



**Brighton
Council**

**Planning
Authority
Agenda**

14 June 2022

Name:

INDEX

Planning Authority: 14 June 2022

NOTICE OF MEETING	3
QUALIFIED PERSON CERTIFICATION	3
1. Acknowledgement of Country	4
2. Apologies	4
3. Public Question Time and Deputations	4
4. Declaration of Interest	4
5. Council Acting as Planning Authority	5
5.1 Development Application DA 2022 / 00053 for Storage (Woodyard/Contractors Depot) at 73 Greenbanks Road, Bridgewater	6
5.2 Development Application DA 2022 / 00001 for Residential Assisted Living Facility at 20 Barton Crescent, Bridgewater	23
5.3 Combined Permit and Amendment Application: Insert Two Site-Specific Qualifications into the Brighton Local Provision Schedules to Allow Pole/Pylon Signs in the Utilities Zone and Permit Application for Two (2) Pole/Pylon Signs - Section 40k & 42 Report	36



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, 14 June 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 **9th** day of **June 2022**.

A handwritten signature in black ink, which appears to read 'James Dryburgh'. The signature is fluid and cursive, written over a white background.

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

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 Development Application DA 2022 / 00053 for Storage (Woodyard/Contractors Depot) at 73 Greenbanks Road, Bridgewater

Author: Andres Perez-Roca (Planning Officer)

Applicant:	PDA Surveyors, Engineers & Planners
Subject Site:	73 Greenbanks Road, Bridgewater
Proposal:	Storage (Woodyard/Contractors Depot)
Planning Scheme:	<i>Tasmanian Planning Scheme – Brighton</i> (the planning scheme)
Zoning:	19.0 General Industrial Zone
Codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C4.0 Electricity Transmission Infrastructure Protection Code
Local Provisions:	Nil
Use Class:	Storage (Woodyard/Contractors Depot)
Discretions:	C2.5.1 Car parking numbers C2.6.1 Construction of parking areas C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction C4.5.3 Dust or other airborne particulates within a substation facility buffer area
Representations:	Two representations were received. The representors raised the following issues: Unreasonable loss of amenity to nearby residential and recreational uses via: <ul style="list-style-type: none"> • Air, light and noise pollution generated by trucks; • Degradation of local roads and traffic safety issues generated by trucks; • Fire risks; • Land-use conflict with nearby residential and recreational uses;

	<ul style="list-style-type: none"> • Noise pollution generated by other machinery and equipment; and • Works in the public road reserve without a permit.
Attachments:	<p>Attachment 1 - Assessment documents (See pages 39-53)</p> <p>Attachment 2 - TasWater Submission to Planning Authority Notice</p> <p>Attachment 3 - TasNetworks' response to planning authority referral</p>
Recommendation:	Approval with conditions

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the planning authority to determine development application DA 2022 / 00053.

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 LUPAA.

This report details the reasons for the officer's 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. BACKGROUND

This development application results from compliance measures taken against the landowner of 21 Weily Park Road for using the land at 21 and 23 Weily Park Road, Bridgewater, for Storage (Woodyard/Contractors Depot). The land at 21 Weily Park Road, Bridgewater, is zoned Rural Living. The planning scheme prohibits the above use on Rural Living zoned land.

The applicant is now applying on behalf of the landowner of 21 Weily Park Road for the above use to occur on a portion of the land at 73 Greenbanks Road, Bridgewater. The land at 73 Greenbanks Road, Bridgewater, is owned by a proprietary limited company, so the development application has been accompanied by written consent from a representative of this company.

3. SITE ASSESSMENT

The site is a 2.035ha irregular shaped lot with primary frontage and access to Greenbanks Road, Bridgewater (see Figure 1 below). Greenbanks Road is part of the Brighton Industrial Hub street network, and it is specifically designed and constructed for heavy traffic.



Figure 1. An aerial image of the site (highlighted in ochre) and its surrounds

The site is also accessible via an existing 10.67m wide right of way over the land at 23 Weily Park Road, Bridgewater, owned by TasNetworks and with title reference 52510/2. This right of way contains an unsealed road that connects to an unsealed portion of Weily Park Road, a Brighton-Council-owned road.

The site is currently vacant, but works are being undertaken to develop an internal driveway and cul-de-sac connected to the primary frontage (see Figure 2 below).



Figure 2. Works for an internal driveway and cul-de-sac at 73 Greenbanks Road, Bridgewater

The site is zoned General Industrial and surrounded by land zoned General Industrial, Recreation, Rural Living, and Utilities (see Figure 3 below).



Figure 3. Zoning (General Industrial Zone in purple; Recreation Zone in green; Rural Living Zone in light brown, and Utilities Zone in yellow)

The site adjoins a TasNetworks substation facility and is partly affected by a Substation Facility Buffer Area Overlay and an Attenuation Area Overlay (see Figure 4 below). A Bushfire-Prone Areas Overlay applies to the whole site.

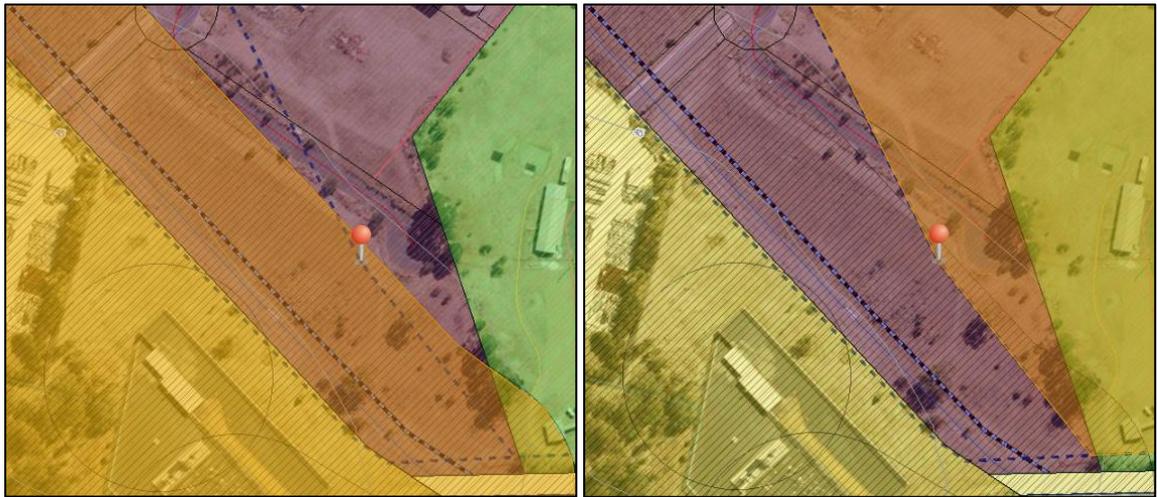


Figure 4. Substation Facility Buffer Area Overlay (highlighted in ochre on the left image) and Attenuation Area Overlay (highlighted in ochre on the right image)

The site is also partly affected by two Local Provisions Schedules: The Bridgewater Quarry Specific Area Plan and the Brighton Industrial Hub Specific Area Plan (see Figure 5 below).

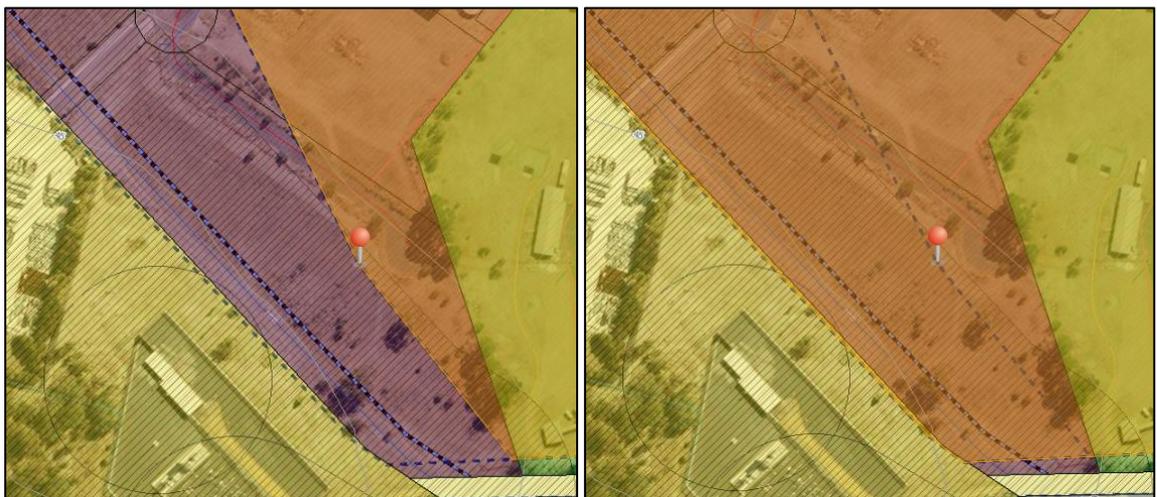


Figure 5. Bridgewater Quarry Specific Area Plan (highlighted in ochre on the left image) and Brighton Industrial Hub Specific Area Plan (highlighted in ochre on the right image)

Two pipeline easements run parallel to the south-western property boundary. One pipeline easement is 10.06m wide, and it contains a TasWater bulk transfer main. The other pipeline easement is 4m wide, and it contains a TasWater reticulation main. The site is also burdened by a 1m wide electrical infrastructure easement adjoining the north-western boundary.

4. PROPOSAL

The proposal seeks retrospective planning approval to use 1,440m² of the site for log storage with no processing on-site (see Figure 6).

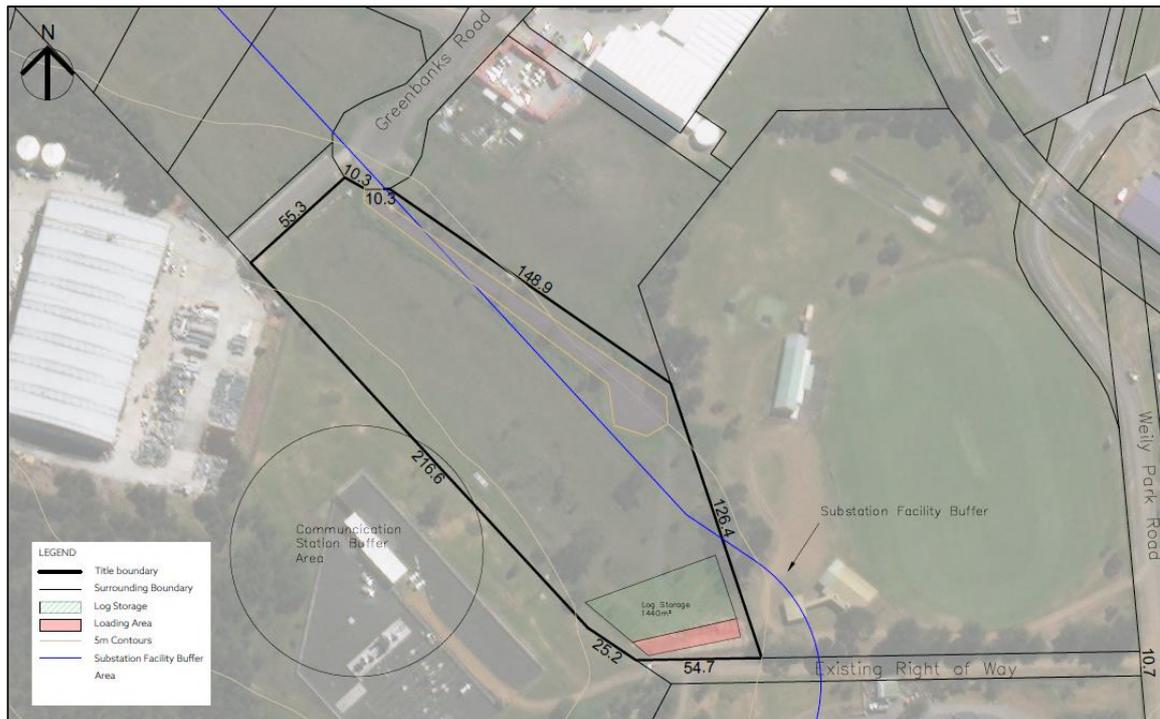


Figure 6. Site plan

Hours of operation of the proposed use are 7:00 a.m. to 6:00 p.m., seven (7) days per week.

No buildings or structures, landscaping or on-site car parking spaces are proposed.

The proposal involves using heavy vehicles, particularly 25m-long trucks, to transport the logs to and from the site. It is proposed that these trucks access the site via the unsealed road that connects to Weily Park Road. This road and associated manoeuvring and circulation spaces are surfaced by gravel, so it is proposed that they be sprayed with water to minimise dust generation.

The proposal has been accompanied by a turning path plan showing that turning is possible to and from the site.

It is proposed that a maximum of two (2) trucks be on-site at any given time.

The proposal also involves using an excavator to unload and reload the logs into the trucks.

5. 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 Storage (Woodyard/Contractors Depot) under the planning scheme. This Use Class is 'Permitted' in the General Industrial Zone.

Compliance with Performance Criteria

The proposal meets all relevant planning scheme's Acceptable Solutions except for the following:

C2.5.1 Car parking numbers

Objective:
That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p>	<p>P1.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p>

<p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	
---	--

Table C2.1 contains the following car parking space requirements for storage uses:

"1 space per 200m² of the site area or 1 space per 2 employees, whichever is greater".

The proposal involves using 1,440m² of the site for log storage with a maximum of two truck drivers and an excavator operator on-site at any given time and is not within one of the scenarios described in clause C2.5.1 A1 (a)-(d). Thus, seven (7) on-site car parking spaces are required to meet the Acceptable Solution in clause C2.5.1 A1. However, since no on-site car parking spaces are proposed, the proposal relies on the Performance Criteria in clause C2.5.1 P1.1.

It is proposed that the site is only accessed by the trucks transporting the logs. These trucks will only be parked on-site while reloading and unloading the logs within the loading area shown on the site plan. Given that the site will act as a distribution node for timber rather than as a timber shop, the use is highly unlikely to attract customers to the site. Furthermore, there is ample room for staff to park on-site if needed, and staff will be familiar with the site conditions. Consequently, no on-site car parking spaces are considered necessary to meet the reasonable needs of the proposed use.

Accordingly, the Performance Criteria are satisfied.

C2.6.1 Construction of parking areas

Objective:	
That parking areas are constructed to an appropriate standard.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</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>P1</p> <p>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) 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>

The unsealed road at 23 Weily Park Road and associated manoeuvring and circulation spaces are surfaced by gravel. Therefore, the proposal does not meet the Acceptable Solution in clause C2.6.1 A1 and relies on the Performance Criteria in clause C2.6.1 P1.

The unsealed road at 23 Weily Park Road is existing and primarily used to access the TasNetworks substation facility. Given that only 1,440m² of the site is used for log storage, the proposed use has a modest increase in Weily Park Road’s vehicular traffic.

Moreover, the site and unsealed road at 23 Weily Park Road are relatively flat, so trucks have sufficient traction to move to and from the site, minimising the possibility of trucks getting stuck and obstructing traffic.

There is no public stormwater system available, but the topography and proposed surface treatment allow stormwater to infiltrate rather than run off to adjoining properties.

Given that the road at 23 Weily Park Road connects to an unsealed portion of Weily Park Road, it is unlikely that vehicular traffic generated by the proposal transports debris, dust, or sediment from 23 Weily Park Road to Weily Park Road and vice versa. Nonetheless, the applicant proposes that 23 Weily Park Road be sprayed with water to minimise dust generation. It is recommended that a condition be included on any planning permit approved requiring water spraying to occur.

Subject to the inclusion of the above condition, the Performance Criteria are satisfied.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

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 Solutions	Performance Criteria
<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>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, having regard to:</p> <p>(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>

It is expected that vehicular traffic to and from the site using the existing vehicle crossing at 23 Weily Park Road will increase by more than five (5) vehicle movements per day, so the proposal does not satisfy the Acceptable Solution in clause C3.5.1 A1.4. Hence, it relies on the Performance Criteria in clause C3.5.1 P1.

The proposed use is expected to have a modest increase in Weily Park Road's vehicular traffic. The use will attract heavy vehicles, so it is recommended that a condition be included on any planning permit approved to ensure that heavy vehicle access to the site via the unsealed road at 23 Weily Park Road is temporary (i.e., until the primary access from Greenbank Road is constructed). It is also recommended that a condition be included on any planning permit approved to ensure a retrospective application for a road opening permit is lodged for any works undertaken in the public road reserve.

Subject to the inclusion of these conditions, traffic to and from the existing vehicle crossing at 23 Weily Park Road will not significantly impact the safety and efficiency of the road network and, thus, the Performance Criteria are satisfied.

C4.5.3 Dust or other airborne particulates within a substation facility buffer area

Objective:	
That dust or other airborne particulates do not cause an unreasonable impact on the safe and reliable operation of electricity transmission infrastructure within a substation facility buffer area.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed in Table C4.1 and located within a substation facility buffer area must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of a substation facility, having regard to: (a) the nature of the proposed use and the materials that will be stored and handled on the site; (b) the conductivity or corrosiveness of any dust or other airborne particulates and its potential to affect the operation of the substation facility; (c) proximity to the substation facility;

	(d) any mitigation measures proposed; and (e) any advice from the electricity entity.
--	---

Table C4.1 lists a woodyard that is not located within a building as a use with the potential to create dust or other airborne particulates.

Since the proposal is for a use listed in table C4.1 and located within a substation facility buffer area, the Electricity Transmission Infrastructure Protection Code applies under clause C4.2.1 (c) (ii). Thus, assessment under clause C4.5.3 is required. Given that the above clause does not have an Acceptable Solution, the proposal relies on the Performance Criteria in clause C4.5.3 P1.

The proposal is for the storage of logs with no processing on-site, so it is unlikely to generate dust or other airborne particulates that may cause an unreasonable impact on the operation of the substation facility.

The proposal has been referred to TasNetworks, which has responded by saying that "the use is not likely to adversely affect TasNetworks' operations" based on the information provided.

It is recommended that any planning permit approved includes a condition to ensure that the approved use is only for the storage of logs with no processing on-site.

Subject to the inclusion of the above condition, the Performance Criteria are satisfied.

6. REFERRALS

Council's Municipal Engineer

Council's Municipal Engineer was consulted in relation to this proposal. This officer considers that the proposal can satisfy, or be conditioned to satisfy, the applicable standards of the Parking and Sustainable Transport Code and the Road and Railway Assets. This officer also considers that the proposal will not generate stormwater issues.

