

Enquiries: Development & Regulatory Services
Phone: (03) 6443 8333 option 3
Our Ref: 0000002, 7086724, 7087401 & DA 325/2022

18 April 2023

ERA Planning & Environment
sarah@eraplanning.com.au

Dear Sir/Madam

PLANNING PERMIT – PORT ROAD BOAT HARBOUR BEACH – REDEVELOPMENT OF BOAT HARBOUR BEACH FORESHORE (NEW CAFÉ, SLSC BUILDING, KIOSK, PASSIVE RECREATION FACILITIES AND ASSOCIATED INFRASTRUCTURE) & RECONFIGURATION OF ROAD LAYOUT AND PARKING AREAS

I refer to your development application for the above address received on 19 December 2022. At its meeting held on Monday 17 April 2023 Council agreed to grant approval contained in the attached permit. Please ensure you read and understand the requirements of your planning permit.

As previously advised during the public exhibition period two (2) representations were received and the representor is entitled to lodge an appeal to the Planning Appeal Tribunal against Council's decision. This must be done within fourteen (14) days after the date on which notice of the decision was served on that person.

This permit should therefore not be acted upon until the fourteen (14) day period has expired, or if an appeal is lodged, until that appeal has been determined.

You are further advised that, under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council's decision. Notice of appeal should be lodged on the prescribed form together with required fee within fourteen days (14) after the date on which notice of the decision was served on that person, to the Resource Management and Planning Appeal Tribunal, G.P.O. Box 2036, Hobart. 7001. Updated Notices of Appeal are available on the Tribunal's website at <http://www.rmpat.tas.gov.au>.

This permit is not a building permit. Please liaise with a Building Surveyor to ascertain if a permit is required for this development.

In accordance with the *Building Act 2016 - Director's Determination – Categories of Plumbing Work* Council's plumbing compliance officer has determined that this application would be considered as: Category 4 Plumbing Work. Application for a Plumbing Permit is required. Any changes to the plans may require reassessment.

Please refer to Consumer, Building and Occupational Services website (https://www.cbos.tas.gov.au/_data/assets/pdf_file/0015/405015/Directors-Determination-Categories-of-Plumbing-Work.pdf) for further details regarding categories of plumbing work.

Yours faithfully



Shane Crawford
GENERAL MANAGER
Enc.

Permit Number	DA 325/2022
Applicant Name	ERA PLANNING & ENVIRONMENT
Property Number	PID 0000002, 7086724, 7087401
Property Address	PORT ROAD BOAT HARBOUR BEACH

Pursuant to a decision of Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Waratah-Wynyard Interim Planning Scheme 2013*, grant approval for a redevelopment of Boat Harbour Beach foreshore (new café, SLSC building, kiosk, passive recreation facilities and associated infrastructure) and reconfiguration of road layout and parking areas at Port Road, Boat Harbour Beach subject to the following conditions: -

PART A CONDITIONS:

1. The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
 - a. Proposal plans with Project Number 2219 Revision H with Drawing Numbers A00-00, A00-01, A00-02, A02-00, A02-01, A03-00, A04-00, A04-01 and A05-00 as prepared by Jason Licht of Licht Architecture and dated 7 December 2022.
 - b. Parking layout with Drawing Number 3406-36 and Sheet Numbers SK02, SK03 and SK03A as prepared by Chris Martin of CSE Tasmanian Pty Ltd and dated July 2021.
 - c. Landscaping plans as prepared by Playstreet Pty Ltd and dated December 2022.
2. The development is to be in accordance with the recommendations of the Coastal Hazard Assessment as prepared by Phebe Bricknell and Steph Doumstis of Alluvium Consulting Australia Pty Ltd and dated 21 October 2022.
3. Hours of operation for the café/kiosk are from 8:00am to 9:00pm Monday to Sunday.
4. Hours of operation for the Surf Lifesaving Club and gym are from 6:00am to 10:00pm Monday to Sunday, with afterhours access limited to surf lifesaving club members.
5. Hours of operation for the Multipurpose space are from:
 - 8:00am to 9:00pm Sunday to Thursday
 - 8:00am to midnight Friday and Saturday
6. Use of the gymnasium is restricted to members of the Surf Lifesaving Club.
7. Delivery and despatch of goods and the conduct of maintenance and service on the site are to be conducted between 6am and 6pm.
8. External lighting is to be located, directed, shielded and of limited intensity so that it causes no nuisance to nearby residents or danger to passing traffic.
9. Stormwater from the development is to be connected and discharged into Council's stormwater drainage network.
10. All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.

11. Construction of civil engineering work associated with the Development is to comply with the requirements of Council's Policy PR003– Standard requirements for the construction of new infrastructure assets and the replacement of existing infrastructure assets.
12. Relevant engineering plans, specifications, calculations and computations are to be certified by a Chartered Professional Engineer in the relevant field and submitted to the Director Infrastructure & Development Services or their delegate or their delegate for approval. No work is to commence until a Construction Certificate has been issued by the Director Infrastructure & Development Services or their delegate.
13. On completion of work covered by a Construction Certificate a Chartered Professional Engineer in the relevant field is to certify by declaration that all work has been carried out fully in accordance with the approved plans, specifications, calculations, and computations. "Works as Constructed" drawings that comply with the requirements of Council's "Submission of digital-as-constructed information" template are to be supplied.
14. In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
15. Loading and un-loading of vehicles is to be confined to within the boundaries of the property.
16. Off street car parking and hardstand areas are to be surfaced in an all-weather material such as concrete, asphalt or bitumen spray seal. All stormwater runoff from the car parking and hardstand areas is to be collected on-site and directed to a stormwater system designed to cater for a 5% AEP rainfall event and discharged to a legal point of discharge to the reasonable requirements of the Director Infrastructure & Development Services or their delegate.
17. The Carpark Road is to be of compacted crushed rock pavement, designed in accordance with the Austroads Pavement Design Guidelines, with a pavement width according to the endorsed plans and a minimum total pavement thickness of 300mm plus a 40mm asphalt seal, concrete kerb and channel and footpaths all in accordance with the Tasmanian Standard Drawing TSD-R06-v3, Urban Roads Typical Sections and Pavement Widths, and is to be constructed to the reasonable requirements of the Director Infrastructure & Development Services.
18. On-street parking hardstand areas are to be of the same standard as the Carpark Road.
19. A 150 diameter stormwater connection point including an accessible inspection opening at ground level is to be constructed at the lowest point of the lot to permit connection to Council's stormwater drainage reticulation network. The connection point is to be inspected and approved by the Director Infrastructure & Development Services or their delegate or their delegate before backfilling.
20. All footpaths are to be constructed to the width specified in the endorsed plans and are to be constructed in accordance with Tasmanian Standard Drawing TSD-R11-v3 Urban Roads Footpaths.
21. The applicant is to supply and install traffic management devices that include, but are not limited to, signage and line marking in accordance with the suite of AS 1742 standards, and which meet the requirements of Department of State Growth. Before a Construction Certificate may be issued, the applicant or his designer is to prepare a set of traffic management drawings that are to be submitted to and approved by Department of State Growth.
22. Concrete kerb and Channel is to be constructed in accordance with Tasmanian Standard Drawing TSD-R14-v3, approved Concrete Kerbs and Channels Profile Dimensions as specified in the endorsed plans.
23. Before site disturbance or construction commences an environmental management plan is to be prepared and submitted for approval by the Director Infrastructure & Development Services or their delegate or their delegate. The plan is to outline proposed practices in relation to:
 1. Temporary run-off and erosion controls, which are to be installed before the development commences. Controls are to include, but are not limited to:
 - Minimisation of site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, areas to be cleared and/or disturbed or filled providing such diverted run-off does not cause erosion and is directed to a legal discharge point;

- Installation of sediment retention traps (e.g. sediment fences, etc.) at the down slope perimeter of a disturbed area or stockpile to prevent unwanted sediment and other debris escaping from the land;
 - Rehabilitation of all disturbed areas as soon as possible.
2. Weed management
 3. Storage facilities for fuels, oils, greases, chemicals, and the like
 4. Litter management

Erosion control measures are to be maintained at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development.

24. Control measures are to be installed for the duration of the demolition and construction so as to limit the loss of soils and other debris from the site.

PART B CONDITIONS

1. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to section 56Q of the Water and Sewerage Industry Act 2008, reference TWDA 2023/00109-WWC (attached).

Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An "Activity in Road Reservation" permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application DA 325/2022. Any variation requires an application for further planning approval of Council.
- A full assessment of the water supply and change room design will be undertaken at the Building/Plumbing application stage.
- An EHO report regarding the food handling areas will be undertaken at the Building/Plumbing application stage.
- This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council's decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Tasmanian Civil & Administrative Tribunal (TASCAT), G.P.O. Box 2036, Hobart, 7001 (mailto:resourceplanning@tascat.tas.gov.au). Updated Notices of Appeal are available on the Tribunal's website at <https://www.tascat.tas.gov.au/>.



Shane Crawford
GENERAL MANAGER

18 April 2023

Submission to Planning Authority Notice

Council Planning Permit No.	DA 325/2022	Council notice date	30/01/2023	
TasWater details				
TasWater Reference No.	TWDA 2023/00109-WWC	Date of response	14/03/2023	
TasWater Contact	Al Cole	Phone No.	0439605108	
Response issued to				
Council name	WARATAH WYNYARD COUNCIL			
Contact details	council@warwyn.tas.gov.au			
Development details				
Address	PORT RD, BOAT HARBOUR	Property ID (PID)	7087401	
Description of development	Redevelopment of foreshore including new building, cafe, kiosk and recreation facilities, relocation of TasWater SPS			
Schedule of drawings/documents				
	Prepared by	Drawing/document No.	Revision No.	Date of Issue
	CSE Tasmania	Preliminary Sewer Layout	PO	Feb 2023
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized 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 of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 4. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater’s satisfaction. 5. The proposed new Sewer Pump Station location must allow for a suitably sized water tank and pumped water supply for TasWater to use for washdown purposes. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater’s satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater’s requirements. 8. The developer must design and construct total of 40.0 m³ of emergency storage to TasWater’s satisfaction which is needed at the new replacement Boat Harbour Sewage Pump Station BOASP01. The developer must apply to TasWater for reimbursement for costs for design and construction of these eligible works: TasWater will be responsible for payment of the marginal additional costs 				

between constructing 40.0m³ of emergency storage and 24.0 m³ of emergency storage (i.e. TasWater are responsible for the marginal costs associated with 16m³). To be eligible for reimbursement, costs for which reimbursement is claimed must be determined from a competitive public tender process, with process and reimbursements determined prior to construction, and to the written approval of TasWater.

Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within of Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.

The additional amount of storage has been determined using tables 6.1 & 6.2 of TasWater Supplement to WSA 04-2005 2.1 WSAA Sewage Pumping Station Code of Australia Version 3.0

9. Prior to the issue of a Certificate for Practical Completion all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

12. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written

approval of TasWater.

15. Prior to commencing construction of the new building/use of the development, the developer must have received Practical Completion for the relocation of TasWater's BoatHarbour Sewage Pumping Station (BOASP01).
16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.
17. Prior to the issue of a the Certificate of Practical Completion, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing sewerage infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

56W CONSENT

18. 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 Water and Sewerage Industry Act 2008 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.

TRADE WASTE

19. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
20. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
21. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPMENT ASSESSMENT FEES

22. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,220.97, 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

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

SPS Design

Prior to undertaking the detailed design for the SPS the developer will need to work through section 2 of the Sewage Pump Station Design code 'Concept Design'. The concept design submission will result in some inputs being provided by TasWater that will direct the developer for the detailed design submission.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need apply to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial>

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.

