@stategrowth.tas.gov.au</a>.</p> <p>In giving consent to lodge the subject development application, the Department notes the following applicable advice:</p> <p>The noise barrier fence is the responsibility of the adjoining owners for on-going maintenance in perpetuity and enforceable by way of a permit condition for a Part 5 Agreement on title.</p> <p>Conditions and/or advice requiring the above are recommended for inclusion in the permit.</p>
Roadworks, Parking and access (existing and proposed)	<p>The subject land has frontage to the East Derwent Highway, Lamprill Circle and a short section of Gage Road which links Lamprill Circle to the roundabout on the East Derwent Highway.</p> <p>4 dwellings will have individual driveways directly onto Lamprill Circle. The remainder are accessed via a shared access which loops onto Lamprill Circle. There is no vehicular access to the East Derwent Highway or Gage Road.</p> <p>Whilst kerb and channel across the frontages of the subdivision is generally in reasonable condition the footpath is in a poor condition. The need for 6 new crossovers results in portions of the existing kerb and channel and footpath needing to be replaced. To maintain continuity and ensure new footpath isn't placed against old kerb the entire section of footpath and kerb and channel across Lamprill Circle between, and including the 2 main entrances, should be replaced.</p> <p>Ideally the remainder of the footpath and kerb and channel and across the balance of the Lamprill Circle frontage would be replaced to maintain a consistent standard. However given the kerb is in reasonable condition and no driveways are being cut into the kerb in these sections only footpath will need to be replaced unless damage occurs to the kerb during construction.</p> <p>Conditions requiring the developer to:</p> <ol style="list-style-type: none"> <li>1. replace footpath across the full Lamprill Circle frontage; and</li> <li>2. kerb and channel across the Lamprill Circle frontage between, and including, the 2 main entrances</li> </ol> <p>are recommended.</p>

This will also entail replacing existing side entry pit lids and surrounds where within the new footpath.

### Parking and access

The application proposes a total of 95 car parking spaces which exceeds the requirements of the scheme.

The proposed main internal access is 6m asphalt seal width with concrete kerb/kerb and channel both sides.

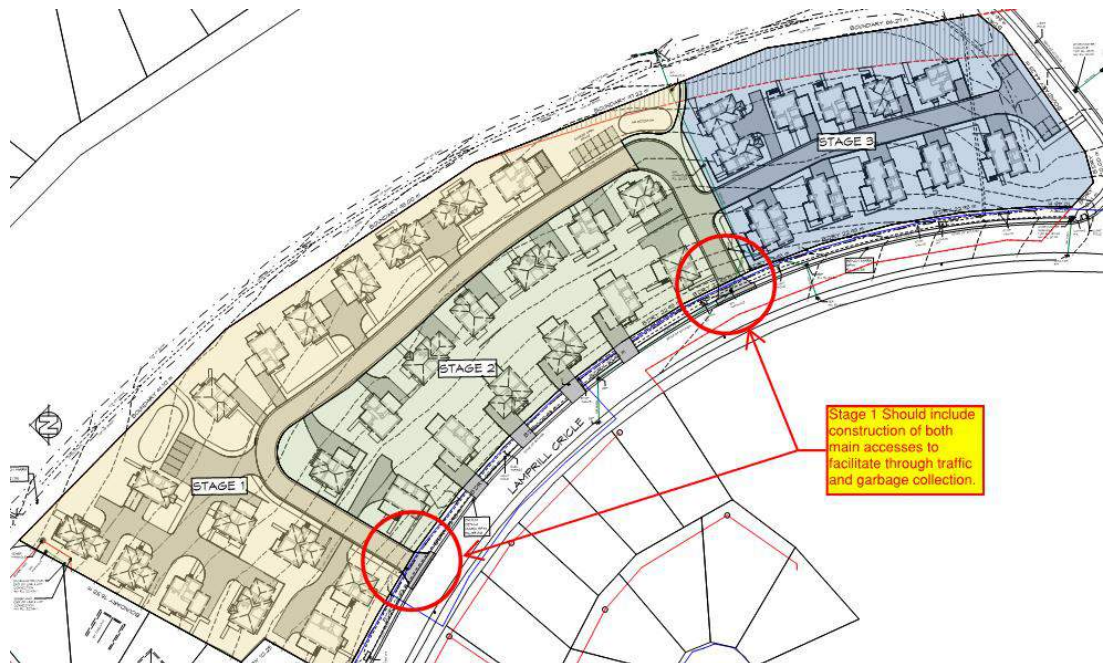


TYPICAL CROSS SECTION - DRIVEWAY 1

Minor driveways and parking areas are proposed to be reinforced concrete.

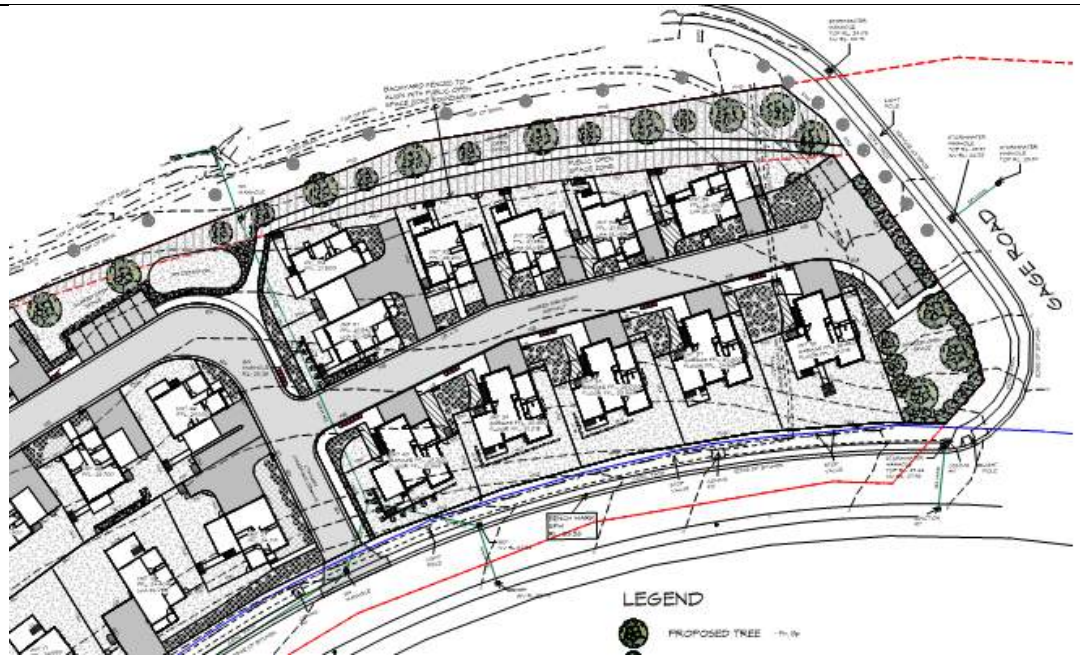
### Staging

The development is proposed to be undertaken in 3 stages. The staging will need to be amended to include the main internal access connecting to Lamprill Circle at both ends to enable through traffic, in particular garbage collection. Alternatively a temporary turning facility, suitable for garbage trucks, will need to be provided at the end of Stage 1.



### Pedestrian Access

A footpath is generally provided on one side of the internal access/driveway throughout the development. There is an additional walkway proposed in the Public Open Space zoned land to the south east providing connectivity to Gage Road as shown on the landscaping plan (below).



### **Traffic Impact Assessment**

A Traffic Impact Assessment prepared by Midson Traffic was submitted with the application. The TIA concluded:

The key findings of the TIA are summarised as follows:

- The traffic generation of the development is likely to be 200 vehicles per day with a peak generation of 20 vehicles per hour.
- Traffic generation is split between 2 main accesses and 4 driveways that service individual units. The traffic generation at the accesses will not have any significant adverse impacts on traffic efficiency or road safety. The development meets the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
- The car parking provision of 95 on-site parking spaces meets the requirements of Performance Criteria P1.1 and P1.2 of Clause C2.5.1 of the Planning Scheme. The parking demands of the development will be lower than the Acceptable Solution parking requirements, and there is a large pool of on-street car parking available immediately adjacent to the site.
- The car parking layout of the development meets the requirements of Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme.

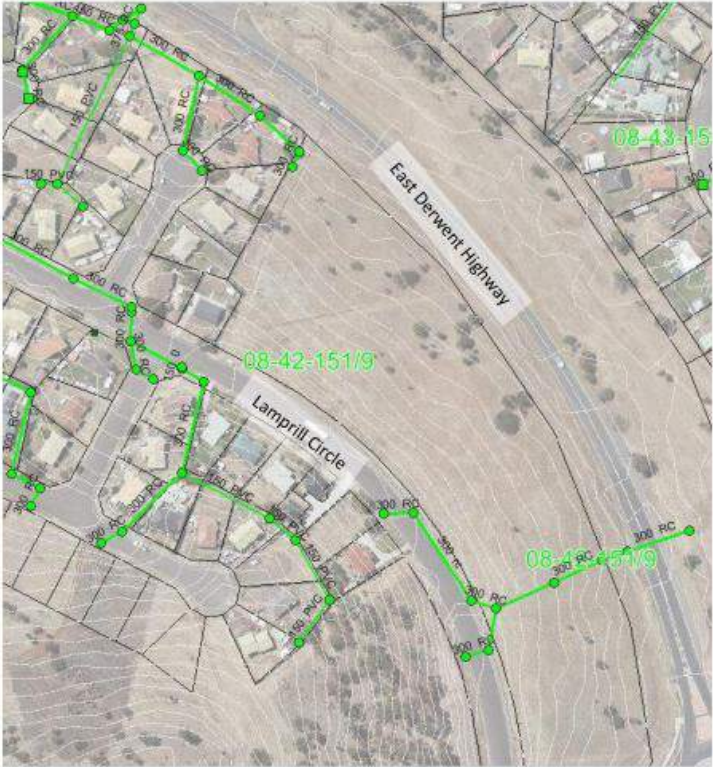
Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.

The development does not meet C2.5.3 A1 for Motorcycle Parking. The development requires 4 motorcycle spaces but none are provided. There is however an excess of car parking spaces available within the site which can be used for motorcycles.

Transport Code and C3.0 Road and Railway Assets Code of the Scheme.

### **Noise Assessment**

A Noise Assessment was submitted with the application.

	<p>The assessment concludes: “... that provided a noise barrier with minimum height 1.8m and minimum surface mass of 15 kg/m<sup>2</sup> is constructed on the boundary with the East Derwent Highway (with extents as shown in Figure 3), then traffic noise levels will be below the Acceptable Solutions criterion under the Scheme.</p> <p><i>The proposal thus satisfies clause C3.6.1-A1(c) of the Planning Scheme.</i>”</p>
Stormwater (existing and proposed)	<p>Stormwater Management and Concept Services Report was submitted with the application. The report addresses both stormwater quantity and treatment. The report was prepared assuming compliance with the requirements of the Brighton Interim Planning Scheme 2015. This considers a minor drainage network catering for a 5% AEP however the affected section of the East Derwent Highway is a Category 3 road, with flood protection design criteria relating to a 2% AEP event. The State highway drainage system has been assessed for the 2% AEP event.</p>  <p><b>Figure 10:</b> Existing Council stormwater network</p> <p><b>Capacity</b></p> <p>Stormwater from the site is proposed to discharge to 3 locations.</p> <p>The northern portion of the site will discharge to Councils existing piped network in Smith Place. This system has limited available spare capacity and it is proposed to limit design flows to available capacity.</p> <p>The mid section of the development discharges to the east and will be connected directly to Councils existing piped network. This network has capacity issues downstream and it is proposed to limit discharge to pre development levels.</p> <p>The lower section of the site is drained to existing piped system in Gage Road, utilising an underground detention system to limit flows to pre development.</p> <p><b>Treatment</b></p>

	<p>The proposed stormwater management system for the development incorporates water sensitive urban design principles, including above ground detention basins, as well as proprietary treatment systems. The following design elements are proposed for the development:</p> <ul style="list-style-type: none"> <li>• Three Enviro Australis GV30 in-line stormwater quality improvement devices each treating approximately one-third of the total hardstand runoff for the site.</li> <li>• Above ground detention basins and one below ground detention tank providing stormwater flow attenuation and some minor treatment.</li> </ul>
Sewer and Water	Sewer and Water reticulation is available to the site. The application was referred to TasWater who provided a SPAN.
Additional Comments	

Representor comments (summarised)	Engineering response
<b>Representation 1</b>	
Relating to loss of views.	Not engineering related

Parking & Sustainable Transport Code	Clause:	Proposed	Complies			PC Assessment/Comments
USE STANDARDS						
Number of Spaces	C2.5.1 A1	80 resident spaces (2 per dwelling) + 15 visitor spaces = 95 total	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Req 2 per dwelling + 1 visitor per 4 dwellings = 80 + 10 =90 min required
Bicycle parking	C2.5.2 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	No requirement
Motorcycle parking	C2.5.3 A1	4 motorcycle parking space required.  None proposed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	<i>P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</i>  <i>(a) the nature of the proposed use and development;</i>  <i>(b) the topography of the site;</i>  <i>(c) the location of existing buildings on the site;</i>

						<p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p> <p>The development complies with the number of resident car parking spaces and has 5 more visitor spaces than required. Motorcycles can use car parking spaces when required. The proposal is considered to have satisfied the performance criteria.</p>
Loading bays	C2.5.4 A1		<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
Parking spaces in GRZ & IRZ	C2.5.5 A1		<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
<b>DEVELOPMENT STANDARDS</b>						
Construction of parking areas	C2.6.1 A1	Proposed driveway and parking areas are concrete or pavers (spray seal for temporary access turning stage 1)	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	Standard conditions
Design & Layout (manoeuvring, etc.)	C2.6.2 A1.1	<p>All proposed parking, access ways, manoeuvring and circulation spaces do not strictly comply with</p> <p>A1.1 (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	<p>The aisle widths in some instances are slightly less than required in AS2890.1. However turning paths have been provided to demonstrate the parking spaces are accessible. The TIA included the following statement.</p> <p><i>Provisions of AS2890.1. The car parking layout generally complies with the requirements of AS2890.1. Whilst the aisle width is deficient in some areas (minimum 5.6m), there is sufficient manoeuvring area to facilitate a B85 vehicle into and out of the spaces. This is due to the</i></p>

						<p>additional space width and the low speed operating environment. Engineering plans demonstrate the accessibility of all parking spaces by a B85 vehicle, as shown in Appendix A.</p> <p>Include standard conditions for car parking and associated access to be in accordance with AS2890.1 except where lesser aisle widths have been assessed using turning paths.</p>
Design & Layout (Disabled)	C2.6.2 A1.2	No accessible parking spaces are proposed.	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
Number of accesses	C2.6.3 A1	6 new accesses proposed.  1 existing access to be removed.	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	<p>Given the length of the frontage the number of accesses proposed is acceptable.</p> <p>The existing redundant access to the north west is to be removed and nature strips reinstated.</p>
Lighting in GBZ	C2.6.4 A1		<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b>N/A</b> <input checked="" type="checkbox"/>	
Pedestrian access (10 or more spaces)	C2.6.5 A1.1	The proposal does not provide a pedestrian path separated from the driveway or protected by bollards.	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	<b>N/A</b> <input type="checkbox"/>	<p>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the number of parking spaces;</li> <li>(d) the frequency of vehicle movements;</li> <li>(e) the needs of persons with a disability;</li> <li>(f) the location and number of footpath crossings;</li> <li>(g) vehicle and pedestrian traffic safety;</li> <li>(h) the location of any access ways or parking aisles; and</li> <li>(i) any protective devices proposed for pedestrian safety.</li> </ul>

						Footpaths are provided throughout the development and
Pedestrian (disability)	C2.6.5 A1.2		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Residential use
Loading bays (dimensions)	C2.6.6 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Residential use
Loading bays (entry & exit)	C2.6.6 A2		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Bike parking in GBZ (>5 bike spaces)	C2.6.7 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Bike parking in GBZ (dimensions)	C2.6.7 A2		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Siting of parking	C2.6.8 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Precinct Parking plan	C2.7.1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Road and Railway Assets	Clause:	Proposed	Complies			PC Assessment/Comments
USE STANDARDS						
Traffic generation	C3.5.1 A1.1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
	C3.5.1 A1.2	6 new accesses are proposed onto Lamprill Circle. No written consent was provided by Council for the accesses.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	The proposed accesses are supported by Council’s Asset Services Department. The TIA submitted with the application concluded the performance criteria were met.
	C3.5.1 A1.3		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
	C3.5.1 A1.4		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
	C3.5.1 A1.5		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Lamprill Circle is not a Major Road, however on site turning is provided

						for all units apart from the 4 individual unit accesses.
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## **Recommended General Conditions**

### ***General***

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

### ***Staged development***

2. Prior to the application for building or plumbing approvals the developer must submit an amended staging plan including both main vehicular accesses as part of Stage 1 or incorporate a temporary on site turning area at the end of Stage 1. Once approved by Council's Manager Development Services the amended staging plan will form part of the endorsed documents.