Council's Environmental Health Officer

Council's Environmental Health Officer and the Planning Officer met with the applicant and the landowner of 21 Weily Park Road on-site on 18 May 2022. As previously stated in the planning assessment report, they confirmed that the logs are not processed on-site. Therefore, the proposal does not involve using woodworking tools, such as chainsaws or the like, that might cause environmental harm or nuisance to adjoin sensitive land uses.

TasNetworks

The application was referred to TasNetworks, who advised that “the use is not likely to adversely affect TasNetworks’ operations” based on the information provided.

TasWater

The application was referred to TasWater, and TasWater has issued a Submission to Planning Authority Notice (SPAN). A copy of this SPAN will be attached to any planning permit issued.

7. REPRESENTATIONS

Two representations were received during the statutory public exhibition period between 23 April 2022 and 9 May 2022.

The representors’ concerns are summarised below and a planning response to these concerns is provided:

Representors’ concerns	Planning Response
Unreasonable loss of amenity to nearby residential and recreational uses via:	The Planning response to the representors’ concerns is as follows:
(i) Air, light and noise pollution generated by trucks;	<p>(i) It is recommended that any planning permit approved includes a condition to ensure that heavy vehicle access via the unsealed road at 23 Weily Park Road is temporary only. It is also recommended that any planning permit approved includes a condition to ensure that the temporary vehicle access be sprayed with water to minimise dust generation. Thus, air pollution generated by trucks is not unreasonable.</p> <p>The approved hours of operation (i.e., 7:00 a.m. to 6:00 p.m., seven days per week) ensure that light and noise pollution generated by trucks is not unreasonable.</p>
(ii) Degradation of local roads and traffic safety issues generated by trucks;	(ii) It is recommended that any planning permit approved includes a condition to ensure that heavy vehicle access via the unsealed road at 23 Weily

	<p>Park Road is temporary only. Given this, the proposal is unlikely to compromise the integrity or safety of Weily Park Road.</p>
<p>(iii) Fire risks;</p>	<p>(iii) The Bushfire-Prone Areas Code does not apply since the proposed use cannot be catalogued as hazardous.</p> <p>It is recommended that any planning permit approved includes a condition to ensure that no hazardous chemicals be stored or used on-site.</p>
<p>(iv) Land-use conflict with nearby residential and recreational uses;</p>	<p>(iv) The Attenuation Code does not apply since the proposed use is not for an activity listed in tables C9.1 or C9.2.</p> <p>It is recommended that any planning permit approved includes a condition to ensure that no processing of logs occurs on-site.</p>
<p>(v) Noise pollution generated by other machinery and equipment; and</p>	<p>(v) In addition to the noise pollution generated by trucks, there might be noise pollution generated by the excavator used to unload and reload the logs into the trucks. The use of this excavator is limited by the approved operation hours, so the noise pollution generated by this excavator is not unreasonable.</p> <p>It is recommended that any planning permit approved includes a condition to ensure that no processing of logs occurs on-site.</p>
<p>(vi) Works in the public road reserve without a permit.</p>	<p>(vi) A retrospective application for a road opening permit for any works undertaken in the public road reserve is required.</p>

8. CONCLUSION

The proposal satisfies all relevant provisions of the Planning Scheme. Thus, it is recommended for approval with conditions.

9. RECOMMENDATIONS

That:

- A. Pursuant to the *Tasmanian Planning Scheme – Brighton*, Council approves application DA 2022 / 00053 for Storage (Woodyard/Contractors Depot) at 73 Greenbanks Road, Bridgewater, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

- (1) The use must be carried out substantially in accordance with the application for planning approval, endorsed drawings and conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) Where a conflict between the application for planning approval, endorsed drawings and conditions of this permit, the latter prevails.
- (3) 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*.

Use

- (4) No hazardous chemicals must be stored or used on-site.
- (5) The use is approved for the storage of logs only. No processing of logs, or the use of chainsaws and the like, must occur on-site.

Advice: Processing logs on-site may cause dust or other airborne particulates that, in turn, may negatively impact the reliable and safe operation of TasNetworks substation facility. It may also cause environmental harm or nuisance.

Hours of operation

- (6) Unless otherwise approved by Council's Manager Development Services, the use must operate between 7:00 a.m. and 6:00 p.m.

Signage

- (7) No signs are approved by this permit.

Permanent Vehicle Access

- (8) Vehicle access must be via Greenbanks Road, Bridgewater, unless in accordance with conditions (9) and (10) of this permit.

Temporary Vehicle Access

- (9) Unless otherwise approved by Council's Municipal Engineer, heavy vehicle access to the site via the unsealed road at 23 Weily Park Road is only approved for ninety (90) days after this planning permit is issued, and it must only be used during the approved hours of operation.
- (10) If the works for the internal driveway and cul-de-sac connected to the permanent vehicle access have not been completed within ninety (90) after this planning permit is issued, a request for an extension of time to continue to use the temporary vehicle access must be submitted in writing for the approval of Council's Municipal Engineer.
- (11) Unless otherwise approved by Council's Municipal Engineer, the temporary vehicle access must be sprayed with water to minimise dust generation.
- (12) The use of the temporary access must cease once the construction of the permanent vehicle access is completed or Council's Municipal Engineer denies permission to continue to use this temporary vehicle access, whichever occurs first.
- (13) Vehicle movement associated with the use must not occur between 73 Greenbanks Road and 21 Weily Park Road.

Works in the Public Road Reserve

- (14) The developer must lodge a retrospective application for a road opening permit for works undertaken in the public road reserve adjoining 21 and 23 Weily Park Road, Bridgewater. This application is to be made to the Brighton Council's Asset Services Department.

TasWater

- (15) The use must comply with the requirements of TasWater, as detailed in the Submission to Planning Authority Notice, Reference No. TWDA 2022/00398-BTN, dated 28/03/2022, as attached to this permit.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.
- 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 use for which the approval was given has not substantially commenced. Where a planning approval for a use has lapsed, an application for renewal of a planning approval for that use shall be treated as a new application.

DECISION:

5.2 Development Application DA 2022 / 00001 for Residential Assisted Living Facility at 20 Barton Crescent, Bridgewater

Author: Andres Perez-Roca (Planning Officer)

Applicant:	IDW Architecture + Interiors
Subject Site:	20 Barton Crescent, Bridgewater
Proposal:	Residential assisted living facility
Planning Scheme:	<i>Tasmanian Planning Scheme - Brighton</i> (the planning scheme)
Zoning:	8.0 General Residential Zone
Codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C15.0 Landslip Hazard Code
Local Provisions:	Nil
Use Class:	Residential (assisted housing)
Discretions:	8.4.7 Frontage fences for all dwellings C2.6.5 Pedestrian access C15.5.1 Use within a landslip hazard area
Representations:	One (1) representation was received. The representor raised the following issue: <ul style="list-style-type: none"> • Maintaining trees on adjoining land for orange-bellied parrots
Attachments:	Attachment 1 - Assessment documents (See pages 54-95) Attachment 2 - TasWater Submission to Planning Authority Notice Attachment 3 - Email regarding pedestrian access discretion
Recommendation:	Approval with conditions

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the planning authority to determine development application DA 2022 / 00001.

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 LUPAA.

This report details the reasons for the officer's 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 is a 661m² moderately sloping trapezoid-shaped lot with access to Barton Crescent, Bridgewater (see Figure 1 below).



Figure 1. An aerial image of the site (highlighted in ochre) and its surrounds

The site is currently vacant and does not contain any vegetation.

The site is zoned General Residential and surrounded by land zoned General Residential and Open Space (see Figure 2 below).



Figure 2. Zoning (General Residential Zone highlighted in red and Open Space Zone highlighted in green)

The eastern corner of the site is affected by a low landslip hazard band overlay (see Figure 3 below).



Figure 3. Low landslip hazard band overlay (highlighted with light brown lines)

A TasWater Sewer Main and Water Main are located parallel to the property's frontage.

3. PROPOSAL

The proposal is for a residential assisted living facility. It entails the development of two separate residences connected by a central carer's room. Each residence has its own bedroom, bathroom, kitchen, laundry, living, and private open space. The carer's room has a bathroom, a kitchen, and a space for a bed and a desk.

The proposal also entails the development of a retaining wall, with a steel picket fence on top of that wall, within 4.5m of the property frontage. The retaining wall increases from 1.2m high at the eastern corner of the site to 1.7m high at the southern corner of the site. The steel picket fence is 1m high and has uniform transparency of at least 30%.

Two on-site car parking spaces, one of which is for use by persons with a disability, are proposed for this facility. These parking areas are connected to the main entry points of the facility by a 1.5m-wide footpath with a gradient not steeper than 1 in 14, except for the kerb ramp next to the waste storage, which has a length of 1.52m and a gradient of 1 in 8.

The application is supported by covering documentation, plans, and a response to a request for additional information. It is also supported by a landslide risk assessment prepared by a suitably qualified expert, who found that the proposal is acceptable and has made recommendations in relation to site management.

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 (assisted housing) under the planning scheme. This Use Class is 'Permitted' in the General Residential Zone. The above use is proposed in an area where full infrastructure services are available or can be provided.

Residential (assisted housing) is defined as a vulnerable use by the Landslip Hazard Code of the planning scheme.

Compliance with Performance Criteria

The proposal meets all relevant planning scheme's Acceptable Solutions except for the following:

8.4.7 Frontage fences for all dwellings

Objective:
The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.

Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

The frontage fence –formed by a retaining wall with a steel picket fence on top of that wall– is not exempted under clauses 4.6.3 and 4.6.8 of the planning scheme. Therefore, assessment under clause 8.4.7 of the planning scheme is required. Since the above clause does not have an Acceptable Solution, the proposal relies on the Performance Criteria in clause 8.4.7 P1.

The proposal seeks to provide housing for individuals living with a disability that require support.

The frontage fence improves privacy and security by allowing the inhabitants not to be disturbed by other people whilst being able to maintain passive surveillance and act as a safety barrier if a situation that may cause them danger, risk, or injury occurs.

The steel picket fence on top of the retaining wall has uniform transparency of at least 30%, providing opportunities for passive surveillance to and from the road.

The site's sloping topography dictates the frontage fence and, more specifically, the retaining wall's variable height. This wall supports the development of the on-site car parking spaces at a slightly higher ground level towards the southern corner of the site, which, in turn, contributes to achieving an adequate gradient for the internal footpath. Yet, this wall does not interfere with the convenient, efficient, and safe flow of road users in Barton Crescent.

Accordingly, the Performance Criteria are satisfied.

C2.6.5 Pedestrian access

Objective:	
That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solution	Performance Criteria
<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>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.

The internal footpath connecting the parking areas to the main entry points of the facility complies with the minimum width and, for the most part, the maximum gradient required by clause C2.6.5 A1.2. However, the kerb ramp next to the waste storage area has a gradient steeper than 1 in 14 (i.e., 1 in 8), so the proposal does not meet the Acceptable Solution in clause C2.6.5 A1.2. Therefore, the proposal relies on the Performance Criteria in clause C2.6.5 P1.

Upon reviewing the initial proposal, TasWater requested additional information demonstrating that the proposal could comply with the required setbacks from the Sewer Main (i.e., 1m) and Water Main (i.e., 2m). This situation compelled the applicant to move the retaining wall and car parking areas closer to the facility, resulting in the applicant relying on the above Performance Criteria.

The proposal was referred to Council's Municipal Engineer, who considers the kerb ramp is in accordance with *Australian Standard AS 1428.1:2009 Design for Access and Mobility, Part 1: General Requirements for Access—New Building Work*, thus providing convenient and safe access for individuals living with a disability.

Accordingly, the Performance Criteria are satisfied.

C15.5.1 Use within a landslip hazard area

Objective:	
That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1.1 A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to: (a) the type, form and duration of the use; and (b) a landslip hazard report that demonstrates that: (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use.
A4 No Acceptable Solution.	P4 In addition to the requirements in clause C15.5.1 P1.1, a vulnerable use within a landslip hazard area must be protected from landslip, having regard to: (a) any protection measures, existing or proposed;

	<p>(b) the ability and capability of people in a landslip event who may live, work or visit the site, to:</p> <ul style="list-style-type: none"> (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; <p>(c) any emergency evacuation plan;</p> <p>(d) the advice contained in a landslip hazard report; and</p> <p>(e) any advice from a State authority, regulated entity or a council.</p>
--	---

The land is subject to a landslip hazard overlay for a small portion of the driveway, as indicated in Figure 3 above. As the proposal is for a vulnerable use within land affected by a low landslip hazard area overlay, assessment under clause C15.5.1 of the planning scheme is required. Since the above clause does not have Acceptable Solutions, the proposal relies on the Performance Criteria in clause C15.5.1 P1.1 and P4.

The applicant has submitted a landslide risk assessment prepared by a suitably qualified expert, which concludes that the proposal can satisfy clause C15.5.1 P1.1 and P4, and that any risk is low.

Accordingly, the Performance Criteria are satisfied.

5. REFERRALS

Council's Municipal Engineer

Council's Municipal Engineer was consulted in relation to this proposal. This officer considers that the proposed parking areas will be constructed to an appropriate standard and designed and laid out to provide convenient, efficient, and safe parking for all users. This officer also believes that stormwater from the proposed development can drain into the public stormwater system.

TasWater

The application was referred to TasWater, and TasWater has issued a Submission to Planning Authority Notice (SPAN) with conditions. A copy of this SPAN will be attached to any planning permit issued.

6. REPRESENTATIONS

One (1) representation was received during the statutory public exhibition period between 11 May 2022 and 25 May 2022.

The representor's concerns are summarised below and a planning response to these concerns is provided:

Representor's concerns	Planning Response
Request that the small clump of gum trees be maintained on the adjacent perimeter of the property for the orange-bellied parrots who return to the trees for the breeding season.	The trees in question are located on the adjacent title (C/T 6707/975). The proposal does not include a request to clear trees on the adjoining site.

7. CONCLUSION

The proposal satisfies all relevant provisions of the Panning Scheme. Thus, it is recommended for approval with conditions.

8. RECOMMENDATIONS

That: A. Pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approves application DA 2022 / 00001 for Residential Assisted Living Facility at 20 Barton Crescent, Bridgewater, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

- (16) The use and/or development must be carried out substantially in accordance with the application for planning approval, endorsed drawings and conditions of this permit and must not be altered or extended without the further written approval of Council.
- (17) Where a conflict between the application for planning approval, endorsed drawings and conditions of this permit, the latter prevails.
- (18) 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

- (19) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of Council's Manager Development Services.

Services

- (20) 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.

TasWater

- (21) 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 2022/00055-BTN, dated 03/05/2022, as attached to this permit.

Parking and Access

- (22) Prior to the issue of a Certificate of Occupancy pursuant to the Building Act 2016, at least Two (2) car parking spaces must be provided on the land at all times for the use of the development.

One (1) car parking space, provided for use by persons with a disability, must 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*.

One (1) car parking space must be designed and constructed in accordance with *Standards Australia (2004): Australian Standard AS 2890.1 - 2004 - Parking Facilities, Part 1: Off-Street Car Parking; Standards Australia, Sydney*.

- (23) The internal driveway and areas set-aside for parking and associated access and turning must be provided to the satisfaction of Council's Municipal Engineer, and must include all 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; and
- (d) Parking spaces must be delineated by line marking or other clear physical means.

- (24) The bollard shown in the area marked 'shared space' on the site plan must be provided to the satisfaction of Council's Municipal Engineer. No vehicle parking must occur in this area.

Access to Road

- (25) A new reinforced concrete vehicle access must be provided from the road carriageway to the property boundary for the relocated crossover. The access must be located and constructed in accordance with the standards shown on standard drawings TSD-R09-v3 Urban Roads Driveways and TSD-RF01-v3

Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division), to the satisfaction of Council's General Manager.

- (26) 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.

Stormwater

- (27) 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

- (28) 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.
- (29) 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

- (30) The development must only be carried out between the following hours unless otherwise approved by 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.

- (31) 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.
- (32) 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 Council's Manager Development Services.
- (33) 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.
- (34) 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 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 Combined Permit and Amendment Application: Insert Two Site-Specific Qualifications into the Brighton Local Provision Schedules to Allow Pole/Pylon Signs in the Utilities Zone and Permit Application for Two (2) Pole/Pylon Signs - Section 40k & 42 Report

Author: Brian White (Planning Officer)

File Reference:	RZ 2022-01 & DA 2022/32
Author:	Brian White
Applicant:	Brighton Council
Owner:	The Crown
Location:	Midlands Highway
Zoning:	Utilities
Planning Instrument:	Tasmanian Planning Scheme - Brighton
Date Received:	29 March 2022
Date Advertised:	30 th April 2021 to 30 May 2021
Attachments	A. Representation (See pages 96-98) B. Amended Site Specific Qualification Ordinance and Map
Representations:	One (1)

1. Executive Summary

The report considers the exhibition period regarding a combined permit and amendment application to insert two (2) site-specific qualifications ('SSQ') into the Brighton Local Provision Schedules (LPS) to allow pole/pylon signs in the utilities zone and a permit application for two (2) pole/pylon signs on the following two properties within the Midland Highway road reserve: CT 52012/1 & CT 156374/1. The application was made by Council pursuant to Section 40T of the *Land Use Planning and Approvals Act 1993* ('the Act').

Council's Planning Authority, at its meeting of the 20th of April 2022 agreed to the proposed planning scheme amendment made by Brighton Council (s.38 (2)) and therefore prepared and certified the draft amendment to the LPS (s. 40F) as meeting the LPS criteria (s. 34) under the Act. The application was accompanied by a permit application which was considered concurrently to the draft amendment and was approved subject to conditions (s. 40Y).

The combined permit and amendment application was then exhibited for a period of twenty-eight (28) days (s. 40H). One (1) representation was received from the Department of State Growth (DSG) regarding the draft amendment (s. 40J). The representation did not relate to matters regarding the permit application.

This is a report required by section 40K and 42(a) of the Act to be submitted to the Commission in relation to the representation received during advertising.

It is considered that the representation contains merit and that the draft amendment ought to be modified to consider the representation (s. 40K (c)(i)).

A modified SSQ ordinance and mapping has been produced which is considered sufficient to respond to the DSG's concerns whilst still meeting the LPS criteria under the Act.