TasWater Contact Details

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

DEVELOPMENT APPLICATION

BOAT HARBOUR BEACH SURF LIFE SAVING CLUB REDEVELOPMENT

GENERAL NOTES

DESIGN DETAILS

DESIGNER
 LICHT ARCHITECTURE
 CERTIFIED ARCHITECT: JASON LICHT
 ACCREDITATION No: CCS80K
 ARCHITECTS ADDRESS: LEVEL 1, THE WALNUT BUILDING
 199 MACQUARIE ST
 HOBART TAS 7000

LOCATION
 PROJECT No: 2219
 PROJECT NAME: BOAT HARBOUR BEACH SLSC
 TITLE REFERENCE: PORT ROAD
 PROJECT ADDRESS: BOAT HARBOUR BEACH
 TASMANIA 7321

SITE DETAILS
 BAL: N/A
 CLIMATE ZONE: ZONE 7
 WIND SPEED: REFER ENG
 SOIL CLASS: REFER ENG
 ALPINE AREA: N/A
 CORROSION: C4 CALM SEA SHORE
 REFER AS/NZS AS 4312:2019
 REFER AS/NZS 2312:2002

AREA SUMMARY

	FLOOR AREA
GROUND FLOOR	
SLSC AREA	439 m ²
CAFE/AMBITIES AREA	221 m ²
PAVING	not included
FIRST FLOOR	
MAIN LEVEL	390 m ²
DECKS	101 m ²
TOTAL	125 m ²

DRAWING LIST - ARCHITECTURAL		20/08/2022	05/09/2022	20/09/2022	21/09/2022	03/10/2022	07/10/2022	07/10/2022						
DRAWING NUMBER	TITLE	A	B	C	D	E	F	G	H					
A00-00	Cover Sheet	-	B	-	D	E	F	G	H					
A00-01	Existing Site Plan	-	-	-	-	E	F	G	H					
A00-02	Proposed Site Plan	A	B	-	D	E	F	G	H					
A02-00	Floor Plan - Ground Floor	-	B	C	D	E	F	G	H					
A02-01	Floor Plan - First Floor	-	B	C	D	E	F	G	H					
A02-50	Roof Plan	-	-	-	-	E	F	G	H					
A04-00	Elevations - Clubhouse Building	-	-	-	-	E	F	G	H					
A04-01	Elevations - Cafe Building	-	-	-	-	E	F	G	H					
A05-00	Site Sections	-	-	-	-	-	-	-	H					



VIEW FROM PLAY AREAS

LAND USE PLANNING AND APPROVALS ACT 1993

Council approved date: 17.04.2023 REF NO.: DA 325/2022
 DEVELOPMENT/USE of land at: Port Road BOAT HARBOUR BEACH
 APPROVED WITH CONDITIONS
 Listed in PLANNING PERMIT dated: 18.04.2023

GENERAL MANAGER



VIEW FROM BEACH



CAFE APPROACH FROM CARPARK

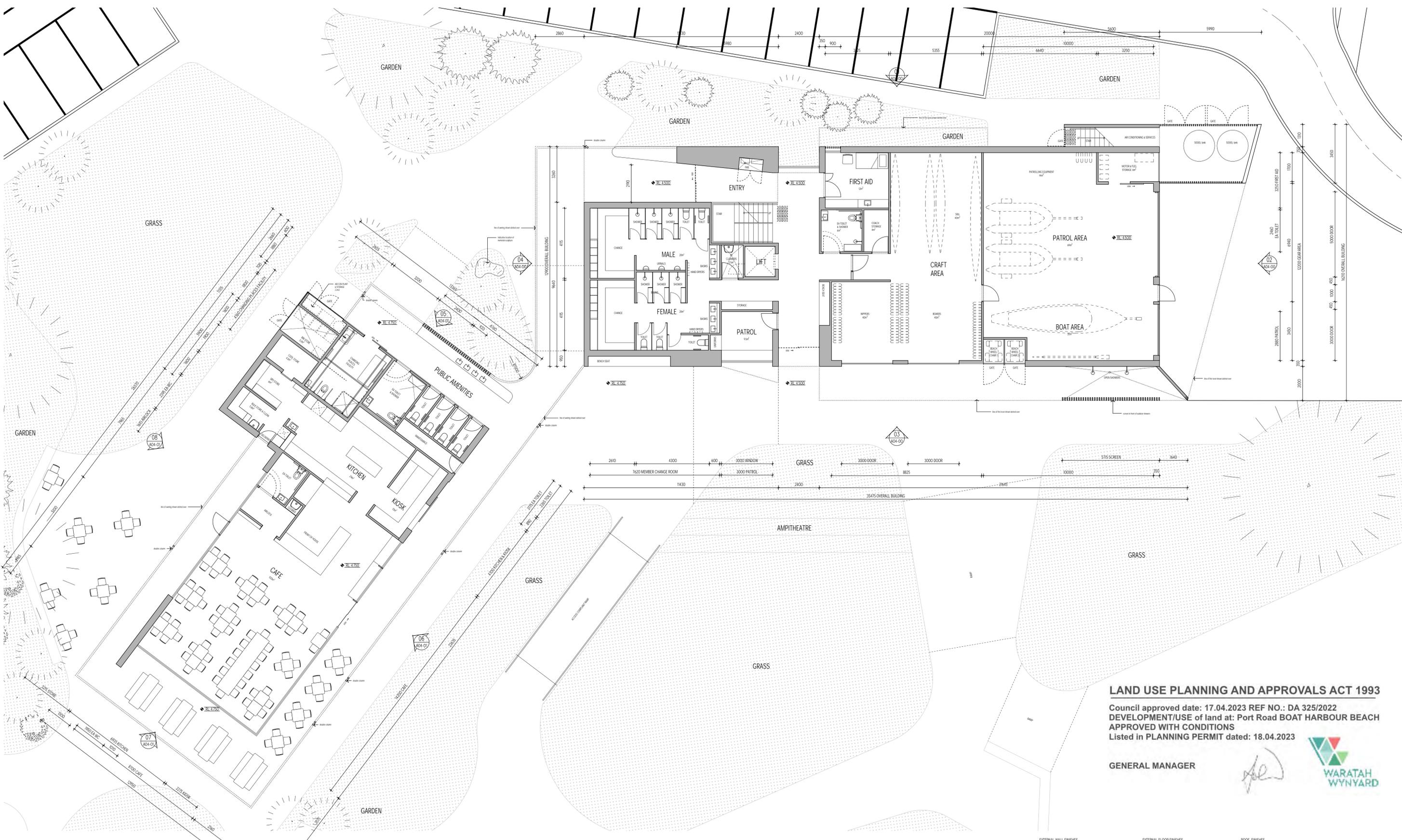


VIEW FROM UPPER LEVEL MULTIPURPOSE SPACE



VIEW FROM CARPARK

REVISED	DATE	BY	REASON	DESIGN	DESIGN	DATE	ISSUED FOR DEVELOPMENT APPLICATION
1	20/08/2022	JL	CONCEPT FOR PLAY DECK	JL	JL	20/08/2022	ISSUED FOR DEVELOPMENT APPLICATION
2	05/09/2022	JL	CONCEPT FOR PLAY DECK MEETING ROOM	JL	JL	05/09/2022	ISSUED FOR DEVELOPMENT APPLICATION
3	20/09/2022	JL	REVISION TO PLAY DECK MEETING ROOM	JL	JL	20/09/2022	ISSUED FOR DEVELOPMENT APPLICATION
4	21/09/2022	JL	REVISION TO PLAY DECK MEETING ROOM	JL	JL	21/09/2022	ISSUED FOR DEVELOPMENT APPLICATION
5	03/10/2022	JL	REVISION TO PLAY DECK MEETING ROOM	JL	JL	03/10/2022	ISSUED FOR DEVELOPMENT APPLICATION
6	07/10/2022	JL	REVISION TO PLAY DECK MEETING ROOM	JL	JL	07/10/2022	ISSUED FOR DEVELOPMENT APPLICATION



FLOOR PLAN - GROUND FLOOR
1:100

LAND USE PLANNING AND APPROVALS ACT 1993

Council approved date: 17.04.2023 REF NO.: DA 325/2022
 DEVELOPMENT/USE of land at: Port Road BOAT HARBOUR BEACH
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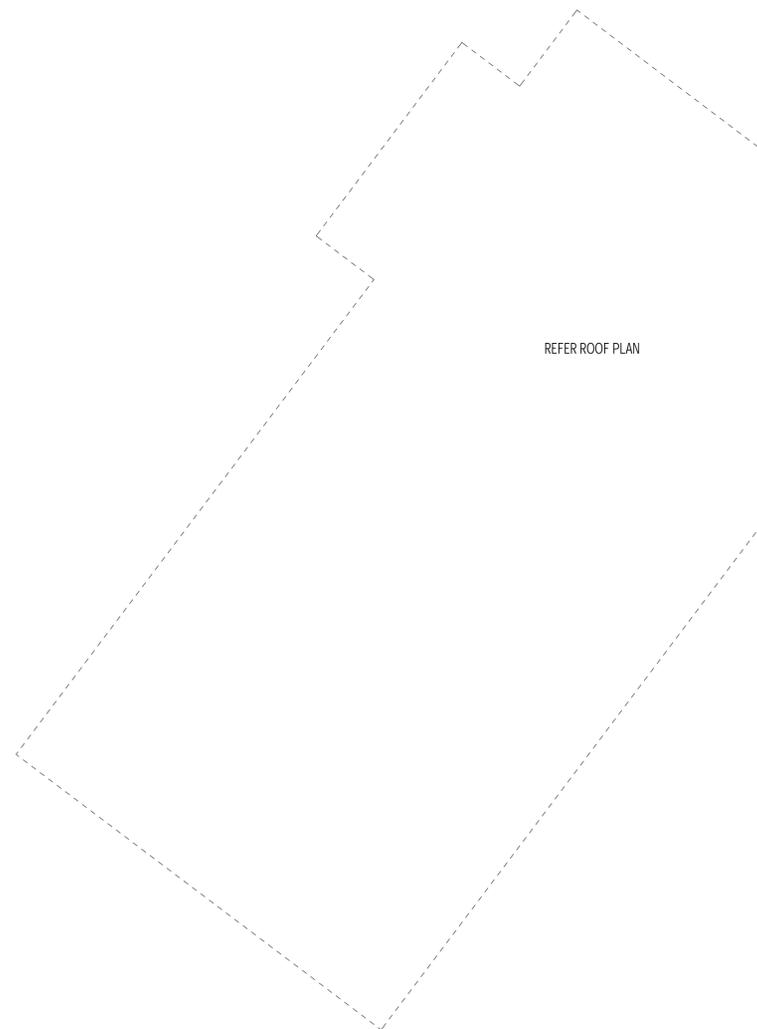
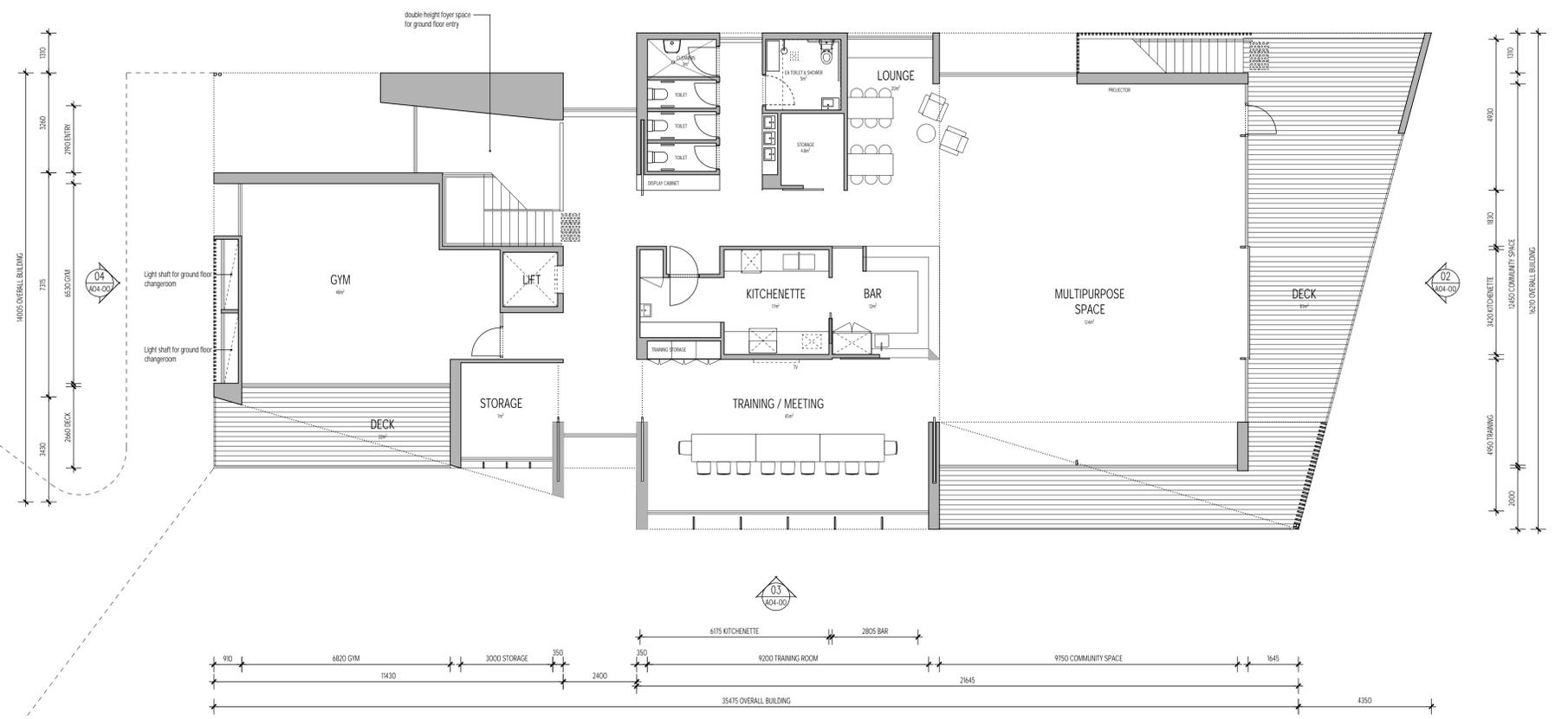
GENERAL MANAGER