### ***Agreements***

3. An agreement pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must be entered into prior to the use commencing to the effect that:
  - (a) The noise barrier fence is the responsibility of the land owners for on-going maintenance, repair and replacement in perpetuity.
4. Agreement(s) made pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must bind the current owner and his/her successors in title and must be prepared on a blank instrument form and registered with the Recorder of Titles in accordance with Section 78 of the Land Use Planning and Approvals Act 1993 by the applicant at no cost to Council.

### ***Landscaping***

5. Refer to planning.

### ***Services***

6. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision or development. Any work required is to be specified or undertaken by the authority concerned.
7. Services located under the proposed driveways are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's Municipal Engineer.

### ***Noise Attenuation***

8. The developer must provide a noise barrier with minimum height 1.8m and minimum surface mass of 15 kg/m<sup>2</sup> on the boundary with the East Derwent Highway in accordance with the recommendations of LOT 615 LAMPRILL CIRCLE — NOISE ASSESSMENT, prepared by Noise Vibration Consulting, dated 31 August 2021.

### ***Roadworks***

9. Unless approved otherwise by Council's Municipal Engineer the developer must upgrade the road frontage across Lamprill Circle to include:
  - (a) new kerb and channel between, and including, the 2 main vehicular accesses

- (b) new 1.5m minimum width concrete footpath across the entire Lamprill Circle frontage
- (c) new stormwater side entry pit lids and surrounds

### **Parking and Access**

10. Any existing vehicular accesses along the frontage not utilised by the development must be removed and the kerb and channel, footpath and nature strip reinstated.  
*Advice: There is an existing vehicle crossover at the north western end of the Lamprill Circle frontage that will be redundant.*
11. Unless approved otherwise by Council's Municipal Engineer all vehicular accesses within the road reservation must be constructed in reinforced concrete.
12. At least ninety five (95) car parking spaces must be provided on the land at all times for the use of the development, including at least two (2) car parking spaces per dwelling and at least fifteen (15) designated for visitor parking.
13. All parking, access ways, manoeuvring and circulation spaces must be provided in accordance the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following;
  - (a) be constructed with a durable all weather pavement;
  - (b) be drained to the public stormwater system; and
  - (c) be surfaced by asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
  - (d) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
  - (e) Other than units 13, 14, 17 and 18, provide for vehicles to enter and exit the site in a forward direction;
  - (f) have an internal access width not less than 3m, with adequate manoeuvring areas to accommodate turning paths of vehicles entering and exiting parking spaces (including 0.3m clearance to any fixed object greater than 150mm in height including fences and walls);
  - (g) the main internal loop access and access to units 35 and 36 have width not less than 6m with provision for two way traffic;
  - (h) have a vertical clearance of not less than 2.1m above the parking surface level;
14. The developer must provide a pedestrian path on at least one side of the main vehicular access through the site.
15. A minimum 1.5m wide reinforced concrete pedestrian path must be provided through the Public Open Space zoned land connecting to Gage Road.
16. Prior to the development commencing, or application for building or plumbing permits, the developer must submit to Council a parking plan including:
  - (a) pavement details,
  - (b) design surface levels and gradients,

- (c) drainage,
- (d) turning and travel paths (where required to demonstrate compliance with AS 2890.1),
- (e) dimensions (including clearances),
- (f) line marking,
- (g) lighting,
- (h) pedestrian paths

The parking plan is to be certified by an engineer and shall form part of the permit once accepted.

17. The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
18. All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

#### **Access to Public Road**

**Advice:** No works on or affecting any Council road reservation is to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council's Asset Services Department prior to the proposed date of commencement of any works.

#### **Access to State Road**

19. Prior to undertaking any works within the State road reservation the developer must obtain the consent of the Minister under Section 16 of the Roads and Jetties Act 1935

**Advice:** For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au)

#### **Stormwater**

20. The stormwater system for the development must, unless required otherwise by this permit, be substantially in accordance with:
  - (a) *Lot 1 Lamprill Circle, Stormwater Management and Concept Services Report, Lamprill Circle, Herdsmans Cove for Catholic Care Tasmania (Revision B)* prepared by Gandy and Roberts Consulting Engineers, dated 15 November 2021.
21. Stormwater from the proposed development must drain to the piped public stormwater system to the satisfaction of Council's Municipal Engineer and in accordance with the *Building Act 2016*.
22. The developer must provide on-site detention to offset the increase in stormwater runoff caused by the development to Council's piped system for a 5% AEP event to the satisfaction of Council's Municipal Engineer.
23. The development must incorporate an overland flow path to accommodate a storm with a 1% AEP.

24. Unless required otherwise by the Department of State Growth stormwater flows from the site discharging to the State Road drainage network must be limited to a rate that can be accommodated in the piped network for a 2% AEP event.
25. Stormwater from the proposed development must be treated prior to entering the public stormwater system to achieve that the quality targets in accordance with the State Stormwater Strategy 2010. Water Sensitive Urban Design Principles will be in accordance with the *Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania, Council Policy 6.1 Stormwater Quality Control Contributions* and to the satisfaction of the Council's Municipal Engineer.
26. The stormwater system within the development must continue to be maintained to ensure the quality targets, in accordance with the State Stormwater Strategy 2010, and flow rates discharging to the public stormwater system are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent properties.
27. The driveways must be drained to minimise surface runoff over adjoining land in accordance with the requirements of the Municipal Engineer and in accordance with the Building Act 2016.

**Advice:** General Manager's consent is required for connection to the public stormwater system in accordance with the Urban Drainage Act. Providing the planning permit conditions are met General Managers Consent will be granted.

#### ***Discharge of Stormwater or drainage into the State road drainage system***

28. Prior to commencement of works or application for building or plumbing permits the developer must obtain the consent of the Minister under Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State road reserve.

**Advice:** The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.  
This section of the East Derwent Highway is a Category 3 road, with flood protection design criteria relating to a 2% AEP event.  
If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.  
The proponent is responsible for the ongoing maintenance of their own infrastructure.  
It is recommended that the proponent initiates early discussions with the Department concerning the overall stormwater design associated with the application to assist in streamlining the consent process.  
For further information please contact Road Assets at [roadassets.utilities@stategrowth.tas.gov.au](mailto:roadassets.utilities@stategrowth.tas.gov.au).

#### ***Tas Water***

29. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 2021/00948-BTN, dated 10/06/2021.

#### ***Soil and Water Management***

30. A soil and water management plan (here referred to as a '**SWMP**') prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
31. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.

### **Construction amenity**

32. The road frontage of the development site including road, kerb and channel, footpath and nature strip, must be:
  - (a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
  - (b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.

In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion will be deemed a result of construction activity requiring replacement prior to approval.

33. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - Monday to Friday 7:00 am to 6:00 pm
  - Saturday 8:00 am to 6:00 pm
  - Sunday and State-wide public holidays 10:00 am to 6:00 pm
34. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
  - (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - (b) The transportation of materials, goods and commodities to and from the land.
  - (c) Obstruction of any public footway or highway.
  - (d) Appearance of any building, works or materials.
35. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Strategic Planning.
36. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
37. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

### **Engineering**

38. Public works must be carried out and constructed in accordance with the:
  - a. *Tasmanian Subdivision Guidelines*

*b. Tasmanian Municipal Standard – Specifications*

*c. Tasmanian Municipal Standard – Drawings*

as published by the Local Government Association of Tasmania and to the satisfaction of Council's Municipal Engineer.

39. Engineering design drawings for all public works must be submitted to and approved by Council's Municipal Engineer before any works associated with development of the land commence.

***Advice: Public works include all works within the road reservation including, but not limited to, kerb and channel, footpath, stormwater mains, sewer mains. The engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.***

40. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –
- a) all existing and proposed services required by this permit;
  - b) all existing and proposed roadwork required by this permit;
  - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d) measures to be taken to limit or control erosion and sedimentation;
  - e) any other work required by this permit.
41. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
42. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of public works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the public works.

#### **Maintenance and Defects Liability Period**

43. Public works provided as part of the development must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

**Advice: A bond is to be lodged with Council during the maintenance and defects liability period equal to 10% of the value of public works in accordance with Council Policy 6.3**

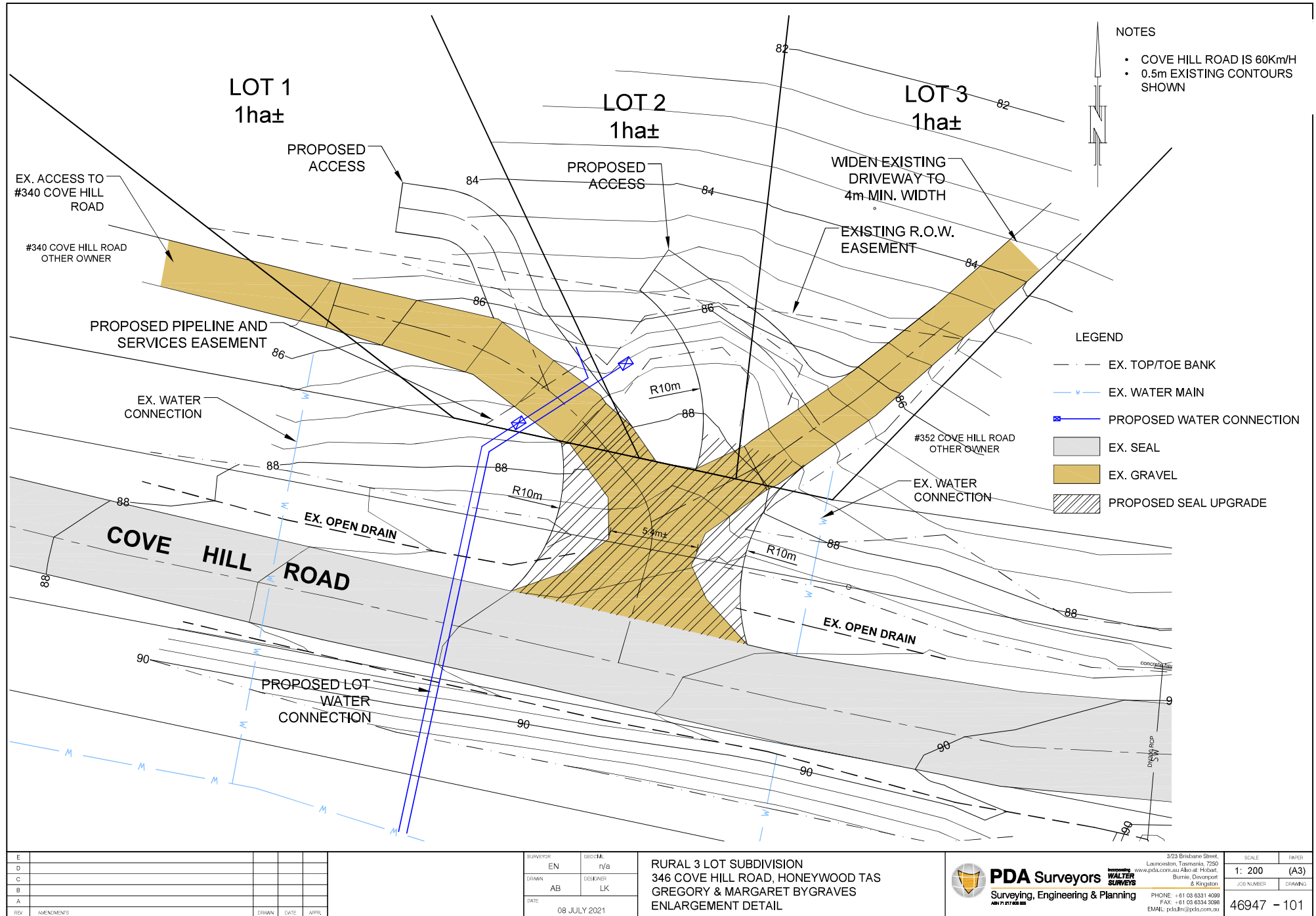
44. Prior to placing works onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification, and the approved plans.

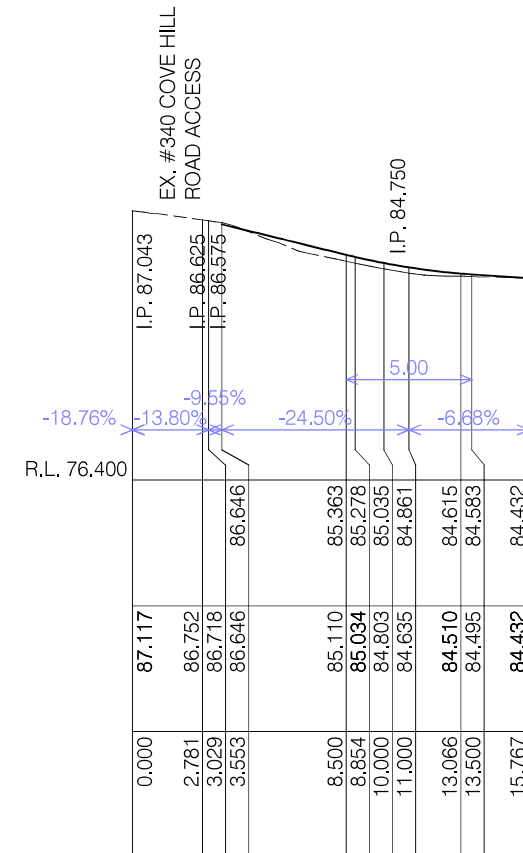
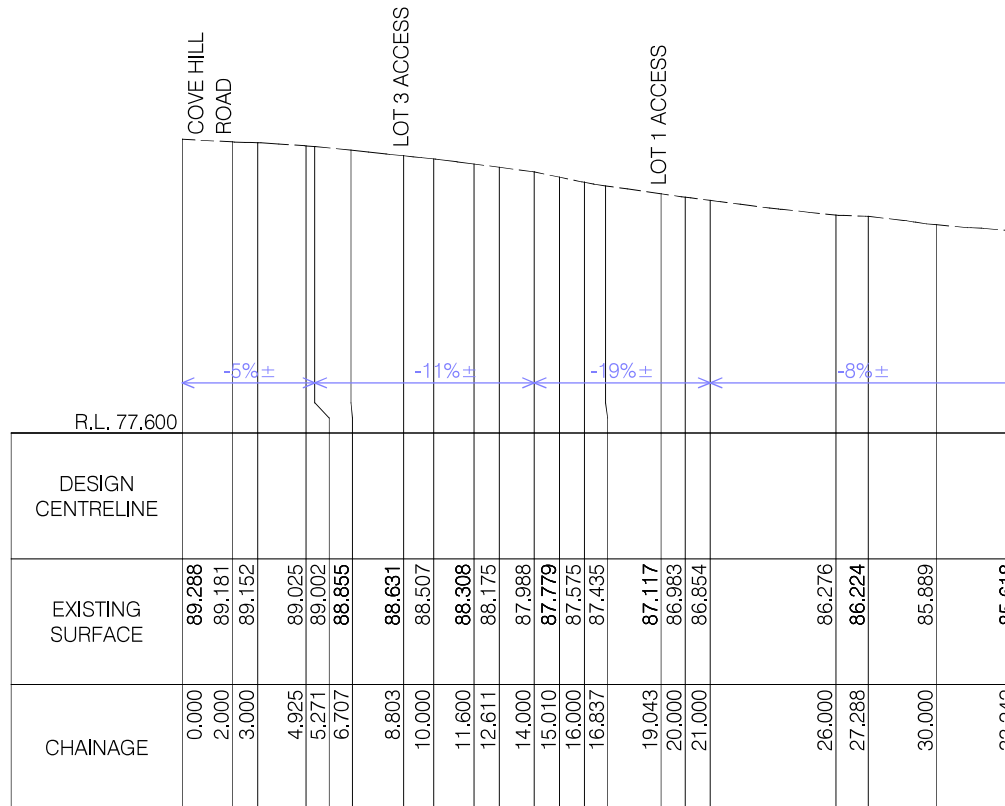
#### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved public engineering works (minimum of \$300.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.