2. The Representation and Response

Issue
<p>The Department of State Growth (DSG) have concerns that the SSQ ordinance and map contains too much ambiguity and could allow for the placement of one (1) pole/poly sign type at any location on each lot (CT156374/1, CT152012/1).</p> <p>DSG requested GIS coordinates be added to the SSQ ordinance. The representation is provided as attachment A to this report.</p>
Section 40K (2)(c)(i) Response – Amendment to SSQ
<p>It was considered that the representation contains merit and has therefore prepared an amended SSQ ordinance and mapping which contains a 10m x 10m 'building envelope' on each of the titles which further narrows the future location of the signage on the lots.</p> <p>The 10m x 10m was chosen rather than an exact GPS location 'point' to allow some flexibility on ground for the future construction of the sign noting that the approved permit application contains a site plan which requires the signs to be developed in specific locations on the lots.</p> <p>For the sake of clarity due adding GPS coordinates into the ordinance, the SSQ is also amended to split the two sites into a separate SSQ reference numbers rather than them both being under BRI- 21.1.</p> <p>The amended ordinance and mapping are provided as attachment B to this report.</p>
Section 40K (2)(c)(ii), (d) Response
<p>The proposed modification to the draft amendment is simply to further clarify the location of the signage on the lots should the current planning permit not be acted upon or modified in the future. The modification has a negligible overall impact on the draft amendment and so remains consistent with the LPS criteria.</p>

3. Conclusion

The representation by DSG raised a relevant matter in terms of the drafting of the SSQ. It is considered that the amended SSQ ordinance and mapping attached to this report adequately addresses the representation.

4. Options:

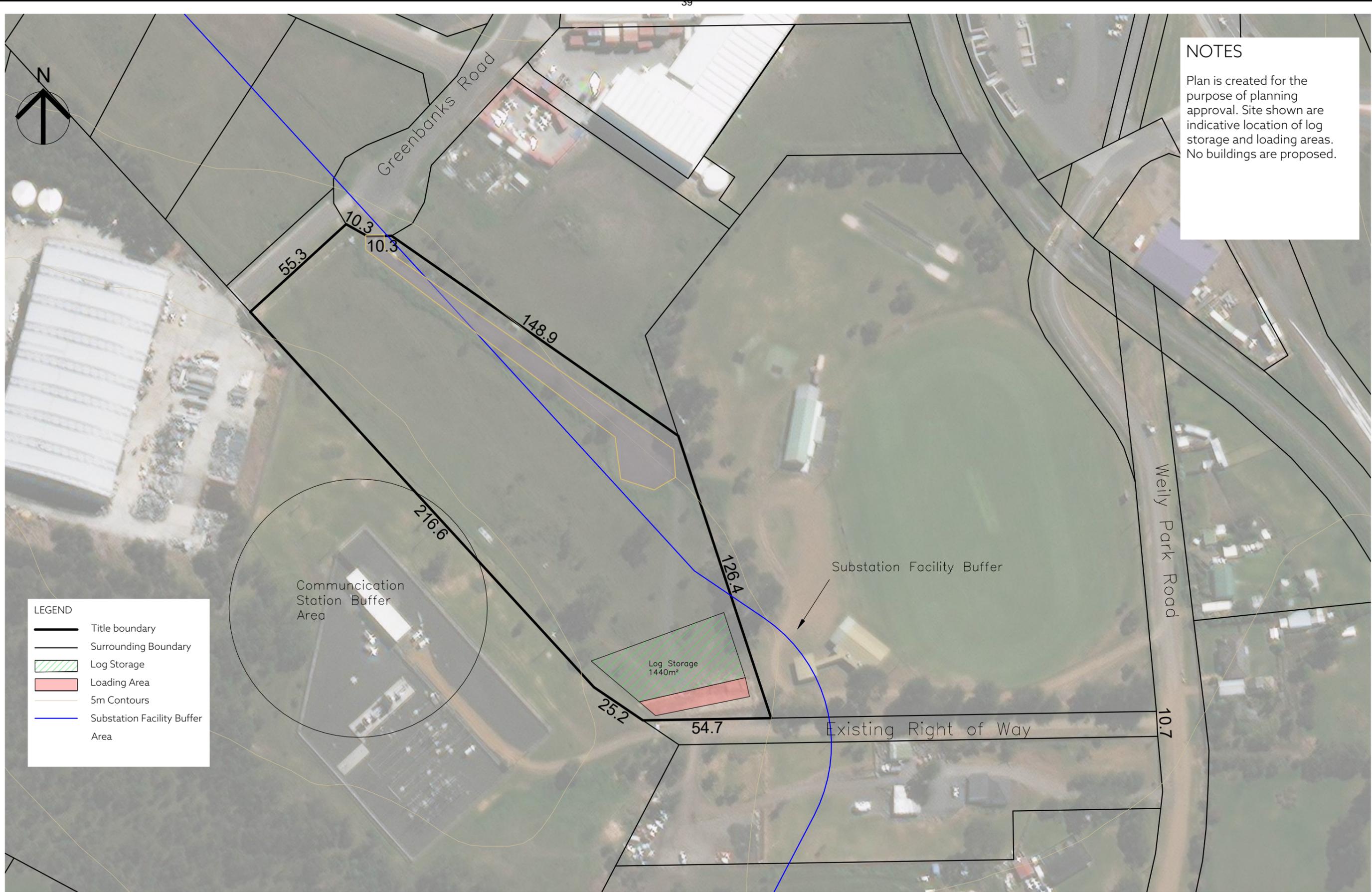
- a) To adopt the recommendation; or
- b) To adopt an alternative recommendation satisfying the provisions of section 40K of the Act, with a full statement of reasons as determined by Council.

5. Recommendation

It is recommended that Council resolves that:

- a) Pursuant to section 40K(1) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that one (1) representation was received during the exhibition of draft amendment RZ 2022-01 that related to the draft amendment.
- b) Pursuant to section 42(a) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that one representation was received during the exhibition of the draft amendment RZ 2022-01 and permit application DA 2022/32 that related to the permit application.
- c) Pursuant to section 40K (2)(a) of the *Land Use Planning and Approvals Act 1993*, provides to the Tasmanian Planning Commission a copy of the representation that was received during the advertising of draft amendment RZ 2022-01.
- d) Pursuant to section 40K (2)(c) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the representation received during advertising warrants modifications to the draft amendment by:
 - i. Amending the draft amendment mapping by inserting 10m x 10m building envelopes and GIS coordinates on each of the subject titles; and
 - ii. Including the GIS coordinates in an amended ordinance.
 - iii. Insert a new BRI reference 'BRI -21.2' into the SSQ Table.
as provided in Attachment B to, and as explained in, this report.
- e) Pursuant to section 40K (2)(d) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the modified draft amendment continues to meet the LPS criteria.
- f) Pursuant to Section 40K and Section 42 of the *Land Use Planning and Approvals Act 1993* that this report and the attachments regarding draft amendment RZ 2022-01 be provided to the Tasmanian Planning Commission.

DECISION:



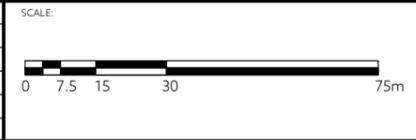
NOTES

Plan is created for the purpose of planning approval. Site shown are indicative location of log storage and loading areas. No buildings are proposed.

LEGEND

- Title boundary
- Surrounding Boundary
- Log Storage
- Loading Area
- 5m Contours
- Substation Facility Buffer Area

E									
D									
C									
B									
A									
REV	AMENDMENTS		DRAWN	DATE	APPR.				



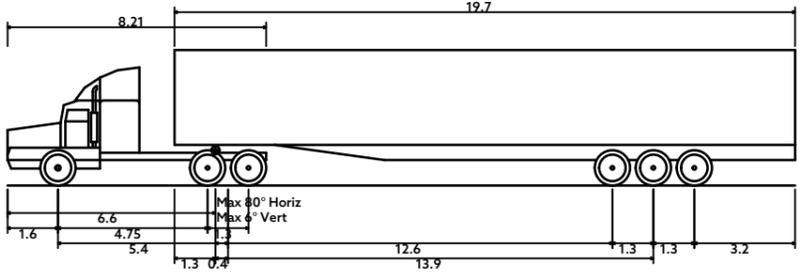
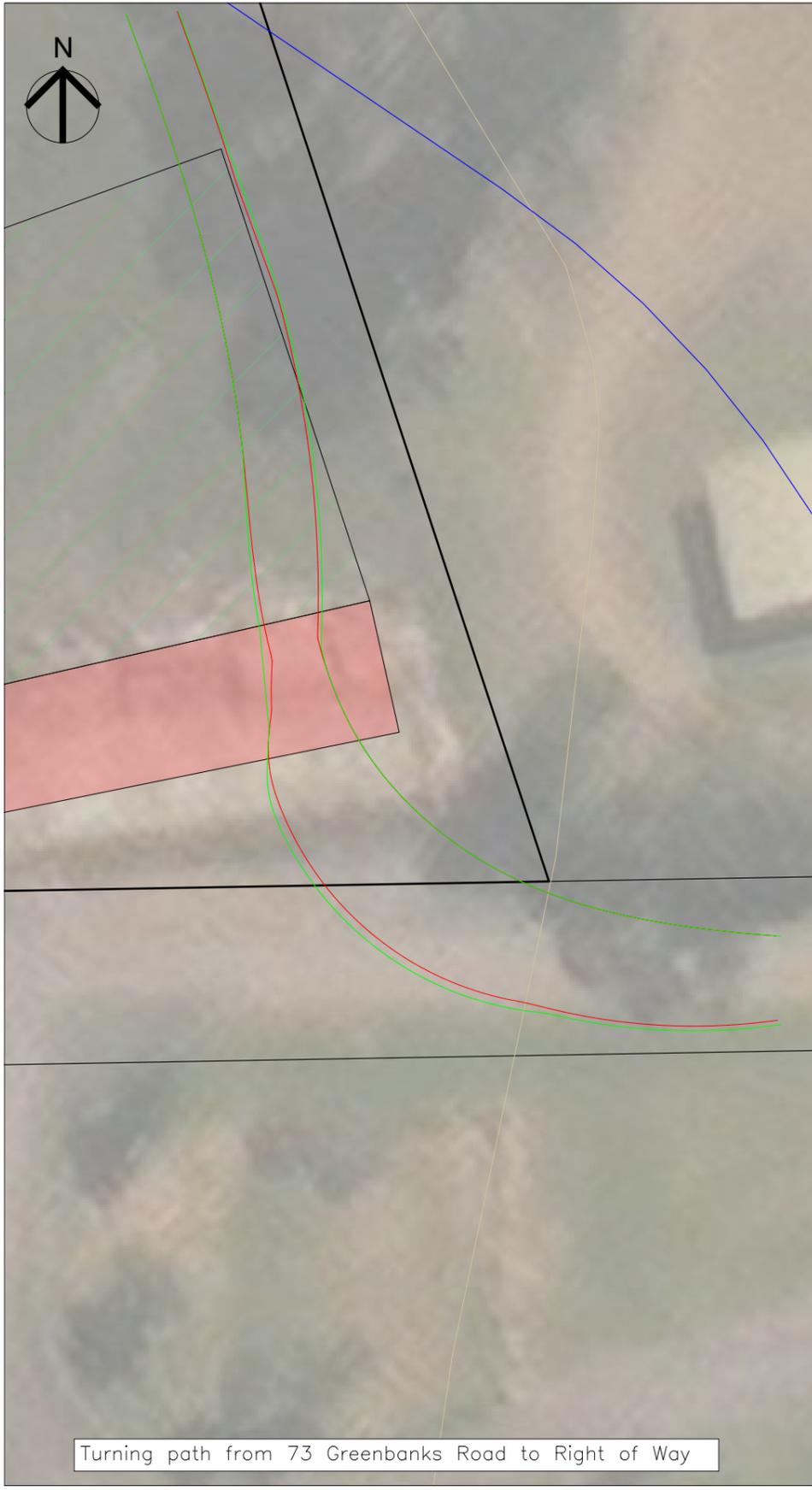
SURVEYOR n/a	GEOCIVIL n/a
DRAWN AB	CHECKED JB
DATE 02/03/2022	

73 Greenbanks Road
Site Plan
FR 153305/1
Paul Egginis

PDA
 SURVEYORS, ENGINEERS & PLANNERS

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3098
 EMAIL: pda.ltn@pda.com.au
 www.pda.com.au
 Also at: Hobart, Burnie,
 Devonport & Kingston

SCALE 1:1500	PAPER (A3)
JOB NUMBER 48837 - P02	DRAWING



Prime mover and long semi-trailer (25 m)
 Overall Length 25.000m
 Overall Width 3.000m
 Overall Body Height 4.300m
 Min Body Ground Clearance 0.540m
 Max Track Width 3.000m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 15.000m

LEGEND

— WHEEL PATH
 — SWEEP PATH

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:

SURVEYOR	GEOCIVIL
N/A	N/A
DRAWN	CHECKED
AB	JD
DATE	
12 April 2022	

TURNING PATH PLAN
73 GREENBANKS ROAD,
FR 153305/1
Paul Eggers

127 Bathurst Street
 Hobart, Tasmania, 7000
 PHONE: +61 03 6234 3217
 FAX: +61 03 6234 5085
 EMAIL: pda.hbt@pda.com.au
 www.pda.com.au
 Also at: Kingston,
 Launceston & Burnie

SCALE	PAPER
Not to Scale	(A3)
JOB NUMBER	DRAWING
48837 - P02	

Our Ref: 48837

7th March 2022

Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

admin@brighton.tas.gov.au

Dear Planning Department,

**RE: Planning Compliance EN 2021/00015
Storage - Woodyard/contractors Depot
73 Greenbanks Road, Bridgewater**

We write on behalf of our client Mr Paul Eggins in response to the above-mentioned planning compliance letter dated 6th December 2021.

We would like to make an application for storage – Woodyard/contractors Depot at 73 Greenbanks Road, Bridgewater.

In response to the points in the planning compliance letter;

1. There is no current activity on number 23 Weily Park Road as the business has been moved and the motor vehicles are no longer stored on-site. Included is a letter from the owner of number 73 Greenbanks Road.
2. Please find attached development application form
3. Attached Certificate of Title
4. Site plan
5. There are no proposed structures on the site
6. There are no proposed fences
7. The proposed hours of operation are 7 am to 6 pm, seven days per week. This is fitting with the surrounding industrial businesses.

HOBART:

C.M. Terry, BSurv (Tas.), M.SSSI (Director)
H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Director)
M.M. Stratton, BSurvSpSc, GradDiplLandSurv (Tas.) (Associate)

LAUNCESTON:

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)
J.M. Brooks, MEnvPlg, M.PIA (Director)

BURNIE/DEVONPORT:

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

OFFICES ALSO AT:

- 6 Freeman St, Kingston, TAS 7050
(03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109
(03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190
(03) 6130 9099
- 3/23 Brisbane St, Launceston, TAS 7250
(03) 6331 4099
- 16 Emu Bay Rd, Deloraine, TAS 7304
(03) 6362 2993
- 6 Queen Street, Burnie, TAS 7320
(03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310
(03) 6423 6875

8. There is no external lighting proposed
9. 73 Greenbanks Road, Brighton is in the General Industrial Zone and a Woodyard/Contractors yard is a permitted use. Please find attached planning assessment.
10. There are existing shrubs that will screen the logs
11. There are no advertising signs etc proposed

To support this application, the following is submitted:

- An email from TasNetworks stating that the use is not likely to adversely affect TasNetworks' operations.

Please forward an invoice for the application fee, made out to Mr Paul Eggins C/O tracey.baillie@pda.com.au as soon as possible to ensure prompt payment. I will provide a copy to our client along with the notification of lodgement in accordance with Section 52 (1) (c) of LUPAA.

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

Yours faithfully,



Tracey Baillie
Planning Assistant
PDA Surveyors, Engineers & Planners

Planning Assessment Report

Proposal: Log storage yard
Address: 73 Greenbanks Road, Bridgewater
Owners: Paul Barrett – Clarence Construction
Title: C/T 153305/1 (PID 2843300)

The Land

The subject land is located at 73 Greenbanks Road, Bridgewater. It is a vacant piece of land which is 2.035ha in area without any significant vegetation.

The surrounding land is mostly zoned General Industrial except for Utilities for the substation at number 23 Weily Park Road and Recreation at 25 Weily Park Road. There is also some Rural Living behind surrounding the substation.



Figure 1: Aerial view of 73 Greenbanks Road, Bridgewater

The Proposal

The application is for retrospective approval of log storage in response to Brighton Council's planning compliance letter issued on 6th December 2021. Log storage is classified as a woodyard/contractors yard. The unregistered/wrecked motor vehicles which is classified as recycling and waste disposal, that was mentioned on the enforcement notice, have now been removed from 23 Weily Park Road. The applicant was using land at 21 and 23 Weily Park Road but has now relocated the business to 73 Greenbanks Road. The owner of 73 Greenbanks Road has consented for use of the top corner of the property, an area of around 30 metres to be used for this business. The business consists of the storage and selling of logs with no processing on site.

An excavator is used to unload and reload the logs and is stored at their private residence at number 21 Weily Park Road.

Planning Scheme

The land, zoned General Industrial, is subject to the provisions of the Tasmanian Planning Scheme - Brighton.

General Industrial Zone

For this type of development application, the relevant clause of the General Industrial Zone is 19.2 (Use Table)

19.2 Use Table

Woodyard/Contractors yard is classified as storage which is listed as a permitted use within the General Residential Zone.

19.4. Development standards for buildings and works

N/A as there are no works proposed

19.4.2 Setback

N/A as there are no proposed buildings on the site

19.4.3 Landscaping

The objective of this clause is that landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:

- (a) to a depth of not less than 6m; or
- (b) not less than the frontage of an existing building if it is a lesser distance.

The existing shrubbery will screen the logs from view.

CODES

C2.5.1 Carparking numbers

A1 is met as there is adequate room for carparking on site

C2.5.2 Bicycle parking numbers

A1 is met as there is adequate room for bicycles

C2.5.3 Motorcycle parking numbers

A1 is met as there is adequate room for motorcycles

C2.6.3 Number of accesses for vehicles

A1 is met

The truck will drive up the right-of-way which has access to the substation. It will turn in the top end of number 21 Weily Park Road and it will pull up on the side of the very top corner of 73 Greenbanks Road. They will then unload and reload.

C4 Electricity transmission infrastructure protection code - Substation facility buffer area

A use listed in Table C4.1 and located within a substation facility buffer area must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of a substation facility;

P1

The business consists of the storage and selling of logs with no processing on site.