[Signature]



- | | | |
|--|--|--|
| <p>EXTERNAL WALL FINISHES</p> <p>EF01 Concrete Precast Panel</p> <p>EF02 Timber Cladding - 90mm wide nominal ship-lap boards, natural finish</p> <p>EF03 Timber Batten - 40x40mm nominal hardwood batten screen, natural finish</p> <p>EF04 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over perforated mesh</p> <p>EF05 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over cement sheet. Cement sheet to be paint finish, colour to be white</p> <p>EF06 Timber Batten - 120x45mm nominal hardwood batten screen, natural finish</p> | <p>EXTERNAL FLOOR FINISHES</p> <p>EF07 Concrete: Exposed aggregate finish. Aggregate to future selection</p> <p>EF08 Concrete: Steel trowel finish. Clear satin polyurethane sealer</p> <p>EF09 Decking: Spotted Gum decking boards</p> <p>EF10 Paving: To future selection</p> | <p>ROOF FINISHES</p> <p>RF01 Roof Sheeting: Lysaght Klip-Lok 406 Colour to be Colorbond Summit. All gutters, cappings and flashings to match</p> <p>Provide 0.60 machine loaded colorbond flashings with 30mm downturn with safety edge typical. Colour to be confirmed</p> <p>ROOF FITTINGS</p> <p>RF01 90mm diameter Steel down pipe, paint finish, colour to be white</p> <p>RF02 90mm diameter PVC down pipe, concealed within wall cavity</p> <p>All downpipes to connect to existing infrastructure via gravity fed system at nearest point, confirm location on site</p> <p>Skylight Schedule</p> <p>skyl: Velux operable flat roof skylight, size to be confirmed</p> |
|--|--|--|

<p>CLIENT Waratah Wynyard Council</p> <p>PROJECT Boat Harbour Beach SLSC Boat Harbour Beach TAS 7321</p>	<p>DATE 17/04/2023</p> <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>01</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>02</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>03</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>04</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>05</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>06</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>07</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>08</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>09</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>10</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>11</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>12</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>13</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>14</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>15</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>16</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>17</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>18</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>19</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> <tr> <td>20</td> <td>17/04/2023</td> <td>CONCEPT FOR PLANNING PERMIT</td> </tr> </table>	NO.	DATE	REVISION	01	17/04/2023	CONCEPT FOR PLANNING PERMIT	02	17/04/2023	CONCEPT FOR PLANNING PERMIT	03	17/04/2023	CONCEPT FOR PLANNING PERMIT	04	17/04/2023	CONCEPT FOR PLANNING PERMIT	05	17/04/2023	CONCEPT FOR PLANNING PERMIT	06	17/04/2023	CONCEPT FOR PLANNING PERMIT	07	17/04/2023	CONCEPT FOR PLANNING PERMIT	08	17/04/2023	CONCEPT FOR PLANNING PERMIT	09	17/04/2023	CONCEPT FOR PLANNING PERMIT	10	17/04/2023	CONCEPT FOR PLANNING PERMIT	11	17/04/2023	CONCEPT FOR PLANNING PERMIT	12	17/04/2023	CONCEPT FOR PLANNING PERMIT	13	17/04/2023	CONCEPT FOR PLANNING PERMIT	14	17/04/2023	CONCEPT FOR PLANNING PERMIT	15	17/04/2023	CONCEPT FOR PLANNING PERMIT	16	17/04/2023	CONCEPT FOR PLANNING PERMIT	17	17/04/2023	CONCEPT FOR PLANNING PERMIT	18	17/04/2023	CONCEPT FOR PLANNING PERMIT	19	17/04/2023	CONCEPT FOR PLANNING PERMIT	20	17/04/2023	CONCEPT FOR PLANNING PERMIT	<p>ISSUED FOR DEVELOPMENT APPLICATION</p> <p>PROJECT Boat Harbour Beach SLSC Boat Harbour Beach TAS 7321</p> <p>PROJECT NO. 2219</p> <p>PROJECT NAME AQ2-00</p> <p>SCALE 1:100 @ A1</p> <p>DATE 17/04/2023</p> <p>ISSUED FOR DEVELOPMENT APPLICATION</p>
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LAND USE PLANNING AND APPROVALS ACT 1993

Council approved date: 17.04.2023 REF NO.: DA 325/2022
 DEVELOPMENT/USE of land at: Port Road BOAT HARBOUR BEACH
 APPROVED WITH CONDITIONS
 Listed in PLANNING PERMIT dated: 18.04.2023

GENERAL MANAGER

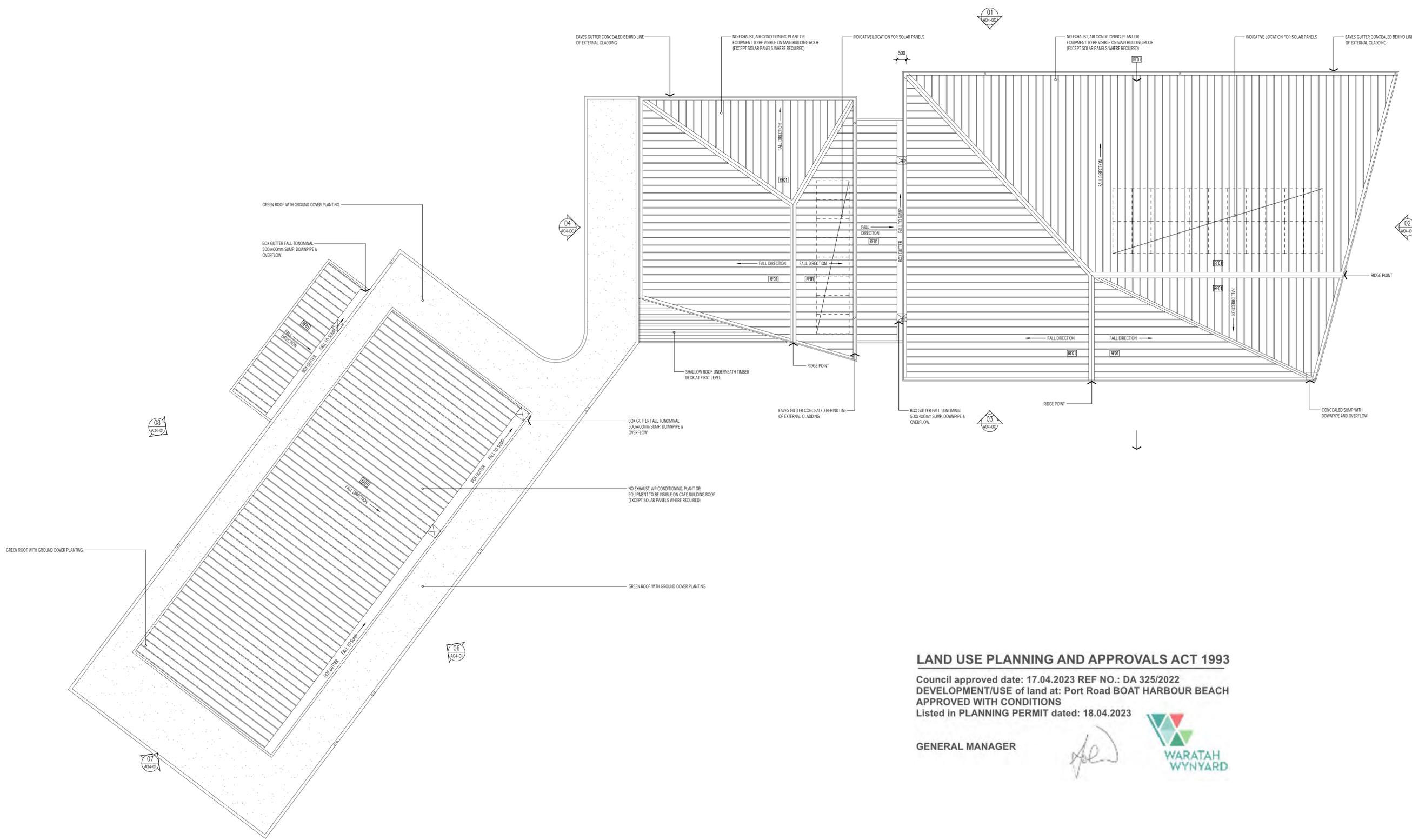


FLOOR PLAN - FIRST FLOOR
 1:200

EXTERNAL WALL FINISHES		EXTERNAL FLOOR FINISHES		ROOF FINISHES	
EF01	Concrete Precast Panel	EF01	Concrete: Exposed aggregate finish. Aggregate to future selection.	RF01	Roof Sheeting Lysaght Klip-lok 406 Colour to be Colorbond Surfmat. All gutters, cappings and flashings to match.
EF02	Timber Cladding - 90mm wide nominal ship-lap boards, natural finish.	EF02	Concrete: Steel trowel finish. Clear satin polyurethane sealer.	RF02	Provide O&O machine loaded colorbond flashings with 30mm downturn with safety-edge typical. Colour to be confirmed.
EF03	Timber Batten - 40x40mm nominal hardwood batten screen, natural finish.	EF03	Decking Spotted Gum decking boards.	RF03	90mm diameter Steel down pipe, paint finish, colour to be white.
EF04	Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over perforated mesh.	EF04	Paving To future selection.	RF04	90mm diameter PVC down pipe, concealed within wall cavity.
EF05	Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over cement sheet. Cement sheet to be paint finish, colour to be white.			RF05	All downpipes to connect to existing infrastructure via gravity fed system at nearest point, confirm location on site.
EF06	Timber Batten - 120x45mm nominal hardwood batten screen, Natural finish.			RF06	Skylight Schedule skyl - Velux operable flat roof skylight, size to be confirmed.

REV	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	2023/04/18	CONCEPT PLAN FOR PLANT	...	...	...
2	2023/04/18	CONCEPT PLAN FOR ROOF FINISHES	...	...	...
3	2023/04/18	CONCEPT PLAN FOR EXTERIOR FINISHES	...	...	...
4	2023/04/18	CONCEPT PLAN FOR INTERIOR FINISHES	...	...	...
5	2023/04/18	CONCEPT PLAN FOR ELECTRICAL	...	...	...
6	2023/04/18	CONCEPT PLAN FOR MECHANICAL	...	...	...
7	2023/04/18	CONCEPT PLAN FOR PLUMBING	...	...	...
8	2023/04/18	CONCEPT PLAN FOR LANDSCAPE	...	...	...

ISSUED FOR DEVELOPMENT APPLICATION	DATE	BY	FOR
ISSUED FOR DEVELOPMENT APPLICATION	17/04/2023



ROOF PLAN
1:100

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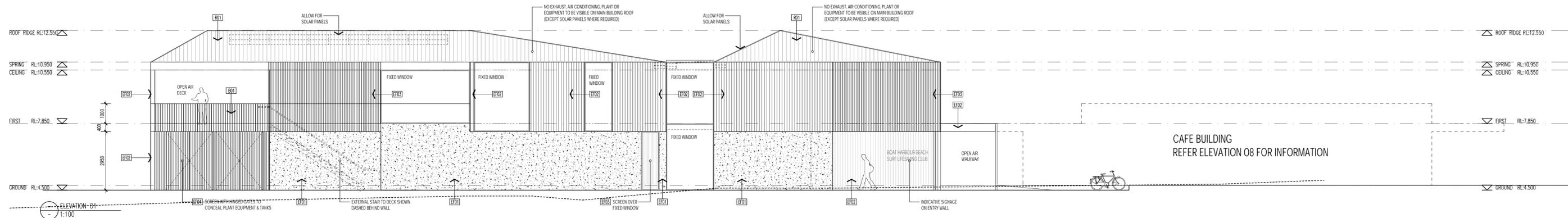
GENERAL MANAGER



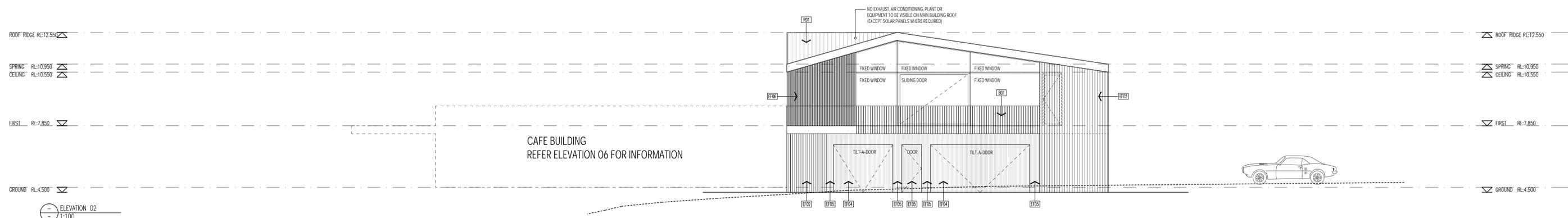
EXTERNAL WALL FINISHES		EXTERNAL FLOOR FINISHES		ROOF FINISHES	
EF01	Concrete Precast Panel	EF01	Concrete. Exposed aggregate finish. Aggregate to future selection.	RF01	Roof Sheeting Lysaght Klip-lok 406 Colour to be Colorbond Summit. All gutters, cappings and flashings to match.
EF02	Timber Cladding - 90mm wide nominal ship-lap boards, natural finish.	EF02	Concrete. Steel trowel finish. Clear satin polyurethane sealer.		Provide O&O machine folded colorbond flashings with 30mm downturn with safety edge typical. Colour to be confirmed.
EF03	Timber Battin - 40x40mm nominal hardwood battin screen, natural finish.	EF03	Decking Spotted Gum decking boards.		90mm diameter Steel down pipe, paint finish, colour to be white.
EF04	Timber Battin - 40x40mm nominal hardwood battin, natural finish, fixed over perforated mesh.	EF04	Paving To future selection.		90mm diameter PVC down pipe, concealed within wall cavity.
EF05	Timber Battin - 40x40mm nominal hardwood battin, natural finish, fixed over cement sheet. Cement sheet to be paint finish, colour to be white.				All downpipes to connect to existing infrastructure via gravity fed system at nearest point, confirm location on site.
EF06	Timber Battin - 120x45mm nominal hardwood battin screen, Natural finish.				