E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

SURVEYOR	EN	GEODM	n/a
DRAWN	AB	DESIGNER	LK
DATE	08 JULY 2021		

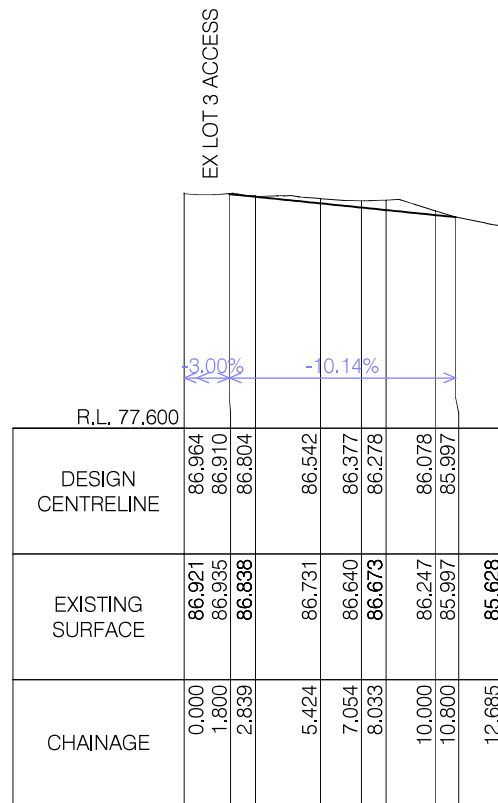
RURAL 3 LOT SUBDIVISION  
346 COVE HILL ROAD, HONEYWOOD TAS  
GREGORY & MARGARET BYGRAVES  
DRIVEWAY LONGITUDINAL SECTIONS



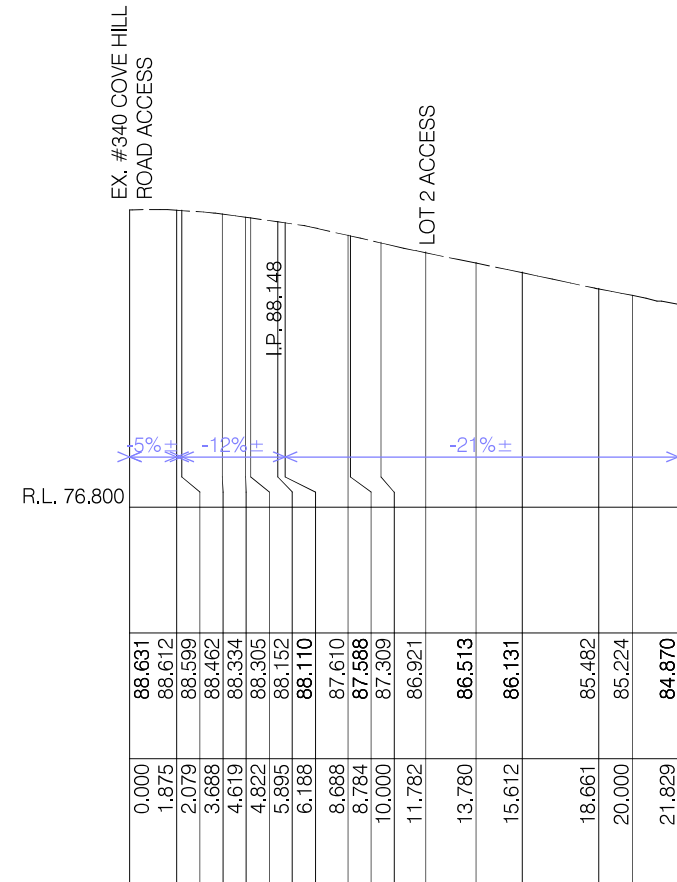
**PDA Surveyors**  
Surveying, Engineering & Planning  
ABN 71 217 800 320

3/23 Brisbane Street,  
Launceston, Tasmania, 7250  
www.pdasurveys.com.au Also at Hobart,  
Burnie, Devonport  
& Kingston.  
PHONE: +61 08 6331 4099  
FAX: +61 08 6334 3098  
EMAIL: pda@pdasurveys.com.au

SCALE	1: 200	DWG	(A3)
JOB NUMBER	46947	DRAWING	- 103



**ACCESS LONGSECTION - LOT 2**  
SCALE: 1:200



**EXISTING ACCESS LONGSECTION - LOT 3**  
SCALE: 1:200

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APP'D

SURVEYOR	EN	GEODM	n/a
DRAWN	AB	DESIGNER	LK
DATE	08 JULY 2021		

RURAL 3 LOT SUBDIVISION  
346 COVE HILL ROAD, HONEYWOOD TAS  
GREGORY & MARGARET BYGRAVES  
DRIVEWAY LONGITUDINAL SECTIONS



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PHONE: +61 08 6331 4099  
FAX: +61 08 6334 3038  
EMAIL: pda@pdasurveys.com.au

SCALE	1: 200	SHEET	(A3)
JOB NUMBER	46947	DRAWING	- 102

ROCK SOLID GEOTECHNICS PTY LTD

25/3/2021

CLIENTS:

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c/ PDA Surveyors – Mr Craig Terry

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**Geotechnical Assessment - Subdivision of Land at 346 Cove Hill Road, Honeywood**

This report assesses the onsite wastewater potential of the land designated for a three-lot subdivision at 346 Cove Hill Road, Honeywood (Figure 1).

All proposed lots will be 1ha in size.

This assessment provides a report from a qualified wastewater designer stating:

- A *That the location of the existing wastewater system is satisfactory; and*
- B *That wastewater systems are suitable for the proposed new lots.*

**INVESTIGATION**

A field survey was completed on Tuesday 23 March, 2021, encompassing field mapping of geological and geomorphological features and hazards to assess the site for onsite wastewater disposal potential. Test holes were completed on proposed Lots 1 & 2 (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers).

The Mines Department 1:25000 Digital Geological Map 'Richmond' indicates that the site is underlain by the contact between Triassic sediments and Jurassic dolerite, with possible colluvium derived from the dolerite upslope and to the west.

A Low-Risk Landslide Overlay (Figure 2), exists on the southwestern side of proposed Lot 1, southern side of proposed Lot 3, and the northern side of proposed Lot 2. The areas covered by the overlays would not be used for wastewater disposal (due to their positions), and therefore do not impact on this assessment.

Mr Brent Bastian (Senior Environmental Health Officer – Sorell Council) kindly supplied a copy of the plan of the current onsite wastewater system for the residence at 346 Cove Hill Road (Figure 3).

*A That the location of the existing wastewater system is satisfactory.*

The current residence on Lot 3 is serviced with an 'Ozzi Kleen' Aerated Wastewater treatment System (AWTS), installed in 2003/4. The Plumbing Permit plan (Figure 3) shows that 250m<sup>2</sup> of subsurface irrigation under mulched garden beds was installed in the Land Application Area (LAA). This area corresponds to the green, shrub / tree area downslope and to the north of the current residence (Figure 1).

The system is contained on proposed Lot 3, and is not impacted on the proposed subdivision. There is ample available land suitable for a new or extended LAA if required in the future.

*B That wastewater systems are suitable for the proposed new lots.*

**LOT 1** - Proposed Lot 1 is a 1ha, vacant block. There is no evidence of any geotechnical hazards on the site.

The site is covered in grass and minor weeds, and a few small shrubs on the southwestern property boundary. The land is slightly undulating in profile, and generally slopes to the north / northwest at between 5 and 8 degrees.

Two test holes were completed to assess the site for onsite wastewater disposal suitability. The locations of the test holes are marked on Figure 4.

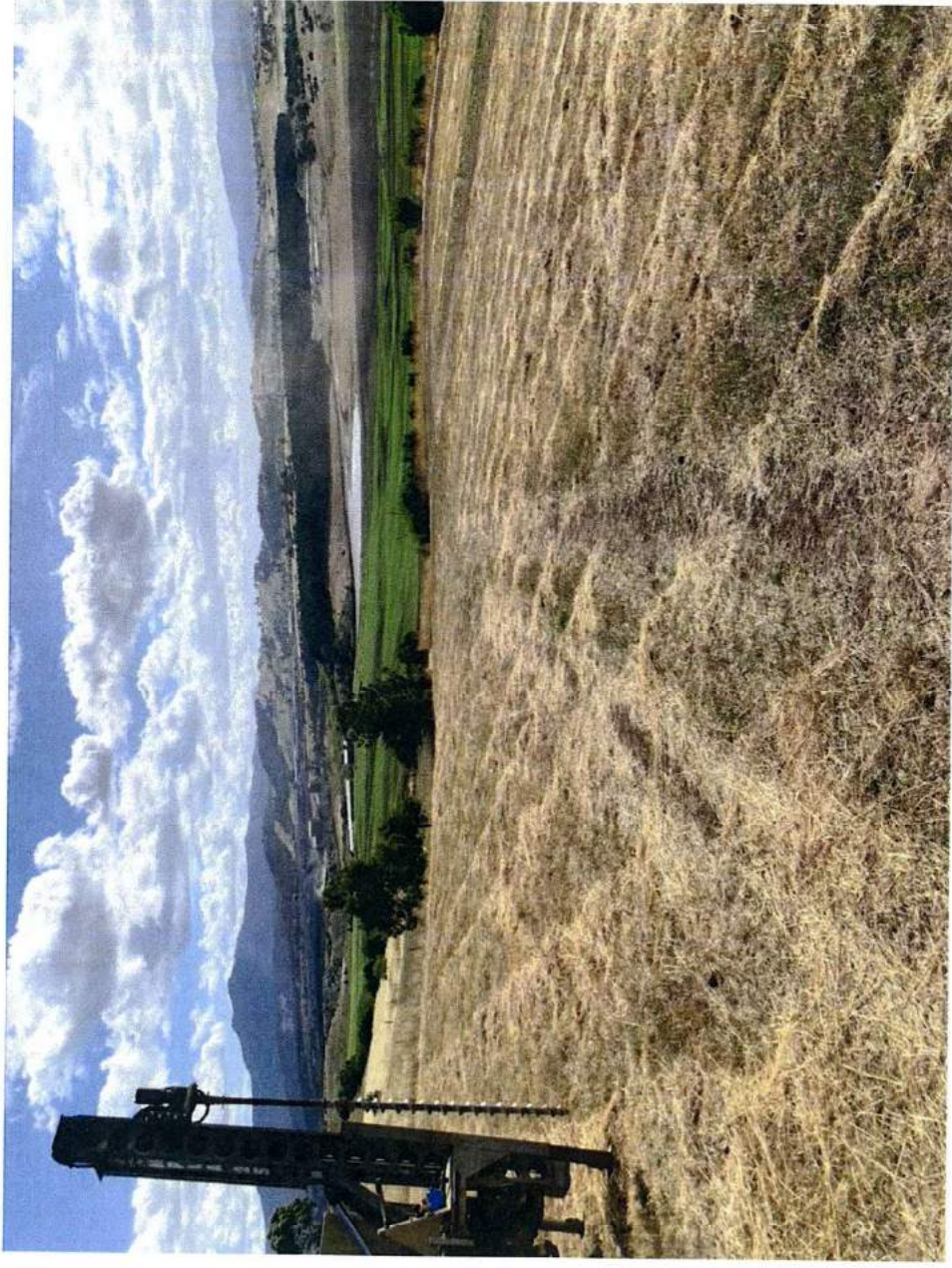
The profile encountered in Test Hole #1A consisted of:

0.00 – 0.20m	sandy CLAY: medium plasticity, dark greyish brown, 30% fine to medium grained sand, rootlets - TOPSOIL
0.20 – 0.70m	sandy CLAY: medium to high plasticity, dark greyish brown, 20% fine to medium grained sand, moist
0.70 – 1.25m	sandy CLAY: medium plasticity, brown, 30-35% fine to medium grained sand, moist
1.25 – 2.10m	sandy CLAY / clayey SAND: medium plasticity clay, fine to medium grained sand, brown, moist
2.10m+	Hole terminated at required depth – 2.10m.

Test Hole #1B had a similar upper profile, but with auger refusal on Triassic sandstone at 1.35m depth.

Groundwater was not encountered in either hole.

Plate 1 – Lot 1 – Test Hole #1A – looking to the west.



The profile is as CLASS 6 (CLAY).

Two clay samples were attained from Test Holes #1A & #1B (depths 600mm) to assess the site for dispersive soils.

- The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.
- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*).
- From Figure 4 both samples were classified as [Slightly Dispersive](#).

The "Director's Guidelines for On-site Wastewater Management Systems" states:

- If dispersive soils or a limiting layer are encountered within the upper 1m of the soil profile, then the area required must be calculated on the basis of the requirements for Category 6 soil.

The slope (5-8°) – equating to 9-14%, must also be considered when determining the minimum area requirements for onsite wastewater systems.

Table 3 – *Minimum Land Application Area in the "Director's Guidelines" stipulates:*

- 156m² of available LAA/bedroom.
- 468m² for a 3-bedroom dwelling.

Lot 1 has ample suitable land for the installation of an onsite wastewater system for a single residence.

**LOT 2** - Proposed Lot 2 is a 1ha, vacant block. There is no evidence of any geotechnical hazards on the site.

The site is covered in grass and minor weeds, and a few small shrubs on the eastern property boundary. The land is slightly undulating in profile, and generally slopes to the north at between 4 and 7 degrees.

Two test holes were completed to assess the site for onsite wastewater disposal suitability. The locations of the test holes are marked on **Figure 4**.