The operator has recently purchased a 10,000 litre water cart tank which will be used to eliminate any dust which may happen to generate - this has not been a problem previously.

He will, if need be, set up a water system for the right of way road to once again alleviate any dust problem that has not happened previously.

This right of way road to the substation has been maintained and the drains both built and maintained by Mr Eggins in the past and he will continue to do this.

TasNetworks have provided an email stating that the use is not likely to adversely affect TasNetworks' operations.

C9 Attenuation code – Bridgewater Quarry

A1 is met as the Bridgewater Quarry is over 1km away

BRI-S10.0 Specific Area plan – Brighton Industrial Hub Specific Area plan

A1 is met as the application is not for sensitive use

CONCLUSION

Given the above assessment, this report for retrospective approval of log storage has demonstrated compliance with the requirements of the Tasmanian Planning Scheme - Brighton and associated local Council policy.

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

Yours faithfully



Tracey Baillie

Planning Assistant

PDA Surveyors, Engineers and Planners

Our Ref: 48837JB
Your Ref: DA2022/053

13/04/22

Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

admin@brighton.tas.gov.au

Dear Planning Department,

**RE: STORAGE – WOODYARD/CONTRACTORS DEPOT
73 GREENBANKS ROAD, BRIDGEWATER**

Thank you for your letter dated 23rd March 2022. I write to provide the additional information you have requested on behalf of our clients, to finalize the assessment of the application.

Please see my response to each section of the information request provided below:

No.	Brighton Council Information Request	Planning Scheme Ordinance
1.	Please provide an amended site plan showing all proposed parking, access ways, manouevring, and circulation spaces	6.1 – Please find attached updated site plan
2.	Car parking numbers 2.1 Please indicate the site area in square metres for the proposed storage use 2.2 Please indicate the number of employees associated with the proposed storage use (if any).	2.5.1 P1.1 The total area for the log storage area is 1440m ² . There will only ever be two truck drivers on site at any given time.

HOBART:

C.M. Terry, BSurv (Tas.), M.SSSI (Director)
H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Director)
M.M. Stratton, BSurvSpSc, GradDiplLandSurv (Tas.) (Associate)

LAUNCESTON:

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)
J.M. Brooks, MEnvPlg, M.PIA (Director)

BURNIE/DEVONPORT:

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

OFFICES ALSO AT:

- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875
- 3/23 Brisbane St, Launceston, TAS 7250 (03) 6331 4099
- 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993
- 6 Queen St, Burnie, TAS 7000 (03) 6431 4400
- 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099

		<p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to</p> <ul style="list-style-type: none"> (a) The availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of; <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.
--	--	--

Planners Response:

The client has advised; *The proposed storage use is for log storage only. There will be no cars parked within the area. A truck will drive up, unload and another truck will come in and reload. No cars will be on site.*

There is an existing solid gravel road that has been maintained to the highest standard. There are no storm water services and the logs will not generate water run-off.

Weily Park Road is not sealed up to the right of way. The bitumen stops just prior and is potholed and rough.

The application meets the following performance criteria 'tests':

- (a) There would be ample room for at least 7 car parking spaces in accordance with the requirements of Table C2.1 on the site area, however, no cars will be used for the running of the log storage business.

There are no off-street public car parking spaces within reasonable walking distance and there are no car parking spaces required for the use.

- (b) The land is currently vacant and is not used by the owner. The log storage use is the only proposed use of the land with an area of 1440m². The total site area is 2.035ha.

- (c) The closest bus stop is located 645m away on the East Derwent Highway. It is noted that the clientele of the existing retrospective use do not access the site via public transport.
- (d) Taxis and ride sharing providers would be another form of transport available in the event that someone accessing the site does not have access to a privately owned vehicle.
- (e) There are no existing buildings, vegetation or landscaping on the site. No known site constraints affect the provision of transport to and from the site.
- (f) With its location within an industrial area, Green Banks Road does not support off-street parking and it would be unreasonable to expect off-street parking to be provided for a timber yard use in an industrial area.
- (g) There will be no effect on streetscape as the surrounding properties are industrial businesses with mostly trucks using the roads. It is noted that no cars would be parked on the site.
- (h) Based on the responses to the performance criterion above, a traffic impact assessment is not provided.

3.	<p>Construction of parking, access ways, manoeuvring, and circulation spaces</p> <p>Please provide an amended site plan showing that all proposed parking, access ways, manoeuvring and circulation spaces will be in accordance with the Acceptable Solution</p>	<p>2.6.1 P1</p> <p>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"> (a) The nature of the use; (b) The topography of the land; (c) The drainage system available (d) The likelihood of transporting sediment or debris from the site onto a road or public place; (e) The likelihood of generating dust; and (f) The nature of the proposed surfacing
----	---	--

The retrospective development application is not capable of meeting the acceptable solution. The corresponding performance criteria are addressed below:

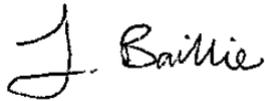
- (a) The use is log storage and there will be no cars parked on site. The site acts as a distribution node for timber whereby one truck unloads timber then another truck loads the same timber to take elsewhere.
- (b) The land is relatively flat.
- (c) No known Council or privately-administered drainage system is available.
- (d) The existing vehicle access infrastructure is well-used by heavy vehicles and therefore is well-settled and unlikely to transport sediment or debris onto the road or public place that is unreasonable for log truck operations.
- (e) The existing vehicle access infrastructure is well-used by heavy vehicles and therefore is well-settled and unlikely to generate an unreasonable quantity of dust.
- (f) There is an existing solid gravelled drive that is maintained a high standard in accordance with ARRB guidelines for unsealed roads.

4.	Design and layout of parking access ways, manoeuvring, and circulation spaces. Please provide an amended site plan	See attached amended site plan. The access width for the proposed new access via the existing Right of Way connected to Weily Park Road is 10.7 metres
5.	Dust or other airborne particulates within a substation facility buffer area	4.5.3 P1 An email from Tas Networks was included in the application

The above information is provided to resolve the Councils request for additional information. We trust that the application for assessment can now progress through to public consultation.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,



Tracey Baillie
Planning Assistant
PDA Surveyors, Engineers and Planners

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2022 / 00053	Council notice date	21/03/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00398-BTN	Date of response	28/03/2022
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	73 GREENBANKS RD, BRIDGEWATER	Property ID (PID)	2843300
Description of development	Storage – Woodyard/Contractors Depot		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Site Plan 48837 – P01	--	02/03/2022
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			
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

From: Anita Bourn <Anita.Bourn@tasnetworks.com.au>
Sent: Tuesday, 5 April 2022 9:48 AM
To: Development
Subject: RE: Brighton Council - DA Referral [DA 2022 / 00053 (73 Greenbanks Road, Bridgewater)]

Hi Andres,

Thanks for your email dated 21/03/2022 regarding the proposed storage – wood yard/contractors depot at 73 Greenbanks Road, Bridgewater.

Based on the information provided, the use is not likely to adversely affect TasNetworks' operations.

Kind regards,



Anita Bourn
Land Use Planner

P 03 6271 6413 | M 0458 015 441
1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

 [@TasNetworks](https://twitter.com/TasNetworks)

 [/TasNetworks](https://www.facebook.com/TasNetworks)

From: Development <Development@brighton.tas.gov.au>
Sent: Monday, 21 March 2022 2:56 PM
To: Land Use Planning TasNetworks <LandUsePlanning@tasnetworks.com.au>
Subject: Brighton Council - DA Referral [DA 2022 / 00053 (73 Greenbanks Road, Bridgewater)]

WARNING: This email originated from an EXTERNAL source. Please do not click links, open attachments or reply unless you recognise the sender and know the content is safe.

Good afternoon,

Please find attached DA 2022 / 00053 for a 'Storage – Woodyard/Contractors Depot' use within a substation facility buffer area for your consideration.

Kind regards,

ANDRES PEREZ-ROCA
PLANNING OFFICER
MON-THU



Brighton
going places



[\[brighton.tas.gov.au\]](http://brighton.tas.gov.au)

1 Tivoli Road, Old Beach TAS 7017

Tel: (03) 6268 7049

www.brighton.tas.gov.au [\[brighton.tas.gov.au\]](http://brighton.tas.gov.au)

CONFIDENTIALITY NOTICE AND DISCLAIMER:

Information in this transmission is intended only for the person(s) to whom it is addressed and may contain privileged and/or confidential information. If you are not the intended recipient, any disclosure, copying or dissemination of the information is unauthorised and you should delete/destroy all copies and notify the sender. No liability is accepted for any unauthorised use of the information contained in this transmission.

This disclaimer has been automatically added.

The information contained in this message, and any attachments, may include confidential or privileged information and is intended solely for the intended recipient(s). If you are not an intended recipient of this message, you may not copy or deliver the contents of this message or its attachments to anyone. If you have received this message in error, please notify me immediately by return email or by the telephone number listed above and destroy the original message. This organisation uses third party virus checking software and will not be held responsible for the inability of third party software packages to detect or prevent the propagation of any virus how so ever generated.

Brighton City Council
20th, December 2021

Attention: Planning dept

Development Application

20 Barton Crescent, Bridgewater – Assisted care housing

City planner,

Please find attached our planning application for an assisted care housing development at the above address.

This project is being undertaken for Langford Support Services, a not-for-profit organisation who are looking to provide quality specialist disability accommodation in line with NDIS standards for their participants.

We have recently completed a similar assisted care facility in Glenorchy and have also undertaken a preliminary planning enquiry with Clarence City Council for a similar facility in Risdon Vale.

This proposed project is based on – 2 x single bed units with associated carer facility.

Two single participants will occupy the units and receive 1:1 care during daytime hours, hence the need for the adjoined carers room.

Units Occupants don't drive and will not have vehicles but the carer will require a vehicle .

3 car spaces are provide in accordance with the scheme.

We understand that this property is zoned in the General Residential Area of the newly effective Tasmanian Planning Scheme.

We believe that an assisted care facility use can be applied to this development as a permitted use requiring a planning permit.

We understand from Councils preliminary assessment feedback that the site sits on the edge of the low risk landslip overlay. Our proposal has a front setback similar to the house adjacent and from the Listmap overlay would suggest Unit 1 would be considered outside of the overlay

Please review and let us know if any further information is required.

With thanks Andrew

Andrew Williamson

Director

IDW ARCHITECTURE & INTERIORS

DRAWING INDEX DA01 rev A

Development Application Set:

dwg no:	dwg title:	scale:	rev:	date:	by:
DA01	Title Page		A	22.04.22	AH/JD
DA02	Proposed Location Plan	1:100 @ A3	C	22.04.22	AH/JD
DA03	Proposed Site Plan	1:100 @ A3	C	20.04.22	AH/JD
DA04	Proposed Elevations 01	1:100 @ A3	C	22.04.22	AH/JD
DA05	Proposed Elevations 02	1:100 @ A3	B	18.03.22	AH/JD
DA06	Proposed Sections	1:100 @ A3	A	22.04.22	AH/JD

Langford Assisted Care Housing

2124

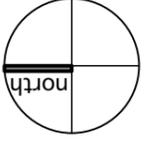
Langford Support Services

20 Barton Cres

Bridgewater

Tasmania

idw.
architecture + interiors
ACC NO. CC980Y



NOT FOR CONSTRUCTION

DO NOT SCALE OFF DRAWINGS

Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws

Contractors are to verify all dimensions on site prior to commencing any work or producing shop drawings

All dimensions are in millimetres unless otherwise noted

Report all discrepancies to IDW

© Drawings are protected by the laws of copyright and may not be copied or reproduced without written permission

Rev NO. DATE NOTE

- C 22/14/22 Water, Sewer & Stormwater connections added as requested by Taswater's RFI
- B 18/3/22 Steel framed barriers noted & response to RFI dated 16.03.22
- A 9/3/22 Vehicle parking and sweep paths added; pedestrian paths amended in accordance with Planning RFI

Client
Langford Support Services

Address
20 Barton Cres
Bridgewater

Project
Langford Assisted Care Housing

Drawing
Proposed Location Plan

Dwg No.
DA02

Scale
1:100 @ A3

Date
22.04.22

Rev
C AH/JD AW

Status
DA Job No. 2124

idw.
architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
W idwarchitecture.com.au
Acc No CC980Y

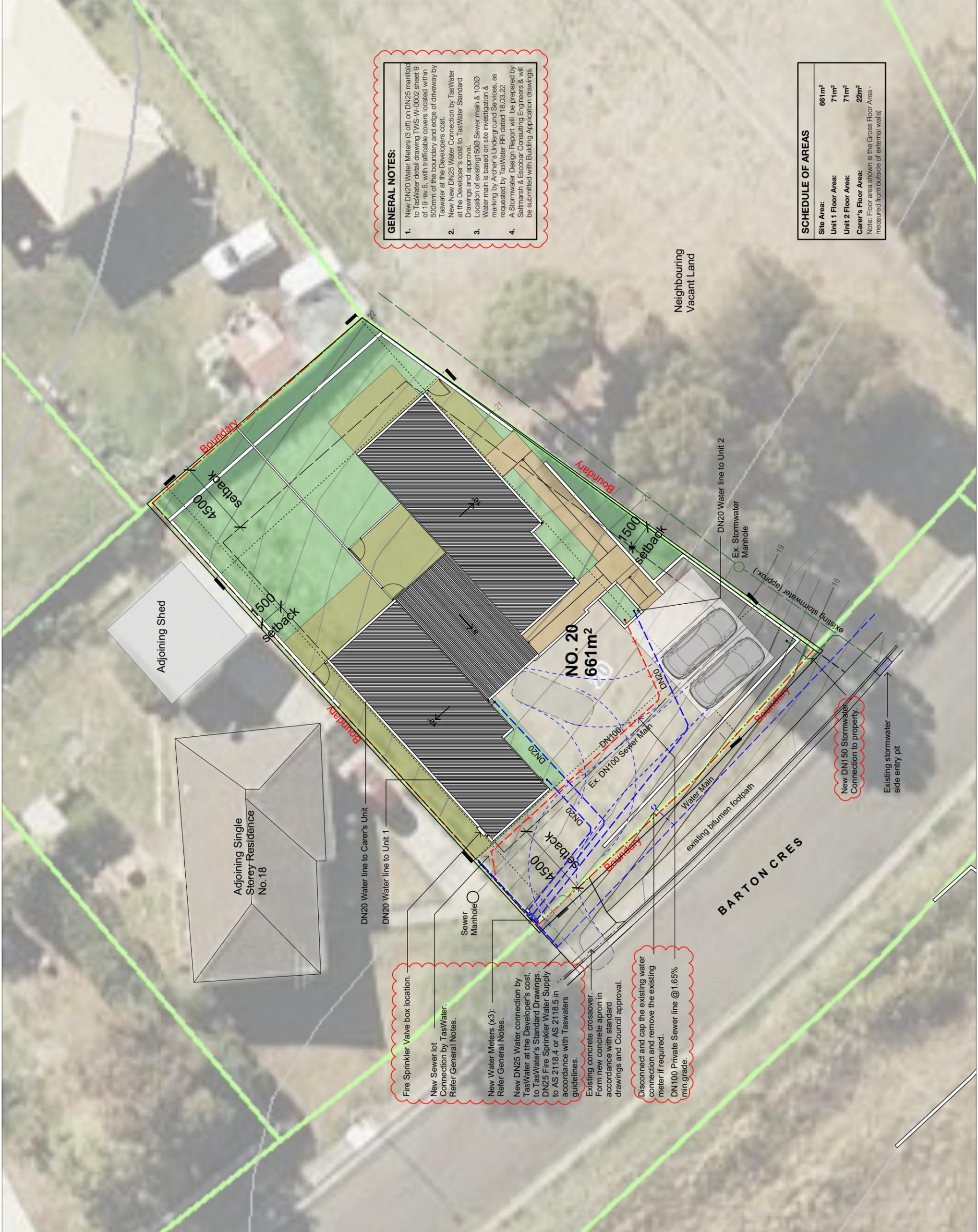
GENERAL NOTES:

1. New DN20 Water Meters (3 off) on DN25 manifold to TasWater detail drawing TWS-W-0002 sheet 9 of 19 rev 5, with trafficable covers located within 500mm of the boundary and edge of driveway by Taswater at the Developer's cost.
2. New DN25 Water Connection by TasWater at the Developer's cost to TasWater Standard Drawings and approval.
3. Location of existing 5000 Sewer main & 10000 Water main is based on site investigation & marking by Archer's Underground Services, as requested by TasWater RFI dated 18.03.22
4. A Stormwater Design Report will be prepared by Saltmarsh & Escobar Consulting Engineers & will be submitted with Building Application drawings.

SCHEDULE OF AREAS

Site Area:	661m ²
Unit 1 Floor Area:	71m ²
Unit 2 Floor Area:	71m ²
Carer's Floor Area:	22m ²

Note: Floor area shown is the Gross Floor Area - measured from outside of external walls



Fire Sprinkler Valve box location.

New Sewer lot Connection by TasWater. Refer General Notes.

New Water Meters (x3): Refer General Notes.

New DN25 Water connection by TasWater at the Developer's cost, to TasWater's Standard Drawings. DN25 Fire Sprinkler Water Supply to AS 2118.4 or AS 2118.5 in accordance with Taswaters guidelines.

Existing concrete crossover. Form new concrete apron in accordance with standard drawings and Council approval.

Disconnect and cap the existing water connection and remove the existing meter, if required.
DN100 Private Sewer line @1.65% min. grade.

New DN150 Stormwater Connection to property.

Existing stormwater side entry pit

Neighbouring Vacant Land

BARTON CRES

LEGEND

- CO CUSTOM ORB ROOF SHEETING
COLORBOND MONUMENT FINISH
- BR OFF WHITE BRICKWORK
- FC FC SHEET, MID GREY PAINT FINISH.