REV	DATE	DESCRIPTION	BY	CHECKED	APPROVED
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3	2023/04/18	CONCEPT FOR PLANNING PERMIT	JL	JL	JL
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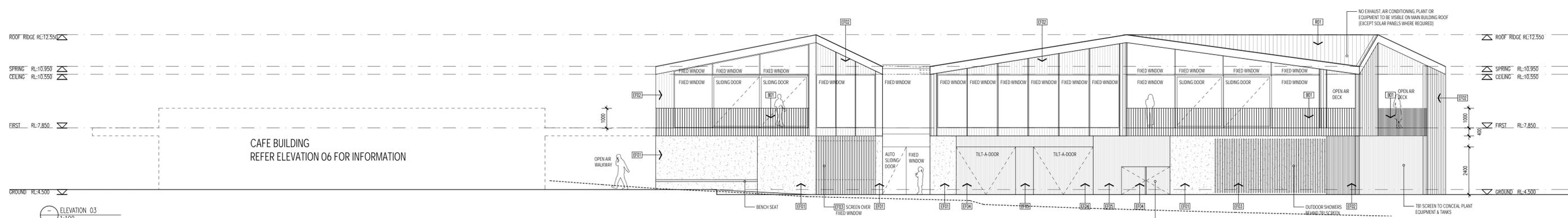
PROJECT	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
CLIENT	Boat Harbour Beach SLSC	ROOF PLAN
PROJECT NO.	Port Road Boat Harbour Beach TAS 7321	SCALE
PROJECT NO.	2219	DATE
PROJECT NO.	AO3-00	SCALE
PROJECT NO.	H	SCALE



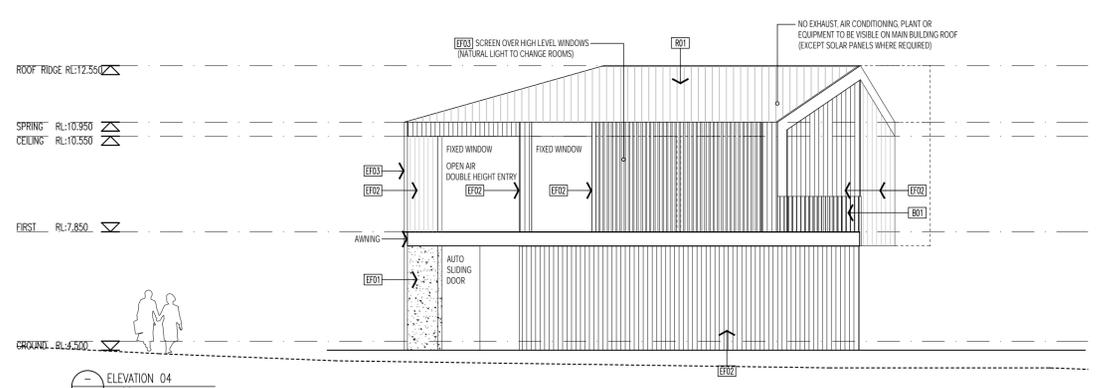
CAFE BUILDING
REFER ELEVATION 08 FOR INFORMATION



CAFE BUILDING
REFER ELEVATION 06 FOR INFORMATION



CAFE BUILDING
REFER ELEVATION 06 FOR INFORMATION



LAND USE PLANNING AND APPROVALS ACT 1993

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GENERAL MANAGER

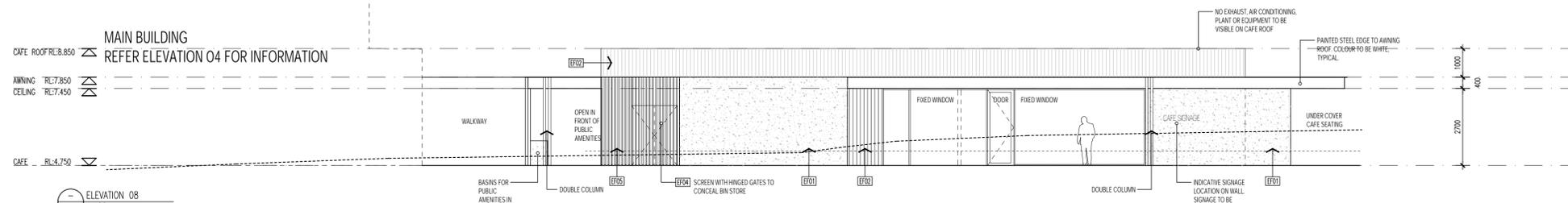
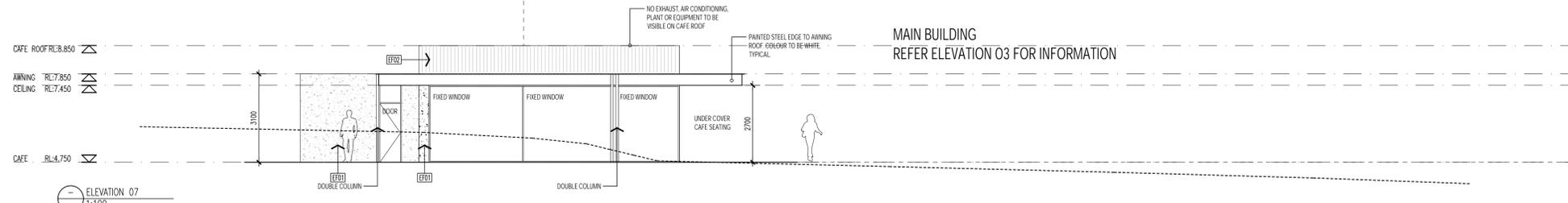
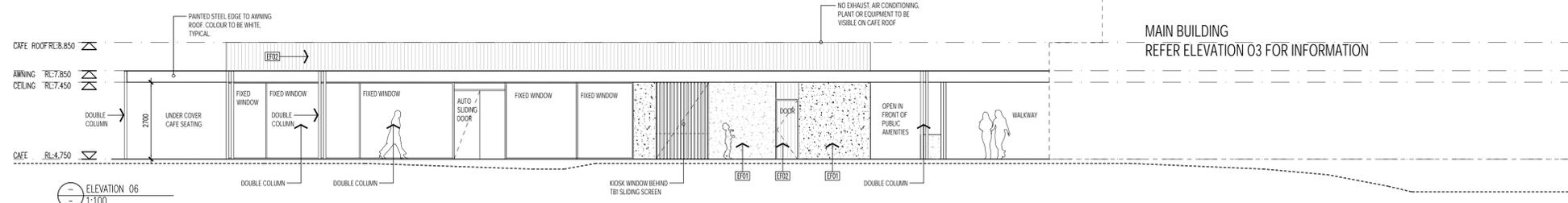
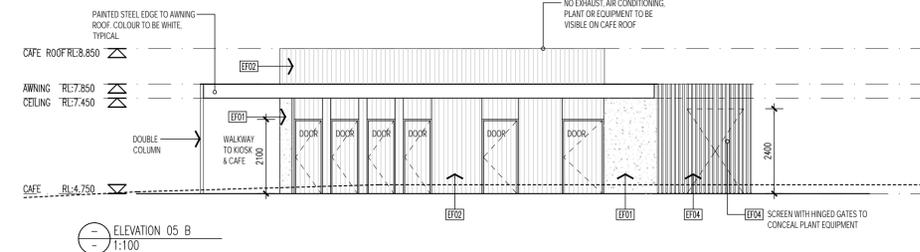
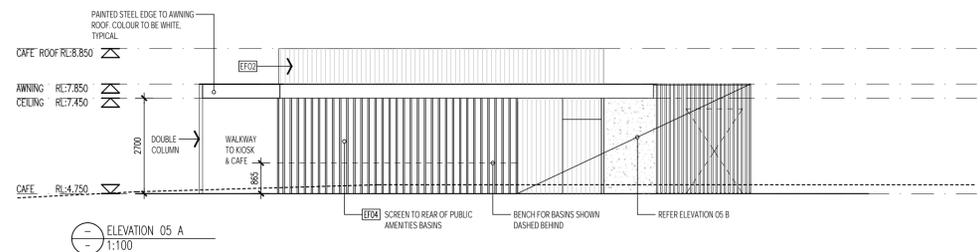
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EXTERNAL WALL FINISHES	EXTERNAL FLOOR FINISHES	ROOF FINISHES
EF01 Concrete Precast Panel	EF01 Concrete Exposed aggregate finish. Aggregate to future selection.	RF01 Roof Sheeting Lysaght Klip-lok 406 Colour to be Colorbond Summit. All gutters, cappings and flashings to match.
EF02 Timber Cladding - 90mm wide nominal ship-lap boards, natural finish.	EF02 Concrete. Steel trowel finish. Clear satin polyurethane sealer.	Provide 0.60 machine folded colorbond flashings with 30mm downturn with safety edge typical. Colour to be confirmed.
EF03 Timber Batten - 40x40mm nominal hardwood batten screen, natural finish.	EF03 Decking Spotted Gum decking boards.	ROOF FITTINGS
EF04 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over perforated mesh.	EF04 Paving To future selection.	RF1 90mm diameter Steel down pipe, paint finish, colour to be white.
EF05 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over cement sheet. Cement sheet to be paint finish, colour to be white.		RF2 90mm diameter PVC down pipe, concealed within wall cavity.
EF06 Timber Batten - 120x45mm nominal hardwood batten screen, natural finish.		All downpipes to connect to existing infrastructure via gravity fed system at nearest point, confirm location on site.
		Skylight Schedule
		SKYL1 Velux operable flat roof skylight, size to be confirmed.