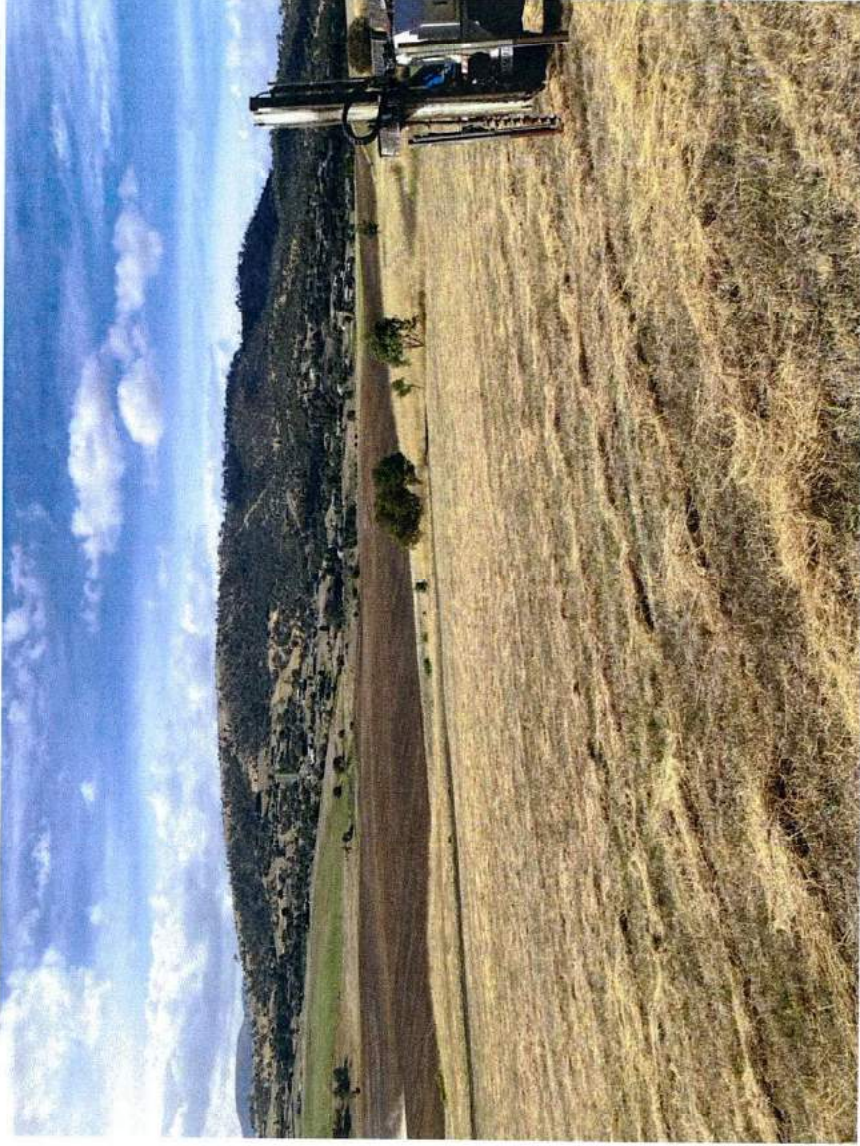
The profile encountered in **Test Hole #2A** consisted of:

0.00 – 0.20m	sandy CLAY: medium plasticity, dark greyish brown, 30% fine to medium grained sand, rootlets - TOPSOIL
0.20 – 0.70m	sandy CLAY: medium to high plasticity, dark greyish brown, 20% fine to medium grained sand, moist
0.70 – 2.10m	sandy CLAY: medium plasticity, brown, 30-35% fine to medium grained sand, moist
2.10m+	Hole terminated at required depth – 2.10m.

**Test Hole #2B** had a similar upper profile, but with sandy CLAY / clayey SAND encountered at 1.65m – to required depth 2.10m.

Groundwater was not encountered in either hole.

Plate 2 – Lot 2 – Test Hole #2A – looking to the northeast.



The profile is as CLASS 6 (CLAY).

Two clay samples were attained from Test Holes #2A & #2B (depths 600mm) to assess the site for dispersive soils.

- The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.
- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*).
- From Figure 4 both samples were classified as [Slightly Dispersive](#).

The "Director's Guidelines for On-site Wastewater Management Systems" states:

- If dispersive soils or a limiting layer are encountered within the upper 1m of the soil profile, then the area required must be calculated on the basis of the requirements for Category 6 soil.

The slope (4-7°) – equating to 7-12%, must also be considered when determining the minimum area requirements for onsite wastewater systems.

Table 3 – *Minimum Land Application Area in the "Director's Guidelines" stipulates:*

- 156m<sup>2</sup> of available LAA/bedroom.
- 468m<sup>2</sup> for a 3-bedroom dwelling.

Lot 2 has ample suitable land for the installation of an onsite wastewater system for a single residence.

### SITE AND SOIL EVALUATION REPORT

346 Cove Hill Road, Honeywood

Soil Category: (as stated in AS/NZS 1547-2000) 1,...,2,...,3,...,4,...,5,...,6	Modified Emerson Test Required	No
Geology:	Triassic sediments / Jurassic dolerite	
Slope:	4-8 degrees to north/northwest	
Drainage lines / water courses:	Nil	
Vegetation:	Grass	
Site History: (land use)	Grazing	
Pre-dominant wind direction:	Northwest to southwest	
Site Stability: Will on-site wastewater disposal affect site stability?	No	
Is geological advice required?	No	
Drainage/Groundwater:	Not encountered	
Depth to seasonal groundwater (m):	Not Encountered	
Date of Site Evaluation:	23-3-2021	
Weather Conditions:	Fine	

A LAA must also be in a suitable location to be acceptable. It is therefore logical that the LAA setback distance requirements in the Director's Guidelines are also addressed.

Compliance Table		Directors Guidelines for OSM	
Acceptable Solutions	Performance Criteria	Compliance achieved by	
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.			
<b>A1</b> A new dwelling must be provided with a LAA that complies with Table 3.	<b>P1</b> A new dwelling must be provided with a LAA that meets all of the following: a) The LAA is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with <b>A1</b>  Class 6 site. 156m <sup>2</sup> of LAA required /bedroom.	
7. Standards for Wastewater Land Application Areas			
<b>A1</b> Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) if primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	<b>P1</b> The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with <b>A1</b>  LAA can be >6m from any building	
<b>A2</b> Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to downslope surface water.	<b>P2</b> Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with <b>A2</b>  LAA > 100m from any surface water.	
<b>A3</b> Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or	<b>P3</b> Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with <b>A3</b>  LAA to be minimum 1.5m setback from side-slope or upslope property boundary.  4-8° slope:  Secondary treated effluent minimum 10m setback from lower	

(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.		northern property boundary.
<b>A4</b> Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	<b>P4</b> Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with <b>A4</b> No known potable bores within 50m of the site.
<b>A5</b> Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	<b>P5</b> Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with <b>A5</b> Groundwater not encountered.
<b>A6</b> Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	<b>P6</b> Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Complies with <b>A6</b> Limiting Layer not encountered.

### RECOMMENDATIONS

The current wastewater system that services the residence at 346 Cove Hill Road, Honeywood is wholly contained on proposed Lot 3.

The location of the existing wastewater system on proposed Lot 3 is satisfactory, and there is ample room on Lot 3 for remediation of the wastewater Land Application Area if required in the future.

Proposed Lots 1 & 2 can sustain onsite wastewater systems for single residences.



Peter Hofto  
Rock Solid Geotechnics P/L

## CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means. Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practice for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

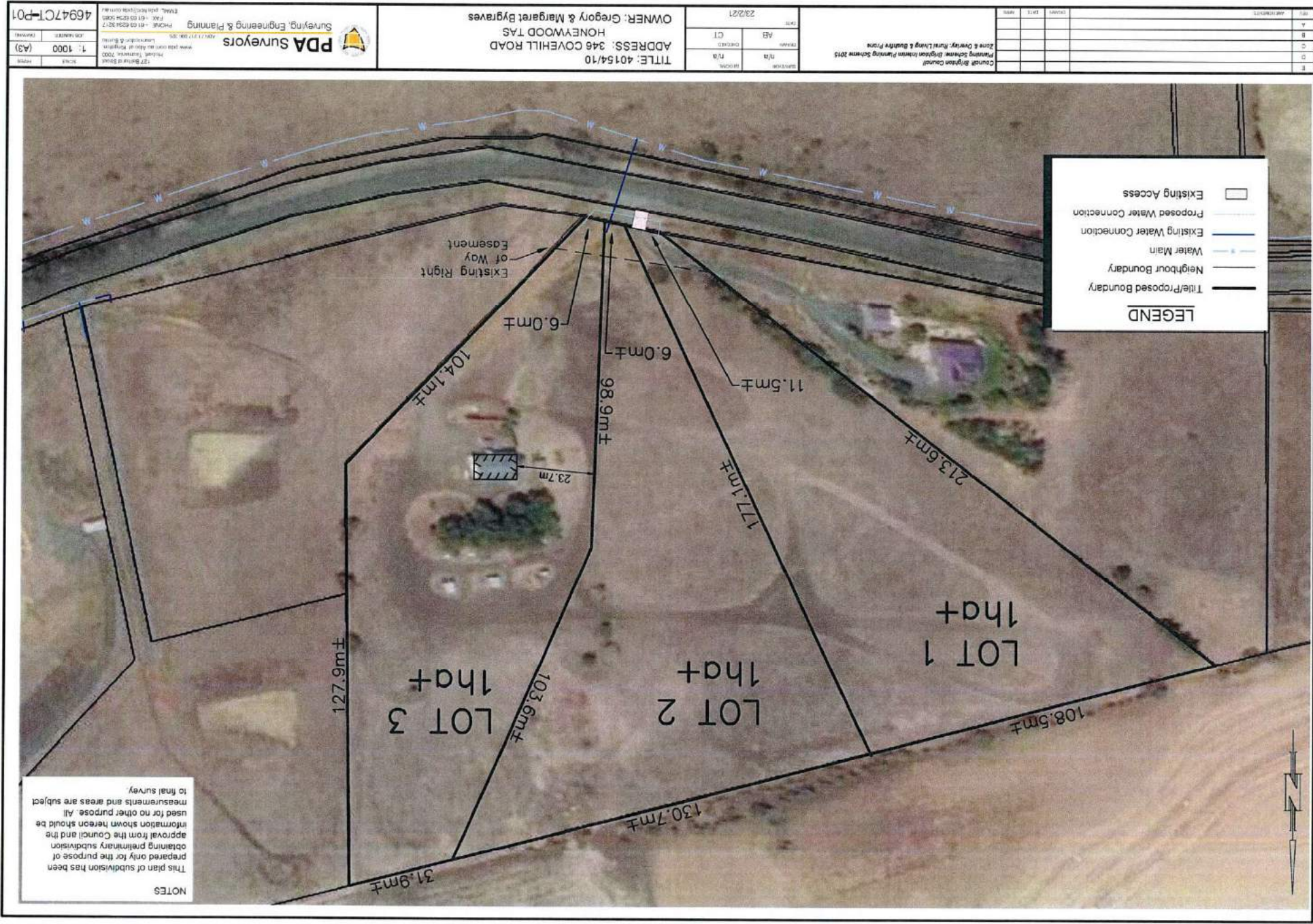
Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

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PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD

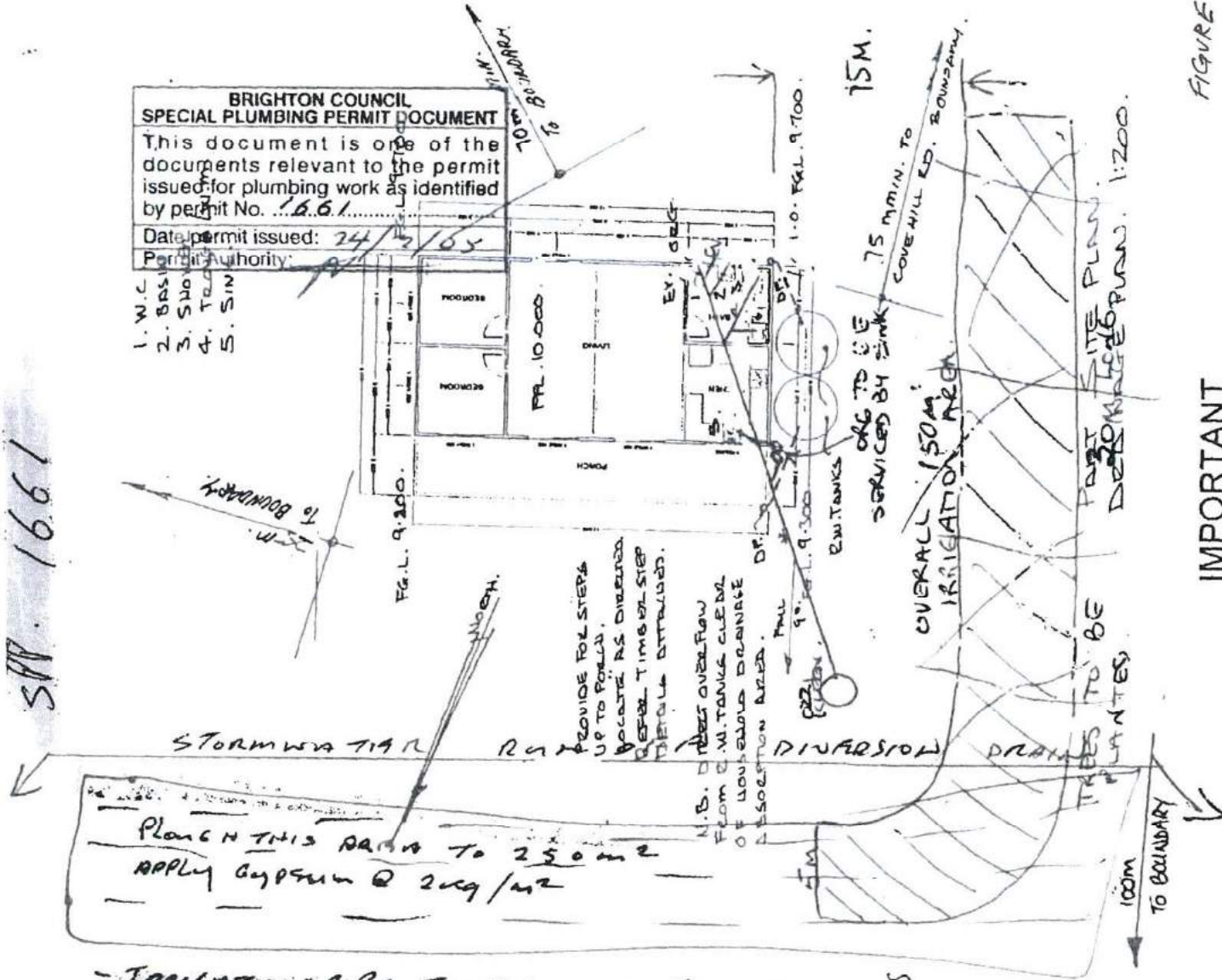




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LiStMAP's new  
1:50 000 Topographic  
Mapping Series  
Land Tasmania

FIGURE 2  
LOW LANDSLIP RISK



- Irrigation pipe to be installed to cover
  - Plant suitable trees/shrubs at 2m spacing
  - Cover with 150mm of mulch material
  - Seek bumper shirt at Forest.
- P IRRIGATES  
BE USED

IRRIGATORS  
BE USED

- BUILDING FLOOR FEMING, STRUCTURAL WALL & ROOF FEMING, FLOORING & CLADDING AS DOCUMENTED BY BUILDING MANUFACTURER.
- DRAINAGE TREATMENT SYSTEM INSTALLATION AND FUTURE MAINTENANCE AS DOCUMENTED BY INSTALLATION SUPPLIER.

FIGURE 3

Ensure that this drawing and any accompanying details and/or specifications have been stamped as "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.