NOT FOR CONSTRUCTION

DO NOT SCALE OFF DRAWINGS

Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws

Contractors are to verify all dimensions on site prior to commencing any work or producing shop drawings

All dimensions are in millimetres unless otherwise noted

Report all discrepancies to IDW

© Drawings are protected by the laws of copyright and may not be copied or reproduced without written permission

Rev	NO.	DATE	NOTE
C	22/4/22	Retaining wall offset from front boundary to comply with Taswater clearance from Water Main.	
B	18/3/22	Steel barriers noted & drainage to retaining wall shown, in response to RFI dated 16.03.22	
A	9/3/22	Floor level to units lowered; ground lines revised accordingly	

Client
Langford Support
Services

Address
20 Barton Cres
Bridgewater

Project
Langford Assisted Care
Housing

Drawing
Proposed Elevations
01

Dwg No.
DA04

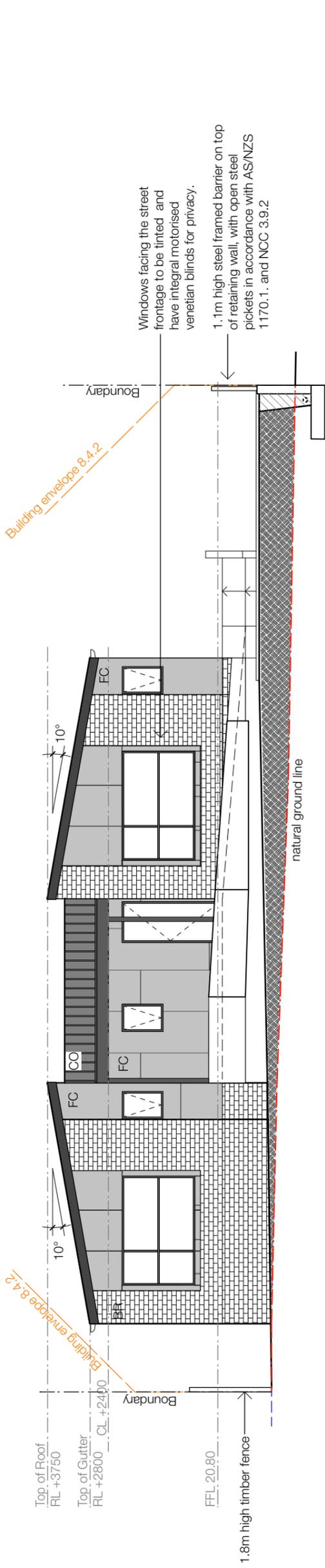
Scale
1:100 @ A3

Date
22.04.22

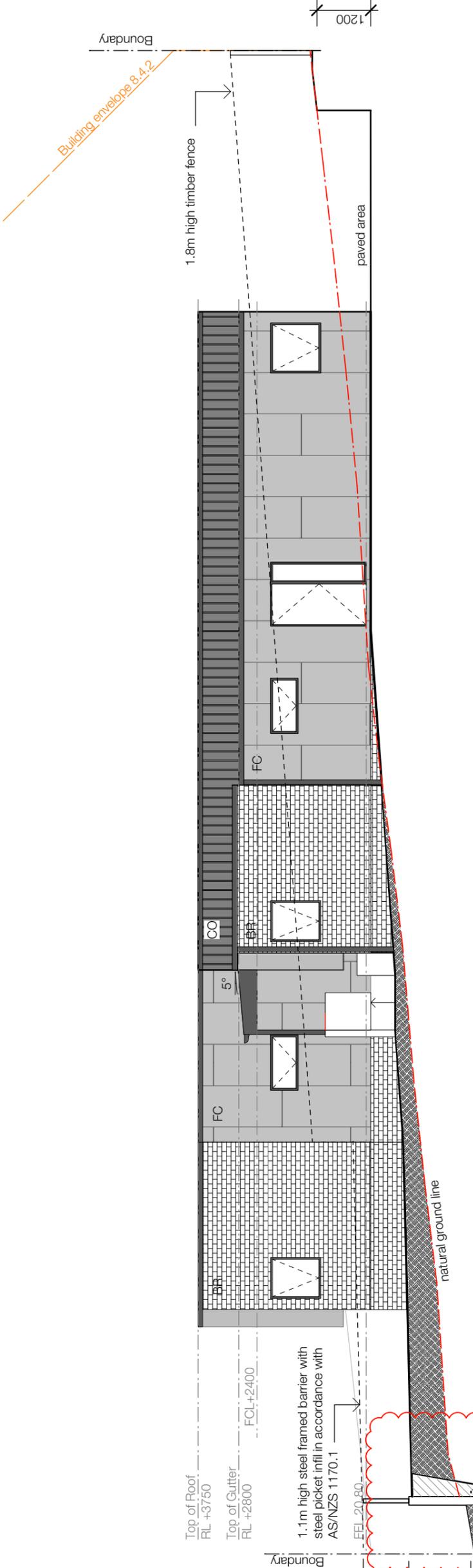
Rev
C
Drawn
AH/JD
Checked
AW

Status
DA
Job No.
2124

idw.
architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
W idwarchitecture.com.au
Acc No CC980Y



1 South West Elevation
Scale: 1:100



2 South East Elevation
Scale: 1:100

LEGEND

- CO CUSTOM ORB ROOF SHEETING
- COLORBOND MONUMENT FINISH
- BR OFF WHITE BRICKWORK
- FC FC-SHEET, MID GREY PAINT FINISH.

NOT FOR CONSTRUCTION

DO NOT SCALE OFF DRAWINGS

Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws

Contractors are to verify all dimensions on site prior to commencing any work or producing shop drawings

All dimensions are in millimetres unless otherwise noted

Report all discrepancies to IDW

© Drawings are protected by the laws of copyright and may not be copied or reproduced without written permission

Rev NC DATE NOTE

- B 18/3/22 Retaining wall notes added.
- A 9/3/22 Finished floor level lowered.

Client 59

Langford Support Services

Address

20 Barton Cres Bridgewater

Project

Langford Assisted Care Housing

Drawing

Proposed Elevations 02

Dwg No.

DA05

Scale

1:100 @ A3

Date

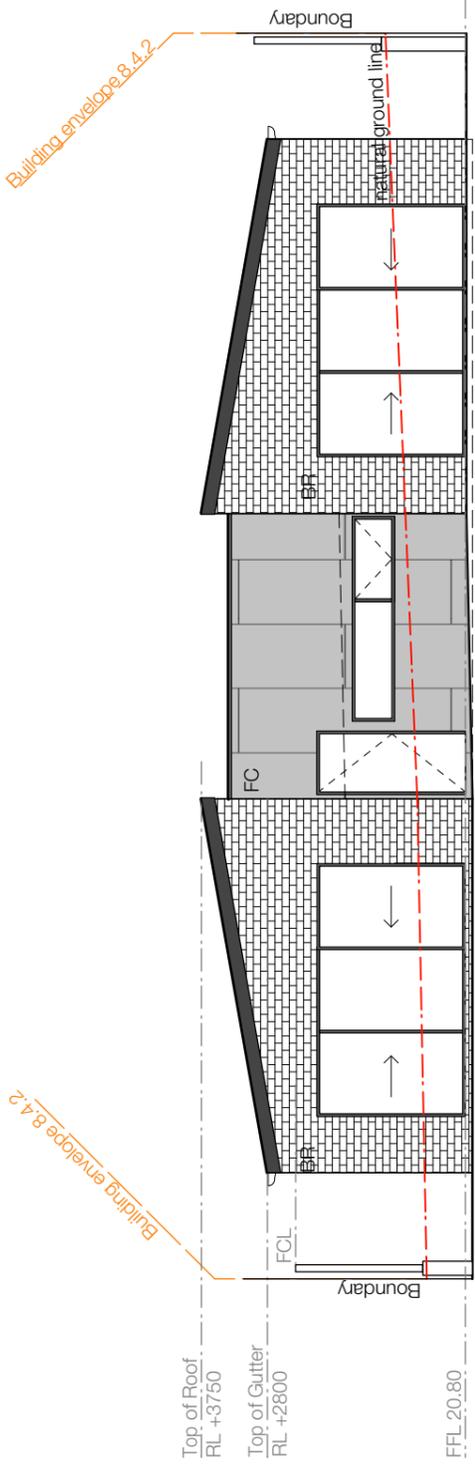
18.03.22

Rev **Drawn** **Checked**

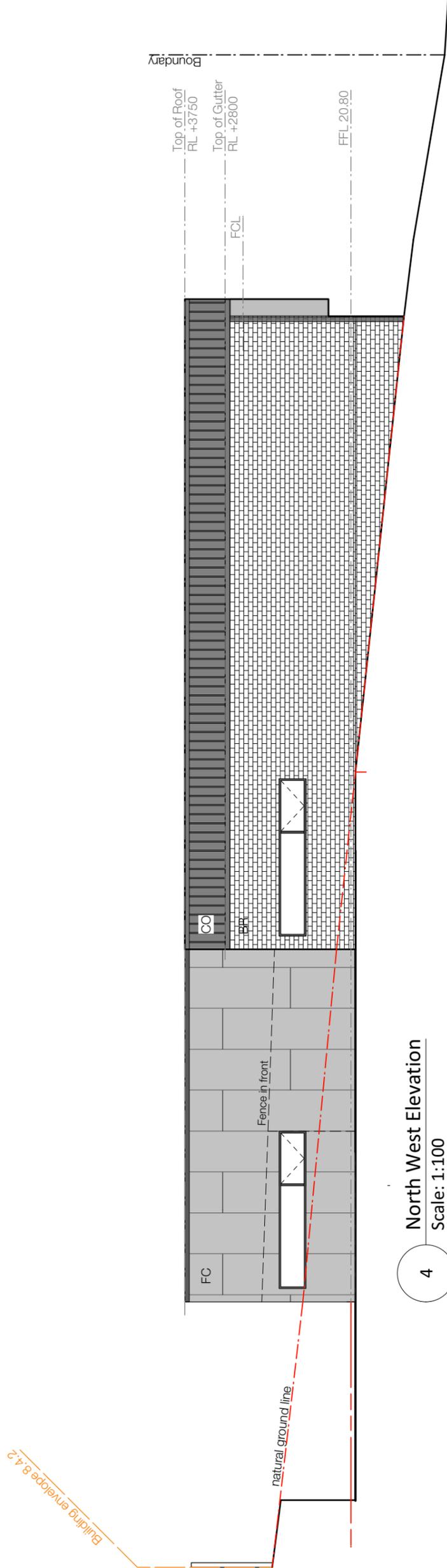
B AH/JD AW

Status **Job No.**

DA 2124



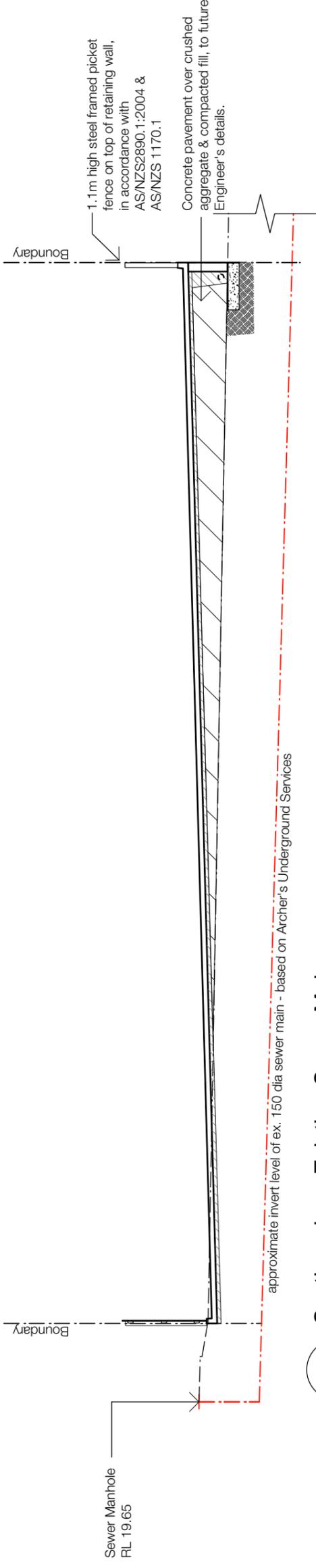
3 North East Elevation
 Scale: 1:100



4 North West Elevation
 Scale: 1:100

NOTES

1. DEPTH OF EXISTING 1500 SEWER MAIN OBTAINED FROM ARCHER'S UNDERGROUND SERVICES SITE INVESTIGATION ON 19TH APRIL 2022.



1
DA06
Section along Existing Sewer Main
Scale: 1:100

NOT FOR CONSTRUCTION

DO NOT SCALE OFF DRAWINGS

Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws

Contractors are to verify all dimensions on site prior to commencing any work or producing shop drawings

All dimensions are in millimetres unless otherwise noted

Report all discrepancies to IDW

© Drawings are protected by the laws of copyright and may not be copied or reproduced without written permission

Rev	NO.	DATE	NOTE

A 22/4/22 Section added as requested by Taswater

Client
Langford Support Services

Address
20 Barton Cres
Bridgewater

Project
Langford Assisted Care Housing

Drawing
Proposed Sections

Dwg No.
DA06

Scale
1:100 @ A3

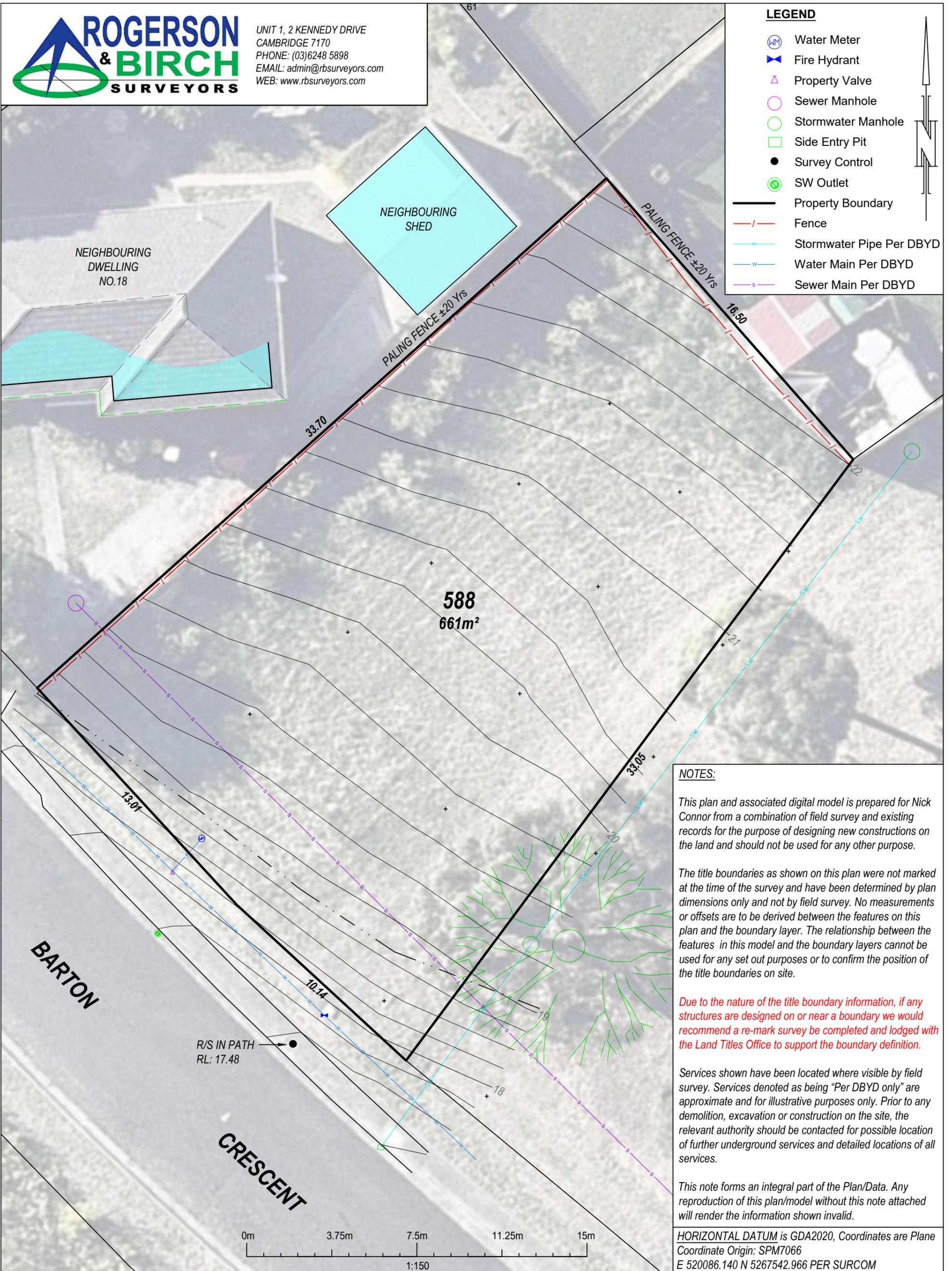
Date
22.04.22

Rev	Drawn	Checked
A	AH/JD	AW

Status	Job No.
DA	2124

LEGEND

- Water Meter
- Fire Hydrant
- Property Valve
- Sewer Manhole
- Stormwater Manhole
- Side Entry Pit
- Survey Control
- SW Outlet
- Property Boundary
- Fence
- Stormwater Pipe Per DBYD
- Water Main Per DBYD
- Sewer Main Per DBYD



588
661m²

R/S IN PATH
RL: 17.48

NOTES:

This plan and associated digital model is prepared for Nick Connor from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

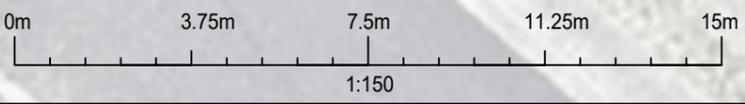
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

HORIZONTAL DATUM is GDA2020, Coordinates are Plane Coordinate Origin: SPM7066
E 520086.140 N 5267542.966 PER SURCOM



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

Contour & Detail Plan
FOR: NICK CONNOR
LOCATION: 20 BARTON CRESCENT BRIDGEWATER

Date:	06/12/2021	Contour interval:	0.250m	Reference:	ZZGEN-01 9999-99
Drawn:	NC	Scale:	1:150 (A3)	Bearing Datum:	MGA2020 per RTK GPS
Approved:	NC	C.T. Reference:	C.T.6706/588	Vertical Datum:	AHD83 per SPM7066

Brighton Council
1 Tivoli Road,
Old Beach. TAS. 7017

8th March 2022

Attention: Andres Perez-Roca

**Re: Request For Further Information for Development Application No: DA2022/001
20 Barton Crescent, Bridgewater – Assisted Care Housing**

In reference to your letter dated 18th January 2022 requesting further information, please see the following responses to your points:

1. Please provide current copy of Title

Current copy of Folio Text and Plan is attached.