REV	DATE	REVISION	BY	CHKD	DESIGN	PROJECT	ISSUED FOR DEVELOPMENT APPLICATION
1	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
2	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
3	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
4	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
5	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
6	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
7	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
8	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
9	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION
10	20230320	CONCEPT FOR PLANNING PERMIT	AL	AL	AL	Waratah Wynyard Council	ISSUED FOR DEVELOPMENT APPLICATION

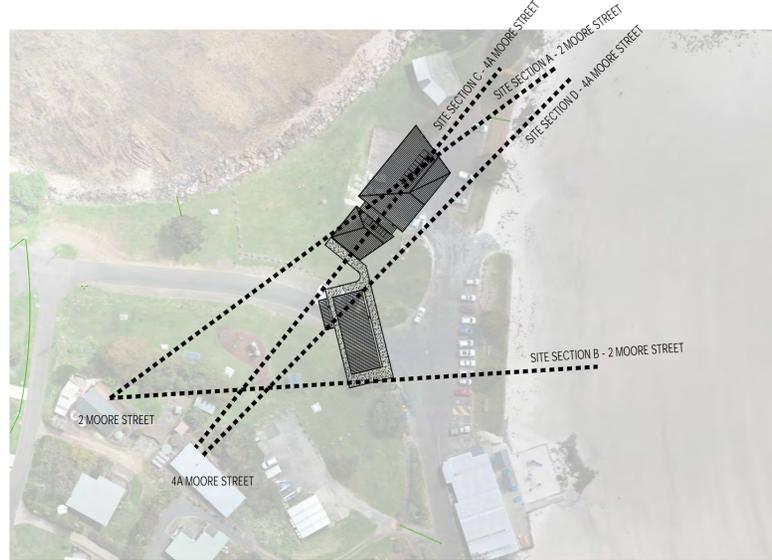
GENERAL MANAGER



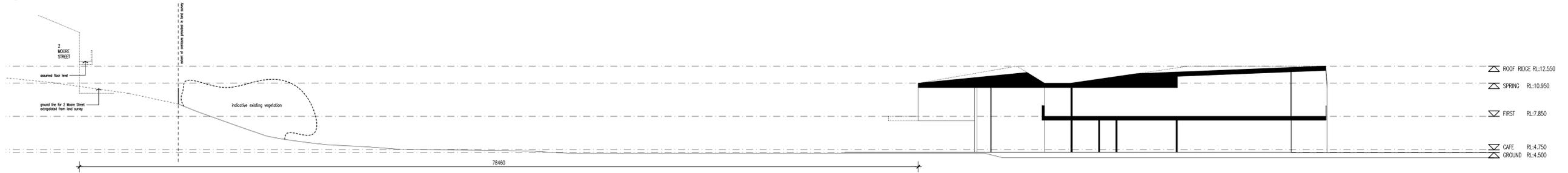
EXTERNAL WALL FINISHES	EXTERNAL FLOOR FINISHES	ROOF FINISHES
EF01 Concrete Precast Panel	EF01 Concrete Exposed aggregate finish. Aggregate to future selection	RF01 Roof Sheeting Lysaght Klip-lok 406 Colour to be Colorbond Summit. All gutters, cappings and flashings to match.
EF02 Timber Cladding - 90mm wide nominal ship-lap boards, natural finish	EF02 Concrete Steel trowel finish. Clear satin polyurethane sealer.	Provide O&O machine folded colorbond flashings with 30mm downturn with safety edge typical. Colour to be confirmed.
EF03 Timber Batten - 40x40mm nominal hardwood batten screen, natural finish	EF03 Decking Spotted Gum decking boards.	ROOF FITTINGS
EF04 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over perforated mesh.	EF04 Paving To future selection	RF1 90mm diameter Steel down pipe, paint finish, colour to be white.
EF05 Timber Batten - 40x40mm nominal hardwood batten, natural finish, fixed over cement sheet. Cement sheet to be paint finish, colour to be white.		RF2 90mm diameter PVC down pipe, concealed within wall cavity.
EF06 Timber Batten - 120x45mm nominal hardwood batten screen, natural finish		All downpipes to connect to existing infrastructure via gravity fed system at nearest point, confirm location on site.

REVISION	DATE	REVISION	BY	CHKD	DESIGN	DATE	ISSUED FOR
1	2023/04/18	CONCEPT FOR PLANNING	AL	AL	AL	2023/04/18	Waratah Wynyard Council
2	2023/04/18	CONCEPT FOR PLANNING MEETING	AL	AL	AL	2023/04/18	Waratah Wynyard Council
3	2023/04/18	CONCEPT FOR PLANNING MEETING	AL	AL	AL	2023/04/18	Waratah Wynyard Council
4	2023/04/18	CONCEPT FOR PLANNING MEETING	AL	AL	AL	2023/04/18	Waratah Wynyard Council
5	2023/04/18	CONCEPT FOR PLANNING MEETING	AL	AL	AL	2023/04/18	Waratah Wynyard Council
6	2023/04/18	CONCEPT FOR PLANNING MEETING	AL	AL	AL	2023/04/18	Waratah Wynyard Council

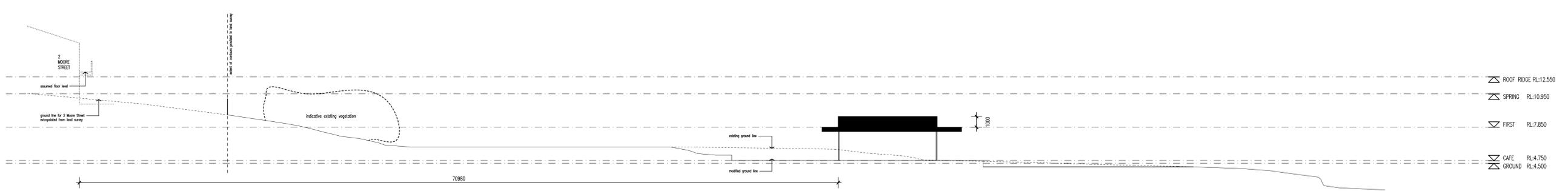
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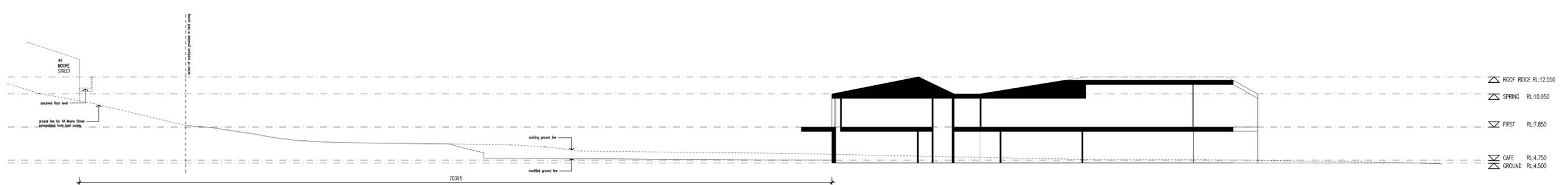
SECTION LOCATION PLAN
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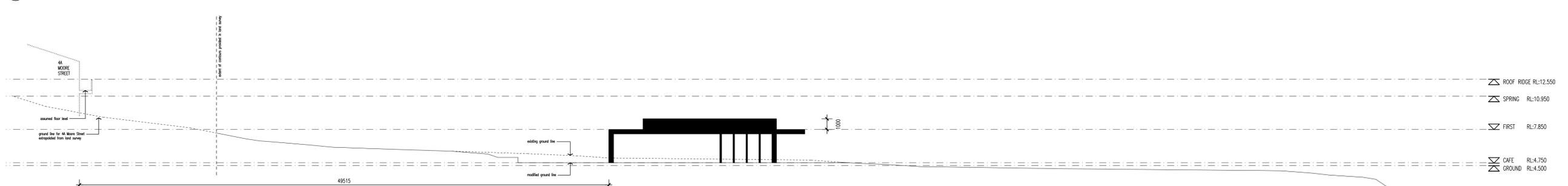
SITE SECTION A - HOUSE AT 2 MOORE STREET: THROUGH SLSC BUILDING
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SITE SECTION B - HOUSE AT 2 MOORE STREET: THROUGH CAFE
1:200