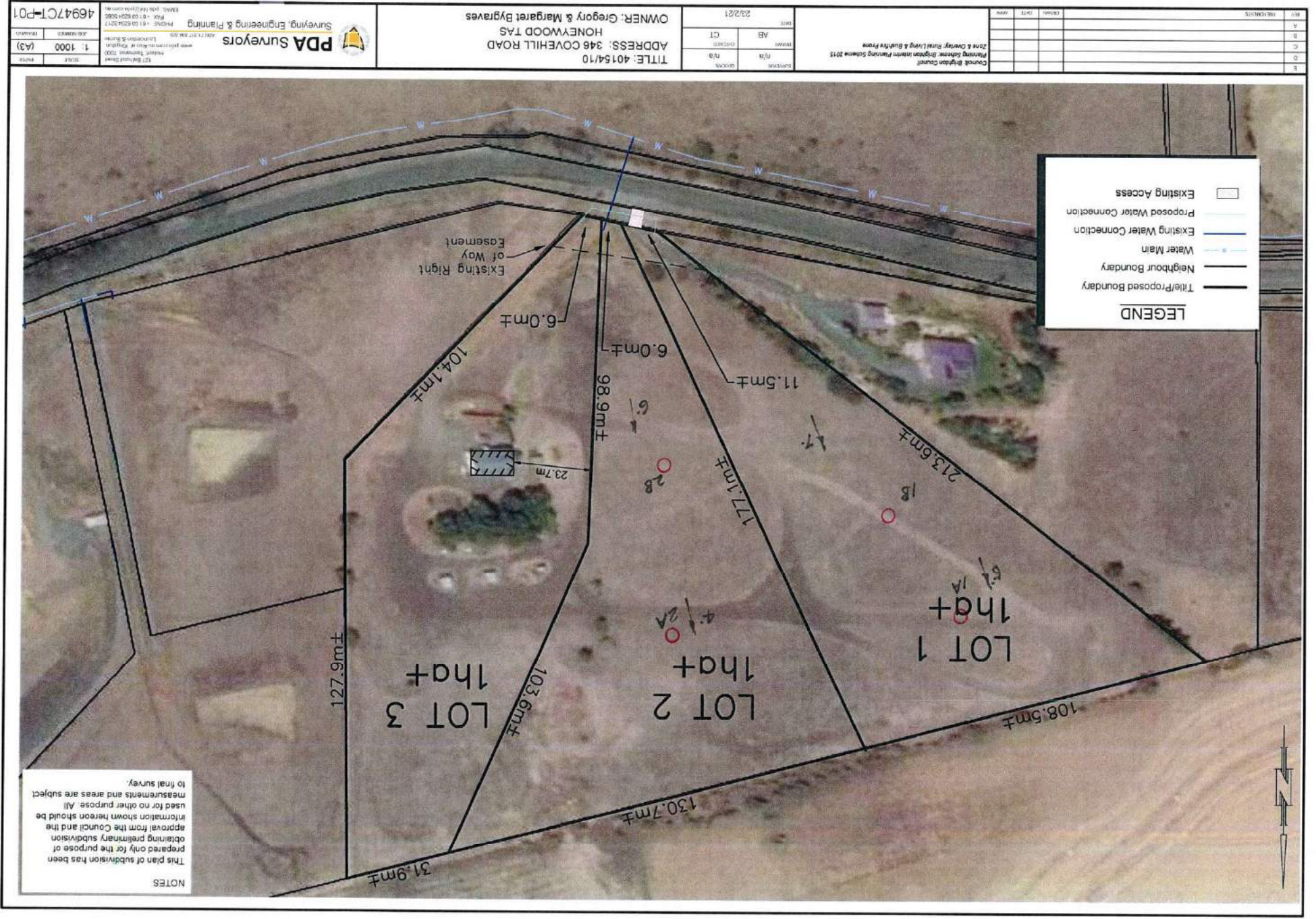
All materials and workmanship shall conform with relevant standards, Building Code of Australia requirements and product manufacturers written instructions. This drawing is to be read in conjunction with any nominated specification and any addendum to that specification.

This drawing remains the property of the designer and its use is restricted to the licence granted to the client for the project as specified.

Proposed Dwelling at  
Lot 10,  
346 Cove Hill Road,  
Honeywood.  
For Ms. Jenny Goich.

ajj design and drafting  
67 Windsor Street, Glenorchy.  
Tas. 7010  
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Grad Dip.Erg.

Date : NOV.2003  
Job No : 16-2004  
Scale : As Shown  
Dwg.No : 01 OF 3



# Bushfire Hazard Report

(V1.0)

For proposed three lot subdivision at  
346 Cove Hill Road Honeywood



123

**Client:** PDA Surveyors obo Peter Reynolds

**Prepared by:** Jim Mulcahy

9 APRIL 2021

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## Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed 3 lot subdivision at 346 Cove Hill Road Honeywood.

The proposed development is within the Bushfire-Prone Areas overlay of the *Brighton Interim Planning Scheme 2015* (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed subdivision has been assessed against the requirements of the Code and AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* (AS 3959). A Bushfire Hazard Management Plan has been prepared, showing Hazard Management Areas which demonstrate the potential for existing and future dwellings to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The Bushfire Hazard Management Plan demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Brighton Council as part of a development application for the proposed subdivision.

**Jim Mulcahy – Enviro-dynamics Pty Ltd**  
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)

CERTIFICATE No: ED0334

DATE: 9 April 2021

Signed



### Disclaimer

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in E1.0 Bushfire Prone Areas Code of the *Brighton Interim Planning Scheme 2015* and *Australian Standard AS 3959-2009*.

The prescribed hazard management measures are designed to reduce bushfire risk to existing and future dwellings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

### Australian Standards

*AS3959 – 2009 Construction of Buildings in Bushfire-Prone Areas* has recently been superseded by *AS3959:2018*.

AS3959 2009 remains relevant for this report and will remain relevant until E1.0 Bushfire Prone Areas Code of the various Interim Planning Schemes has been updated to reference the new standard.

In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.4.4 in AS3959-2009 is the same as Table 2.6 in AS3959:2018. The new standard does include some changes to the description of Low threat vegetation and the Classification of Vegetation, but these changes do not materially affect the analysis contained in this report. As a result, to the best of the author's knowledge and understanding, the conclusions and prescribed separation distances contained in this report and the attached Bushfire Hazard Management Plan are consistent with the provisions of both AS3959-2009 and AS3959:2018.

## 1. Introduction

The following Bushfire Hazard Report has been undertaken to address the provisions of E1.0 Bushfire-Prone Areas Code (the Code) of the *Brighton Interim Planning Scheme 2015* (the Scheme). The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas, access for fire-fighting and water supplies for fire-fighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of existing and future dwellings to meet the requirements of BAL-19 under AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* (AS3959).

### 1.1 Site Details

Landowner: Gregory John Bygraves and Margaret Rose Bygraves

Location: 346 Cove Hill Road Honeywood

Title: CT 40154/10

Municipality: Brighton Council

Zoning: Rural Living

Scheme Overlays: Bushfire Prone Areas (whole site); and  
Landslide Hazard Area – Low (northern and southern margins).

Type of Development: three lot subdivision

Date of Assessment: 26<sup>th</sup> March 2021

Reference Number: ED0334

### 1.2 Development Proposal

The proposal is to subdivide an existing rural living parcel into three lots of +/-1ha in size (see Figure 1).

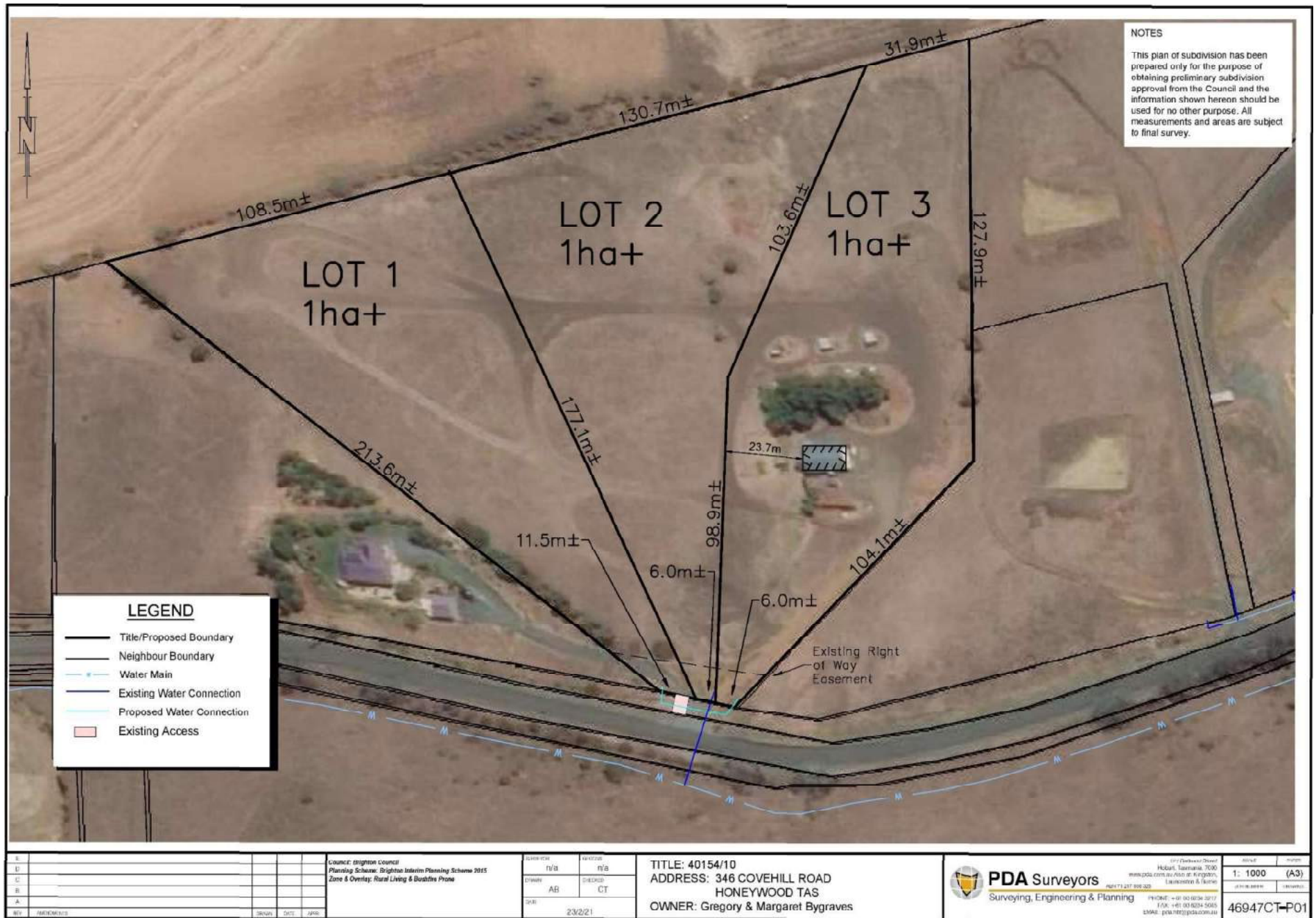


Figure 1 – Proposal Plan page 1 (PDA Surveyors, February 2021)

### 1.3 Site Description (see location and context maps at Figures 2 & 3)

The subject land lies on the lower north-western slopes of Cove Hill, about 3km north-east of the centre of Bridgewater. It is bound to the south by Cove Hill Road, to the north by a large rural resource property and to the east and west by rural living properties of a similar scale.

The property contains an existing dwelling in the south-east corner and is occupied almost exclusively by open pasture. It has a northerly aspect, dropping from approximately 87m above sea level (asl) on the southern boundary near the road frontage to approximately 56m asl along the northern boundary, with slopes in the range of 6-15°.

## 1. Bushfire Hazard Assessment

Bushfire Hazard: slope and classified vegetation.

Potential Bushfire Attack Mechanisms: radiant heat, ember attack, wind, flame and smoke.

Bushfire Threat

In terms of the probability of extreme fire weather conditions, the main threat is from the north. In terms of vegetation, all pasture on and around the property has the potential to support a grass fire if left unmanaged.

Fire History: the fire history layer on *TheList* indicates that the subject land and surrounds were impacted by the 1966/67 bushfires.

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Classified Vegetation

Vegetation was assessed within 500m of dwelling and Indicative Building Areas for context and in more detail within 100m in all directions. For the purposes of this assessment, all pasture has been classified as G(i) Grassland (actual and potential) as per Table 2.3 of AS 3959-2009.

Significant Natural Values (potentially limiting hazard management works): there are no significant natural values associated with the site that would limit the potential for hazard management works.

Hazard Assessment

The subject land and surrounds were surveyed by the author on 26<sup>th</sup> March 2021 with reference to the proposal plan. Information and images were collected which allowed assessment of *Bushfire Attack Level* (BAL) using *Method 1 (Simplified Procedure)* of AS3959 (see Figure 4 and Tables 1-2).



Figure 2 – Site Location (Source: TheList 2021, 1:25,000 Topo)

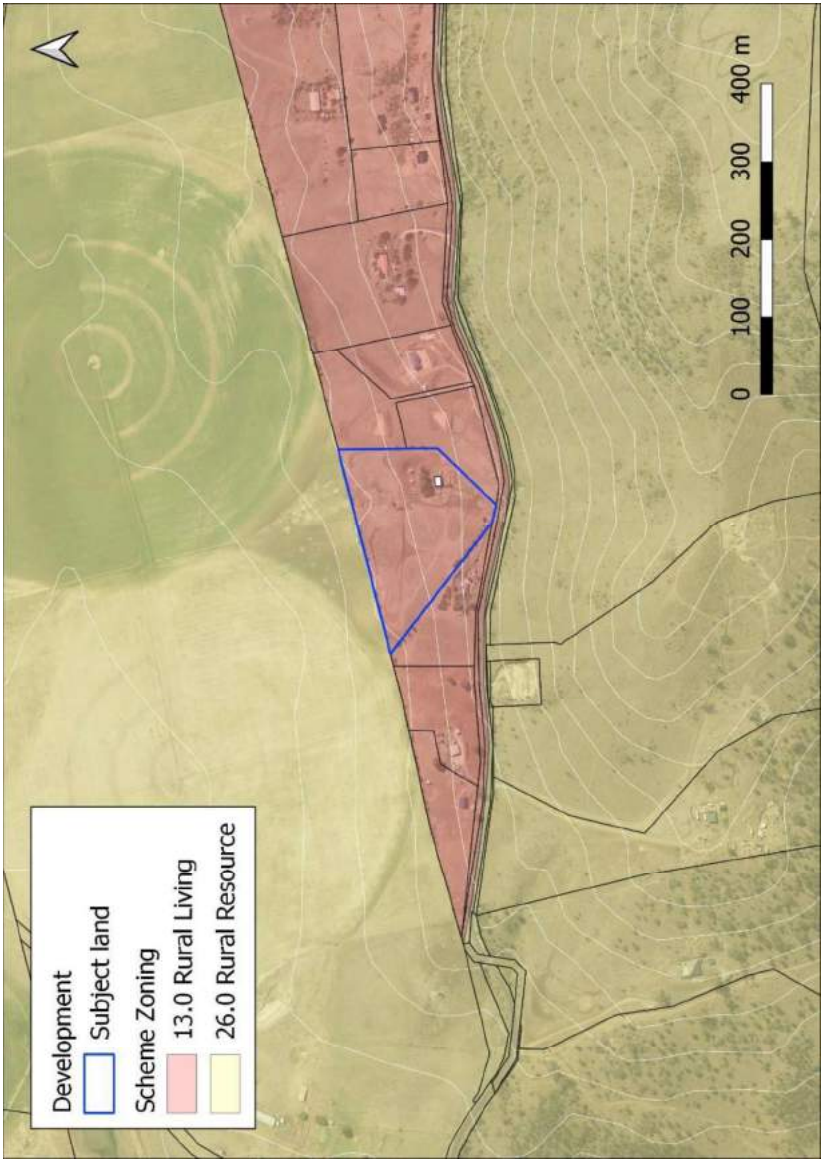


Figure 3 – Site Context (Source: TheList, 2021)