2. Fences within 4.5m of the Frontage

The siting, orientation and finished levels of the proposed Units have been guided by the existing topography, solar access, privacy to adjoining neighbours and passive surveillance to the street frontage. We have endeavoured to provide a maximum retaining wall height of 1200mm for the majority of the street boundary, but it will increase to a maximum of 1700mm at the Southern corner. We propose to build a 1m high picket fence along the front boundary which will continue along the top of the masonry retaining wall, inkeeping with the neighbouring fencing and streetscape and will comply with the 30% uniform transparency as outlined in the Planning Scheme. The retaining wall along the street boundary is balanced by a stepped retaining wall at the rear of the property with similar retaining wall heights.

We will be maintaining the existing timber paling fence along the North-Eastern boundary adjoining No.18 Barton Crescent. A paling fence will be built on top of a masonry retaining wall to the rear of Unit 1, which will provide privacy to both dwellings.

We trust the height of the southern corner retaining wall and fence to the street frontage will be assessed favourably based on the siting and design intent outlined above.

3. Construction of parking areas

Please refer to the amended Site Plan & Proposed Ground Floor Plan with the proposed surface finish to the new driveway apron, driveway, parking and turning

spaces to be concrete.

4. Design of parking areas

Please refer to the amended Site Plan with the existing vehicle crossover width noted – 3.0m wide.

Vehicle turning path, based on the Australian Standard B85 turning / Sweep path template has been added to the Site Plan and Ground Floor Plan.

2 x car spaces (1 space for Disabled) are identified on the Plans with a shared space adjoining the disabled car space in accordance with AS2890.6:2009

5. Parking for people with a disability (clause C2.6.2 P1.2 and C2.6.5 P1.2 of the Planning Scheme

5.1 – The proposed development is to provide accommodation / housing for two individuals living with a disability who require support.

5.2 – Please refer to the amended Ground Floor Plan for dimensions of the 2 carspaces, 1 car Space being a designated Disabled Car space with adjoining shared area to allow wheelchair / mobility aided tenants to transfer in and out of the vehicle, in accordance with AS2890.6:2009.

A 1.5m wide walkway and ramp from the Disabled car space to the front entry doors of both Units has now been shown on the Plans.

6. Landslip Hazard Code

Please find attached, Landslide Risk Assessment report dated February 2022 prepared by Geo-Environmental Solutions.

Please do not hesitate to contact me if you require any further information so you can fully assess our development application.

Regards,

Andrew Williamson

Director

IDW ARCHITECTURE & INTERIORS



GEO-ENVIRONMENTAL
SOLUTIONS

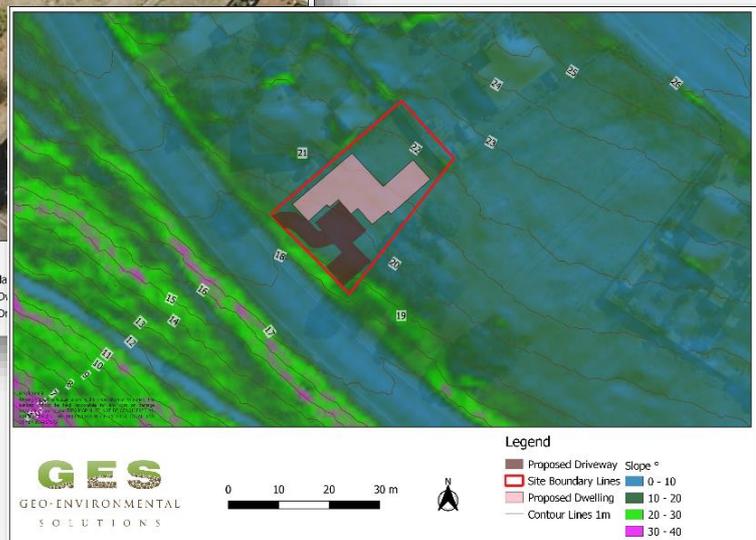
LANDSLIDE RISK ASSESSMENT

20 Barton Crescent Bridgewater 7030

CLIENT

Langford Support Service Ltd

February 2022



1	Introduction	4
2	Objectives	4
3	Site Details	4
4	Planning	6
4.1	<i>Australian Building Code Board.....</i>	6
4.2	<i>The Tasmanian Building Regulations 2016</i>	6
4.3	<i>Tasmanian Planning Scheme Overlays – Brighton</i>	7
4.3.1	<i>Landslide Overlay.....</i>	7
4.4	<i>Site and Proposed Works.....</i>	8
4.5	<i>Development & Works Acceptable Solutions</i>	8
4.5.1	<i>Landslide Hazard Code (LHC)</i>	8
4.6	<i>Development Performance Criteria.....</i>	8
5	Site Mapping.....	9
5.1	<i>Site Geology.....</i>	9
5.2	<i>Site Geomorphology.....</i>	9
5.3	<i>Field Investigation</i>	10
6	Landslide Hazard and Risk Analysis	11
6.1	<i>Hazard Analysis</i>	12
6.1.1	<i>Landslide Characteristics</i>	12
6.1.2	<i>Frequency Analysis</i>	12
6.2	<i>Risk Analysis</i>	13
6.2.1	<i>Risk to Property.....</i>	13
6.2.2	<i>Risk to Life.....</i>	13
7	Conclusions and Recommendations	14
8	References	15
	Appendix 1 Acceptable Solutions	16
	Appendix 2 Qualitative Risk Assessment Tables	17
	Appendix 3 Qualitative Risk Assessment	19
	Appendix 4 AGS Geoguides 2007 LR8	22
	Appendix 5 Site Photos.....	26

Tables

<i>Table 1 Borehole investigation logs</i>	10
<i>Table 2 Frequency analysis for landslide hazards 1 and 2</i>	12
<i>Table 3 Consequence analysis for landslide hazards 1 & 2 - Properties</i>	13
<i>Table 4 Consequence analysis for landslide hazards 1 & 2 – Life – Post Treatment</i>	13

Figures

<i>Figure 1 Regional Location of Project Area (The LIST)</i>	5
<i>Figure 2 Local Project Area Setting (The LIST)</i>	5
<i>Figure 3 Landslide Overlay near the Site (The LIST)</i>	7
<i>Figure 4 Proposed Development Works – DA03</i>	8
<i>Figure 5 Site Geology (Extract from 1:25,000 Mineral Resources Tasmania (MRT) Map Sheet: 5026)</i>	9
<i>Figure 6 Slope model from MRT mapping (The LIST)</i>	10

1 Introduction

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Langford Support Service Ltd to prepare a landslide risk assessment for a proposed assisted housing property at Bridgewater. The proposed development is located at cadastral title (CT 6706/588) located at 20 Barton Crescent, Bridgewater 7030 (The Site). GES are to undertake a geotechnical assessment of the proposed development in conjunction with the requirements of the Tasmania Planning Scheme – Brighton.

GES have undertaken this assessment through using site observations and investigation, photographs and publicly available datasets. Estimations are determined by approximation with regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

2 Objectives

The objective of the site investigation is to:

- Identify the requirements of the Landslide Hazard Code;
- Conduct a landslide risk assessment of the cutting in accordance with the Australian Geomechanics Society (AGS) *Landslide Risk Management (2007) guidelines*;
- Identify which codes need to be addressed in terms of landslip and identify the relevant performance criteria relevant to the project which need addressing;
- Used geological mapping and site inspections to determine site physical conditions and cutting observations;
- Conduct a site risk assessment for the proposed development ensuring relevant performance criteria are addressed; and
- Where applicable, provide recommendations on foundation conditions and anticipated earthworks to ensure safe slope management.

3 Site Details

The land studied in this report is defined by the following title reference:

- CT 6706/588

This parcel of land is referred to as the ‘Site’ and/or the ‘Project Area’ in this report.



Figure 1 Regional Location of Project Area (The LIST)



Figure 2 Local Project Area Setting (The LIST)

4 Planning

4.1 Australian Building Code Board

This report presents a summary of the overall site risk to landslide hazards. This assessment has been conducted for the year 2070 which is representative of a ‘normal’ 50-year building design life category.

Per the Australian Building Code Board (ABCB 2015), when addressing building minimum design life:

‘The design life of buildings should be taken as ‘Normal’ for all building importance categories unless otherwise stated.’

As per Table 3-1, the building design life is 50 years for a normal building.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	Building Design Life (years)	Design life for components or sub systems readily accessible and economical to replace or repair (years)	Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)	Design life for components or sub systems not accessible or not economical to replace or repair (years)
Short	1 < dl < 15	5 or dl (if dl<5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

4.2 The Tasmanian Building Regulations 2016

Building in hazardous areas

As outlined in the Department of Justice web site:

http://www.justice.tas.gov.au/building/building-and-plumbing/building_in_hazardous

Hazardous areas include areas which are bushfire prone, comprise reactive soils or substances, or are subject to coastal erosion, coastal flooding, riverine flooding, and landslip.

Division 5 –

59. Landslip hazard areas

- 1) For the purposes of the Act, land is a landslip hazard area if –
 - a. the land is shown on a planning scheme overlay map as being land that is within a landslip hazard area; and
 - b. the land is classified as land within a hazard band of a landslip hazard area.
- 2) For the purposes of the definition of hazardous area in section 4(1) of the Act –
 - a. classification under a landslip determination as being land that is within a hazard band of a landslip hazard area is a prescribed attribute; and
 - b. a landslip hazard area is a hazardous area.

60. Works in landslip hazard areas

- 1) A person must not perform work in a landslip hazard area unless he or she is authorised to do so under the Act.
- 2) A responsible person for work being performed in a landslip hazard area must ensure that the work is being performed in accordance with the Act and the landslip determination.
- 3) A person performing work in a landslip hazard area must ensure that the work complies with the Act and the landslip determination.

61. Significant works in landslip areas

- 1) In this regulation – significant work includes the following work:
 - a. excavation equal to or greater than one metre in depth, including temporary excavations for the installation or maintenance of services and pipes;
 - b. excavation or depositing of material greater than 100 cubic metres, whether or not the material is sourced on the site or imported;
 - c. felling, or removal, of vegetation, over a contiguous area greater than 1 000 square metres;
 - d. the collection, pooling or storage of water in a dam, pond, tank or swimming pool with a volume greater than 45 000 litres;
 - e. removal, redirection or introduction of drainage for surface water or subsoil water;
 - f. discharge of stormwater, sewage, water storage overflow or other wastewater.
- 2) A person must not perform significant work as part of permit work, or notifiable plumbing work, in a landslip hazard area unless the relevant permit authority has authorised the significant work in writing.
- 3) A person must not perform significant work as part of notifiable building work or notifiable demolition work, in a landslip hazard area unless the relevant building surveyor for the notifiable work has authorised the significant work in writing.
- 4) A person must not perform significant work not covered by sub regulation (2) or (3) in a landslip hazard area unless –
 - a. the person has written authorisation under sub regulation (2) or (3) to perform the work; or
 - b. the relevant general manager has given written authorisation for the work.
- 5) For the avoidance of doubt, a written authorisation by a permit authority, or building surveyor, under this regulation may form part of a document issued or given under the Act by the permit authority, or building surveyor, in respect of the relevant work.

4.3 Tasmanian Planning Scheme Overlays – Brighton

4.3.1 Landslide Overlay

The proposed dwelling is approx. 1% within the Low Landslip Hazard Overlay as well as the access driveway approx. 15 % of the site fall in this overlay (Figure 3).



Figure 3 Landslip Overlay near the Site (The LIST)

4.4 Site and Proposed Works

The site is located on a south to south-west sloping hillside dipping between 8° to 20° with the dwelling situated on slopes at approx. 14°.

The proposed development is a residential assisted living facility which comprises an adjoining single storey dwelling with 2 units with each floor area approx. 72 m² and a carer room situated in between both units. The proposed development is to be constructed on a prepared fill pad on the natural ground surface on the east portion of the site and small cut in the north side of the dwelling. Fills are expected to be approximately 1.7 m in height according to the provided plans. (Figure 4).

Greater Hobart 2013 Geoscience Australia LiDAR elevations have been considered accurate for display purposes and localised adjustments have not been made to the digital elevation model given the relative accuracy is +/- 50 mm vertical.

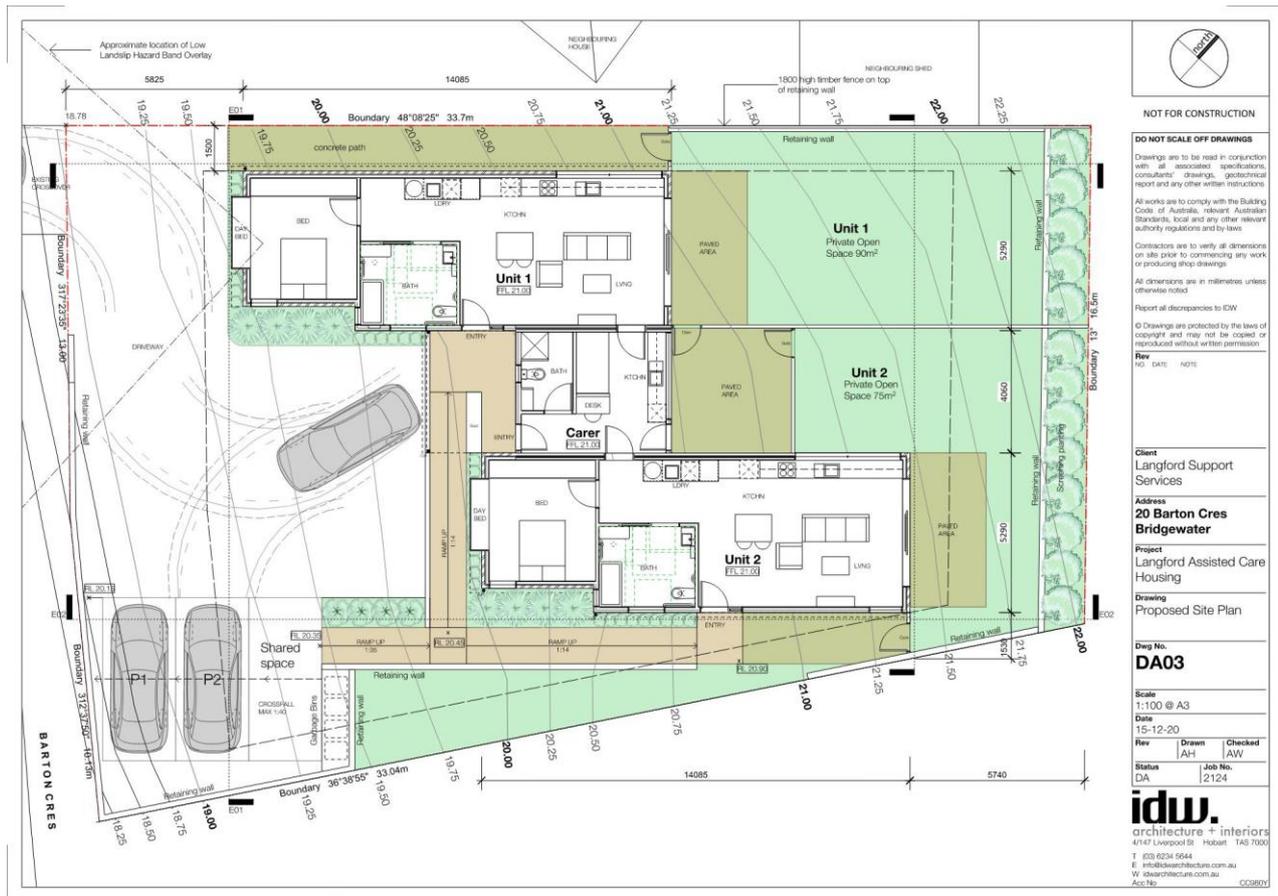


Figure 4 Proposed Development Works – DA03

4.5 Development & Works Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

4.5.1 Landslide Hazard Code (LHC)

Given that the proposed building and works within the Low Landslip Hazard Area, and there are no acceptable solutions for 'Buildings and Works within a landslip hazard area' in a Landslip Hazard Area, the performance criteria will need to be addressed C15.6.1 P1.1 and P1.2. Also, there are no acceptable solution for this proposal as assisted housing so "Use within a landslip hazard area" the performance criteria will need to be addressed to C15. 5. P1.1 and P4.

4.6 Development Performance Criteria

The following performance criteria need to be addressed:

- C15.5.1 P1.1
- C15.5.1 P4

- C15.6.1 P1.1 and P1.2

5 Site Mapping

5.1 Site Geology

Based on the MRT 1:25,000 Mineral Resources Tasmania (MRT) mapping of New Norfolk (Map No:5026) the site geology comprises of the following geological units:

- **Tholeiite Basalt (Map Unit – Tbs):**

The site is entirely underlain by Tholeiite Basalt (Figure 5), which known as dark colour, dense and strong, fine-grained igneous rock.