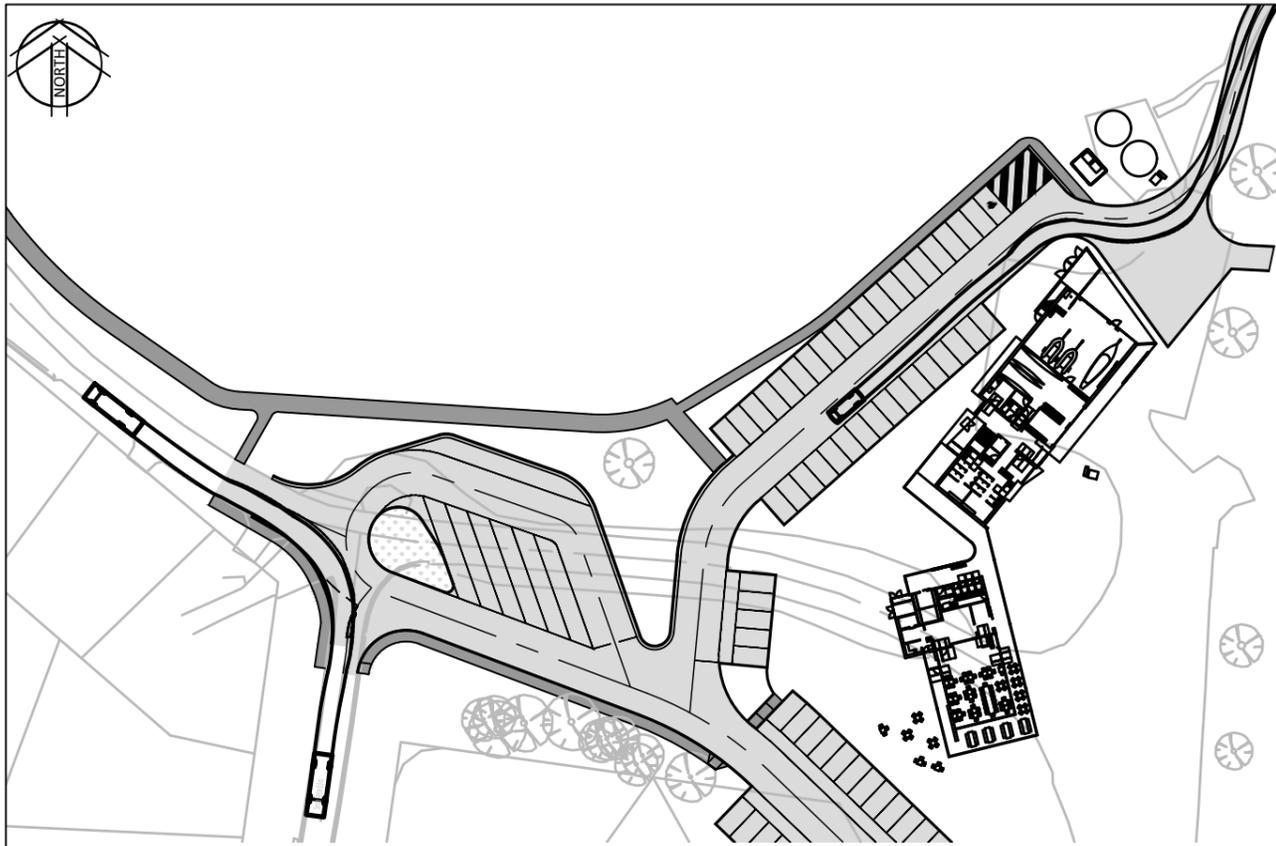


SITE SECTION C - HOUSE AT 4A MOORE STREET: THROUGH SLSC BUILDING
1:200

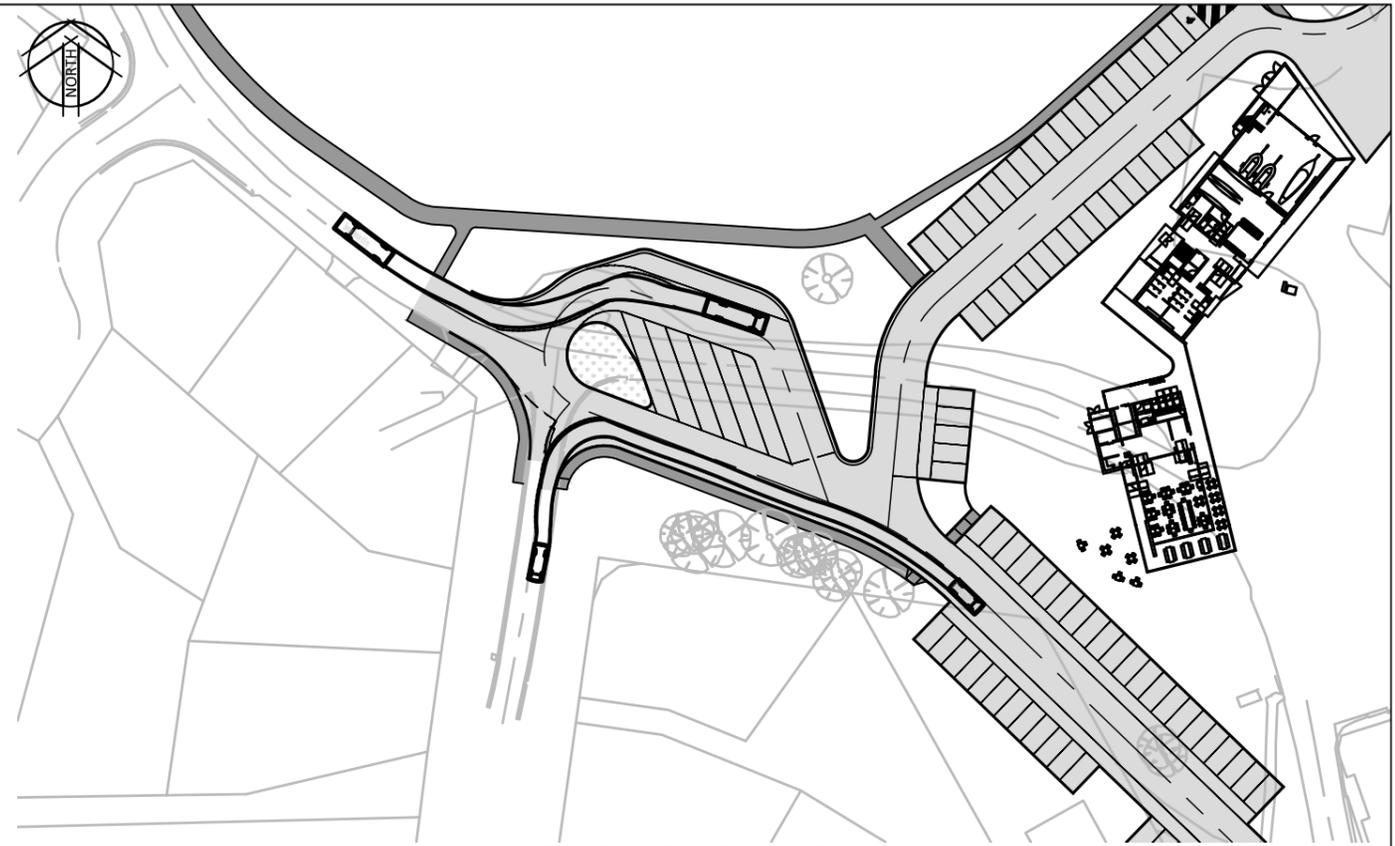


SITE SECTION D - HOUSE AT 4A MOORE STREET: THROUGH CAFE
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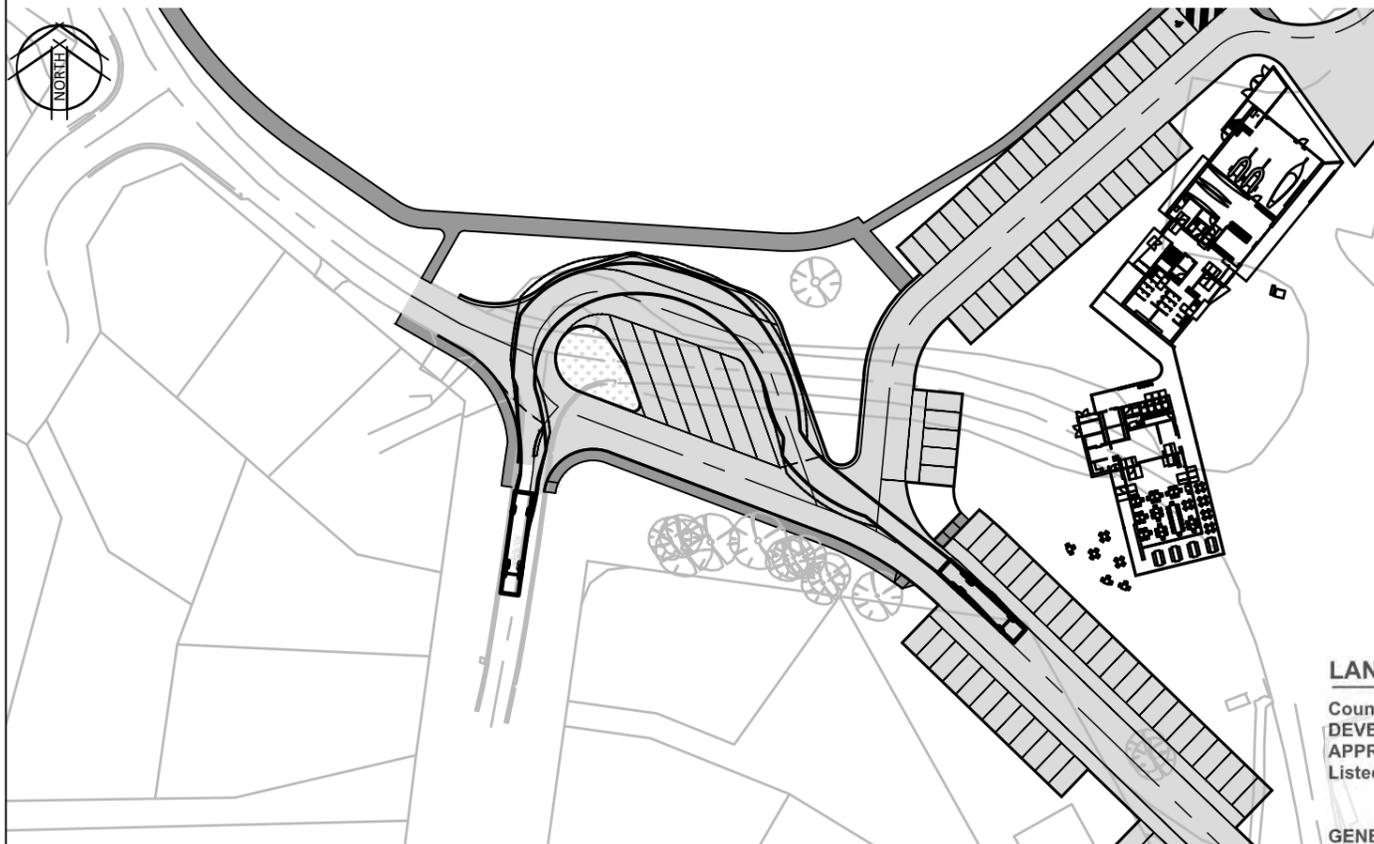
DATE	BY	REVISION	DESIGN	DESIGN	GENERAL NOTES	CLIENT	PROJECT	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000001	CONCEPT FOR PLANNING PERMIT	AL	1. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000002	CONCEPT FOR PLANNING PERMIT	AL	2. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000003	CONCEPT FOR PLANNING PERMIT	AL	3. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000004	CONCEPT FOR PLANNING PERMIT	AL	4. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000005	CONCEPT FOR PLANNING PERMIT	AL	5. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000006	CONCEPT FOR PLANNING PERMIT	AL	6. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000007	CONCEPT FOR PLANNING PERMIT	AL	7. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000008	CONCEPT FOR PLANNING PERMIT	AL	8. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000009	CONCEPT FOR PLANNING PERMIT	AL	9. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION
17/04/2023	AL	000010	CONCEPT FOR PLANNING PERMIT	AL	10. This drawing is a conceptual drawing and is not to be used for construction purposes.	Waratah Wynyard Council	Boat Harbour Beach SLSC	ISSUED FOR DEVELOPMENT APPLICATION



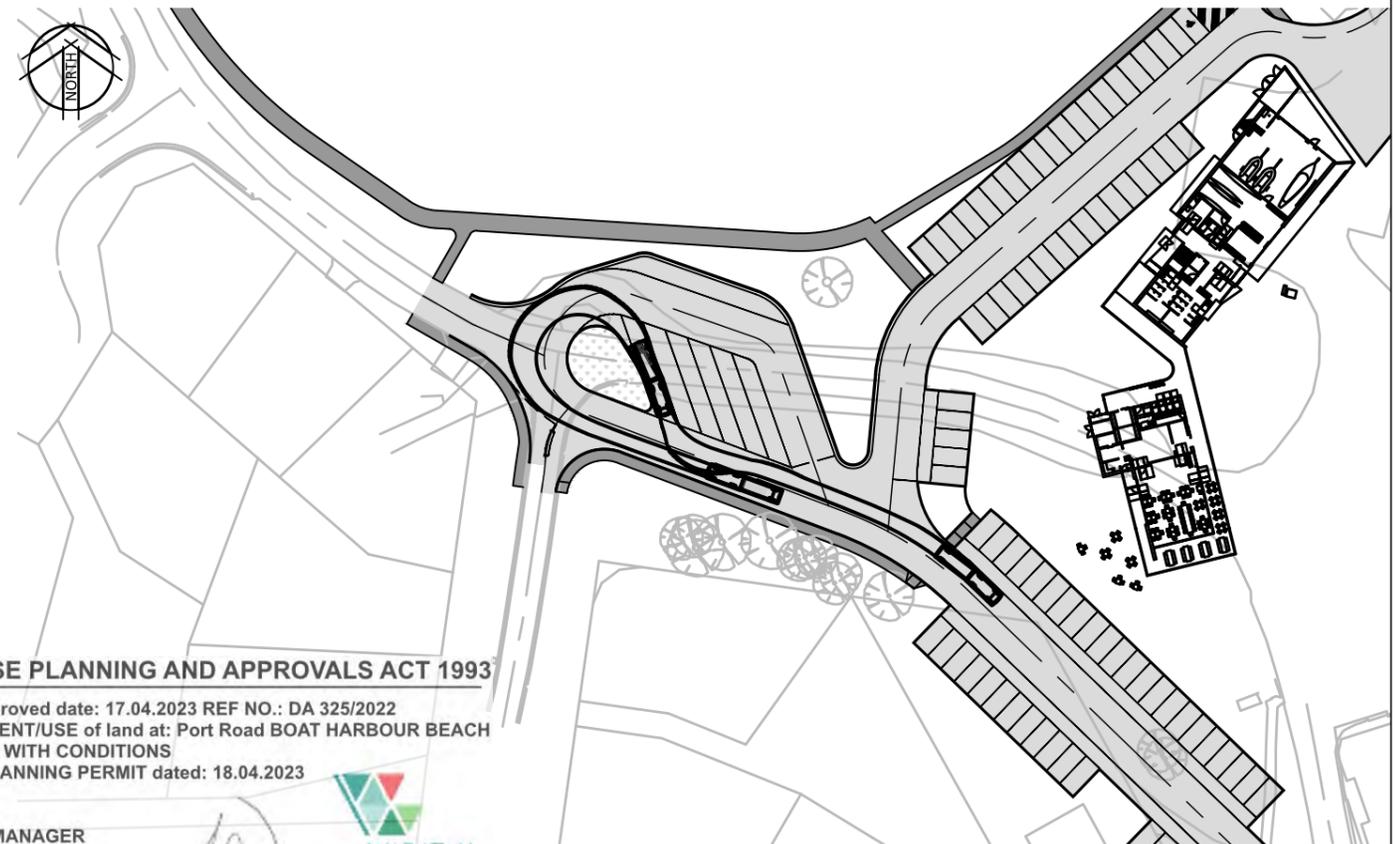
VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000

LAND USE PLANNING AND APPROVALS ACT 1993

Council approved date: 17.04.2023 REF NO.: DA 325/2022
DEVELOPMENT/USE of land at: Port Road BOAT HARBOUR BEACH
APPROVED WITH CONDITIONS
Listed in PLANNING PERMIT dated: 18.04.2023

GENERAL MANAGER

[Signature]



CSE TASMANIA PTY LTD
civil • structural • environmental engineering

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127 Leith Road, Leith TAS 7315
ACN 118 678 667