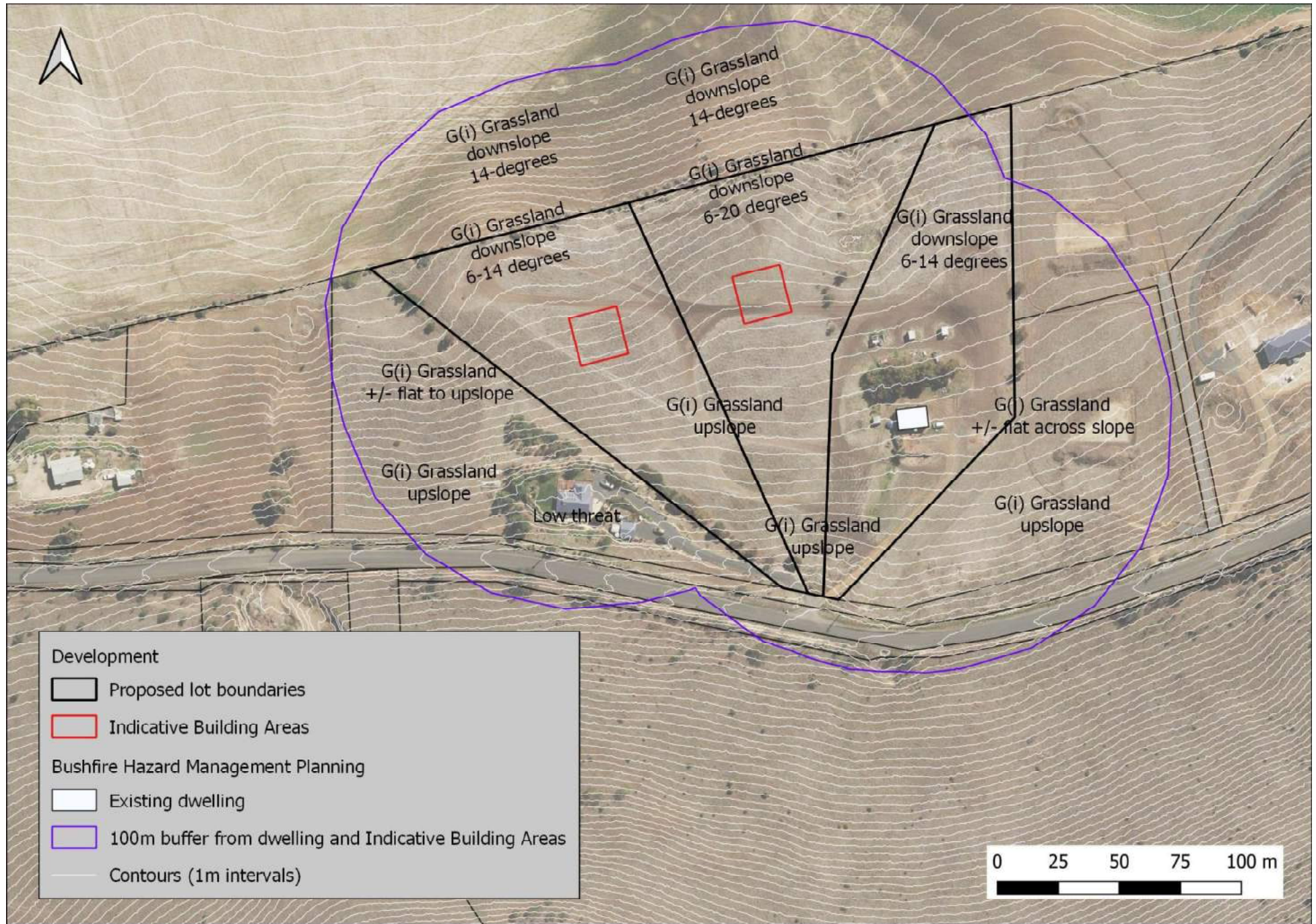


Figure 4 – Bushfire Hazard Assessment Map

Table 1 – Separation distance calculations for Indicative Building Area on Lot 1

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Approx. distance from dwelling (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed minimum hazard management area
North	G(i) Grassland	Downslope 6-14 <sup>0</sup>	0-100	BAL-FZ	13-<19	15m
East	G(i) Grassland	+/- flat to upslope	0-100	BAL-FZ	10-<14	11m (for consistency)
South	G(i) Grassland	Upslope	0-55	BAL-FZ	10-<14	11m (for consistency)
	Non-veg.* & low threat* (garden, drive, road & verge)	-	55-100	-	-	
West	G(i) Grassland	Downslope 2-5 <sup>0</sup> to upslope	0-100	BAL-FZ	11-<16	11m

Table 2 – Separation distance calculations for Indicative Building Area on Lot 2

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Approx. distance from dwelling (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed minimum hazard management area
North	G(i) Grassland	Downslope 6-20 <sup>0</sup>	0-100	BAL-FZ	13-<19	15m
East	G(i) Grassland	Downslope 3 <sup>0</sup> to upslope	0-100	BAL-FZ	11-<14	11m
South	G(i) Grassland	Upslope	0-100	BAL-FZ	10-<14	11m (for consistency)
West	G(i) Grassland	Downslope 3-6 <sup>0</sup> to upslope	0-100	BAL-FZ	11-<16	11m

\* Exclusion under AS3959-2009 2.2.3.2 <sup>#</sup> Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

Table 3 – Separation distance calculations for existing dwelling on Lot 3

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Approx. distance from dwelling (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed minimum hazard management area
<b>North</b>	Low threat* (garden)	-	0-20	-	-	15m
	G(i) Grassland	Downslope 6-14 <sup>0</sup>	20-100	BAL-12.5	13-<19	
<b>East</b>	Non-veg.* & low threat* (lawn & drive)		0-14	-	-	To outer edge of drive (14m+)
	G(i) Grassland	+/- flat to upslope	14-100	BAL-12.5	10-<14	
<b>South</b>	Non-veg.* & low threat* (lawn & drive)	-	0-10	-	-	To fence (10m+)
	G(i) Grassland	Upslope	10-83	BAL-19	10-<14	
	Non-veg.* & low threat* (road & verge)	-	83-100	-	-	
<b>West</b>	Low threat* (lawn)	-	0-12	-	-	10m
	G(i) Grassland	+/- flat across slope	0-100	BAL-19	10-<14	

\* Exclusion under AS3959-2009 2.2.3.2 <sup>#</sup> Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

## 2. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the *Brighton Interim Planning Scheme 2015* (the Scheme). The existing dwelling and Indicative Building Areas are all surrounded by bushfire-prone vegetation as defined under AS3959, in the form of pasture [G(i) Grassland].

The requirements for subdivision in a bushfire-prone area are set out under clause E1.6.1 of *E1.0 Bushfire-Prone Areas Code* (the Code) of the Scheme. They include:

- provision of *Hazard Management Areas* (E1.6.1);
- access for fire-fighting (E1.6.2); and
- provision of water supply for fire-fighting purposes (E1.6.3).

The proposed subdivision must comply with the following clauses of the Code (shaded clauses in Table 1).

Table 1– Compliance with E1.0

CLAUSE	ISSUE
E1.2	Application of Code
E1.3	Definition of terms in this Code
E1.4	Use or development exempt from this Code
E1.5	Use Standards
E1.5.1	Vulnerable Uses
E1.5.2	Hazardous Uses
E1.6	Developments Standards
E1.6.1	Development Standard for Subdivision: Provision of hazard management areas (HMA) for habitable buildings
E1.6.2	Subdivision: Public and fire-fighting access
E1.6.3	Subdivision: Provision of water supply for fire-fighting purposes

### 3.2 Hazard Management Areas

The objectives of providing *Hazard Management Areas* (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot; and
- to provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in this area needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of ‘defendable spaces’ (which are equivalent to HMAs) are provided in the Tasmania Fire Service document: Guidelines for Development in Bushfire Prone Areas of Tasmania (2005).

#### Requirements

The acceptable solutions under E1.6.1 A1 of the Code require that:

- b) *The proposed plan of subdivision: ...*
- (ii) *shows the building area for each lot; (and)*
  - (iii) *shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959; ...*

#### Compliance

- The bushfire hazard assessment indicates that existing and future dwellings require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-19 under *Table 2.4.4 of AS3959* (see Figure 4 and Tables 1-3).
- All lots can accommodate HMAs meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow existing and future dwellings to meet the requirements of BAL-19.

#### Maintenance of Hazard Management Areas

HMAs for Lots 1 and 2 (as defined on the attached BHMPs) must be established at the time of building on those lots and must be maintained for the life of the development.

To minimise bushfire hazard to existing and future dwellings, HMAs must be maintained as low threat vegetation and/or non-vegetated land (as defined by Clause 2.2.3.2 of AS3959-2009). The need to maintain effective HMAs into the future must be considered when planting gardens and making landscaping choices. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter, wood piles should be removed.

### 3.3 Public and Fire-fighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel;
- to provide access to the bushfire-prone vegetation that allows both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- to provide access to water supplies for fire appliances;
- that design and construction allow for fire appliances to be manoeuvred; and
- that design allows connectivity, and where needed, offers multiple evacuation points.

#### Requirements

Property access is required to access a fire-fighting water point on all lots. The requirements for property access within a subdivision are detailed in E1.6.2 of the Code:

*(b) A proposed plan of subdivision showing the ... location of property access to building areas is included in a bushfire hazard management plan that:*

- (i) demonstrates ... proposed private accesses will comply with Table E2...; and*
- (ii) is certified by the TFS or an accredited person.*

#### Current conditions

- The existing dwelling on Lot 3 shares an access point from Cove Hill Road with the adjoining property to the west (CT 157596/3).
- Cove Hill Road is a sealed, Council-maintained road +/- 6m wide along the frontage to the subject land.
- The gravel driveway to the existing residence is approximately 100m long and +/- 3m wide and terminates in a generous parking/turning area south-east of the dwelling.

#### Compliance

- Cove Hill Road is compliant with the Code as an access road for fire-fighting purposes.
- It is proposed that all lots share an access point from Cove Hill Road through upgrade of the existing crossover. The existing crossover does not provide compliant turning arcs (a minimum internal radius of 10m) and significant widening will be required to deliver compliant access.
- The existing gravel driveway servicing the dwelling on Lot 3 is not compliant but can be made compliant through:
  - widening to a minimum width of 4m, with an additional 0.5m clearance to either side;
  - upgrade of the driveway surface to a compliant standard; and

- surfacing of the parking/turning area near the dwelling to the same standard as the driveway and to provide a compliant hardstand within 3m of a fire-fighting water point.
- All proposed property access is greater than 30m long and less than 200m long. The ‘Indicative property access’ provisions shown on the attached BHMP demonstrate the capacity of all lots to accommodate property access compliant with the Code.
- At the time of construction or upgrade, the owners/developers must ensure that property accesses comply in all respects with the provisions of Table E2, as outlined below.

The following are the requirements for property access greater than 30m long and less than 200m long, pursuant to Table E2 of the Code:

- all- weather construction;
- load capacity of at least 20 t, including for bridges and culverts;
- minimum carriageway width of 4 m;
- minimum vertical clearance of 4 m;
- minimum horizontal clearance of 0.5 m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- curves with a minimum inner radius of 10 m;
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10m; or
  - a property access encircling the building; or
  - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long.

### 3.4 Fire-fighting Water Supply

The objective in provision of water supply for fire-fighting purposes is that:

- adequate, accessible and reliable water supply for the purposes of fire-fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bush fire-prone areas.

#### Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for fire-fighting purposes. The requirements for provision of static water supplies for fire-fighting purposes are detailed in E1.6.3 A1:

- (b) *The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5; ...*

#### Current conditions

The existing dwelling on Lot 3 does not currently have a dedicated static water supply for fire-fighting purposes.

#### Compliance

- The 'indicative water tanks for fire-fighting' shown on the BHMP at Attachment 1 demonstrate the capacity for all lots to support static water supplies compliant with the Code. At the time of construction/installation, the owners/developers must ensure that new static water supplies for fire-fighting comply in all respects with the provisions of Table E5, as outlined below.

The following are the requirements for static water supplies for fire-fighting pursuant to Table E5 of the Code:

- *Distance between building area to be protected and water supply:*
  - The building area to be protected must be located within 90m of the fire-fighting water point of a static water supply; and
  - The distance must be measured as a hose lay, between the fire-fighting water point and the furthest part of the building area.
- *Static water supply requirements:*
  - May have a remotely located off-take connected to the static water supply;
  - May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
  - Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
  - Must be metal, concrete or lagged by non-combustible materials if above ground; and
  - If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.
- *Fittings and pipework and accessories requirements*

Fittings and pipework associated with a water connection point for a static water supply must:

- have a minimum nominal internal diameter of 50 mm;
- be fitted with a valve with a minimum nominal internal diameter of 50 mm;

- be metal or lagged by non-combustible materials if above ground;
- if buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire-fighting equipment;
- ensure the coupling is accessible an available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- ensure underground tanks have either an opening at the top of not less than 250 mm dia. or coupling compliant with Table 4.3B, and
- if a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by fire-fighting equipment; at working height of 450–600mm above ground level; and protected from possible damage, including damage by vehicles.
- *Signage for static water connections requirements:*
  - The fire-fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:
    - Water tank signage requirements within AS 2304-2011 *Water storage tanks for fire protection systems*, or
    - Comply with the Tasmania Fire Service Guideline – be marked with the letter “W” contained with a circle with the letter in upper case of not less than 100 mm in height; marked in fade-resistant material with white reflective lettering and circle on a red background; be located within one metre of the water connection point in a situation which will not impede access or operation; and be no less than 400 mm above the ground.
- *Hardstand area for fire appliances requirements:*
  - No more than 3m from the fire-fighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like);
  - No closer than 6m from the building area to be protected;
  - A minimum width of 3m constructed to the same standard as the carriageway, and
  - Connected to the property access by a carriageway equivalent to the standard of the property access.

### 3. Recommendations

It is recommended that the owners undertake the following actions at the earliest opportunity in respect of the existing dwelling on Lot 3.

- a) During the next period of road maintenance:
  - o widen the driveway to a minimum width of 4m with an additional 0.5m clearance to either side;
  - o upgrade the surface of the driveway to a compliant standard; and
  - o surface the parking/turning area to the same standard as the driveway and to provide a compliant hardstand within 3m of a fire-fighting water point.
- b) Install a new compliant water tank dedicated to fire-fighting, either at the location shown on Bushfire Hazard Management Plan at Attachment 1 or at an alternative compliant location.

### 4. Conclusion

The Bushfire Hazard Management Plan at Attachment 1 demonstrates the capacity of the proposed subdivision to comply with the Code and AS3959 in respect of 'Hazard management areas', 'Public and fire-fighting access' and 'Provision of water supply for fire-fighting purposes'. As a result, the Bushfire Hazard Management Plan has been certified.

## 5. Glossary and Abbreviations

### AS – Australian Standard

**BAL – Bushfire Attack Level** – means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2009).

**BFP – Bush Fire Practitioner** certified to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

**BHMP – Bushfire Hazard Management Plan** – plan for individual house or subdivision identifying separation distances required between a dwelling(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and fire-fighting water.

**FDI – fire danger index** – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2009).

**ha – hectares; m – meters**

**HMA – Hazard Management Area** – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire-fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

## 6. References

- AS3959-2009. *Australian Standard for Construction of buildings in bushfire-prone areas*. SAI Global Limited Sydney, NSW Australia.
- Brighton Interim Planning Scheme 2015*.  
<http://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=bips>
- Building Act 2016*. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>
- Building Act 2016*. Director’s Determination – Requirements for Building in a Bushfire-Prone Area DOC/17/62962. Director of Building Control  
[https://www.cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf)
- Building Regulations 2016*. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.
- Guidelines for Development in Bushfire prone Areas of Tasmania*. *Living with Fire in Tasmania*. Bushfire Planning Group of Tasmania Fire Service, Tasmania (2005).
- LISTMap 2020*. Land Information System Tasmania, Tasmania Government.  
<https://maps.thelist.tas.gov.au/listmap/app/list/map> .