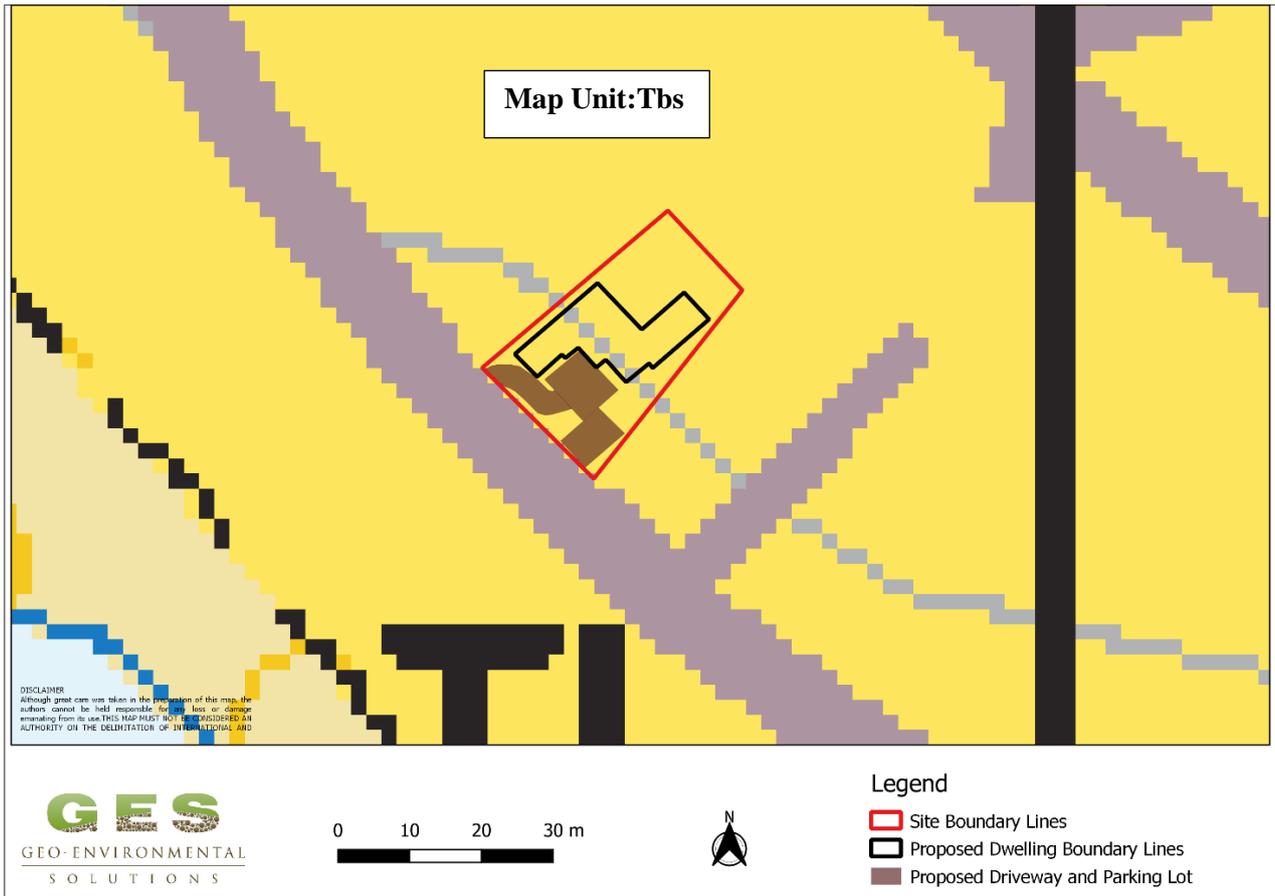


Figure 5 Site Geology (Extract from 1:25,000 Mineral Resources Tasmania (MRT) Map Sheet: 5026)

5.2 Site Geomorphology

The site is located on a gently sloping south-westerly dipping hillslope, with slope angles ranging between 5 to 20 ° and boundary next to the Barton Street has around 25° slope. The site is covered by grass. Figure 4

presents a slope angle map of the site showing areas of steep slope angles in dark and light green, which has been generated using QGIS software based on the 2013 Greater Hobart LiDAR.

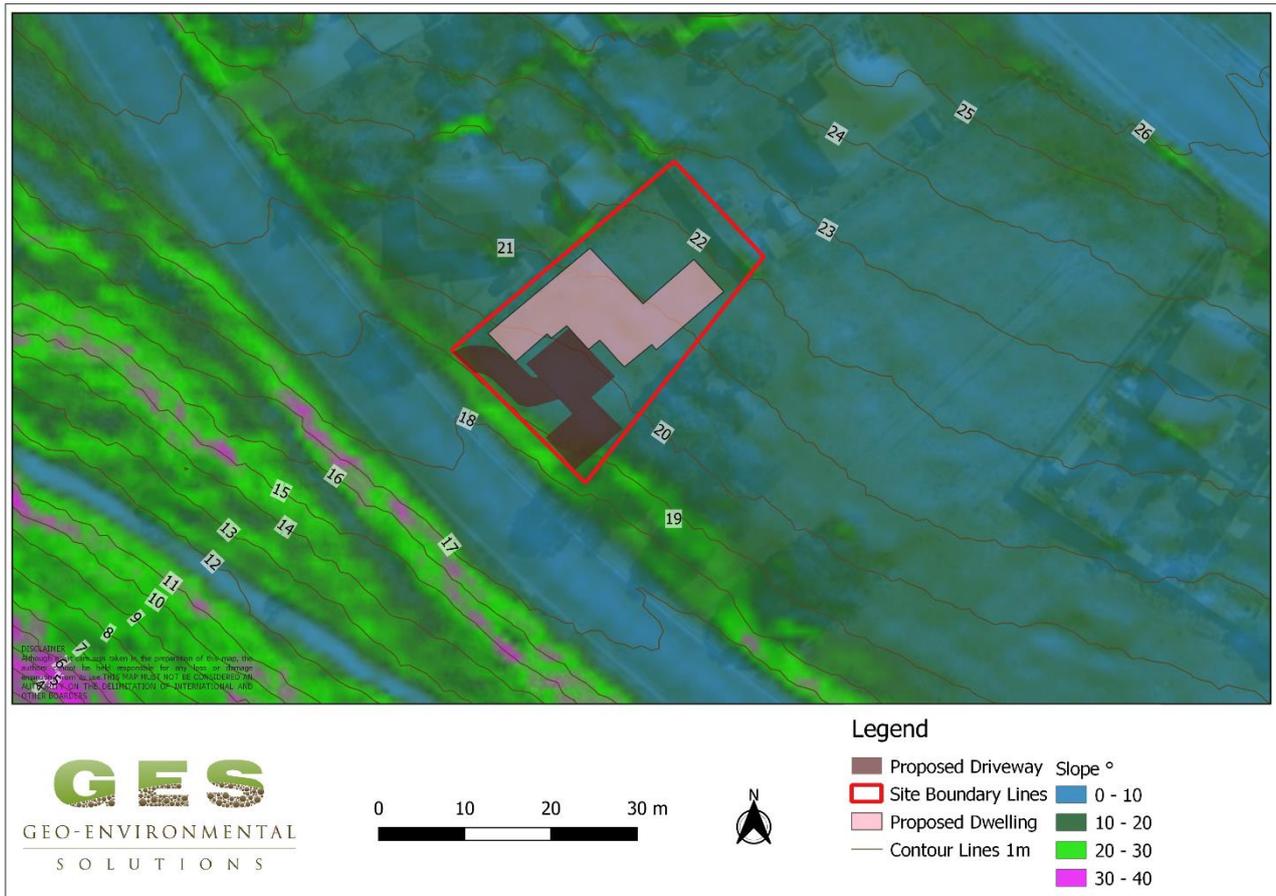


Figure 6 Slope model from MRT mapping (The LIST)

5.3 Field Investigation

A site soil class investigation was conducted by GES in February 2022 with the completion of a number of boreholes to identify soils on site. Investigations encountered a duplex soil profile of 0.1 m of sandy SILT overlying very stiff, dark brown CLAY subsoils before experiencing refusal on bedrock between 0.4 m and 0.6 mbgs. Borehole logs are represented in Table 1 below.

Table 1 Borehole investigation logs

BH1 Depth (m)	BH2 Depth (m)	Horizon	Description
0.0 – 0.1	0.0 – 0.10		Sandy Silt (Ms) dark brown, loose
0.10 – 0.50	0.10 – 0.40		Clay (CL) dark brown s/m, very stiff
0.5 – 0.6	0.4 -0.5		Sandy Gravel (GW) yellow dark, very dens to refusal

5.4 AS2870 Site Classification

According to “AS2870-2011 - Residential slabs & footings” the site has been classified as Class M, which is a slightly reactive site and is expected to exhibit relatively moderate ground surface movement due to moisture variations. Design and construction should be made in accordance with this classification. It should be noted the above classification is only applicable to the current proposed dwelling location. If the location of the proposed dwelling is significantly moved, a reclassification of the site will be required.

6 Landslide Hazard and Risk Analysis

The following risk assessment is based upon the Australian Geomechanics Society Sub-committee report (March 2007) Landslide Risk Management Concepts and Guidelines. *Australian Geomechanics Journal 35 (1) p49-92*. The geotechnical risk associated with residential development and driveway on the site is classified as **Low** according to *Australian Geomechanics Society* Guidelines. Provided the risk treatment suggestions are implemented, the risk can be reduced to **Very Low**.

The geotechnical assessment of slope stability at the property takes into account the following parameters:

Potential for instability in soil deposits

The development areas are situated upon gentle slopes with an average slope angle of 14° to the south-southwest. The proposed dwelling is located mid-slope and is planned to a cut and fill platform. Foundations of the dwelling are to account for this gradient. The northern portion of the proposed dwelling is to be situated on a concrete block retaining wall approx. 1.7m in height. Provided foundations of the retaining wall extend into the underlying basalt bedrock there is a very low risk of instability within site soil deposits.

The site appears stable in its present form with no evidence of recent or active land instability, therefore, the geotechnical risk associated with instability in the natural soils is low. The soil examined would be subject to limited erosion if exposed, and therefore care would need to be taken during and after excavation to maintain a stable land surface.

Modification of drainage on site could also cause localised instability as excess water destabilises sediments - therefore drainage design should avoid water accumulation in the construction area – with cut-off drainage at the base and above site cut strongly recommended - *Please refer to the extract on good hillside construction practice from the Australian Geomechanics Society and CSIRO BTF-18*.

Potential for runoff to cause instability

Given the sloping nature of the site and the site cutting there is potential for excess water flow onto the site to accumulate and cause shallow seated instability if the construction does not make allowance for appropriate drainage. In particular, care should be taken to correctly channel any possible accumulated water from sealed areas or any future driveway away from any foundations. A cut-off drain is recommended above the residential development and any site cutting should be considered to redirect water away from the building.

6.1 Hazard Analysis

6.1.1 Landslide Characteristics

Based on the slope characteristics including site geology, slope geometry and the existing cut slope angles, the following scenarios have been identified as potential slope failure mechanisms for the site:

- **Scenario 1** – Shallow rotational failure in unconsolidated fill material placed immediately below the building platform of the proposed dwelling; and
- **Scenario 2** – Retaining Wall Failure above construction

6.1.2 Frequency Analysis

Table 2 presents the frequency analysis for the identified slope failure mechanisms. Terminology used is in accordance with the Australian Geomechanics Society (AGS) guidelines for landslide risk management (2007a,b,c,d). Under current untreated conditions, the likelihood of a shallow rotational failure is possible. The likelihood of a shallow rotational within the unconsolidated sediments and fill is likely.

Table 2 Frequency analysis for landslide hazards 1 and 2

Scenario	Failure Mechanism	Unit Affected	Observed in the field	Potential Size	Potential Speed	Water Content	Current Likelihood	Treated Likelihood
Scenario 1	Shallow Rotational Failure (Fill)	Unconsolidated Fill	No	Small	Rapid	Wet to Saturated	Unlikely	Rare
Scenario 2	Retaining Wall Failure above and below constructions	Unconsolidated Fill	No	Very Small to Small	Very Slow to Rapid	Wet to Saturated	Unlikely	Rare

6.2 Risk Analysis

6.2.1 Risk to Property

There is low risk to the primary dwelling if the recommended risk treatment is not met. Treated risk may be reduced to low for Scenarios 1 and 2 (Table 3).

Table 3 Consequence analysis for landslide hazards 1 & 2 - Properties

Scenario	Issue	Current Risks			Recommended risk treatment
		Likelihood of occurrence	Consequence to property	Level of risk to property	
Scenario 1	Shallow Rotational Failure (Fill)	Unlikely	Minor	Low	Foundations of the proposed dwelling should extend into the basalt bedrock and be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8. Site stormwater should be managed as to not be outlet on to the moderately steep slopes immediately below the proposed dwelling. Prior to placement of fill for landscaping purposes, all topsoil should be stripped from the fill pad footprint and benches should be keyed into the slope.
Scenario 2	Retaining Wall Failure above and below constructions	Unlikely	Insignificant	Very Low	Prior to placement of fill for landscaping purposes, all topsoil should be stripped from the fill pad footprint and benches should be keyed into the slope. Fill material should not exceed 1.0m in height without a suitably designed, drained retaining wall. The fill slopes should be no steeper than 1V:3H unless otherwise supported by a suitably designed, drained retaining wall.

6.2.2 Risk to Life

Risk to life is considered acceptable given the likelihood and consequence of a shallow translational failures within the residual soils and or fill for landscaping (Table 4).

Table 4 Consequence analysis for landslide hazards 1 & 2 – Life – Post Treatment

Hazard	Scenario 1	Scenario 2
Factor	Shallow Rotational Failure (Fill)	Retaining Wall Failure
Likelihood	Unlikely	Unlikely
Indicative Annual Probability	0.0001	0.0001
Use of Affected Structure/Site	Primary Dwelling	Landscaped gardens
Probability of Spatial Impact	0.5	0.1
Proportion of Time	Estimated 12 hours a day = 0.5	8 hours daily (work hours) 0.33
Probability of Not Evacuating	Structure not likely to fail. Sufficient time for evacuation and/ or remediation.	Potential to be working immediately above or below the excavations. Will not allow time for evacuation. a) very slow = 0.05
Vulnerability	Building unlikely to collapse = 0.1	Building unlikely to collapse = 0.1
Risk for Person Most at Risk	1.25×10^{-6}	a) 5.0×10^{-10} b) 5.0×10^{-9}
Total Risk	6.25×10^{-6}	a) 5.0×10^{-10} b) 5.0×10^{-9}
Risk Evaluation	Acceptable	Acceptable

Note 1 It has been assumed that each person has an equal probability of death for each of the hazards. This is a conservative estimate of societal risk.

7 Conclusions and Recommendations

Based on the outcome of the landslide hazard analysis and risk assessment, the following conclusions are made:

- The risk of slope destabilisation is considered very low;
- The risk to life from the development is considered acceptable;
- A toe drain is to be placed at the base of cutting and fill pad to be graded to drain surface water into drain, away from base of cut and building foundations; and
- Proposed assisted housing development satisfies the performance criteria for C15.5.1 P1.1, C15.5.1 P4 and C15.6.1 P1.1, C15.6.1 P1.1 as per Tasmanian Planning Scheme – Brighton 2021;
- It is recommended to install cut-off drains upslope of the construction area and at base of upslope cutting to redirect surface water away from the proposed development, driveway and cutting face;
- Prior to placement of fill for landscaping purposes, all topsoil should be stripped from the fill pad footprint and benches should be keyed into the slope.
- All earthworks on site must comply with AS3798-2007 and a sediment and erosion control plan should be implemented on site during and after construction;
- The proposed dwelling should have appropriately designed footings and should be placed into underlying bedrock in line with best practice recommendations;
- Fill material should not exceed 1.0m in height without a suitably designed, drained retaining wall; and
- Good hillside construction practices should be adopted as per Australian Geoguide LR8.

Thank you for providing us the opportunity to assist you on this project. Please contact me if you have any further questions.

J Traynor B.Sc.

Engineering Geologist

8 References

- ABCB 2015. Durability in Buildings Including Plumbing Installations. Second Edition. Handbook. Non-Mandatory Document. Australian Building Code Board 2015.
- ABCB 2014. Resilience of Buildings to Extreme Weather Events. Final Paper. Australian Building Code Board 2015.
- AMS 2007. American Meteorological Society Glossary of Meteorology. Retrieved 2007-06-30. Antarctic Climate & Ecosystems Cooperative Research Centre (ACE CRC), 2010.
- AS 1170.2:2011. Australian and New Zealand Standard. Structural Design Actions. Part 2: Wind Actions.
- AGS (2007a). Guideline for Landslide Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007b). Commentary on Guideline for Landslide Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007d). Commentary on Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007e). The Australian Geoguides for Slope Management and Maintenance. Australian Geomechanics Vol 42 No 1 March 2007

Appendix 1 Acceptable Solutions

Landslide Code Areas

Standard	Code	Acceptable Solution		Performance Criteria
Use	C15.5.1 That uses, including critical, hazardous, or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.	A1	No Acceptable Solution	P1.1 P1.2
		A2	No Acceptable Solution	P2
		A3	No Acceptable Solution	P3
		A4	No Acceptable Solution	P4
Development	C15.6.1 Building and works within a landslip hazard area	A1	No Acceptable Solution	P1.1 P1.2 P1.3
Subdivision	C15.7.1 Subdivision within a landslip hazard area	A1	Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must: <ul style="list-style-type: none"> (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities. 	P1

Appendix 2 Qualitative Risk Assessment Tables

Likelihood & Consequence Index

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval	Description	Descriptor	Level
Indicative Value	Notional Boundary				
10 ⁻¹	5x10 ⁻²	10 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 ⁻²	5x10 ⁻³	100 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 ⁻³	5x10 ⁻⁴	1000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 ⁻⁴	5x10 ⁻⁵	10,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 ⁻⁵	5x10 ⁻⁶	100,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 ⁻⁶		1,000,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

- Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value; being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
- (3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
- (4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*

Qualitative Risk Matrix

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10 ⁻¹	VH	VH	VH	H	M or L (5)
B – LIKELY	10 ⁻²	VH	VH	H	M	L
C – POSSIBLE	10 ⁻³	VH	H	M	M	VL
D – UNLIKELY	10 ⁻⁴	H	M	L	L	VL
E – RARE	10 ⁻⁵	M	L	L	VL	VL
F – BARELY CREDIBLE	10 ⁻⁶	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level	Example Implications (7)
VH	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Appendix 3 Qualitative Risk Assessment

Performance Criteria C15.5.1 P1.1	Relevance	Management Options	Managed (treated) Risk Assessment			Further Assessment Required
			Consequence	Likelihood	Risk	
<p>A use, including a critical use, hazardous use, or vulnerable use, within a landslide hazard area achieve and maintain a tolerable risk from exposure to landslide, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form and duration of the use; and (b) a landslide hazard report that demonstrates that: <ul style="list-style-type: none"> (i) any increase in the level of risk from landslide does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use. 	<p>Very small portion of proposed unit 1 is within a low landslide hazard overlay.</p>	<p>Foundations of the proposed dwelling should extend to bedrock and be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.</p> <p>Prior to placement of fill for landscaping purposes, all topsoil should be stripped from the fill pad footprint and benches should be keyed into the slope. Fill material should not exceed 1.0m in height without a suitably designed, drained retaining wall.</p> <p>The fill slopes should be no steeper than 1V:3H unless otherwise supported by a suitably designed, drained retaining wall.</p>	<p>Minor</p>	<p>Rare</p>	<p>Very Low</p>	<p>No</p>

<p>In addition to the requirements in clause C15.5.1 P1.1, a vulnerable use within a landslide hazard area must be protected from landslide, having regard to:</p> <ul style="list-style-type: none"> (a) any protection measures, existing or proposed; (b) the ability and capability of people in a landslide event who may live, work or visit the site, to: <ul style="list-style-type: none"> (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency. (c) any emergency evacuation plan; (d) the advice contained in a landslide hazard report; and (e) any advice from a State authority, regulated entity or a council. 	<p>Very small portion of proposed unit 1 is within a low landslide hazard overlay.</p>		<p>Minor</p>	<p>Rare</p>	<p>Very Low</p>	<p>No</p>
--	--	--	--------------	-------------	-----------------	-----------