m 0429 418 739
chris@csetas.com.au

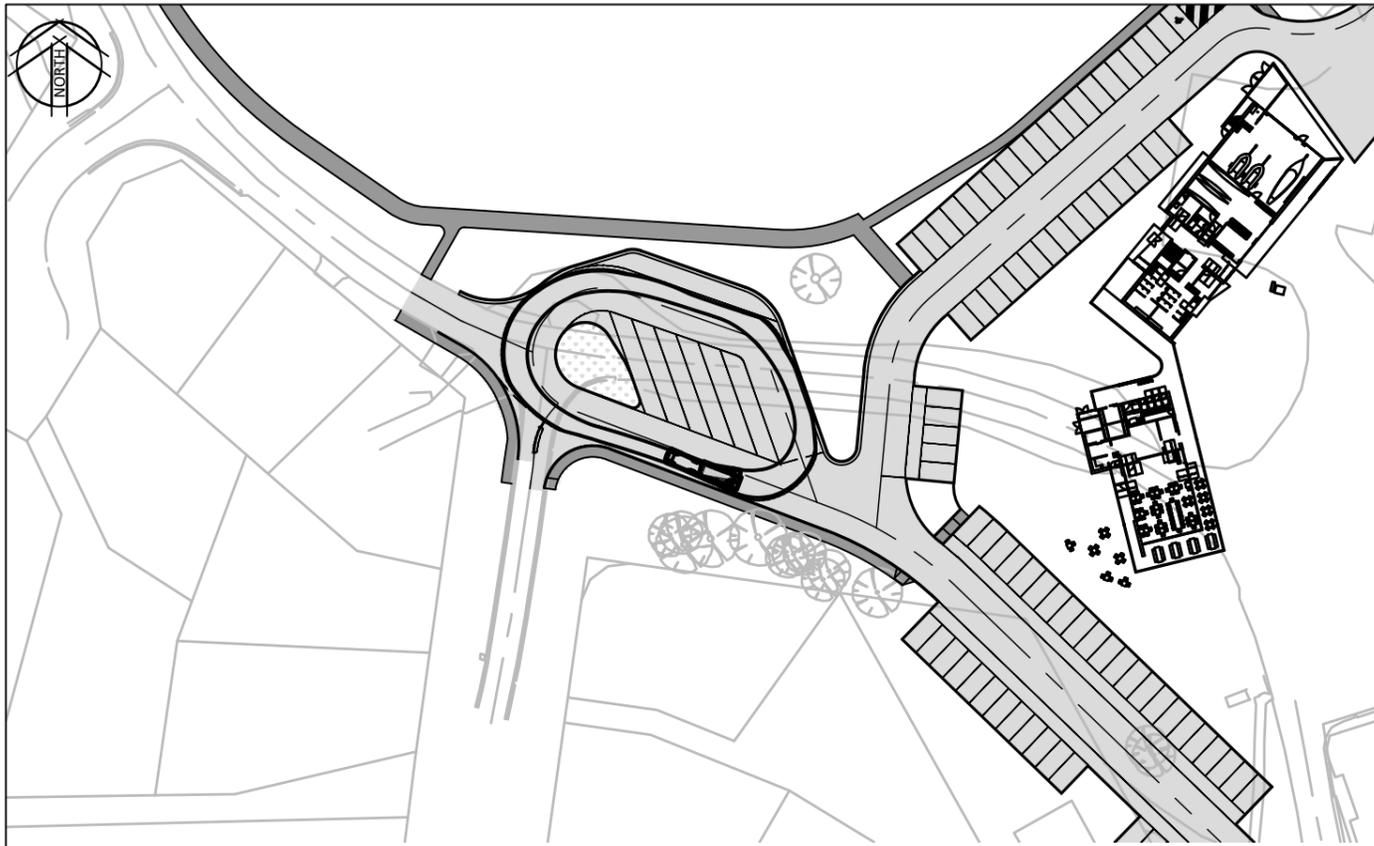
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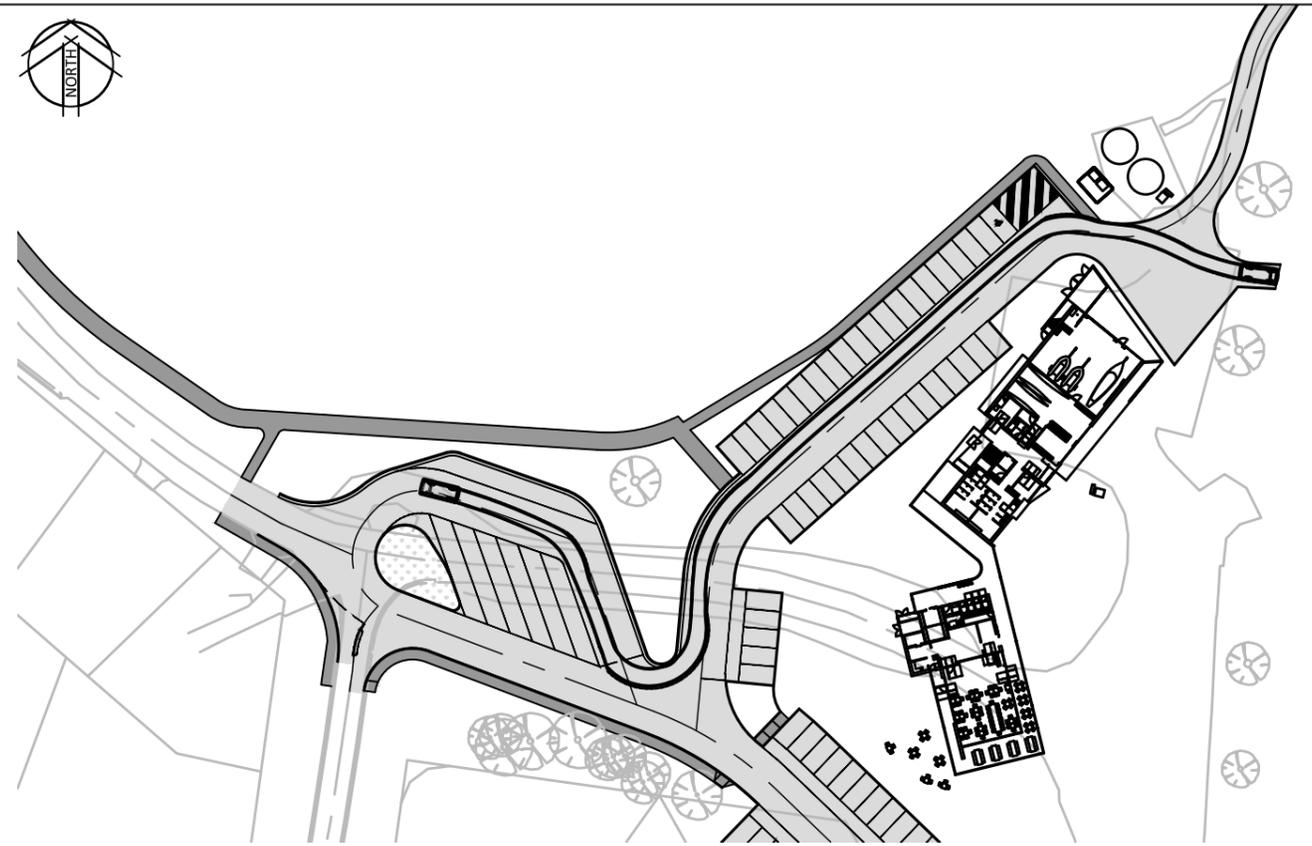
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Drawn	CJG	Accred. No.	CC4109V
Approved	CHRIS MARTIN		
Date	JULY 2021		

No	Revision	Drawn	Date

Client	WARATAH WYNARD COUNCIL
Project	BOAT HARBOUR BEACH
Title	VEHICLE MOVEMENT LAYOUT PLAN SHEET 01
Drawing No:	3406-36 SK02
Revision:	P0



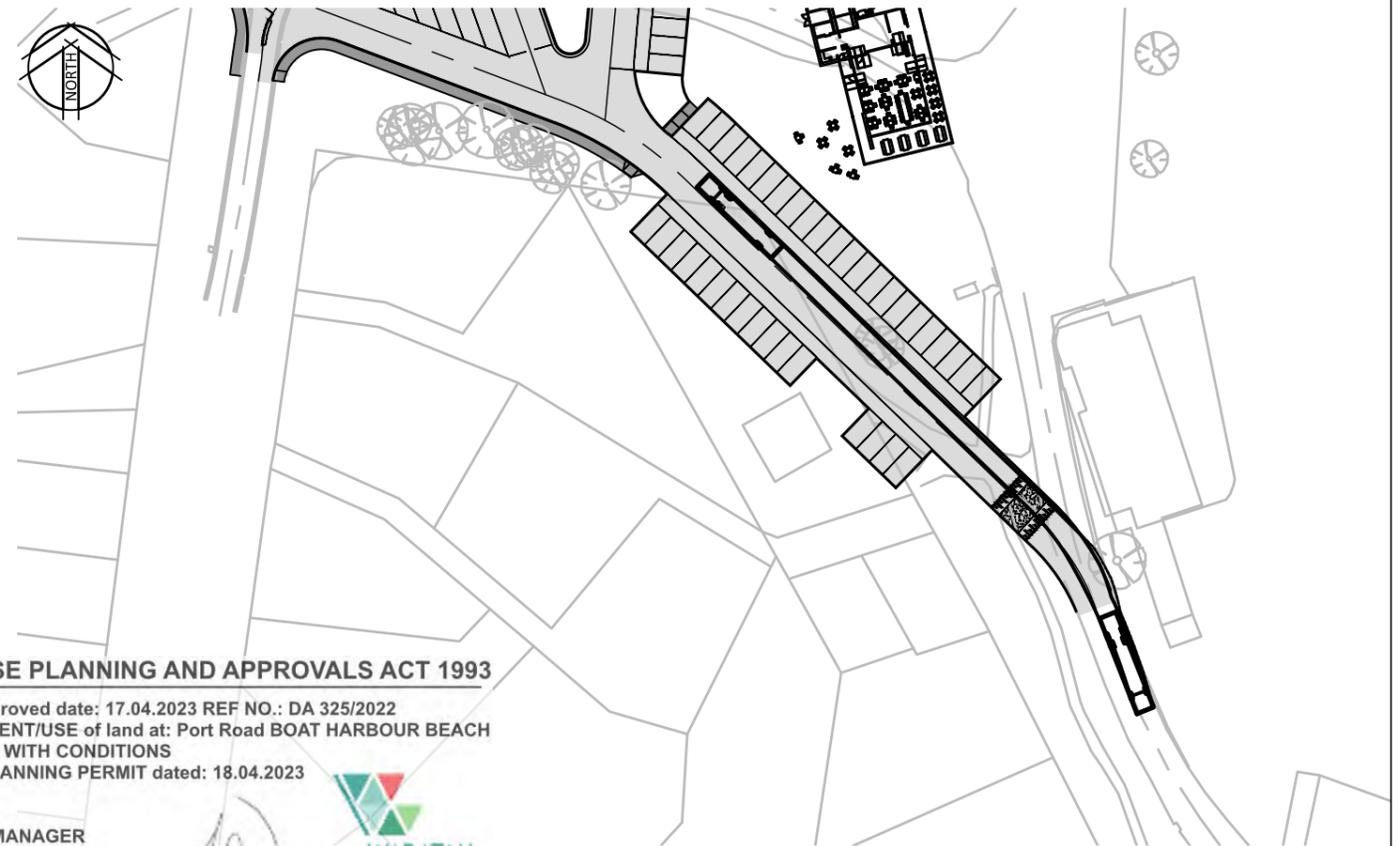
VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000

LAND USE PLANNING AND APPROVALS ACT 1993

Council approved date: 17.04.2023 REF NO.: DA 325/2022
 DEVELOPMENT/USE of land at: Port Road BOAT HARBOUR BEACH
 APPROVED WITH CONDITIONS
 Listed in PLANNING PERMIT dated: 18.04.2023

GENERAL MANAGER



CSE TASMANIA PTY LTD
civil • structural • environmental engineering

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CHRIS MARTIN

Drawn

CJG

Accred. No.