## APPENDIX 1 – Illustrative photos of vegetation & access



Photo 1: Cove Hill Road on approach to the subject land



Photo 2: Existing and proposed shared crossover from Cove Hill Road



Photo 3: Proposed access alignment to Lots 1 and 2



Photo 4: Pasture (G(i) Grassland) north of the Indicative Building Area on Lot 1



Photo 5: Pasture (G(i) Grassland) east of the Indicative Building Area on Lot 1



Photo 6: Pasture (G(i) Grassland) and managed land south of the Indicative Building Area on Lot 1



Photo 7: Pasture (G(i) Grassland) west of the Indicative Building Area on Lot 1

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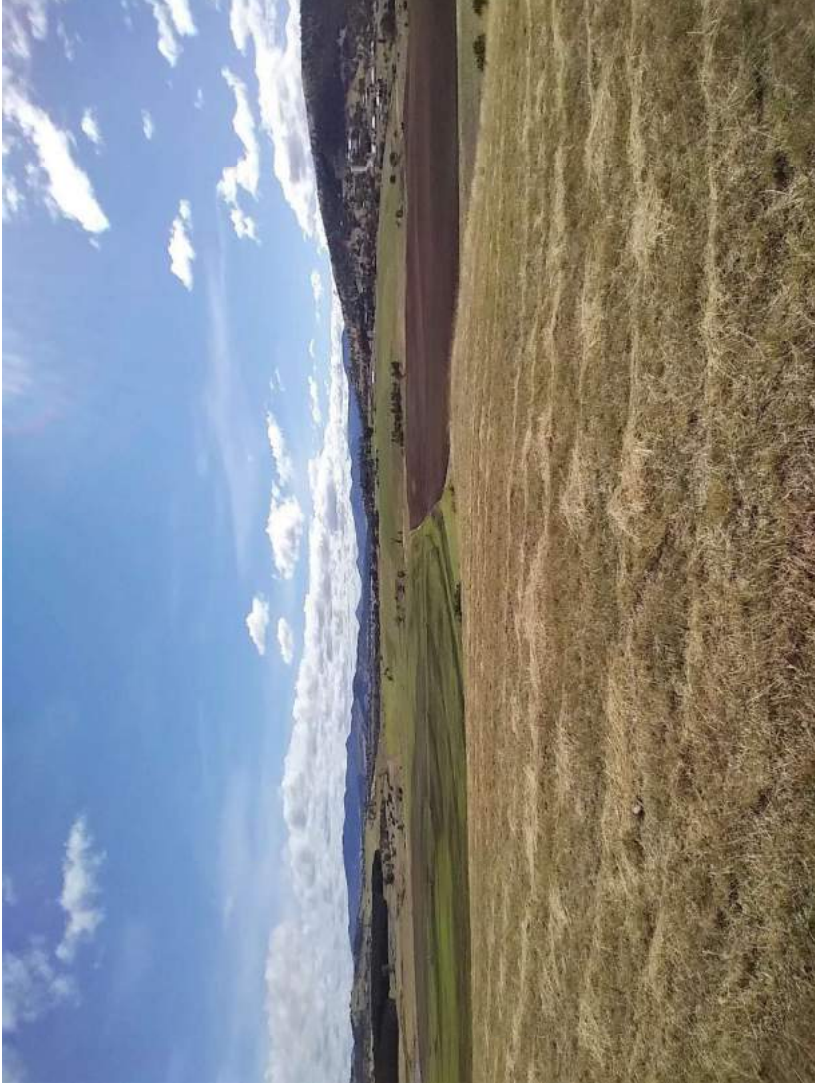


Photo 8: Pasture (G(i) Grassland) north of the Indicative Building Area on Lot 2



Photo 9: Pasture (G(i) Grassland) east of the Indicative Building Area on Lot 2



Photo 10: Pasture (G(i) Grassland) south of the Indicative Building Area on Lot 2



Photo 11: Pasture (G(i) Grassland) west of the Indicative Building Area on Lot 2



Photo 12: Driveway to existing dwelling on Lot 3



Photo 13: Existing dwelling on Lot 3 and associated parking/turning area

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Photo 14: Managed land and pasture (G(i) Grassland) north of the existing dwelling on Lot 3



Photo 15: Managed land and pasture (G(i) Grassland) east of the existing dwelling on Lot 3

150

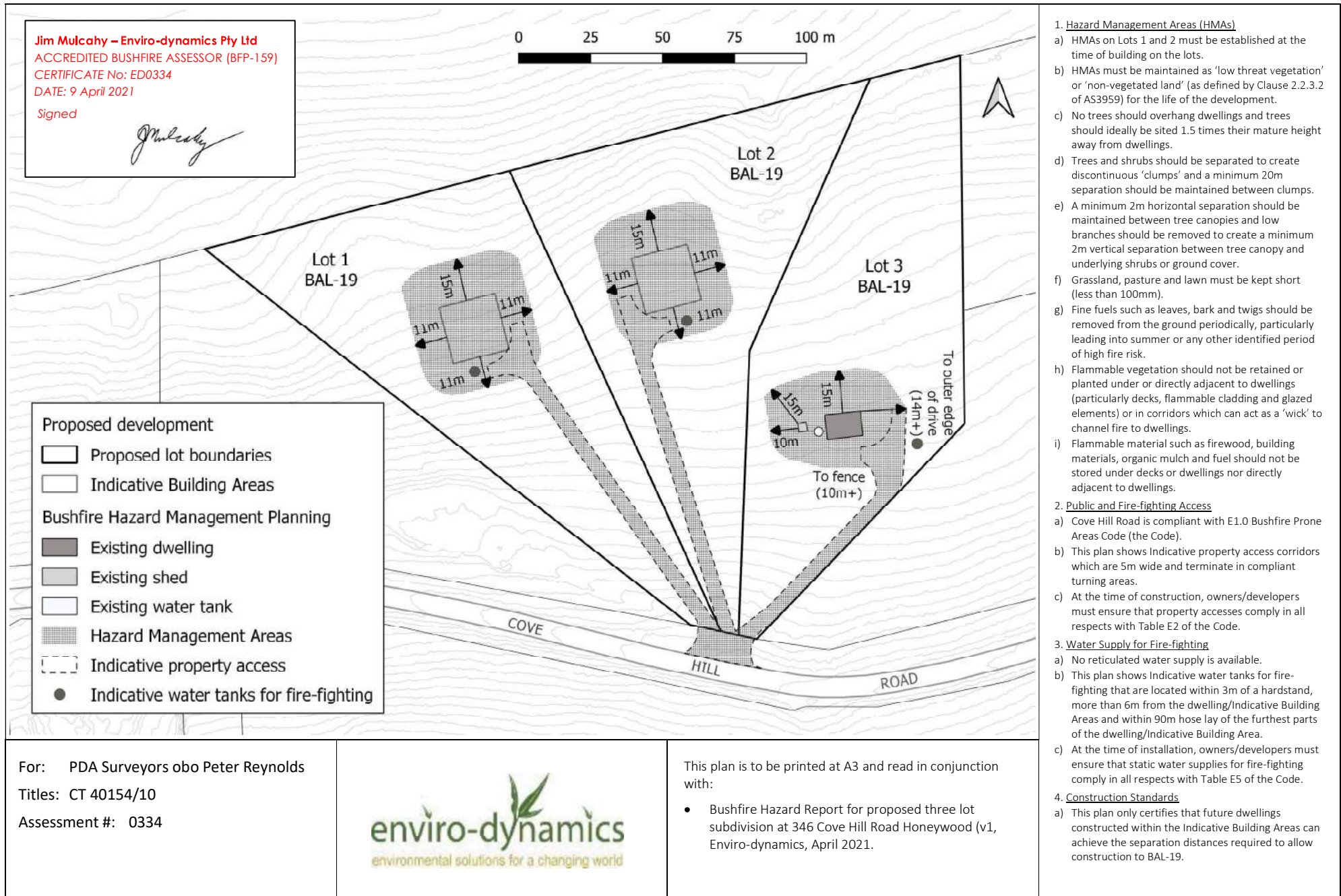


Photo 16: Managed land and pasture (G(i) Grassland) south of the existing dwelling on Lot 3



Photo 17: Managed land and pasture (G(i) Grassland) west of the existing dwelling on Lot 3

## ATTACHMENT 1 – Bushfire Hazard Management Plan (BHMP) – April 2021



For: PDA Surveyors obo Peter Reynolds  
 Titles: CT 40154/10  
 Assessment #: 0334



This plan is to be printed at A3 and read in conjunction with:

- Bushfire Hazard Report for proposed three lot subdivision at 346 Cove Hill Road Honeywood (v1, Enviro-dynamics, April 2021.

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

346 Cove Hill Road, Honeywood 7017

Certificate of Title / PID:

CT 40154/10

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Three lot subdivision

Applicable Planning Scheme:

*Brighton Interim Planning Scheme 2015*

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report for proposed three lot subdivision at 346 Cove Hill Road Honeywood	Enviro-dynamics	April 2021	1
Bushfire Hazard Management Plan – for proposed three lot subdivision at 346 Cove Hill Road Honeywood	Enviro-dynamics	9 April 2021	1

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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk (pursuant to 'Lot 5')

E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supplies consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Jim Mulcahy

Phone No:

0424 505 184

Postal  
Address:

16 Collins Street  
Hobart 7001

Email  
Address:

jim.mulcahy@enviro-  
dynamics.com.au

Accreditation No:

BFP – 159

Scope:

1 & 3B, provisional 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

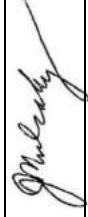


Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or



The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Jim Mulcahy

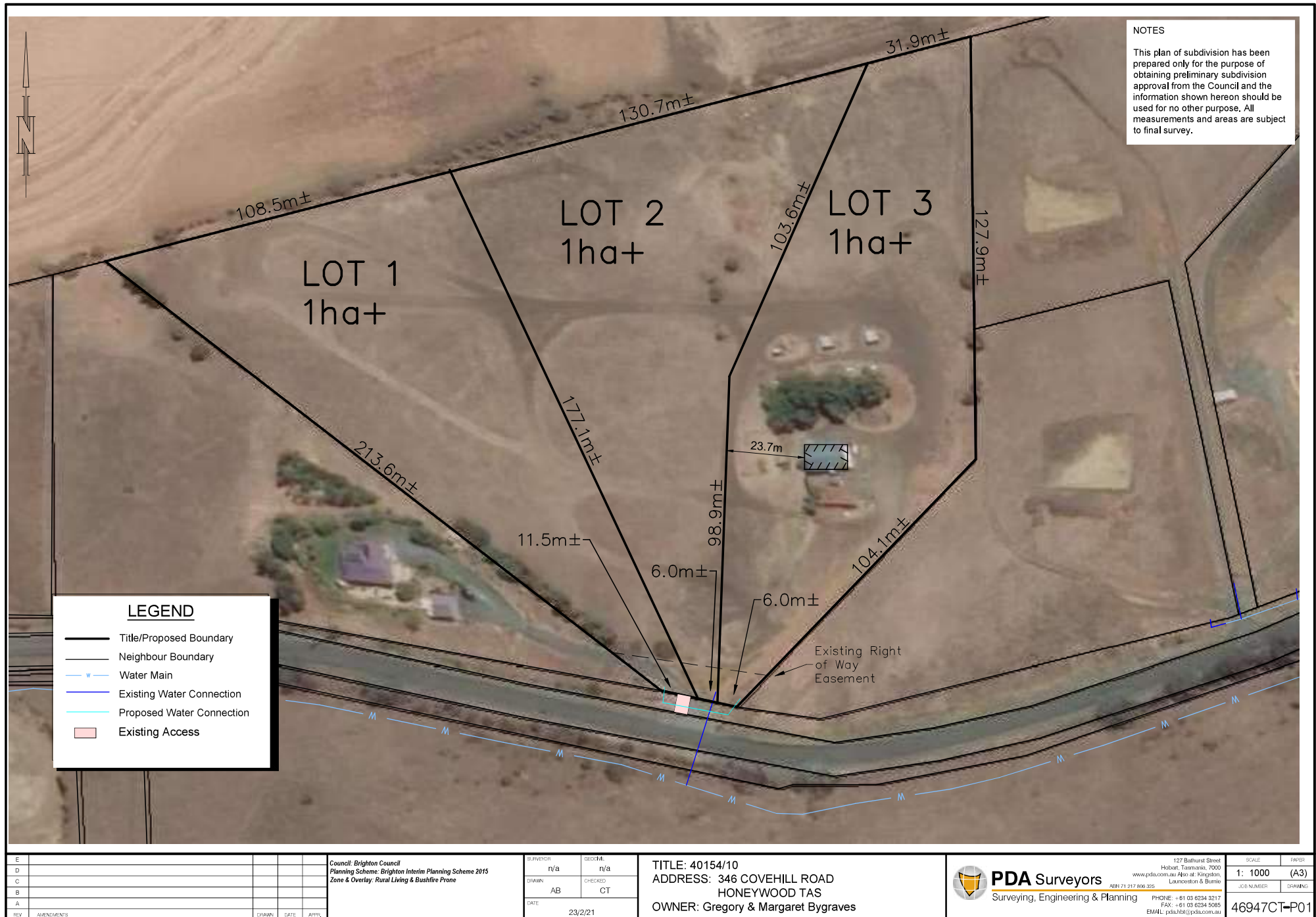
Date:

9/4/2021

Certificate  
Number:

BP0334

(for Practitioner Use only)



**HOBART**

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)  
T.W. Walter, Dip. Surv & Map; (Director)  
D. Pantou, B.E. F.I.E. AUST., C.P.ENG. (Consultant)  
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)  
L.H. Kialy, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)  
M. Westenberg, M.E.M., M.I.E. AUST., C.P.ENG. (Associate)

**KINGSTON**

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

**LAUNCESTON**

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI (Director)

**BURNIE/DEVONPORT**

A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)  
A.J. Hudson, B. SURV. (Tas.), M.SSSI (Consultant)



**PDA Surveyors**

Incorporating  
**WALTER  
SURVEYS**

Surveying, Engineering & Planning

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[www.pda.com.au](http://www.pda.com.au)

*Our Ref: 46947CT*

13th April, 2021

Brighton Council  
1 Tivoli Road  
OLD BEACH, TAS 7017

Attention: Town Planner

Dear Sir/Madam

**RE: SUBDIVISION – 346 COVE HILL ROAD, HONEYWOOD**

In accordance with instructions from our client John Reynolds, we are submitting this application for a planning permit proposes the subdivision of land (creating 2 additional lots).

To support this application, the following is submitted:

- 3 copies of the Proposal Plan
- Completed Development Application Form
- Copy of the Title + Schedule of Easements
- Bushfire Assessment
- Geotechnical Assessment

Please forward an invoice for the assessment fee made out to Mr J. Reynolds C/O PDA Surveyors as soon as possible to ensure prompt Payment.

If you have any queries about this application, please contact this office directly.  
Yours Faithfully

PDA Surveyors

Allan Brooks

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 77 Gunn Street, Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

## PLANNING ASSESSMENT REPORT

Proposal: Three Lot Subdivision

The Land: 346 Cove Hill Road, Honeywood

Owner: Gregory and Margaret Bygraves

### **The Land**

The subjected land is located at 346 Cove Hill Road, Honeywood the land contains one dwelling which is located at the east of the site.

The surrounding area is almost exclusively zoned rural resource with neighboring titles rural living on varying lot size.

### **The Proposal**

The application proposes to subdivide the land by creating three lots. One lot will contain the existing dwelling, while the other two lots will be vacant. All lots will have direct frontage to Cove Hill Road. Each lot will have access from existing entrance by right of way easement with established easement for 340 Cove Hill Road.

### **Planning Scheme**

The Land is subject to the provisions of the Brighton Interim Planning Scheme 2015.

The land is located in the Rural Living Zone and is also subjected to the Bushfire Prone overlay.