<p>Performance Criteria C15.6.1 P1.1 and P1.2</p> <p>A use, including a critical use, hazardous use, or vulnerable use, within a landslide hazard area achieve and maintain a tolerable risk from exposure to landslide, having regard to:</p> <p>Building and works within a landslide hazard area must minimise the likelihood of triggering a landslide event and achieve and maintain a tolerable risk from landslide, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslide requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslide hazard report. 	<p>Relevance</p> <p>Very small portion of proposed unit 1 is within a low landslide hazard overlay.</p>	<p>Management Options</p> <p>All earthworks on site must comply with AS3798-2007 and a sediment and erosion control plan should be implemented on site during and after construction;</p>	<p>Managed (treated) Risk Assessment</p>			<p>Further Assessment Required</p>
			<p>Consequence</p>	<p>Likelihood</p>	<p>Risk</p>	
			<p>Minor</p>	<p>Rare</p>	<p>Very Low</p>	<p>No</p>

<p>P1.2 A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure</p>	<p>Very small portion of proposed unit 1 is within a low landslide hazard overlay.</p>		<p>Minor</p>	<p>Rare</p>	<p>Very Low</p>	<p>No</p>
---	--	--	--------------	-------------	-----------------	-----------

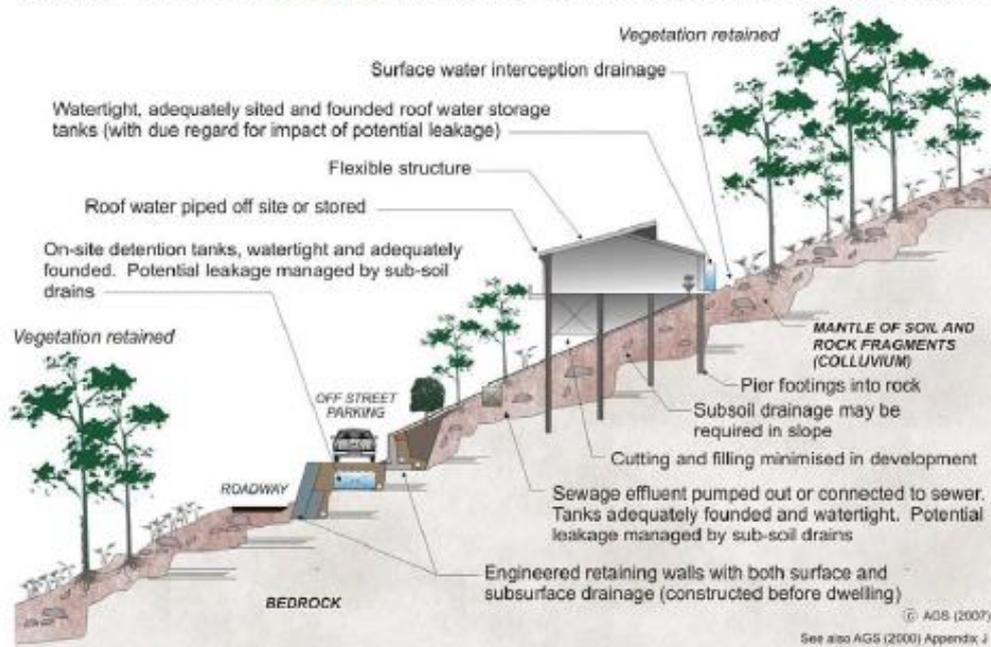
Appendix 4 AGS Geoguides 2007 LR8

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR8).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR8) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

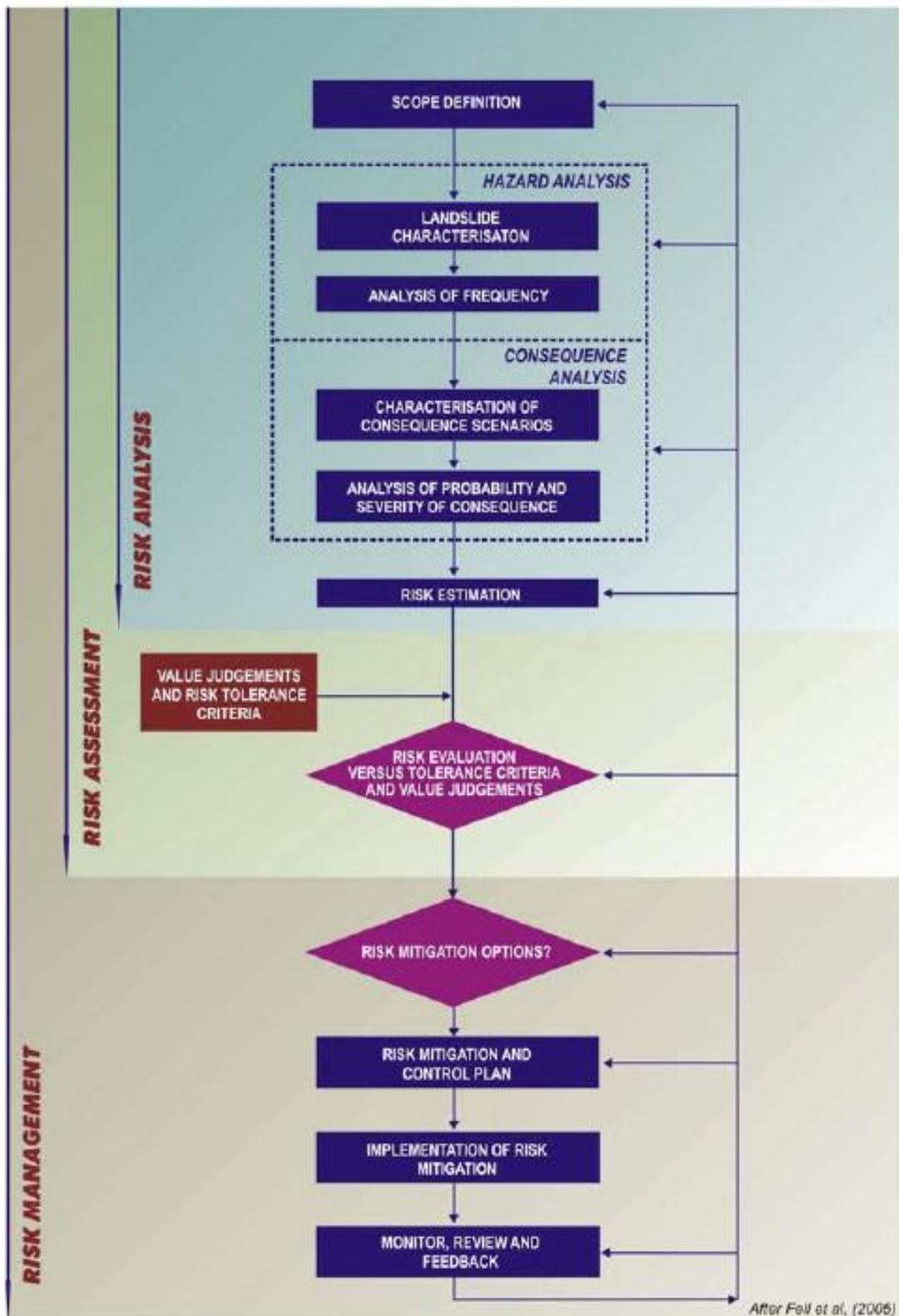
Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

FRAMEWORK FOR LANDSLIDE RISK MANAGEMENT



APPENDIX B - LANDSLIDE TERMINOLOGY

The following provides a summary of landslide terminology which should (for uniformity of practice) be adopted when classifying and describing a landslide. It has been based on Cruden & Varnes (1996) and the reader is recommended to refer to the original documents for a more detailed discussion, other terminology and further examples of landslide types and processes.

Landslide

The term *landslide* denotes “the movement of a mass of rock, debris or earth down a slope”. The phenomena described as landslides are not limited to either the “land” or to “sliding”, and usage of the word has implied a much more extensive meaning than its component parts suggest. Ground subsidence and collapse are excluded.

Classification of Landslides

Landslide classification is based on Varnes (1978) system which has two terms: the first term describes the material type and the second term describes the type of movement.

The material types are *Rock*, *Earth* and *Debris*, being classified as follows:-

The material is either rock or soil.

- Rock:** is “a hard or firm mass that was intact and in its natural place before the initiation of movement.”
- Soil:** is “an aggregate of solid particles, generally of minerals and rocks, that either was transported or was formed by the weathering of rock in place. Gases or liquids filling the pores of the soil form part of the soil.”
- Earth:** “describes material in which 80% or more of the particles are smaller than 2 mm, the upper limit of sand sized particles.”
- Debris:** “contains a significant proportion of coarse material; 20% to 80% of the particles are larger than 2 mm and the remainder are less than 2 mm.”

The terms used should describe the displaced material in the landslide before it was displaced.

The types of movement describe how the landslide movement is distributed through the displaced mass. The five kinematically distinct types of movement are described in the sequence *fall*, *topple*, *slide*, *spread* and *flow*.

The following table shows how the two terms are combined to give the landslide type:

Table B1: Major types of landslides. Abbreviated version of Varnes' classification of slope movements (Varnes, 1978).

TYPE OF MOVEMENT		TYPE OF MATERIAL		
		BEDROCK	ENGINEERING SOILS	
			Predominantly Coarse	Predominantly Fine
FALLS		Rock fall	Debris fall	Earth fall
TOPPLES		Rock topple	Debris topple	Earth topple
SLIDES	ROTATIONAL	Rock slide	Debris slide	Earth slide
	TRANSLATIONAL			
LATERAL SPREADS		Rock spread	Debris spread	Earth spread
FLOWS		Rock flow (Deep creep)	Debris flow (Soil creep)	Earth flow
COMPLEX		Combination of two or more principle types of movement		

Figure B1 gives schematics to illustrate the major types of landslide movement. Further information and photographs of landslides are available on the USGS website at <http://landslides.usgs.gov>.

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

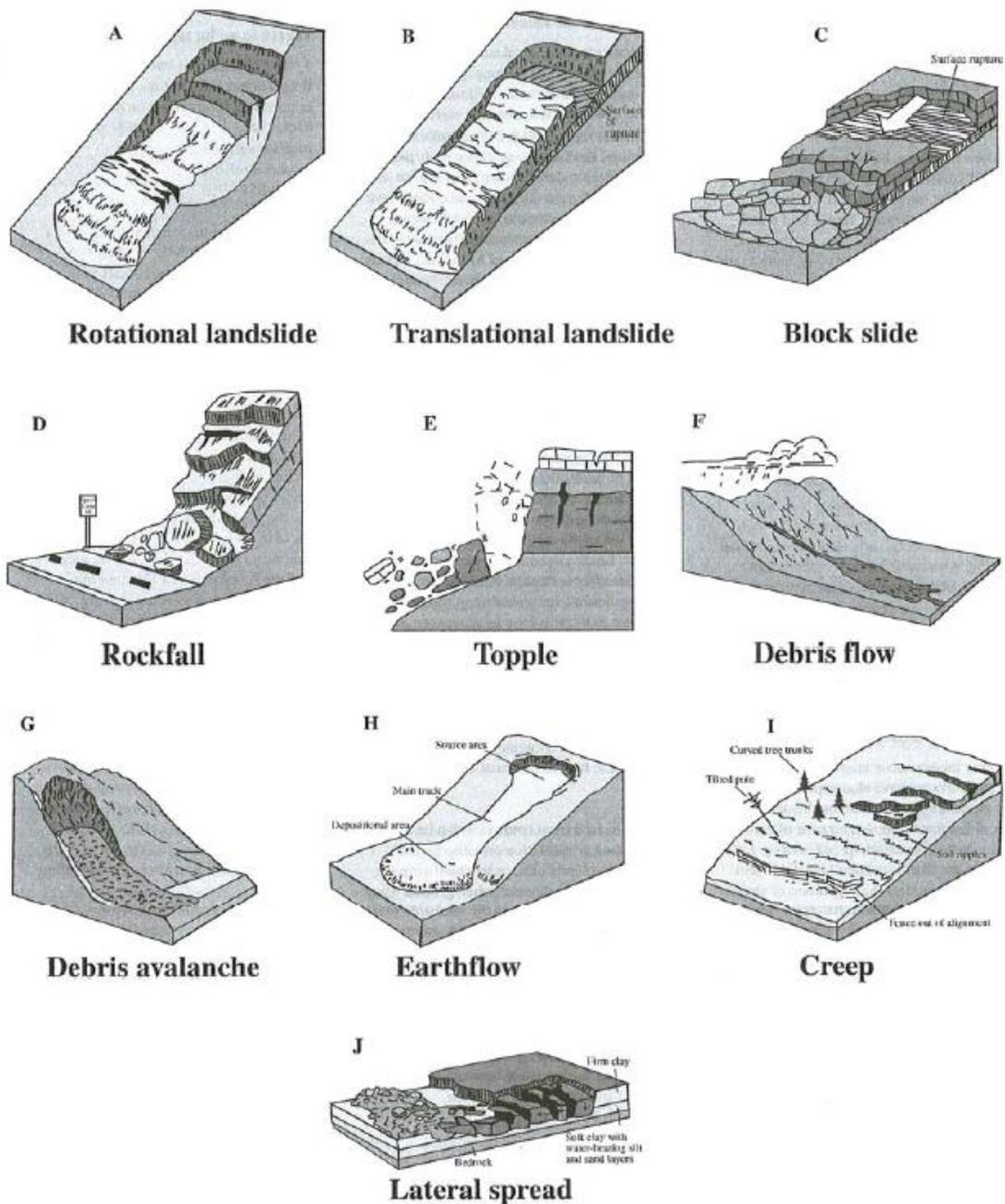


Figure B1: These schematics illustrate the major types of landslide movement.
 (From US Geological Survey Fact Sheet 2004-3072, July 2004, with kind permission for reproduction.)

Appendix 5 Site Photos









Submission to Planning Authority Notice

Council Planning Permit No.	DA 2022 / 00001	Council notice date	10/03/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00055-BTN	Date of response	03/05/2022
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	20 BARTON CRES, BRIDGEWATER	Property ID (PID)	5026410
Description of development	Residential Assisted Care Facility		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
IDW	Project: 2124	--	--
	Sheets: DA02, DA04,	C	22/04/2022
	DA03	C	20/04/2022
	DA06	A	22/04/2022
Conditions			
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:			
CONNECTIONS, METERING & BACKFLOW			
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.			
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.			
3. Prior to commencing construction of the 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.			
56W CONSENT			
4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			

Advice

General

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

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

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) 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.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

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

From: Judi Davis <judi@idwarchitecture.com.au>
Sent: Friday, 27 May 2022 9:44 AM
To: Development
Cc: Andrew Williamson
Subject: 20 Barton Crescent, Bridgewater

To Andres Perez-Roca,

In response to your comment on our proposed 1:8 gradient access kerb ramp from the carpark, I would like to provide the following supportive information and design reasons:

With the front retaining wall moved closer to the Units, to achieve the required clearance distance from the existing Taswater main and being mindful of the height of the street frontage retaining wall and the inability to move the Units further to the rear of the property as we have addressed in previous responses, this has meant we could not provide a 1:14 ramp but can provide an acceptable solution in accordance with AS 1428.1 by providing a short 1:8 kerb ramp from the carpark for a maximum distance of 1520mm in length.

Kind regards,

Judi Davis

IDW Architecture + Interiors
p 03 6234 5644 f 03 6234 5844
Studio 4 / 147 Liverpool Street Hobart Tasmania 7000



From: Grundy, Keira <Keira.Grundy@stategrowth.tas.gov.au>
Sent: Monday, 16 May 2022 3:05 PM
To: Brian White
Subject: RZ2022-001 -DA20220-023 State Growth Representation

Hi Brian,

I refer to the draft planning scheme amendment and combined permit (RZ2022-001 and DA2002-032).

State Growth provided Crown Consent to this application with very specific conditions. Of note, was condition 3 (as extracted below):

3. Consent is provided to install the signs at the specific locations shown on the design drawings supporting the application. Council is to provide specific GPS coordinates for inclusion within the license agreement. No consent is provided to install the signs at other locations within the two titles, or at any other location within the Utilities Zone within the Brighton local government area.

At present, the SSQ and map reads with some ambiguity and could allow for the placement of one (1) pole/poly sign type at any location on each lot (CT156374/1, CT152012/1). The proposed maps show the entirety of these lots highlighted.

Conditions from State Growth were specific and requested that Council should provide GPS coordinates for inclusion within an SSQ. State Growth request that the SSQ and map be amended to include GPS coordinates for the two signs within CT156374/1 and CT152012/1.

While State Growth acknowledge the approval of planning permit DA2002-032, which includes plans detailing the location of the two signs on CT156374/1 and CT152012/1, State Growth is concerned that with the passing of time, the site specific restriction of the DA could become lost, and permit replacement signage in an unsuitable and unsafe location.

Kind regards,

Keira Grundy | Environment and Planning Approvals Officer
Environment & Development Approvals
State Roads | Department of State Growth
Level 2, 4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
Phone: (03) 6166 3382
Email: keira.grundy@stategrowth.tas.gov.au
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



BRI-Site-Specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
BRI-21.1	Midlands Highway, Bridgewater	156374/1	<p>An additional Applicable Zone for one (1) Pole/Pylon Sign Type within the following GPS coordinates*:</p> <p>North: 5269240 East: 519425 South: 5269230 West: 519415 *GPS coordinates are in MGA Zone 55 (GDA94)</p>	Signs Code – clause C1.6 Sign Standards (M-Q)
BRI-21.2	Midlands Highway, Bridgewater	152012/1	<p>An additional Applicable Zone for one (1) Pole/Pylon Sign Type within the following GPS coordinates*:</p> <p>North: 5269970 East: 519410 South: 5269960 West: 519400 *GPS coordinates are in MGA Zone 55 (GDA94)</p>	Signs Code – clause C1.6 Sign Standards (M-Q)



BRI-21.2

Title: 152012/1
Building envelope
North: 5269970
East: 519410
South: 5269960
West: 519400

BRI-21.1

Title: 156374/1
Building envelope
North: 5269240
East: 519425
South: 5269230
West: 519415

Coordinates are in
MGA Zone 55 (GDA94)