CC4109V

Approved

CHRIS MARTIN

Date

JULY 2021

PRELIMINARY

No Revision

Drawn Date

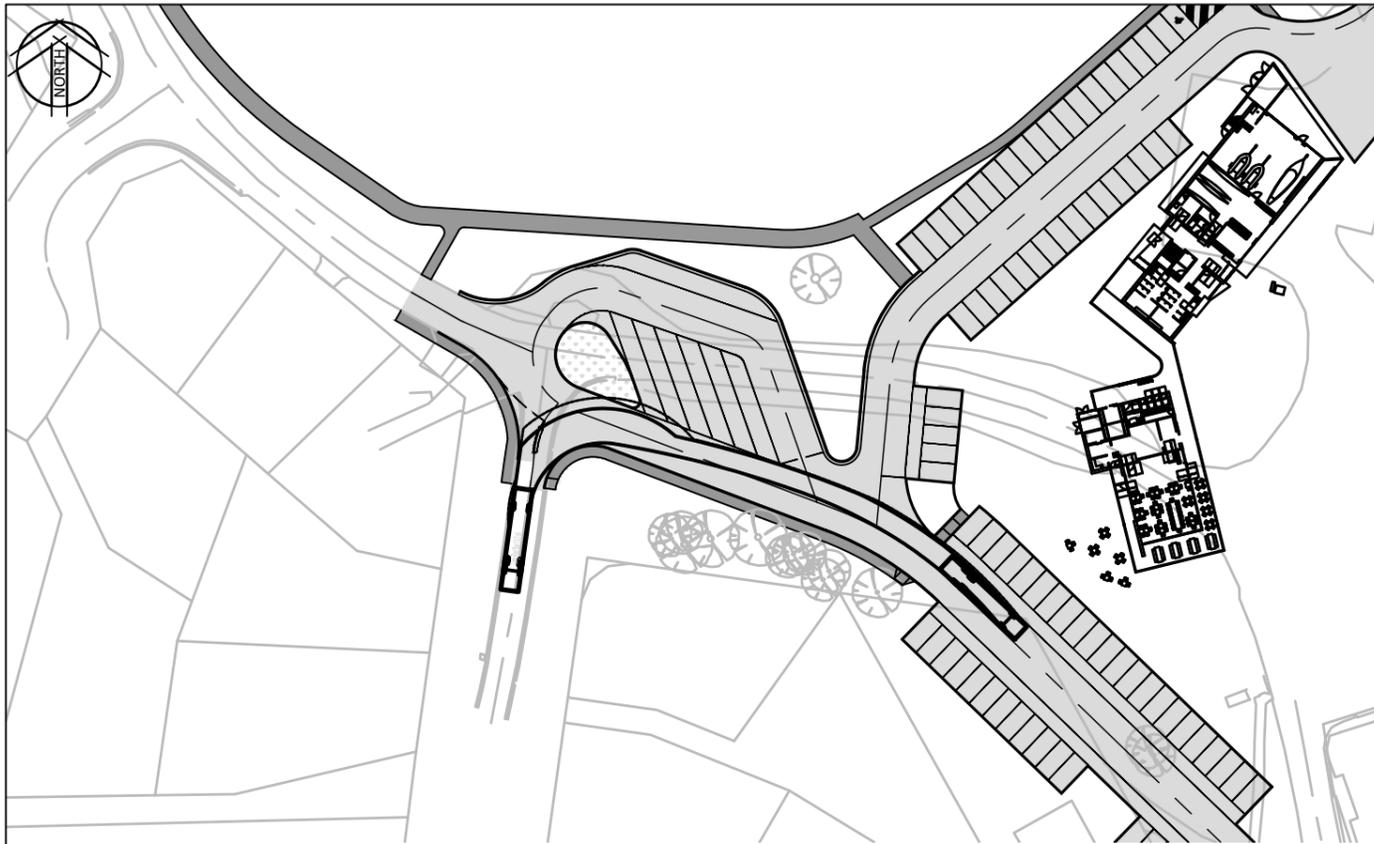
Client **WARATAH WYNYARD COUNCIL**

Project **BOAT HARBOUR BEACH**

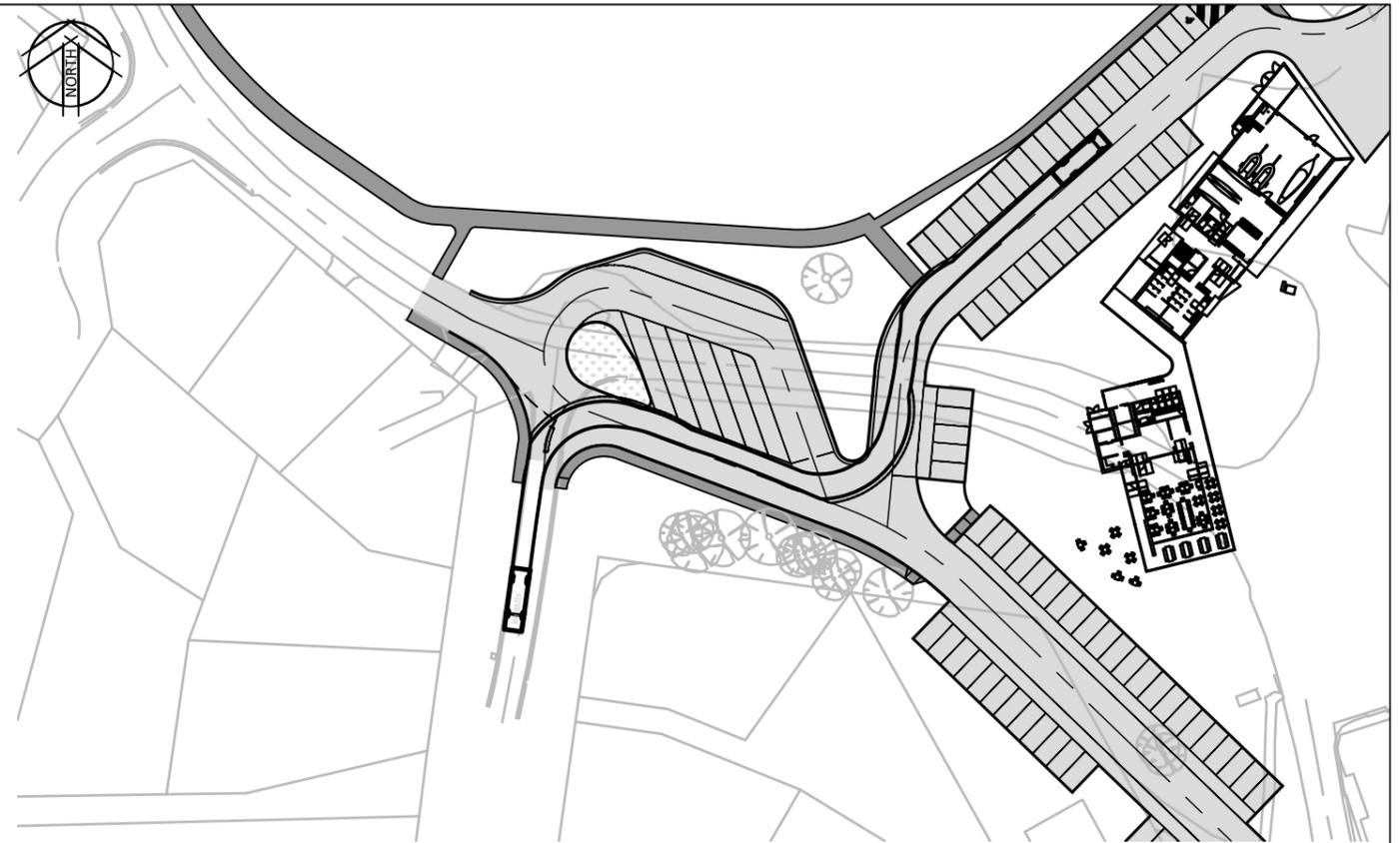
Title **VEHICLE MOVEMENT LAYOUT PLAN SHEET 02**

Drawing No: **3406-36 SK03**

Revision: **P0**



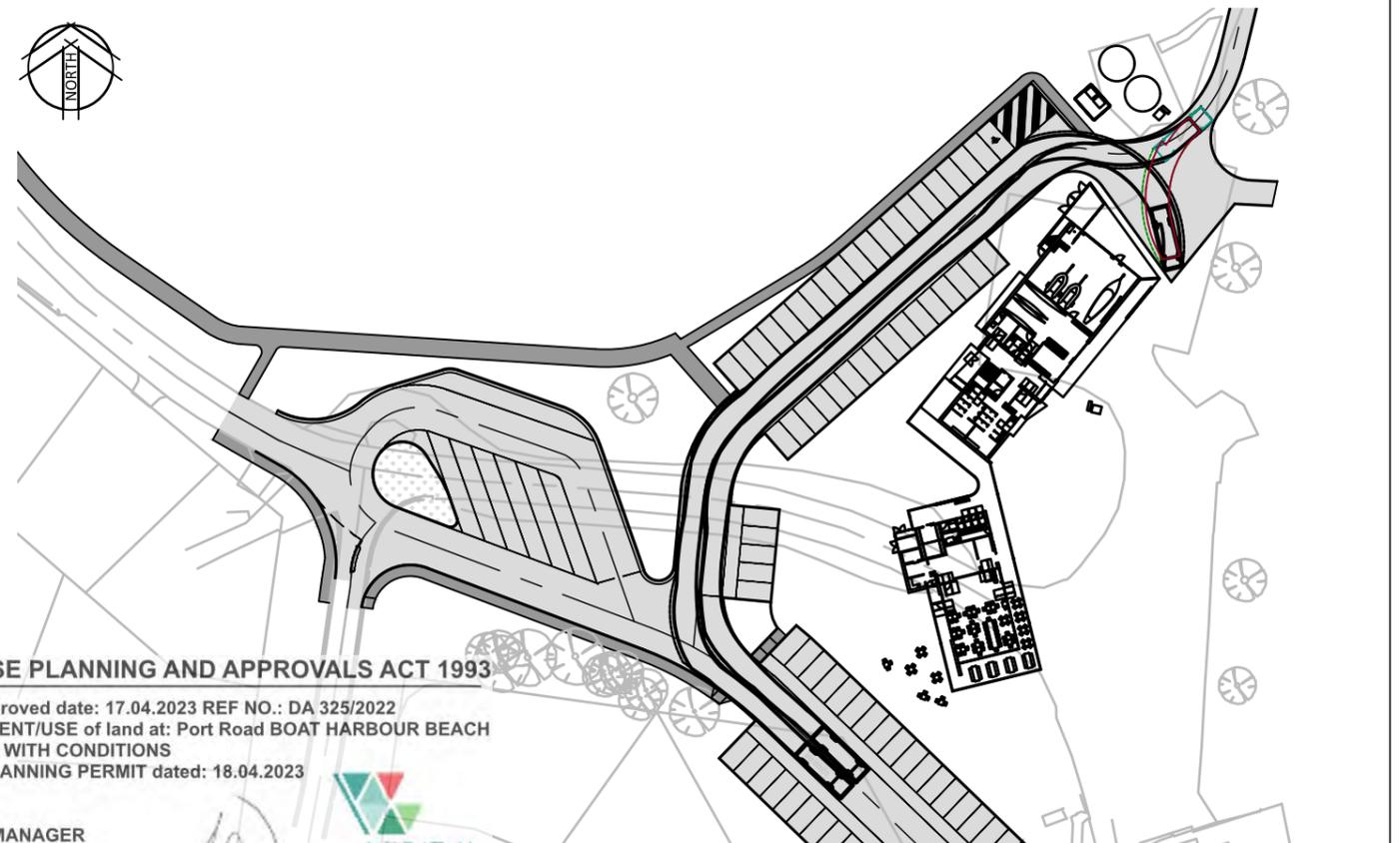
VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000



VEHICLE MOVEMENT LAYOUT PLAN
SCALE 1:1000

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CHRIS MARTIN

Drawn

CJG

Accred. No.

CC4109V

Approved

CHRIS MARTIN

Date

JULY 2021

PRELIMINARY

No Revision

Drawn Date

Client **WARATAH WYNYARD COUNCIL**

Project **BOAT HARBOUR BEACH**

Title **VEHICLE MOVEMENT LAYOUT PLAN SHEET 03**

Drawing No: **3406-36 SK03A**

Revision: **P0**

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Boat Harbour Surf Life Saving Club

Landscape Concept for DA

December 2022

PLAY
/ST.

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North



1:1000@A3

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GENERAL MANAGER

[Signature]
 WARATAH WYNYARD



- Back of house**
- Services
 - Relocated pump station
 - Delivery area

- SLSC equipment hardstand**
- Direct beach access
 - Vehicles + equipment storage
 - Roller door access
 - Wash down area
 - Passive beach surveillance

- SLSC breakout space**
- Craft access
 - Outdoor showers
 - Flexible event space
 - Passive beach surveillance

Carparking and road layout (refer civil)



North



1:1000@A3

Landscape Concept | Passive Recreation + Play

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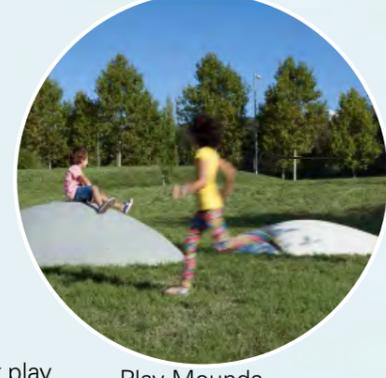
Rock pools



Basketball Court



Mound and tunnels



Play Mounds



Pirates Tower



Water play in rock pool



Whale seesaw fountains



Typical shade structure



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Existing tea-tree & paperbark forest

Coastal planting band

PORT RD

MOORE ST

PORT RD

- Coastal planting band
- Extend tea-tree & paperbark forest
 - Buffer carparking
 - Compliment amenity zones
 - All planting local to area

North



1:1000@A3

Preliminary Planting Palette - Coastal / Hardy

BOTANIC NAME	COMMON NAME	EXPECTED MATURE HEIGHT X SPREAD (M)
TREES		
<i>Acacia melanoxylon</i>	Blackwood	15 x 5
<i>Allocasuarina littoralis</i>	Black Sheoak	10 x 4
<i>Allocasuarina verticillata</i>	Drooping Sheoak	9 x 5
<i>Banksia integrifolia</i>	Coast Banksia	12 x 6
<i>Banksia marginata</i>	Silver Banksia	5 x 4
<i>Eucalyptus pulchella</i>	White Peppermint	15 x 6
<i>Eucalyptus rubida</i>	Candlebark	15 x 10
<i>Eucalyptus viminalis</i>	White Gum	20 x 15
<i>Melaleuca ericifolia</i>	Swamp Paperbark	9 x 6
SHRUBS AND GRASSES		
<i>Allocasuarina monilifera</i>	Necklace Sheoak	3 x 3
<i>Austrostipa nodosa</i>	Knotty Speargrass	1 x 1
<i>Correa reflexa</i>	Common Correa	1.5 x 2
<i>Diplarrena moraea</i>	White Flag-iris	0.6 x 0.6
<i>Melaleuca squarrosa</i>	Scented Paperbark	2 x 5
<i>Poa labillardieri</i>	Silver Tussock-grass	1.2 x 1
<i>Poa poiformis</i>	Coastal Tussock-grass	0.6 x 0.6
<i>Rhagodia candolleana</i>	Coatal Saltbush	2 x 1.5
<i>Stylidium gramminifolium</i>	Trigger Plant	0.2 x 0.3
<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5
ROOF GARDEN		
<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3 x 1.0
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	0.3 x 1.0
<i>Carpobrotus rossii</i>	Coastal Pigface	1.2 x 1
<i>Dichelachne crinita</i>	Long-hair Plume Grass	0.4 x 0.4
<i>Festuca glauca</i>	Blue Fescue	0.3 x 0.4
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3 x 1.0

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