### RURAL LIVING ZONE

The purpose of the Rural Living Zone at Clause 13.1 is:

- To provide for residential use or development on large lots in a rural setting where services are limited.
- To provide for compatible use and development that does not adversely impact on residential amenity.
- To provide for agricultural uses that do not adversely impact on residential amenity.
- To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages.
- To avoid land use conflicts with adjacent Rural Resource or Significant Agriculture zoned land by providing adequate buffer areas.

For this type of subdivision, the relevant clauses of the Rural Living Zone are 13.5.1 (Lot Design) and 13.5.4 (Services).

### 13.5.1 Lot Design

The objective for this clause is to provide that each lot:

- Have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- Contains building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;
- Are no internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.

These objectives are met through either meeting the acceptable solutions or performance criteria listed in the clauses.

The following provides justification as to how the design of the subdivision meets the acceptable solutions/performance criteria.

Acceptable Solution A1 is met as proposed subdivision is in Area B with minimum lots size being 1ha as stated in Table 13.1.

Acceptable Solution A2 is met with able to provide building area that complies with all relevant setbacks, clear of title restrictions, has an average slope no more than 1 in 5 and is not subjected to any codes in the planning scheme.

Performance Criteria A3 is met with each lot having a frontage of no less than 6m.

Acceptable Solution A4 is met as no lot in internal.

Acceptable Solution A5 is met with the new boundary is more than 20m from existing building.

### 13.5.4 Services

The objective for this clause is that the subdivision of land provides adequate services to meet the projected needs of future development.

The objectives are met through either meeting the acceptable solutions or performance criteria listed in the clauses.

The following provides justification as to how the design of the subdivision meets the acceptable solutions/performance criteria.

Acceptable Solution A1 is met with each lot being connected to water main.

Performance Criteria P2 is met with each lot being able to accommodate an on-site wastewater system as per attached geotechnical assessment.

Performance Criteria P3 is met with each lot capable of containing stormwater within its own lot.

## Codes

### Bushfire Prone Codes

The land is subject to Bushfire Prone Code please refer to Bushfire Assessment for recommendations.

### **Conclusion**

Given the above assessment, this report/proposed subdivision has clearly demonstrated compliance with the requirements of the Brighton Interim Planning Scheme 2015 and associated local Council policy.

We seek that the council support this application in its current form and grant a planning permit.

For PDA Surveyors

A handwritten signature in black ink, appearing to read 'Allan Brooks', written over a light blue grid background.

Allan Brooks

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	SA 2021 / 00010	<b>Council notice date</b>	29/04/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00676-BTN	<b>Date of response</b>	07/05/2021
<b>TasWater Contact</b>	Al Cole	<b>Phone No.</b>	0439605108
<b>Response issued to</b>			
<b>Council name</b>	BRIGHTON COUNCIL		
<b>Contact details</b>	development@brighton.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	346 COVE HILL RD, HONEYWOOD	<b>Property ID (PID)</b>	7569902
<b>Description of development</b>	Subdivision - 3 Lots		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
PDA	Proposal Plan	N/A	23/2/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction.</li> <li>6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>8. Prior to the issue of a Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to</li> </ol>			

TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Plan of Subdivision", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing and disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **DEVELOPMENT ASSESSMENT FEES**

15. The applicant or landowner as the case may be, must pay a development assessment fee of, \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.  
 The payment is required within 30 days of the issue of an invoice by TasWater.
16. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as

approved by Council.

## Advice

### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

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

The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.  
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

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

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

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

### ENGINEERING REPORT

DA#:	<b>SA2021/10</b>
Applicant:	<b>PDA Surveyors</b>
Proposal:	<b>Subdivision (3 lots)</b>
Address:	<b>346 Cove Hill Road, Honeywood</b>
Zone:	<b>Rural Living B</b>
Report completed by (Name & date):	<b>Leigh Wighton 1 Aug 2021</b>

Brief Description	
Proposal	<p>The application proposes subdividing an existing lot at 346 Cove Hill Rd, Honeywood into 3 lots.</p> <p>Lot 3 will contain an existing dwelling.</p> <p>Lots 1 &amp; 2 will be a vacant lot.</p>
Parking and access	<p>The site fronts Cove Hill Rd which is a council maintained road constructed to a sealed rural standard. The road has a posted speed limit of 70km/h.</p> <p>A desktop assessment indicates that sight distances at the access are approx. 250m to the east and 160m to the west. Plan no 46947-100 submitted with the application shows Safe Intersection Sight Distances (SISD) of 148m to the west and 180m to the east. Standard drawing TSD-RF01 Guide To Intersection and Domestic Access Sight Distance Requirements for the Safe Intersection Sight Distance require a minimum of 140m SISD. The sight distances are compliant.</p> <p>The property shares an existing access with no 340 Cove Hill Rd. Representation regarding the access was received. (see below)</p> <p><i>Bushfire Hazard Report (V1.0) For proposed three lot subdivision at 346 Cove Hill Road Honeywood</i>, prepared by Jim Mulcahy, dated 9 April 2021, was submitted with the application. The report included the following recommendations in relation to vehicular access.</p> <p>It is recommended that the owners undertake the following actions at the earliest opportunity in respect of the existing dwelling on Lot 3.</p> <p>a) During the next period of road maintenance:</p> <ul style="list-style-type: none"> <li>○ widen the driveway to a minimum width of 4m with an additional 0.5m clearance to either side;</li> <li>○ upgrade the surface of the driveway to a compliant standard; and</li> </ul>

	<ul style="list-style-type: none"> <li>o surface the parking/turning area to the same standard as the driveway and to provide a compliant hardstand within 3m of a fire-fighting water point.</li> </ul> <p>The approved Bushfire Hazard Management Plan (BHMP) included the following:</p> <p>c) At the time of construction, owners/developers must ensure that property accesses comply in all respects with Table E2 of the Code.</p> <p>Sections of the existing and proposed accesses exceed 18% and as such must be sealed to comply with the bushfire standards (refer PDA drawings 46947-102 and 46947-102). This includes most of the existing Lot 3 access. Lot 3 access should be sealed as part of the subdivision as per the recommendations of the Bushfire Hazard Report.</p> <p>The access for Lot 2 (off the shared section of Lot 3) has a grade of approximately 10% and does not need to be sealed to comply with the bushfire standards. A short section should however be sealed to protect the edge of seal of the shared section.</p> <p>Lot 1 shares access with no 340 Cove Hill Road. The shared portion leading up to Lot1 is 19% and the 1<sup>st</sup> 8m approximately of Lot 1 access is 24.5%. The entire shared portion between Lot1 and the existing access to 340 should be sealed. In addition, the portion of lot 1 access exceeding 18% should also be sealed to provide safe and efficient access to the lot, as well as ensuring future compliance with the bushfire standards.</p>
Stormwater	<p>There is no piped stormwater system able to service the lots. SW will need to be managed on site.</p> <p>The titles should be endorsed to the effect that Council cannot provide a means of drainage to any of the lots.</p> <p>The wastewater report did not assess on site SW disposal however indicated that each lot required approx. 450sq.m of LAA for wastewater. Given the lots are each 1ha it is not unreasonable to assume that each lot will be able to manage SW on site. The land use directly down slope of the lots is agriculture.</p>
Sewer and Water	<p>No sewer reticulation is available. Wastewater is to be disposed of on site.</p> <p>A wastewater report was supplied with the application. The wastewater system for the existing dwelling is contained within Lot 3.</p> <p>The land is in a water serviced area. The application was referred to TasWater.</p>
Additional Comments	<p>Power supply is overhead. NBN (Fixed Wireless) is available to the area.</p>
Codes	<p><b>C2.0 Parking and Sustainable Transport Code</b> See above for sight distances.</p> <p><b>C3.0 Road and Railways Assets Code</b></p>

	<p>Cove Hill Rd has a posted speed limit of 70km/h. The subdivision uses an existing access. The increased traffic generation as a result of the subdivision can be estimated at 18 vehicle movements per day (being 2 additional residences generating 9 vmpd each) which is well under the acceptable increase of 40vmpd in table C3.1 of the scheme.</p> <p><b>C13.0 Bushfire Prone Areas Code</b></p> <p>A Bushfire Hazard Report and Bushfire Hazard Management Plan were submitted with the application.</p> <p>A condition requiring compliance with the report and BHMP is recommended. Additionally a condition requiring certification from a suitably qualified person that the requirements have been met prior to Council sealing the plan of survey is also recommended.</p> <p><b>C15.0 Landslip Hazard Code</b></p> <p>The Low landslip hazard band covers the shared access and a portion of Lot 3. The access is largely formed apart from the Lot 1 extension and lot 2 extensions. New works should be less than 100m3 of cut and fill and therefore the subdivision would be exempt from the code. Irrespective plans for the new access will be required to be prepared and certified by an engineer.</p>
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DISCRETIONS		
Clause:	Proposed	Provide brief detail of discretion and any condition required:
<b>C2.0 Parking and Sustainable transport Code</b>		
<p>C2.6.1 Construction of parking areas</p> <p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to</p>	<p>No SW drainage is shown.</p> <p>Only the initial portion of the driveway is proposed to be sealed.</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing.</li> </ul> <p>Drainage of the driveway will be considered as part of the design approval. An additional condition to the effect that there is no increase in stormwater runoff onto adjacent properties as a result of the development is also recommended.</p> <p>The accesses to the site are in places steep and may be subject to excessive wear and tear due to vehicles</p>

restrict abrasion from traffic and minimise entry of water to the pavement.		lacking traction. It is recommended that the shared portions of the access are sealed as well as any sections greater than 18% in grade.
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Representation	Council Response
<b>Stormwater Management</b> We are concerned that the proposed changes to the access road will increase the amount of storm water runoff, potentially damaging our property. We ask that council address this matter in the conditions of the Planning Permit.	A condition requiring engineering plans for approval by Council is recommended. Drainage of the driveway will be considered as part of the design approval. An additional condition to the effect that there is no increase in stormwater runoff onto adjacent properties as a result of the development is also recommended.
<b>Access &amp; Increase in Traffic to Cove Hill Road</b> We are very concerned with potential increase of traffic on Cove Hill Road this subdivision and potential additional subdivisions will bring. There are potentially a further 6 properties on this stretch of the road which are suitable for subdivision in addition to the proposal. We strongly encourage Council to consider the cumulative effect of these subdivisions on the safety of this road, especially in the context of the substantial increase in heavy vehicle movements since the bridge has been improved. We ask council to consider if a Traffic Impact Assessment for Cove Hill Road is required in light of this potential development.	Cove Hill Road is classified as a collector road and provides connectivity from Honeywood and surrounds to Bridgewater. The proposed subdivision is likely to result in an increase of approximately 18 vehicle movements per day, comprising 9vmpd for a residential dwelling on each of the 2 new lots. The application complies with acceptable solution C3.5.1 A1.4  Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: 20% or 40 vehicle movements per day, whichever is the greater  As such a TIA is not required or in this instance warranted given the low traffic generation.
<b>Space for Bin collection on Cove Hill Road</b> We are very concerned that on bin collection day, potentially 8 bins at the top of the access road where it joins Cove Hill Road will reduce our line of sight when leaving our property and may cause an accident. Traffic is already forced into the carriageway at several locations on this road due to people putting their bins out too far into the carriageway. It is especially hazardous with the increase in heavy vehicle movements. We ask that Council addresses this issue.	The representation has merit. Whilst there is no requirement for temporary objects to be clear of the sight lines it is important that they do not obstruct the traffic lane. Bins should be able to be placed in the road reservation clear of the traffic lanes. A condition requiring an area suitable for the 3 lots to place bins clear of the traffic lane be provided and incorporated into the engineering design plans for approval by Council is recommended.
<b>Proposed shared access</b> We request that the existing tarmac surface and proposed seal upgrade illustrated by PDA Surveyors drawing 46947 - 101 is extended to the west side of proposed access to Lot 1. The shared access would then be protected from erosion damage to the existing shared graveled access driveway by heavy	This is a reasonable request. The shared component of all driveways should be sealed, including the shared portion of Lot 1 and no. 340 and the shared section of Lots 2 & 3. A condition to this effect is recommended.

excavation and site construction vehicles attending Lot 1 during construction.	
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### **Recommended Conditions**

#### **General**

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The development and works must be carried out in accordance with:
  - a. *Bushfire Hazard Report (V1.0) For proposed three lot subdivision at 346 Cove Hill Road Honeywood*, prepared by Jim Mulcahy, dated 9 April 2021
3. Prior to Council sealing the final plan of survey the developer must provide certification from a suitably qualified person that all works required by the Bushfire Hazard Report have been complied with.

#### **Easements**

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

#### **Endorsements**

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

#### **Final plan**

6. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
7. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not be less than \$5,000.
8. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
9. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### **Engineering**

10. The subdivision must be carried out in accordance with the *Tasmanian Subdivision Guidelines October 2013 (attached)*.
11. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.
12. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, in accordance with the *Tasmanian Subdivision Guidelines October 2013*, and must show –
  - a) all existing and proposed services required by this permit;
  - b) all existing and proposed roadwork required by this permit;
  - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d) measures to be taken to limit or control erosion and sedimentation;
  - e) any other work required by this permit.
13. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
14. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

#### **Property Services**

15. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
16. Any existing services shared between lots are to be separated to the satisfaction of Council's Municipal Engineer.
17. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

#### **Telecommunications and electrical reticulation**

18. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.
19. Prior to sealing the final plan of survey the developer must submit to Council:
  - (a) Written advice from TasNetworks confirming that all conditions of any Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections (basic connection) at the time each lot is further developed.

**Deleted:** A Letter of Release, or equivalent,

**Deleted:** the

#### **Vehicular Access**

20. The vehicular access(es) must be constructed/upgraded from the road carriageway to service each lot and, unless approved otherwise by Council's Municipal Engineer, must:
  - (a) Be constructed with a durable all weather pavement

- (b) Be designed so as there is no increase in concentrated stormwater onto adjacent properties (including 340 Cove Hill Rd).
- (c) Have a sealed surface for all shared sections (ie servicing 2 or more properties) including to the eastern extent of where Lot 1 access intersects the existing access to 340 Cove Hill Road.
- (d) Sealed surface for all sections of driveway where the grade is equal to or greater than 18%.
- (e) The surfacing material may be a spray seal, asphalt, concrete, pavers or other approved material.
- (f) Have a min trafficable width of 4.0m with a minimum sealed width of 3.0m
- (g) Have a passing bay of minimum width of 5.5m for a distance of no less than 6m from the edge of the road.
- (h) As required by *Bushfire Hazard Report (V1.0) For proposed three lot subdivision at 346 Cove Hill Road Honeywood*, prepared by Jim Mulcahy, dated 9 April 2021

21. Widening of the road shoulder, adjacent the vehicular access, is to be provided as a collection area for waste and recycling bins. The bin collection area must be of sufficient size to accommodate the bins for the 3 lots clear of the traffic lane and such that safe sight distance is maintained exiting the access. The bin collection area is to be included in the engineering design drawings for approval.

#### **Stormwater**

22. Stormwater from the proposed development must be managed on site such that any stormwater runoff from the site, for a storm with an ARI of 20 years, will be no greater than pre-existing runoff to the satisfaction of Council's Municipal Engineer.

#### **Tas Water**

23. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 2021/00676-BTN, dated 07/05/2021.

#### **Water quality**

24. A soil and water management plan (here referred to as a '**SWMP**') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
25. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
26. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.

27. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

#### **Construction Amenity**

28. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager

• Monday to Friday	7:00	AM	to	6:00	PM
• Saturday	8:00	AM	to	6:00	PM
• Sunday and State-wide public holidays	10:00	AM	to	6:00	PM

29. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -

- (a) emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
- (b) transport of materials, goods or commodities to or from the land; and/or
- (c) appearance of any building, works or materials.

30. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.

31. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period.

#### **Maintenance and Defects Liability Period**

32. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
33. Prior to placing the subdivision onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

#### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works (minimum of \$300.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.